
ESTATE AND TRUST NOTICES

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.

FIRST PUBLICATION

Butler, Christal R., dec'd.

Late of Mechanicsburg.
 Administratrix: Cheryl A. Tozlosky
 1943 South York Street
 Mechanicsburg, PA 17055.
 Attorney: Law Office Of
 Keith O. Brenneman, P.C.
 44 West Main Street
 Mechanicsburg, PA 17055.

Fry, Phyllis L., dec'd.

Late of South Middleton.
 Executor: Stephen A. Fry
 2 Pointe Place
 Carlisle, PA 17013.
 Attorney: Law Office Of
 Keith O. Brenneman, P.C.
 44 West Main Street
 Mechanicsburg, PA 17055.

Gill, Joseph E., dec'd.

Late of East Pennsboro Township.
 Administratrix: Connie M. Ready
 25 Ridge Road
 Marysville, PA 17053.
 Attorney: Law Office Of
 Keith O. Brenneman, P.C.
 44 West Main Street
 Mechanicsburg, PA 17055.

Krieger, Donald, dec'd.

Late of the Lower Allen Township.
 Executor: Donald J. Krieger
 c/o James D. Bogar, Esq.
 Attorney: Bogar & Hipp Law
 Offices, LLC
 One West Main Street
 Shiremanstown, PA 17011.

Masland, Elizabeth S., dec'd.

Late of South Middletown
 Township.
 Executor: John C. Oszustowicz
 c/o Martson Law Offices.
 Attorneys: Ivo V. Otto III, Esquire
 Martson Law Offices
 10 East High Street
 Cariisle, PA 17013.

Miller, Kenneth Eugene, dec'd.

Late of Southampton Township.
 Administratrix: Danielle M. Wood.
 Attorney: Jerry A. Weigle, Esq.
 Weigle & Associates, P.C.
 126 East King Street
 Shippensburg, PA 17257.

Moore, Rannel John, dec'd.

Late of Mechanicsburg.
 Executor: Charles R. Stiles.
 3794 Hawks Landing Cir.
 Pace, FL 32571.
 Attorney: None.

Naylor, Gregg Walter, dec'd.

Late of Shippensburg.
 Administrator: Ethan James Naylor.
 Attorney: Samuel E. Wiser, Esquire
 Salzman Hughes, P.C.
 79 St. Paul Dr.
 Chambersburg, PA 17201.

Nisson, Ronald E., dec'd.

Late of Lower Allen Township.
 Administratrix: Lynette M. Hassinger.
 c/o Edward P. Seeber, Esquire
 Attorney: JSDC Law Offices
 Suite C-400
 555 Gettysburg Pike
 Mechanicsburg, PA 17055.

Schell, Barbara L., dec'd.

Late of Lower Allen Township.
 Executor: Donald E. Schell, Jr.,
 1700 Olmstead Way E.
 Camp Hill, PA 17011.
 Attorney: Julia M. Parrish, Esq.
 Mette, Evans & Woodside 3401
 North Front Street
 P.O. Box 5950
 Harrisburg, PA 17110-0950

Strokoff, Elliot A., dec'd.

Late of East Pennsboro Township.
 Executor: Franklin Strokoff.
 c/o 96 S. George St.,
 Ste. 520
 York, PA 17401.
 Attorney: Andrew C. Herrold, Esq.
 MPL Law Firm, LLP
 96 South George Street Ste. 520
 York, PA 17401.

Vaughn, George J. dec'd.

Co-Executor: Carol V. Shay
 Co-Executor: Michael T. Vaughn
 Attorney: Gary J. Imblum, Esq.
 Imblum Law Offices, PC
 4615 Derry Street
 Harrisburg, PA 17111.

Warren, Jr., James A. a/k/a James A. Warren, dec'd.

Late of Southampton Township.
 Executor: Eric S Warren.
 c/o Thomas P. Gleason, Esq.
 825 West King Street, Suite E
 Shippensburg, PA 1725.

SECOND PUBLICATION**Appelbaum, Lewis**, dec'd.

Late of Charleston County.
 Executrix: Regina P. Appelbaum
 1757 Omni Boulevard, Mt. Pleasant,
 SC 29466.
 Attorney: Elyse E. Rogers, Esquire
 Mette, Evans & Woodside 3401
 North Front Street P.O. Box 5950
 Harrisburg, PA 17110-0950

Bailey, Raymond a/k/a Raymond C. Bailey, a/k/a Raymond C. Bailey, Sr., dec'd.

Late of Upper Frankford Township.
 Executor: Raymond C. Bailey, Jr.
 Attorney: Adam R. Deluca, Esq.
 Stone Lafaver & Shekletski
 PO Box E
 New Cumberland, PA 17070.

Boccia, Antonio, dec'd.

Late of South Middleton Township.
 Executrix: Anna Maria Schroeder.
 Attorney: Wayne F. Shade, Esquire
 53 West Pomfret Street
 Carlisle, PA 17013.

Brandow, Selma K., dec'd.

Late of Camp Hill Borough.
 Executor: Jonathan Brandow.
 Attorney: Katherine L. McDonald, Esq.
 Dethlefs-Pykosh Law Group, LLC
 2132 Market Street
 Camp Hill, PA 17011.

Bryson, Gertrude H., dec'd.

Late of Lemoyne Borough.
 Executor: Scott Longey
 c/o Gregory J Katshir, Esq.
 900 Market Street
 Lemoyne PA 17043.
 Attorney: Gregory J Katshir, Esq.
 900 Market Street
 Lemoyne PA 17043.

Chestnut, Terry Eugene, dec'd.
Late of Mechanicsburg Borough.
Administrator: Lucas Chestnut
16 E. Coover Street
Mechanicsburg, PA 17057.
Attorney: Elizabeth H. Feather, Esq.
Caldwell & Kearns, P.C.
3631 North Front Street
Harrisburg, PA 17110-1533.

Clevenger, Nancy E., dec'd.
Late of South Newton Township.
Executrix: Michelle Tarman
1076 Heather Drive
Chambersburg, PA 17202.
Attorney: Mark T. Orndorf, Esq.
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201.

Evans, Barbara Ann, dec'd.
Late of Carlisle.
Executrix: Jo Ann Evans.
c/o John C Oszustowicz, Esq.
104 South Hanover Street,
PA 17013.

Goodyear, Kayla Rae, dec'd.
Late of Newville Borough.
Administrator: Kyle B. Goodyear
1458 New Bloomfield Road
New Bloomfield PA 17068
Attorney: Jerry A. Philpott Esq.
227 N High St., PO Box 116
Duncannon, PA 17020.

Heinbaugh, Jr., David A., dec'd.
Late of Carlisle.
Executor: Tyler Heinbaugh.
Attorney: John C. Oszustowicz, Esq.
104 South Hanover Street,
Carlisle, PA 17013.

Henne, William G., dec'd.
Late of Camp Hill Borough.
Executors: Mary Jane Fuller and
John C. Henne.
c/o Edward P. Seeber, Esquire.
Attorney: JSDC Law Offices
Suite C-400 555 Gettysburg Pike
Mechanicsburg, PA 17055.

Henne, William G., dec'd.
Late of Camp Hill Borough.
Executrix: Mary Jane Fuller and
John C. Henne, Trustees
c/o Edward P. Seeber, Esquire
Attorney: JSDC Law Offices
Suite C-400 555 Gettysburg Pike
Mechanicsburg, PA 17055.

Lloyd, Janet A., dec'd.
Late of Carlisle Borough.
Administrator: Tammy J. Sollenberger.
Attorney: Jessica Fisher Greene, Esq.
Walters & Galloway, PLLC
54 East Main Street
Mechanicsburg, PA 17055.

Luttrell, Brenda M., dec'd.
Late of Cumberland County
Executrix: Lisa J. Turner.
c/o Stephanie E. Chertok, Esq.
Attorney: Allied Attorneys of
Central Pennsylvania, LLC
61 West Louthier St. Carlisle, PA 17013.

Lyons, Rosemary K., dec'd.
Late of Upper Allen Township
Executrix: Linda L. Cover.
Attorney: Mark C. Duffie, Esq.
Johnson, Duffie, Stewart &
Weidner, P. C.
301 Market Street- P.O. Box 109
Lemoyne, PA 17043.

**Meyers, Lewis a/k/a Lewis Meyers,
Sr.**, dec'd.
Late of Boiling Springs.
Executor: Leonard Meyers
2321 Bear Paw Road
Priest River, ID 83856
Attorney: William R. Church
Sigma Legal Advisors
1801 Market Street, Suite 300
Camp Hill, PA 17011.

Myers, Charlotte L., dec'd.
Late of Upper Allen Township.
Co-Executor: Lloyd E. Brown
Co-Executor: Judith A. Brown
9260 Mountain Road
McAlisterville, PA 17049
Attorney: Ralph A. Germak, Esq.
P.O. Box 249
McAlisterville, PA 17049.

Raudabaugh, Floyd L., dec'd.

Late of Upper Frankford Township.
 Co-Executor: Richard L.
 Raudabaugh
 Co-Executor: James M.
 Raudabaugh
 c/o George F. Douglas, III, Esquire
 Attorneys: Salzmann Hughes, P.C.

Stoner, Jr., Eugene R., dec'd.

Late of North Middleton Township.
 Executrix: Sharon L. Edinger
 184 Faith Circle
 Carlisle, PA 17013.
 Attorney: R. Benjamin Cramer
 P.O. Box 159
 Duncannon, PA 17020.

Suckling, Mary Lou M., dec'd.

Late of Lower Allen Township.
 Executor: Lisa C. Cronin.
 c/o Robert P. Kline, Esquire.
 Attorney: Kline Law Office
 P.O. Box 461
 New Cumberland, PA 17070-0461.

Wiest, Kenneth L., dec'd.

Late of Upper Allen Township,
 Executrix: Suanne L. Kreamer.
 Attorney: Murrel R. Walters, III,
 Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

Yarlett, Joan R. dec'd.

Late of Silver Spring Township,
 Executor: Earl E. Yarlett.
 Attorney: Jessica F. Greene, Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

THIRD PUBLICATION**Basom, E. Scott a/k/a Elmer Scott**

Basom, dec'd.
 Late of Hampden Township.
 Executor: Stephen R. Basom.
 c/o Craig A. Hatch, Esq., CELA
 Attorney: Halbruner, Hatch &
 Guise, LLP 2109 Market Street
 Camp Hill, PA 17011.

Berrian, Harold E., dec'd.

Late of Monroe Township.
 Executrix: Diane Berrian Kuc.
 Attorney: Vicky Ann Trimmer,
 Esquire, Daley Zucker, LLC, 645 N.
 12th Street, Suite 200
 Lemoyne, PA 17043.

Bricker, Sr., Kenneth E., a/k/a

Kenneth E. Bricker, dec'd.
 Late of Silver Spring Township.
 Executor: Kenneth E. Bricker Jr.
 c/o Mark E. Halbruner, Esquire
 Halbruner, Hatch & Guise, LLP
 2109 Market Street
 Camp Hill PA 17011.

Clifford, III, James B., dec'd.

Late of the Dickinson Township.
 Executrix: Tammy L. Marpoe.
 c/o Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.
 Attorney: Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.

Cramer, Janet L. dec'd.

Late of Hampden Township,
 Executrix: Susan H. Cornbower.
 Attorney: Mtmel R. Walters, III,
 Esquire Walters & Galloway,
 PLLC 54 East Main Street
 Mechanicsburg, PA 17055.

English, Judith Ann dec'd.

Late of Hampden Township.
 Executrix: Shari Ann Farley AKA
 Shari A. Farley.
 Attorney: Michael C. Giordano,
 Attorney & Counselor at Law
 Address 221 W. Main Street,
 Mechanicsburg, PA 17055.

Gamble, Aloise G., dec'd.

Late of East Pennsboro Township.
 Executor: Jeffrey A. Gamble.
 c/o Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.
 Attorney: Hubert X. Gilroy, Esquire
 Martson Law Offices.

Granville, Myrna E., dec'd.

Late of Mechanicsburg Borough.
 Executrix: Emily Granville.
 Attorney: Jessica F. Greene,
 Esquire Walters & Galloway,
 PLLC 54 East Main Street
 Mechanicsburg, PA 17055.

Gray, Donald C., dec'd.

Late of Cumberland County.
 Executrix: Elizabeth M. Gray.
 c/o Stephanie E. Chertok, Esquire,
 Allied Attorneys of Central
 Pennsylvania, LLC, 61 West
 Louthier St., Carlisle, PA 17013.
 Attorney: Allied Attorneys of
 Central Pennsylvania, LLC.

Hellberg, Eleanor L. dec'd.

Late of the Township of Lower
 Allen.
 Administrator: Adam R. Deluca,
 Esquire, PO Box E
 New Cumberland, PA 17070.

Hoffman, Ann P. dec'd.

Late of East Pennsboro Township.
 Executrix: Barbara E. Palmer
 1620 S. River Rd.
 Halifax, PA 17032
 Attorney: None.

**Leib, William A/K/A John William
J. Leib,** dec'd.

Late of New Cumberland.
 Executor: Mark S. Leib.
 Attorney: Brian J. Hinkle
 Sigma Legal Advisors
 1801 Market Street, Suite 300
 Camp Hill, PA 17011.

Leitzel, James E., dec'd.

Late of North Middleton Township.
 Administrator: Michael W. Leitzel.
 Attorney: Jerry A. Weigle, Esquire.

Moore, Linda K., dec'd.

Late of Hampden Township.
 Executor: Harold E. Moore.
 Attorney: Peter J. Russo, Law
 Offices of Peter J. Russo, P.C. 245
 Grandview Ave, Suite 102
 Camp Hill, PA 17011.

Parsons, David, dec'd.

Late of Southampton Township.
 Administrator: Yi Kyong Parsons.
 Attorney: Barbara B Townsend
 32 West Queen Street
 Chambersburg Pa 17201.

Rogers, Doyle Bishop, dec'd.

Late of Dickinson Township.
 Executor: James J. Rogers.
 Attorney: None.

Schleicher, Marie B., dec'd.

Late of Hampden Township.
 Trustees: Carl W. Schleicher
 at 6104 Stephens Crossing,
 Mechanicsburg, PA 17050 and
 Le Tort Management and Trust
 Company at 3130 Morningside
 Drive, Camp Hill, PA 17011.
 Attorney: Barley Snyder, LLP.

Seiler, Franklin E., dec'd.

Late of East Pennsboro Township.
 Executrix: Vicky Ann Trimmer.
 Attorney: Vicky Ann Trimmer,
 Esquire, Daley Zucker, LLC
 645 N. 12th Street, Suite 200
 Lemoyne, PA 17043.

Stevens, Kay Marie dec'd.

Late of West Pennsboro Township.
Administrator: Leland E. Stevens.
c/o Bradley L. Griffie, Esquire
Griffie & Associates, P.C.
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015.
Attorney: Bradley L. Griffie, Esquire
Griffie & Associates, P.C.

Toffey, Carol E., dec'd.

Late of Lower Allen Township.
Executrix: Lisa S. Burke
317 Belaire Drive
Shiremanstown, PA 17011.
Attorney: Kara W. Haggerty, Law
Offices of Peter J. Russo, P.C. 245
Grandview Ave, Suite 102
Camp Hill, PA 17011.

Winter, Beverly J., dec'd.

Late of Hampden Township.
Executrix: Jodie E. Frazier
Attorney: Edmund G. Myers,
Esquire
Johnson, Duffie, Stewart &
Weidner, P.C. 301 Market Street
P.O. Box 109
Lemoyne, PA 17043.

Carrington Mortgage Services, LLC
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from
or under Cheryl Garman,
deceased DEFENDANT

PLEASE NOTE a Schedule of
Distribution will be filed by the Sheriff
on a date specified by the Sheriff
not later than thirty (30) days after
sale. Distribution will be made in
accordance with the schedule unless
exceptions are filed thereto within 20
days after the filing of the schedule.

COURT OF COMMON PLEAS
CIVIL DIVISION
CUMBERLAND COUNTY

NO: 2022-08900

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest from or under Cheryl Garman,
deceased

5605 Creekview Road
Mechanicsburg, PA 17050
Your house (real estate) at:
5605 Creekview Road,
Mechanicsburg, PA 17050
Parcel ID: 10-17-1033-012

is scheduled to be sold at Sheriff's Sale
at Cumberland County Sheriff's Office
1 Courthouse Square Carlisle, PA
17013 on September 6, 2023 at
10:00AM to enforce the court judgment
of \$106,972.39 obtained by Carrington
Mortgage Services, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale
you must take immediate action:

The sale will be cancelled if you pay back
to Carrington Mortgage Services, LLC
the amount of the judgment plus costs
or the back payments, late charges,
costs, and reasonable attorneys fees
due. To find out how much you must
pay, you may call: LOGS Legal Group
LLP., (610) 278-6800.

CHANGE OF NAME NOTICE

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

CIVIL ACTION-LAW

No: 2023 - 03944

NOTICE IS HEREBY GIVEN that a Petition was filed in the above-captioned matter requesting an Order to change the name of Claire Elizabeth James to Claire Elizabeth Heller. The Court has fixed the day of July 6, 2023, at 1:15 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.

Douglas G. Miller, Esquire
Law Offices of Douglas G. Miller, LLC
35 East High Street
Suite 101
Carlisle, PA 17013

CHANGE OF NAME NOTICE

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

CIVIL ACTION-LAW

No: 2023 - 02980

NOTICE IS HEREBY GIVEN that a Petition was filed in the above-captioned matter requesting an Order to change the name of Efrain Ri chard Ruiz to Sequoia Leif Ruiz. The Court has fixed the day of June 23, 2023, at 11:30 p.m. in Courtroom No. 6 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.

**FICTITIOUS NAME
REGISTRATION**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 17, 2023, for

Lake View Bakehouse

with a principal place of business located at 313 Front St, Boiling Springs, PA 17007 in Cumberland County. The individual interested in this business is Jennifer Mary Hanlin, also located at 313 Front St, Boiling Springs, PA 17007. This is filed in compliance with 54 Pa.CS. 311.417

June 2, 2023

**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,

**St. John’s Episcopal
Church, Carlisle PA**

with its principal place of business at 1-A North Hanover Street, Carlisle, PA 17013. The names and address of the persons (entity) owning or interested in said business are The Rector Church Wardens and Vestrymen of St John’s Church Carlisle PA, Public Square, Carlisle, PA 17013

**NONPROFIT ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 24, 2023, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is

**Mid-Atlantic Biosolids
Foundation.**

The purpose for which it will be organized is: to engage exclusively in charitable, educational, literary or scientific activities within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended (or the corresponding provision of any successor United States Internal Revenue law) (the “Code”). Specifically, the Corporation is organized to educate the community and the biosolids sector on topics related thereto, and will also seek to fund, manage, and publish research on treatment technologies, operational best practices, and effective management of this resource to improve its quality and value, and will share this information to support an increase in biosolids beneficial use in the region and beyond and taking such other actions and performing such other services in connection with and through, and the making or receiving of donations, gifts and other contributions or distributions to or from, other charitable organizations that are qualified under Section 501 (c) (3) of the Code.

McNees Wallace & Nurick Llc
100 Pine Street
Harrisburg, PA 17101

**CERTIFICATE OF
ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of organization has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for **Prime Investment Holdings LLC.**

The said Limited Liability Company has been formed under the provisions of the Limited Liability Company Act of 1994 of the Commonwealth of Pennsylvania.

NOTICE

NOTICE IS HEREBY GIVEN that the shareholders of **Weitzel Insurance Agency, Inc.**, a Pennsylvania corporation with a registered address of 3117 Chestnut Street, Camp Hill, Cumberland County, PA, is voluntarily dissolving the corporation and is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

David A. Barie, Esquire Barie
Scherer LLC
19 West South Street
Carlisle, PA 17013.

CUMBERLAND COUNTY TAX CLAIM BUREAU
NOTICE OF JUDICIAL TAX SALE

To owners of properties described in this notice and to all persons having tax liens, tax judgements or municipal claims against such properties, notice is hereby given that the TAX CLAIM BUREAU OF CUMBERLAND COUNTY will hold a **JUDICIAL SALE** of the hereinafter listed properties on **JULY 7, 2023, at 10:00 A.M.**, in the 2nd Floor Courtroom of the **CUMBERLAND COUNTY HISTORIC COURTHOUSE, 2 S. HANOVER STREET, CARLISLE, PENNSYLVANIA**. Said properties were previously advertised for Upset Sale in The Patriot-News on July 10, 2022, The Sentinel on July 14, 2022, and the Cumberland Law Journal on July 22, 2022.

Pursuant to The Real Estate Tax Sale Law, 72 P.S. §5860.610 properties will be sold free and clear of all taxes and municipal claims, mortgages, liens, charges, and estate whatsoever kind, except PA ground rents separately taxed as defined in Black's Law Dictionary (4th ed. 1968).

JUDICIAL SALE TERMS AND CONDITIONS

1. **Bidders must register at the Cumberland County Tax Claim Bureau, 2 S. Hanover Street, Room 104 (Historic Courthouse), Carlisle, PA 17013 in person from May 15, 2023, through June 27, 2023, from 8 a.m. to 4:30 p.m., Monday through Friday. Bidders shall be required at time of registration to present identification in the form of a valid driver's license, state identification or birth certificate, fill out an application form and certifying that: (1) they or the party that they represent are not delinquent in paying real estate taxes to any of the taxing districts in the Commonwealth and have no municipal utility bills that are more than one year outstanding anywhere in Pennsylvania; (2) They are not bidding for or acting as an agent for a person who is barred from participating in the sale; (3) That they have not within the three years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, to continue unabated after being convicted of an uncorrected housing code violation and have not either failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property poses a threat to health, safety or property; (4) That they understand that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor or the second degree in violation of 18 P.A.C.S. § 4904 (a); and (5) If the applicant is a business or LLC provide documentation that the signer has the authority to act on behalf of the applicant. Bidders will receive a copy of the terms and conditions of sale and by signing the application shall acknowledge that they received the same. A non-refundable registration fee of \$10.00 will be due upon registering. Forms of payment for registration include cash, money order or check made payable to Cumberland County. Again, applications must be received by close of business on June 27, 2023.**
1. 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 makes no guarantee or warranty whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, or any other matter whatsoever affecting the property. 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.
2. The Judicial Sale price of the property on the day of sale includes all unpaid costs and fees incurred since the property has been in delinquent status plus transfer taxes and recording fees. For realty transfer taxes, fair market value is established by multiplying the current assessment of the property by the common level ratio factor for the year multiplied by 2 percent.
3. An initial bid must equal the fixed Judicial Sale price as announced at the sale for each property. All transactions must be paid by cash in the form of currency of the United States, or certified funds, such as certified check, cashier's check or money order payable to County of Cumberland Tax Claim Bureau, wire transfers and credit/debit cards are not acceptable. Failure to pay the balance immediately following the sale and up to 3:00 p.m. on the day of sale will result in the prohibition of the bidder participating at future tax sales. Any sale of property that is voided by failure to be paid in full by 3:00 p.m. may be offered up again at the next scheduled sale. Any bidder with a cash payment over \$10,000.00 will be required to complete an IRS Form 8300 and return it to the Cumberland County Tax Claim Bureau within 20 days after the sale date.

4. Parcels listed for sale will be removed from the list if the delinquent taxes, cost and interest are satisfied before the property is struck down. Payments 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. An owner or a representative of an owner is forbidden to bid on their own or any property at Judicial Sale.
5. The Tax Claim Bureau will record a deed to the registered bidder. In the event the registered bidder elects to have the deed issued in the name of a nominee or assignee, the registered bidder must provide written and notarized authorization from the nominee or assignee to act as his, her, or its agent. The deed will not contain any warranty of title. Or in the case of a mobile home, a bill of sale will be recorded, in the name of the bidder or bidder's nominee, as stipulated herein. The purchaser will be responsible for transfer of the mobile home title with the PA Department of Motor Vehicles. A tax certification, certifying that all delinquent taxes have been satisfied on the mobile home will be available after distribution of the sale proceeds. Approximately 60 days from the date of Judicial Sale is required before deed/bill of sale will be mailed to the purchaser.
6. If an owner should file exceptions or objections to the sale of a purchased property, it will be the responsibility of the purchaser to defend the validity of the sale or negotiate with the owner for releasing the purchaser's interest. The Tax Claim Bureau may choose to defend the validity of a sale, whether the purchaser does so. The Tax Claim Bureau may choose not to agree to void a sale even if the prior owner and the purchaser have agreed to do so.
7. The Real Estate Tax Law provides that: "There shall be no redemption of any property after the actual sale thereof. (501(c) 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 or existing occupancy 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.
8. It is strongly urged that the prospective purchasers have examination made of the title to the property.
9. Again, all sales will be made under these conditions and will be final. No adjustments will be made after the property is struck down.
10. Any property may be withdrawn from the sale and offered at an adjourned sale to be announced.
11. These terms and conditions may be updated at the option of the Tax Claim Bureau prior to sale.

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

CUMBERLAND COUNTY TAX CLAIM BUREAU
 ONE COURTHOUSE SQUARE, ROOM 104
 CARLISLE, PA 17013
 717.240.6367
 MELISSA F. MIXELL, DIRECTOR
 KEITH O. BRENNEMAN, SOLICITOR

Reputed Owner
 Chynna Smyser & Joshua Arnold &
 Randolph P. Etzweiler

Reputed Owner
 Benjamin Garrett & Diana Kay Garrett
 & Jack Lee Garrett r

Docket/Parcel/VIN
 2023-01938
 21-04-0371-046 TR08797 VIN
 04110663L

Docket/Parcel/VIN
 2023-01842 21-060015-002-TR04110
 VIN 12218729

Property Desc.
 12 Amara Lane Middlesex Twp
 Mobile Home-no land

Property Desc.
 2 Peach Lane Middlesex Twp
 Mobile Home-no land

Approximate Starting Bid
 \$1,000.00

Approximate Starting Bid
 \$780.00

Reputed Owner

Shannon Glendye
& Chontel R. Rhoades

Docket/Parcel/VIN

2023-01844
21-06-0015-002-TR06448
VIN E138151

Property Desc.

11 Peach Lane Middlesex Twp.
Mobile Home-no land

Approximate Starting Bid

\$835.00

Reputed Owner

Angela Ritter
aka Angel Rae Ritter

Docket/Parcel/VIN

E151087
2023-01934
29-15-1243-011 TR05963
VIN 13111072W

Property Desc.

22 Coral Drive North Middleton Twp
Mobile Home-no land

Approximate Starting Bid

\$930.00

Reputed Owner

Hollyann Roth & Daniel Houtz

Docket/Parcel/VIN

2023-01937
21-06-0015-002 TR06918
VIN E151085

Property Desc.

36 Buckeye Lane Middlesex Twp.
Mobile Home-no land

Approximate Starting Bid

\$725.00

Reputed Owner

John Keiter & Connie Keiter
& Jean L. Morrow

Docket/Parcel/VIN

2023-01843
21-06-0015-002 TR06919
VIN E151087

Property Desc.

12 Amara Lane Middlesex Twp
Mobile Home-no land

Approximate Starting Bid

\$820.00

Reputed Owner

Erika Guise

Docket/Parcel/VIN

2023-01933
29-15-1251-056 TR04265 VIN
MY896065

Property Desc.

24 Hidden Noll Rd North Middleton
Twp Mobile Home-no land

Approximate Starting Bid

\$900.00

Reputed Owner

Heather R. Heckman

Docket/Parcel/VIN

2023-01932
36-12-0320-009 TR08196
VIN INDO18699

Property Desc.

174 S.M.E. Shippensburg Twp
Mobile Home-no land

Approximate Starting Bid

\$800.00

Reputed Owner

Delorie Brown

Docket/Parcel/VIN

2023-01931

39-12-0324-010 TR11076

VIN D1223663

Property Desc.

7 Cherokee Drive Southampton Twp.
Mobile Home-no land

Approximate Starting Bid

\$ 1,025.00

Reputed Owner

Rory Stouffer

Docket/Parcel/VIN

2022-04536

43-05-0417-024C TR04329

VIN 44295

Property Desc.

58 Mountain View Ter.
Upper Frankford Twp
Mobile Home-no land

Approximate Starting Bid

\$1,740.00

Reputed Owner

Shirley Stambaugh

Docket/Parcel/VIN

2023-01846

46-10-0620-036

Residential & Lot .73 acre

Property Desc.

3401 Ritner Highway
West Pennsboro Twp.

Approximate Starting Bid

\$830.00

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 June 13, 2023 in Courtroom No.6.

**Hibbard
21-22-0192**

First and Final Account of Harold A. English, Executor for the Estate of Terry J. Hibbard a/k/a Terry James Hibbard, Late of Hampden Township, Cumberland County, Pennsylvania, Deceased.

Harold A. English, Esq.

**Milligan
21-21-1748**

First and Final Account of Jered L. Hock, Executor for the Estate of Mary E. Milligan a/k/a Mary Emma Milligan, Late of Lemoyne Borough, Cumberland County, Pennsylvania, Deceased.

Peter G. Howland, Esq.

NOTICE

Notice is Hereby Given to all Parties Interested that the following Trust Accounts Without 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 June 13, 2023 in Courtroom No.6.

**Augusto
21-12-0975**

First and Final Account of Stephanie M. Ritter and Pamela D. Smith, Co-Guardians, for Helena Martins Augusto, a minor.

James D. Cameron, Esq.

**Bobb
21-11-0608**

First and Interim Account of Farmers and Merchants Trust Company, Trustee, for Derick W. Bobb Guardianship

Thomas A. French, Esq.

**Bobb
21-11-0608**

First and Interim Account of Farmers and Merchants Trust Company, Trustee, for Derick W. Bobb Irrev Tr.

Thomas A. French, Esq.

LCL-PA

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- gambling,
- depression, and
- other emotional or mental health problems.