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**ESTATE AND TRUST NOTICES**


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Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

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**FIRST PUBLICATION**


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**Baer, Harry James a/k/a/ Harry J.**

**Baer**, dec'd.  
Late of North Middleton Township.  
Eccutor: Kirby James Baer a/k/a Kirby J. Baer.  
Attorney: Melanie Walz Scaringi, Esq.  
Scaringi Law  
2000 Linglestown Rd., Suite 106  
Harrisburg, PA 17110.

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**Belyea, Robert W.**, dec'd.

Late of Cumberland County.  
Executrix: Helen Wheatley  
Attorney: Kathryn Belyea.  
Hazen Law Group  
2000 Linglestown Road, Suite 202  
Harrisburg, PA 17110.

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**Broadnax, Vanessa C.**, dec'd.

Late of North Middleton Township.  
Attorney: Rosemarie Gavin-Casner, Esq.  
3600 Trindle Road, Suite 102  
Camp Hill, PA 17011.

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**Culp, Dorothy W.**, dec'd.

Late of South Middleton Township.  
Executor: Alvin H. Blitz.  
Attorney: Stephen D. Tiley, Esq.  
5 South Hanover Street  
Carlisle, Pennsylvania 17013.

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**Gabel-Dietterick, Alison L.**, dec'd.

Late of Cumberland County.  
Administrator: Conor Dietterick.  
Attorney: Shaun E. O'Toole  
220 Pine Street  
Harrisburg, PA 17101.

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**Harries, Rita Jane a/k/a Rita J.**

**Harries, Rita Harries**, dec'd.  
Late of New Cumberland.  
Co-Executrix: Patience I.B. Beers  
Co-Executrix: Kandace Lynn Harries  
Attorney: None.

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**McCurdy, Helen H. a/k/a Helen L.**

**McCurdy**, dec'd.  
Late of Lower Allen Township.  
Administrator: Patrick S. McCurdy.  
Attorney: None.

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**Nast, Eleanor D.**, dec'd.

Late of East Pennsboro Township.  
Executrix: Carol Meier.  
Attorney: McNeese Wallace & Nurick  
LLC 100 Pine Street  
P. O. Box 1166  
Harrisburg, PA 17108-1166.

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**Staub, Betty S.**, dec'd.

Late of Carlisle Borough.  
Executor: Marion S. Ledgett.  
Attorney: James D. Hughes, Esq.  
Salzmann Hughes PC  
354 Alexander Spring Road, Suite 1  
Carlisle, PA 17015.

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**Stevenson, Cynthia Foutz a/k/a**

**Cynthia F. Stevenson**, dec'd.  
Late of Middlesex Township.  
Executor: John R. Stevenson.  
Attorney: None.

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**Tait, Ruth Van Duynes**, dec'd.

Late of Lower Allen Township.  
 Executrix: Susan KT Cunningham.  
 Attorney: Rosemarie Gavin-Casner, Esq.  
 Gavin Casner Law  
 3600 Trindle Road, Suite 102  
 Camp Hill PA 17011.

**Washinge, Barbara K. a/k/a**

**Barbara Kay Washinge**, dec'd.  
 Late of the Township of Lower Allen.  
 Executrix: Bonita K. Miller.  
 Attorney: Adam R. Deluca, Esq.  
 Stone LaFaver & Shekletski  
 PO Box E  
 New Cumberland, PA 17070.

**Wian, Elizabeth L.**, dec'd.

Late of Township of Hampden.  
 Executrix: : Linda Stoll  
 Attorney: Patrick S. Cawley, Esq.  
 Keystone Elder Law P.C.  
 555 Gettysburg Pike, Suite B-200  
 Mechanicsburg, PA 17055.

**SECOND PUBLICATION****Ciavarella, Linda Lou a/k/a Linda L. Ciavarella / Linda Lou Harclerode Ciavarella / Linda Ciavarella**, dec'd.

Late of Silver Spring Township.  
 Co-Executor: Michael A. Ciavarella II  
 Co-Executor: Mark A. Ciavarella.  
 Attorney: Brian J. Hinkle  
 Sigma Legal Advisors  
 1801 Market Street  
 Camp Hill PA 17011.

**Cooper, Jane F. a/k/a Jane Frances Cooper**, dec'd.

Late of Mechanicsburg.  
 Executor: Jaron P. Castranio, Esq.  
 Attorney: Jaron P. Castranio, Esq.  
 Jackson Law Firm, PLLC  
 1215 Manor Drive, Suite 202  
 Mechanicsburg, PA 17055.

**Durnin, Grace W.**, dec'd.

Late of North Middleton.  
 Successor Death Trustee: John L. Durnin II.  
 Attorney: Edward P. Seeber, Esq.  
 JSDC Law Offices  
 11 East Chocolate Avenue Suite 300  
 Hershey, PA 17033.

**Frey, J. Marie a/k/a Janet Marie Frey**, dec'd.

Late of Carlisle Borough.  
 Executor: Lance Myers Frey.  
 Attorney: Charles E. Shields, III, Esq.  
 6 Clouser Rd.  
 Mechanicsburg, Pennsylvania 17055.

**Heffner, Mark E.**, dec'd.

Late of East Pennsboro Township.  
 Administrator: Barry Pannebaker.  
 Attorney: Andrew H. Shaw, Esq.  
 2011 W. Trindle Road  
 Carlisle, PA 17013.

**Hoffmaster, Robert E. a/k/a Robert**

**Elwood Hoffmaster**, dec'd.  
 Late of Lower Allen Township  
 Administratrix CTA: Susan L.  
 Prescott.  
 Attorney: David H. Stone, Esq.  
 Stone LaFaver & Shekletski  
 PO Box E  
 New Cumberland, PA 17070.

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**Mohn, Maxine E.**, dec'd.

Late of Southampton Township.  
 Executor: Stephen E. Mohn.  
 Attorney: Thomas P. Gleason, Esq.  
 825 West King Street, Suite E  
 Shippensburg, PA 17257.

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**Myers, Charles E.**, dec'd.

Late of North Middleton.  
 Administratrix: Tiffany L.  
 Hernandez.  
 Attorney: Adam R. Deluca, Esq.  
 Stone LaFaver & Shekletski  
 PO Box E  
 New Cumberland, PA 17070.

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**Schindler, Diane L.**, dec'd.

Late of Carlisle Borough.  
 Administratrix: Crystal L. Miley.  
 Attorney: Andrew H. Shaw, Esq.  
 2011 W. Trindle Road  
 Carlisle, PA 17013.

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**Sieck, Carolyn L. a/k/a Carolyn**

**Lee Sieck**, dec'd.  
 Late of Hampden Township.  
 Co-Executor: John L. Sieck  
 Co-Executor: Cari S. Brehm.  
 Attorney: Sean M. Shultz, Esquire  
 Saidis, Shultz & Fisher  
 100 Sterling Parkway, Suite 300  
 Mechanicsburg, Pennsylvania 17050.

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**Sproch, Nancy Jane**, dec'd.

Late of Middlesex Township.  
 Executor: Jack M. Sproch.  
 Attorney: Elizabeth B. Place,  
 Skarlatos Zonarich  
 320 Market St., Ste. 600W,  
 Harrisburg, PA 17101.

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**Thompson, Richard E.**, dec'd.

Late of Hampden Township.  
 Executrix: Beth Ann Fetzner.  
 Attorney: Lisa Marie Coyne, Esq.  
 Coyne & Coyne, P.C.  
 3901 Market Street  
 Camp Hill, Pennsylvania 17011-4227.

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**Wolf, Martha E.**, dec'd.

Late of Mechanicsburg Borough.  
 Executor: Daniel C. Wolf Jr.  
 Attorney: Mark E. Halbruner, Esq.  
 Halbruner, Hatch & Guise, LLP  
 3435 Market Street  
 Camp Hill PA 17011.

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**THIRD PUBLICATION**


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**Bangert, Mary Jean a/k/a Mary J.****Bangert**, dec'd.

Late of East Pennsboro.

Co-Executor: Martin Bangert III

Co-Executor: Justine Stewart.

Attorney: Sean M. Shultz, Esq.

Saidis, Shultz &amp; Fisher

100 Sterling Parkway, Suite 300

Mechanicsburg, Pennsylvania 17050.

**Becker, Jacqueline a/k/a Jacqueline****Schwartz Becker and Jackie****Becker**, dec'd.

Late of Hampden Township.

Executor: Mr. Ronald F. Becker.

Attorney: Gary L. Rothschild, Esq.

2215 Forest Hills Drive, Suite 35

Harrisburg, PA 17112.

**Coomer M., Linda**, dec'd.

Late of Cumberland County.

Executor: Brian D. Coomer.

Attorney: Tricia D. Naylor, Esq.

Baric Scherer LLC

19 West South Street

Carlisle, PA 17013

**Deiterich, III, Calvin E. a/k/a Calvin****Eugene Deiterich, III**, dec'd.

Late of East Pennsboro Township.

Executrix: Tina G. Deiterich'

Bruce J. Warshawsky, Esq.

Cunningham, Chernicoff &amp;

Warshawsky, P.C., P.O. Box 60457

Harrisburg, PA 17106- 0457.

**Essis, Fred M.** dec'd.

Late of Hampden Township,

Executrix: Katrina F. Essis.

Attorney: Andrew S. Rusniak, Esq.

McNees Wallace &amp; Nurick LLC

570 Lausch Lane, Suite 200

Lancaster, PA 17601.

**Hawkins, Louise P.**, dec'd.

Late Mechanicsburg.

Executrix: Kimberly A. Savidge.

Attorney: Kreisher, Marshall &amp;

Associates, LLC.

401 S. Market Street

Bloomsburg, Pennsylvania 17815.

**Heh, Michelle Lynne**, dec'd.

Late of Enola.

Executrix: Kelly Ferguson.

Attorney: None.

**Hosler, William C. a/k/a William****Clinton Hosler**, dec'd.

Late of the Borough of

Mechanicsburg.

Co-Executor: Jeffrey L. Hosler,

a/k/a Jeffrey L. Hosler.

Co-Executor: Gregory L. Hosler,

a/k/a Gregory Lynn Hosler.

Attorney: Hubert X. Gilroy, Esq.

Martson Law Offices

10 East High Street

Carlisle, PA 17013.

**Koblish, Richard M.**, dec'd.

Late of the Borough of Lemoyne.

Executrix: Michelle J. Brenner.

Attorney: Hubert X. Gilroy, Esq.

Martson Law Offices

10 East High Street

Carlisle, PA 17013.

**Miller, Lois A.**, dec'd.

Late of Middlesex Township.

Executor: Robert L. Gossard.

Attorney: Ryan A. Webber, Esq.

Webber Law, PLLC

5000 Ritter Road, Suite 202

Mechanicsburg, PA 17055.

**Mumma, Job E.**, dec'd.

Late of East Pennsboro

Township. Executrix: Sandra

J. Mumma. Attorney: Linus E.

Fenicie, Esq.

Reager &amp; Adler, PC

2331 Market Street

Camp Hill, PA 17011.

**Myers, Jr., Nelson H.**, dec'd.

Late of Penn township.

Administratrix: Donna K. Myers.

Attorney: Richard A. Wilson, Esq.

222 Penn Street

Huntingdon, PA 16652.

**Nelligan, Carol A.**, dec'd.

Late of Carlisle Borough.  
Executrix: Linda C. Sherlock  
Attorney: Katherine L. McDonald, Esq.  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011.

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**Nye, Josephine R.**, dec'd.

Late of the Borough of Mechanicsburg.  
Executor: Timothy L. Yeakle.  
Attorney: James D. Bogar, Esq.  
Bogar & Hipp Law Offices, LLC  
One West Main Street  
Shiremanstown, PA 17011.

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**Patel, Kantilal D.**, dec'd.

Late of Silver Spring Township.  
Executor: Ruxmani K. Patel aka  
Ruxmaniben K. Patel.  
Attorney: Vance E. Antonacci, Esq.  
McNees Wallace & Nurick LLC  
570 Lausch Lane, Suite 200  
Lancaster, PA 17601.

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**Podolak, Robert H.**, dec'd.

Late of East Pennsboro Township.  
Co-Executor: Shenendoah R. Podolak  
Co-Executor: Danell R. Wampler.  
Attorney: Barley Snyder Attorneys  
at Law  
1601 Cornwall Road  
Lebanon, PA 17042.

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**Yost, Robert B. a/k/a Robert B. Yost  
MD**, dec'd.

Late of Monroe Township.  
Executrix: Carol Yost  
Attorney: David J. Lennox, Esq.  
Stone, Wiley and Linsenbach, P.C.  
3 N. Baltimore St.  
Dillsburg, PA 17019.

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**FICTITIOUS NAME  
REGISTRATION**

**NOTICE IS HEREBY GIVEN** pursuant to the provisions of the Act of Assembly, No. 295 of 1982 effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Cumberland County, Pennsylvania under the assumed or fictitious name, style or designation of **Heart Connection International** with its principal place of business at 400 E. Main St., FLOOR 2, Mechanicsburg, PA 17055.

The name and address of the persons owning or interested in said business are: Lori A. Carlson - 400 E. Main St, Floor 2, Mechanicsburg, PA 17055.

**CHANGE OF NAME NOTICE**

**IN THE COURT OF COMMON  
PLEAS CUMBERLAND COUNTY,  
PENNSYLVANIA**

**CIVIL ACTION-LAW**

**NO. 2023-05568**

**NOTICE IS HEREBY GIVEN** that the Petition of FGI, MGI, AGI and MG12, Minor Children of Smile Abdi Mohamed fka Gabane Ibrahim Abdi and Fatumo Noor Mohamed has been filed by and through their natural parents, Petitioners, Smile Abdi Mohamed fka Gabane Ibrahim Abdi and Fatumo Noor Mohamed, requesting an order to change the name of said minor children to FSA, MSA, ASA and MSA respectively.

The Court has fixed August 30, 2023 at 2:30 P.M. in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, PA 17013, for the hearing of the Petition. All persons interested may appear and show cause, if any, why the request of the Petitioner should not be granted.

Karl M. Ledebohm, Esq.  
Attorney for Petitioners  
P.O. Box 173  
New Cumberland, PA 17070-0173

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**CHANGE OF NAME NOTICE**

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**IN THE COURT OF COMMON  
PLEAS CUMBERLAND COUNTY,  
PENNSYLVANIA**

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**CIVIL ACTION-LAW**

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**No: 2023 - 02980**

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**NOTICE IS HEREBY GIVEN** that a Petition was filed in the above-captioned matter requesting an Order to change the name of Savannah Renee Kennedy to Kade Leonard Kennedy.

The Court has fixed the day of Monday August 7, 2023, at 3:30 p.m. in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

**NOTICE**

Notice is Hereby Given to all Parties Interested that the following Decedent Accounts With Statements of Proposed Distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse in Carlisle, Pennsylvania, by the Accountants herein named where the same may be examined prior to being Presented to The Court of Common Pleas Orphans' Court Division Cumberland County Pennsylvania for Confirmation and Decrees of Distribution at 1:00 p.m., on August 8, 2023 in Courtroom No.6.

**Featherman  
21-21-1152**

First and Final Account of Bobbie Jo Arias and Jammy J. Featherman, Co-Administrators for the Estate of Robert John Featherman, Late of Lower Frankford Township, Cumberland County, Pennsylvania, Deceased.

Bradley L. Griffie, Esq.

**Fegley  
21-22-0784**

First and Final Account of Deborah K. Fitzpatrick, Executrix for the Estate of Betty M. Fegley a/k/a Betty Madeline Fegley, Late of Monroe Township, Cumberland County, Pennsylvania, Deceased.

Bradley L. Griffie, Esq.

**McDowell  
21-21-0738**

First and Final Account of Farmers and Merchants Trust Company, Executor for the Estate of Gloria M. McDowell, Late of Carlisle Borough, Cumberland County, Pennsylvania, Deceased.

Marcus A. McKnight, III, Esq.

**Rillo  
21-22-0925**

First and Final Account of Joyce Miller and Thomas Miller, Co-Administrators for the Estate of Susan Jean Rillo, Late of Lemoyne Borough, Cumberland County, Pennsylvania, Deceased.

Linus E. Fenicle, Esq.

**Starner  
21-22-0214**

First and Final Account of Stephen R. Sensenich, Jr., Executor for the Estate of Julie L. Starner a/k/a Julie Lynn Sensenich Starner, Late of South Middleton Township, Cumberland County, Pennsylvania, Deceased.

Robert G. Frey, Esq.

**JUDICIAL TAX SALE**  
**ONLINE AUCTION - HOSTED BY BID4ASSETS**  
 FOR THE CUMBERLAND COUNTY TAX CLAIM BUREAU  
**Bidding Open from September 15, 2023 at 10am – September 18, 2023 at 10am**

**CONDITIONS OF SALE**

1. The following conditions shall govern the sale of properties by the Cumberland County Tax Claim Bureau for costs incurred as a result of delinquent taxes as scheduled for **September 15, 2023**, and to such date to which the sale may be adjourned from day to day. All properties are sold under and by virtue of the Act of 1947, P.L. 1368, as amended, and known as the "Real Estate Tax Sale Law". **This is a free & clear sale.** All titles transferred by the Tax Claim Bureau are under and subject to the said Act.
- REGISTRATION WITH **BOTH** BID4ASSETS AND THE CUMBERLAND COUNTY TAX CLAIM BUREAU MUST BE COMPLETED BY SEPTEMBER 5, 2023. **NO EXCEPTIONS WILL BE PERMITTED. EACH STEP OF THE REGISTRATION PROCESS MUST BE COMPLETED BY DEADLINE.**
2. You MUST register first online with Bid4Assets by **Tuesday, September 5, 2023**, at [www.bid4assets.com/registration/signup/step1Our](http://www.bid4assets.com/registration/signup/step1Our) or by dialing Customer Service at (310)-650-9193 for non-online proxy bidding. You can also reach Customer Service at <https://www.bid4assets.com/help/support/contactus> .
  - a. A nonrefundable \$35.00 registration fee will apply.
  - b. A deposit of \$500 will be required to participate in bidding.
  - c. When completing the registration process, you will be required to review and complete the deposit instructions, along with the PreVest information. The funds do not have to be cleared with Bid4Assets, but the data in these steps must be provided to continue with the registration process.
    - i. This deposit must be received by Bid4Assets no later than **Tuesday, September 5, 2023**.
    - ii. If you've chosen to fund your deposit by physical check, those funds must reach and clear Bid4Assets by Tuesday, September 5, 2023. No exceptions.
  - d. If you do not purchase a property, your deposit will be refunded to you directly by Bid4Assets. Please see their website for additional information. Any overpayment will be refunded to you by the Tax Claim Bureau.
    - i. **Please Note:** Refunds are processed after the sale has settled, which can be up to 30 days. For more specifics, see [www.Bid4Assets.com](http://www.Bid4Assets.com).
3. You MUST also register a Bidder Affidavit with the Cumberland County Tax Claim Bureau, no later than **Tuesday September 5, 2023**.
  - a. Bidder Affidavits are available in the tax claim office and online at [www.cumberlandcountypa.gov/3282](http://www.cumberlandcountypa.gov/3282) and at [www.bid4assets.com/cumberlandpa](http://www.bid4assets.com/cumberlandpa).
  - b. Along with Bidder Affidavit, the bidder must submit a copy of identification.
  - c. If registering as a business, bidder must also submit, proof of corporation and letter of proxy to bid on behalf of the corporation on its letterhead.
  - d. Forms must be brought in or mailed to Cumberland County Tax Claim Bureau, Historic Courthouse, One Courthouse Square, Room 104, Carlisle, PA 17013.
  - e. **Forms must reach the Bureau office before 4:30 on Tuesday, September 5, 2023.**
  - f. **Your Affidavit will be denied if you have not completed registration with Bid4Assets first.**
  - g. **There will be no exceptions to this policy.**
4. Please be advised that the tax sale and all related documentation will be available in English only.
5. You MUST be at least 18 years old to participate in this tax sale and not a Cumberland County Tax Administration employee or their agent.
6. You MAY NOT be delinquent in paying real estate taxes to this or any Tax Claim Bureau in Pennsylvania, or any other taxing district across the state.
7. You MAY NOT have any municipal utility bills that are more than one year outstanding.

8. If you are the highest bidder, you will be responsible to pay for the winning bid amount and any associated fees/costs, to Bid4Assets no later than **Tuesday, September 19, 2023**.
9. The initial bid must equal the fixed bid price. In the event of a bid higher than the bid price, the initial excess bid will be made in increments of at least \$100.
10. All properties listed are being sold **free and clear** as provided in the Real Estate Tax Sale Law. Purchasers are advised that once a deed is issued by the Cumberland County Tax Claim Bureau, the Bureau has no further responsibility for the quality of title. Please consult with an attorney about steps to be taken by you to assure good title. Also, please be advised that the Judicial Sale may be contested if the title search failed to identify a lien holder.
11. In addition to the bid price, the purchaser must pay a recording fee of \$99.75 and the transfer tax (as calculated by the Realty Transfer Tax statute). Purchasers of mobile homes must pay a recording fee of \$17.00 and no transfer tax. As the winning bidder, you will also be responsible for a five percent (5%) "Buyer's Premium" charged by Bid4Assets. These items will be computed after the property has been struck down and the successful bidder will receive an email notification of the total amount due with settlement instructions.
  - a. Payment in full must be made by the winning bidder to Bid4Assets, as per their guidelines set forth on their website and in only the manners of which they permit.
  - b. Settlement, per the instructions set for in the notification, must be made no later than close of business on Tuesday, September 19, 2023.
    - i. Failure to settle in time will result in your bid being rejected, your \$500 deposit forfeited, and loss of eligibility for any future sales with the Cumberland County Tax Claim Bureau.
12. Payment of taxes causing the sale, prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale. Payment for the delinquent taxes, cost and interest must be paid in the form of cash, money order, certified check or cashier's check payable to Cumberland County Tax Claim Bureau. The sale of the property may, at the OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the owner, on or before the date of sale, enter into a written agreement with the Bureau to pay taxes, interest and costs in installments in the manner provided by Section 603 of Said Act. Again, this provision is only available at the OPTION OF THE BUREAU. The CUMBERLAN COUNTY TAX CLAIM BUREAU OPTS AND ADVISES that all 2021 and/or prior taxes be paid in full before property is struck down at tax sale on September 15, 2023.
13. The Tax Claim Bureau will issue a Deed or Bill of Sale to the purchaser. The Deed or Bill of Sale will not contain any warranty, neither general nor special. Approximately four (4) months from the date of sale may be required before the Deed or Bill of Sale will be delivered to the purchaser. Lengthier processing times may apply if any legal action is taken to challenge the validity of the sale. A Bill of Sale for a mobile or manufactured home does not replace a PA title. Purchasers of mobile or manufactured homes are responsible to obtain title from the PA Department of Motor Vehicles.
14. The Tax Claim Bureau acting as an agent of each taxing municipality on which taxes are unpaid is selling the taxable interest of the owner. It has attempted to comply with all statutory rules regarding notice and retains records of such notices in its office for public inspection but makes no guaranties or warranties whatsoever.
15. The Real Estate Tax Law provides that: "There shall be no redemption of any property after the actual sale thereof, and the sale, when confirmed shall be deemed to pass a good and valid title to the purchaser, subject to the lien of every recorded obligation, claim, lien, estate, mortgage or ground separately taxed or preserved by statute with which said property may have or shall become charged or for which it may become liable.. (501(c) & 609 of Real Estate Tax Sale Law). All sales shall be made under these conditions and will be final. No adjustments will be made after the property is struck down. If any problem of possession of the premises arises after purchase, it shall be the responsibility of the purchaser to resolve the same. The sale does not purport to convey personal property which may be on the premises.
16. It is strongly urged that the prospective purchasers have examination made of the title to the property. Every reasonable effort has been made to keep the proceedings free from error; however, in every case, the property is offered for sale by the Tax Claim Bureau "As Is" without any guarantee or warranty whatsoever, either as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, condemnation orders, title, or any matter or thing whatsoever, including but not limited to environmental conditions such as possible wetlands, storm water drainage matters, underground storage tanks or hazardous or toxic waste or materials in, on, or under the property.

17. No property scheduled for sale will be sold unless the bid equals or exceeds the initial bid price as announced. In the event of a dispute by bidders or failure of the successful bidder to pay the purchase price, the property will be offered to the next highest bidder interested in the property. If no such bidder exists, the property will be put up for sale at the next available sale of the same type.
18. In the event a property needs to be re-bid after it has already been struck down at this same Upset Sale, the original bidder is responsible for any difference if the latter bid is of a lesser amount than the original.
19. The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price. Failure to pay for a winning bid will prohibit your participation in any future sales with the Cumberland County Tax Claim Bureau.
20. We will not process any assignments of ownership. Deeds and Bills of Sale will be prepared in the name(s) you provide at the time of your registration with the Cumberland County Tax Claim Bureau.
  - a. Please make sure you register as you want the deed/bill of sale prepared. If you wish to change the way the document reads AFTER you receive it from the Tax Claim Bureau, you will have to follow the necessary steps with the appropriate authority to do so - Recorder of Deeds or Pennsylvania Department of Motor Vehicle office.
21. In the event a sale is set aside after the fact, for whatever reason, as the winning bidder, you will be refunded by the Tax Claim Bureau for the winning bid amount, the transfer tax, and the recording fee. The Tax Claim Bureau will request a refund on your behalf of the "Buyer's Premium", from Bid4Assets. Payments will be sent by physical check to the address you provided at the time of registration.
  - a. You will not be refunded for any registration fees or transaction fees that may have been paid as a result of participating in the sale.
22. Upon proper request, your personal information (name, address, phone number, and email address) may be provided to the public and by registering for the tax sale, you agree for said information to be released.
23. Failure to comply with these conditions will result in the purchaser being prohibited from participating in any future tax sales and forfeiture of the \$500 deposit.

**ALL PROPERTIES SOLD AT THIS CUMBERLAND COUNTY TAX CLAIM BUREAU UPSET SALE ARE UNDER THE RULE OF CAVEAT EMPTOR, OR LET THE BUYER BEWARE, AND ALL PURCHASERS ARE ACCORDINGLY HEREBY SO NOTIFIED.**

Reputed Owner/	Docket/Parcel/VIN	Property Desc.	Starting Bid
Benjamin Garrett & Diana Kay Garrett & Jack Lee Garrett	2023-01842 21-060015-002-TR04110 VIN 12218729	2 Peach Lane Middlesex Twp Mobile Home-no land	\$ 1,000.00
Shannon Glendye & Chontel R. Rhoades	2023-01844 21-06-0015-002-TR06448 VIN E138151	11 Peach Lane Middlesex Twp. Mobile Home-no land	\$ 1,000.00
John Keiter & Connie Keiter & Jean L. Morrow	2023-01843 21-06-0015-002 TR06919 VIN E151087	50 Buckeye Lane Middlesex Twp. Mobile Home-no land	\$ 1,000.00

**LCL-PA**

Lawyers Concerned for Lawyers of Pennsylvania, Inc. has a free confidential helpline accessible 24 hours, 7 days a week, including holidays:

**1-888-999-1941**

Helpline services include assistance with:

- stress,
- anxiety,
- burnout,
- career or job dissatisfaction,
- marital or health problems,
- alcohol and drug use,
- gambling,
- depression, and
- other emotional or mental health problems.