

ADVANCE SHEET

The Dauphin County Reporter

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Bar Association Page

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The Dauphin County Reporter

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TERMS: Advertisements must be received before 12 o'clock noon on Tuesday of each week at the office of the Dauphin County Reporter, 213 North Front Street, Harrisburg, PA 17101; Telephone: (717) 232-7536, Ext. #4; fax: 717-909-1917 or email: Bridgette@dcba-pa.org. Ads received after this day/time are not guaranteed to be printed until following issue. *Holiday and staff vacation deadlines may vary and can be found on our website and here when appropriate.

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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF JEROME O'LEARY, a/k/a JEROME MICHAEL O'LEARY, late of Lower Paxton Township, Dauphin County, PA (died: December 8, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Matthew O'Leary, 7313 Main Street, Harrisburg, PA 17112

Attorney: Diane S. Baker, Esquire, P.O. Box 6443, Harrisburg, PA 17112-0443
m21-a4

ESTATE OF ROSALIE A. SARFERT a/k/a ROSALIE ANN SARFERT, late of Conewago Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Personal Representatives or attorney, and all persons indebted to the decedent to make payment to the Personal Representatives without delay.

Personal Representatives: Richard A. Sarfert, 131 Banner Way, Boalsburg, PA 16827; Michael A. Sarfert, 59 Stone Run Drive, Mechanicsburg, PA 17050

Attorney: Tye J. Cressman, Esquire, 1500 West College Avenue, State College, PA 16801
m21-a4

ESTATE OF MONTE R. FITTING, late of Swatara Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Christine M. Fitting, 1818 Pine Street, Camp Hill, PA 17011

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front

Street, Harrisburg, PA 17101; 717-234-5600
m21-a4

ESTATE OF RAYMOND WELKER, late of Pillow Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Administratrices or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrices without delay.

Co-Administratrices: Barbara A. Schreffler, 287 Erdman Road, Lykens, PA 17048; Katherine S. Moyer, 367 N. Locust Street, Myerstown, PA 17067

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600
m21-a4

ESTATE OF LINDA MARGARET GRIER, late of Penbrook Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: James Grier, 420 S. Nyes Road, Hummelstown, PA 17036

Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070
m21-a4

ESTATE OF LESLIE M. GLEICHMAN, late of Derry Township, Dauphin County, PA (died: February 20, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Elizabeth G. Johnston, c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033
m21-a4

ESTATE OF JAMES JOEL KENNEDY, late of Williamstown Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Karen Y. Doyle, 345 East Broad Street, Williamstown, PA 17098; Timothy A. Kennedy, 105 East Fifth Street, Williamstown, PA 17098

Attorney: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m21-a4

ESTATE OF FRANCES M. LUTZ, late of Derry Township, Dauphin County, PA (died: February 17, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Frederick C. Lutz, c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 m21-a4

ESTATE OF CRAIG W. ROBERTSON, late of Derry Township, Dauphin County, PA (died: February 18, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Rona B. Robertson c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 m21-a4

ESTATE OF PATRICIA A. MUSSER a/k/a PATRICIA ANN MUSSER, late of Lower Paxton Township, Dauphin County, PA (died: August 15, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Diane M. Stepp, 6400 Taunton Rd., Harrisburg, PA 17111

Attorney: Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 m21-a4

ESTATE OF LAWRENCE D. ULSH, late of Williamstown Borough, Dauphin County, PA (died: February 15, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Eric J. Ulsh, 938 West Market Street, Williamstown, PA 17098

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m21-a4

ESTATE OF PAUL L. FORNEY, JR., a/k/a PAUL L. FORNEY, late of Dauphin County, PA (died: February 11, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Bonnie M. Miller, 1037 Main Street, Harrisburg, PA 17113 m21-a4

ESTATE OF BONNIE E. SHENK, late of Susquehanna Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons

indebted to the decedent to make payment to the Executrix without delay.

Executrix: Deanna K. Shenk, c/o Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011 m21-a4

ESTATE OF DONNA L. LIZOTTE, late of Upper Paxton Township, Dauphin County, PA (died: February 16, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Elizabeth Enders, 79 Sycamore Avenue, Halifax, PA 17032

Attorney: John R. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m21-a4

ESTATE OF JOAN L. WILLIARD, late of Pillow Borough, Dauphin County, PA (died: January 7, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Holly L. Williard (Hassinger), 162 Cooper Road, Hummelstown, PA 17036

Attorney: John R. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m21-a4

ESTATE OF DORIS S. SALTZER a/k/a DORIS STRAUP SALTZER, late of Lower Paxton Township, Dauphin County, PA (died: July 13, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Michael James Saltzer and Laura Elizabeth Saltzer (Cheadle) c/o Robert M. Sebia, Esquire, Elliott Greenleaf, P.C., 925 Harvest Drive, Suite 300, Blue Bell, PA 19422 m21-a4

ESTATE OF MICHELE KLINGER, a/k/a MICHELE JOSETTE KLINGER, late of West Hanover Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Molly Josette Sasa, a/k/a Molly Josette Boris, c/o Zimmerman Law Office, 466 Jonestown Road, Jonestown, PA 17038

Attorney: Caleb J. Zimmerman, Esquire, Zimmerman Law Office, 466 Jonestown Road, Jonestown, PA 17038 m21-a4

ESTATE OF VIRGINIA E. THOMPSON, late of Harrisburg, Dauphin County, PA (died: January 31, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Thomas Thompson, 1522 Terrill Rd., Harrisburg, PA 17109

Attorney: J Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Rd., Etters, PA 17319 m21-a4

ESTATE OF LENNUS S. REED, late of Dauphin Borough, Dauphin County, PA (died: January 15, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Kathy Reed, 1801 Rocky Road, Dauphin, PA 17018

Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

m21-a4

ESTATE OF RICHARD C. FEESE, late of Lykens, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Eric Feese, 3725 Aristes Highway, PO Box 72, Lykens, PA 17920

Attorneys: Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, PA, 17866 m21-a4

ESTATE OF MARGARET W. SHAFFER, late of Londonderry Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Nanette L. Shaffer, c/o Randall K. Miller, Esquire, 659 East Willow Street, Elizabethtown PA 17022

Attorneys: Morgan, Hallgren, Crosswell & Kane, P. C. m21-a4

ESTATE OF LOOMIS J. LOWE a/k/a LOOMIS LOWE, late of Steelton Borough, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Arthur A. Yocum, Jr., 4061 Hay Creek Rd., Morgantown, PA 19543

Attorney: William R. Blumer, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610 m21-a4

SECOND PUBLICATION

ESTATE OF VANCE E. SOUDERS, late of Harrisburg City, Dauphin County, PA (died: December 23, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the

decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kimberly A. Row, 2060 S. Third Street, Steelton, PA 17113

Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050; (717) 730-6260 m14-28

ESTATE OF DELORES B. PARRETT a/k/a DELORES BEVERLY PARRETT, late of Lower Paxton Township, Dauphin County, PA (died: February 7, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Douglas Tobias, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

m14-28

ESTATE OF MARY ANN WALTON, late of Dauphin County, PA (died: February 16, 2023)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Sarah Caroline Bragan, 5 Mathewson Terrace, Factoryville, PA 18419

Attorney: Ronald L. Finck, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 m14-28

ESTATE OF JOAN M. GRIFFITHS, late of Halifax Township, Dauphin County, PA (died: February 1, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Nicole M. Henninger, 3675
Powells Valley Road, Halifax, PA 17032

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethville, PA 17023 m14-28

**ESTATE OF CYNTHIA L. KAHLER
a/k/a CYNTHIA LOU KAHLER**, late of
Gratz Borough, Dauphin County, PA
(died: February 3, 2025)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Co-Executrices or attorney, and all
persons indebted to the decedent to
make payment to the Co-Executrices
without delay.

Co-Executrices: Jamie L. Marberger,
151 Simon Boulevard, Elizabethville, PA
17023; Janelle M. Miller, 420 Spruce
Street, P.O. Box 342, Gratz, PA 17030

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethville, PA 17023 m14-28

ESTATE OF KATHLEEN ANN GREEN,
late of Conewago Township, Dauphin
County, PA (died: December 30, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Co-Executors or attorney, and all persons
indebted to the decedent to make
payment to the Co-Executors without
delay.

Co-Executors: Martin Levering Green,
III, 2111 Harbor Drive, Lake Ridge, VA
22192-2201; Rachael Denine Green,
9009 Greenwood Avenue N., APT 506,
Seattle, WA 98103 m14-28

THIRD PUBLICATION

**ESTATE OF ROMAYNE F. LEEDY
a/k/a ROMAYNE FIRST LEEDY**, late of
Lower Swatara Township, Dauphin
County, PA

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executrix or attorney, and all persons
indebted to the decedent to make
payment to the Executrix without delay.

Executrix: Candice M. Baker, 134
Forest Circle, Palmyra, PA 17078

Attorney: Susan H. Confair, Esquire,
SMIGEL, ANDERSON & SACKS, LLP, 4431
North Front Street, Third Floor,
Harrisburg, PA 17110 m7-21

**ESTATE OF LINDA K. FERREE a/k/a
LINDA KAY FERREE**, late of Derry
Township, Dauphin County, PA (died:
June 18, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executor or attorney, and all persons
indebted to the decedent to make
payment to the Executor without delay.

Executor: Gregory J. Ferree, 412
Havana Avenue, Egg Harbor City, NJ
08215

Attorney: Gary J. Imblum, Esquire,
Imblum Law Offices PC, 4615 Derry St.,
Harrisburg, PA 17111 m7-21

ESTATE OF HELEN M. FAWBER, late
of Middle Township, Dauphin County, PA

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Personal Representative or attorney, and
all persons indebted to the decedent to
make payment to the Personal
Representative without delay.

Personal Representative: Christopher
W. Anderson, 265 Clark Street, Lemoyne,
PA 17043

Attorney: Andrew S. Withers, Esquire
Etzweiler and Withers, LLC, 105 N. Front
Street, Harrisburg, PA 17101; (717) 234-
5600 m7-21

ESTATE OF YIGAL ELYADIN, late of
Harrisburg, Dauphin County, PA (died:
December 14, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executor or attorney, and all persons
indebted to the decedent to make
payment to the Executor without delay.

Executor: Richard Micholwitz, 1705 Fox
Hunt Lane, Harrisburg, PA 17110

Attorney: Rosemarie Gavin-Casner, Esquire, Gavin Casner Law, 3600 Trindle Road, Suite 102, Camp Hill, PA 17011
m7-21

ESTATE OF SHAWN L. PRICE, late of Harrisburg City, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Debra R. Price, c/o Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011
m7-21

ESTATE OF GERALD R. WATTS, late of Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Thomas Campbell c/o Reed Law, 4303 Derry Street, Harrisburg, PA 17111
m7-21

ESTATE OF ERIKA H. GROFF, late of Derry Township., Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Alex W. Groff, c/o Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078
m7-21

ESATE OF CECELIA K. ULRICH, a/k/a CECELIA KAY ULRICH, late of West Hanover Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all

persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Mark A. Lilley, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: Kevin D. Dolan, Esquire
m7-21

ESTATE OF HARRY F.J. UBERROTH, JR. a/k/a HARRY FRANK JOHN UBERROTH, JR., late of Derry Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Scott D. Uberroth, c/o Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078
m7-21

ESTATE OF JAMES EUGENE GOOD, late of Susquehanna Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Megan G. Good, c/o Kevin M. Richards, Esquire, P.O. Box 1140, Lebanon, PA 17042-1140
m7-21

ESTATE OF ELAINE M. KALENEVITCH, late of Derry Township, Dauphin County, PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Keith D. Wagner, c/o Jeremy D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078

Attorney: Jeremy D. Wagner, Esquire,
P. O. Box 323, Palmyra, PA 17078 m7-21

ESTATE OF ANTHONY BERTONI, late
of Lower Paxton Township, Dauphin
County, PA (died: January 27, 2025)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executrix or attorney, and all persons
indebted to the decedent to make
payment to the Executrix without delay.

Executrix: Angela M. Bertoni, c/o
Bruce J. Warshawsky, Esquire,
Cunningham, Chernicoff & Warshawsky,
P.C., P.O. Box 60457, Harrisburg, PA
17106-0457 m7-21

ESTATE OF WALTER K. MORRIS, late
of Derry Township, Dauphin County, PA
(died: November 13, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executrix or attorney, and all persons
indebted to the decedent to make
payment to the Executrix without delay.

Executrix: Jane L. Morris, c/o
Pannebaker & Mohr, P.C., 4000 Vine St.,
Suite 101, Middletown, PA 17057

Attorney: Kendra A. Mohr, Esquire,
Pannebaker & Mohr, P.C., 4000 Vine St.,
Suite 101, Middletown, PA 17057

m7-21

ESTATE OF DAVID L. TITUS, late of
Middletown, Dauphin County, PA (died:
November, 7, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Co-Executrices or attorney, and all
persons indebted to the decedent to
make payment to the Co-Executrices
without delay.

Co-Executrices: Melissa M. Lyons
(Titus) and Melanie E. Titus

Attorney: David C. Miller, Jr., Esquire,
1846 Bonnie Blue Lane, Middletown, PA
17057; (717) 939-9806;

davidcmillerjr@proton.me m7-21

ESTATE OF ROSEMARY BUTLER, late
of Derry Township, Dauphin County, PA
(died: January 27, 2024)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executrix or attorney, and all persons
indebted to the decedent to make
payment to the Executrix without delay.

Executrix: Sue Ellen Angelo, 2591
Warren Rd., Indiana, PA 15701

Attorney: A. Mark Winter, Esquire,
JSDC Law Offices, 11 East Chocolate
Avenue, Suite 300, Hershey, PA 17033;
(717) 533-3280 m7-21

ESTATE OF SAMUEL A. KLINGER,
late of Upper Paxton Township, Dauphin
County, PA

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Co-Executors or attorney, and all persons
indebted to the decedent to make
payment to the Co-Executors without
delay.

Co-Executors: Russell E. Klinger, 119
Sunset Drive, Lykens, PA 17048; Malinda
S. Patton, 464 Main Street, Lykens, PA
17048

Attorney: Gregory M. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethtown, PA 17023 m7-21

**ESTATE OF CATHY J.
UNDERKOFFLER**, late of Wiconisco
Township, Dauphin County, PA (died:
January 2, 2025)

The Register of Wills has granted
Letters on the Estate of the Decedent.
Notice is hereby given to request all
persons having claims against the
decedent to make known the same to the
Executrix or attorney, and all persons
indebted to the decedent to make
payment to the Executrix without delay.

Executrix: Stacy Lee Snyder, 2750
Tara Lane, York, PA 17408

Attorney: Terrence J. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethtown, PA 17023 m7-21

ESTATE OF GERALDINE M. REIDER, late of Susquehanna Township, Dauphin County, PA (died: January 13, 2025)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Susan M. Reider, 36 Mountain St., Camden, ME 04843

Attorney: Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 m7-21

ESTATE OF ELIZABETH J. WALSH a/k/a ELIZABETH WALSH, late of South Hanover Township, Dauphin County, PA (died: October 31, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Karen E. Walsh, 444 N. Spring St., Middletown, PA 17057

Attorney: Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., Harrisburg, PA 17110 m7-21

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN **Cole Schotz P.C.**, a foreign business corporation incorporated under the laws of New Jersey, with its princ. office located at Court Plaza North, 25 Main St., Hackensack, NJ 07601-7015, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is Court Plaza North, 25 Main St., Hackensack, NJ 07601-7015. The commercial registered office provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 7, 2025, for a foreign corporation with a registered address in the State of Pennsylvania as follows: **RABONA CORPORATION** c/o United Corporate Services, Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office is 112 W 34th St., New York, NY 10120

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988 as amended. m21

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/4/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **INIZIO EVOKE INC** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office is 800 Township Line Road, Suite 300, Yardley, PA 19067. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. m21

NOTICE IS HEREBY GIVEN that **MEG Energy (U.S.) Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority/Foreign Registration in Pennsylvania on 3/26/2013, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 21st Floor, 600-3rd Avenue SW, Calgary, AB, Canada T2P 0G5.

Its last registered office in this Commonwealth was located at: c/o Capitol Corporate Services, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. m21

NOTICE IS HEREBY GIVEN that **BMT Commercial USA, Inc.**, a foreign corporation formed under the laws of the State of Texas where its principal office is located at 6639 Theall Rd., Houston, TX 77066, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/6/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Pumpco Energy Services, Inc.**, a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1001 Louisiana Street, Suite 2900, Houston TX 77002 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. m21

NOTICE IS HEREBY GIVEN **Maverick Software Consulting, Inc.**, a foreign corporation formed under the laws of the State of Minnesota where its principal office is located at 4213 Inverness Way, Denton, TX 76210, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/20/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN **BNL Enterprises, Inc.**, a foreign business corporation incorporated under the laws of New Jersey, with its princ. office located at 11 Timber Ln., Marlboro, NJ 07746, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. Fictitious Name: BNL School Pictures, Inc. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed

for venue and official publication purposes to be located in Dauphin County. m21

NOTIC IS HEREBY GIVRN **Elite Warranty Inc.**, a foreign business corporation incorporated under the laws of Utah, with its princ. office located at 382 E. 400 S, SW Garden Court, Springville, UT 84663, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN **Sattler Americas Incorporated**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 447 Main St., Hudson, NC 28638-2329, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN that **Best Sanitizers, Inc.**, a foreign corporation formed under the laws of the State of California where its principal office is located at 310 Providence Mine Rd., Ste. 120, Nevada City, CA 95959, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/4/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/6/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as

follows: **Golden Hour Games, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 1900 Camden Avenue, Suite 101, San Jose, CA 95124. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. m21

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 3/11/2025, for: **THREEDDDS INC.** having a registered office address of: c/o Cogency Global Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. m21

NOTICE IS HEREBY GIVEN **MC2 USA, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 391B Transpoint Dr., Dupon, IL 62239, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/10/25, under the provisions of Chapter 4 of the Association Transactions Act. m21

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Indus Corporation**, a corporation incorporated under the laws of the State of Virginia intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 3475 E Foothill Blvd., Pasadena, CA 91107-6024 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. m21

NOTICE IS HEREBY GIVEN that **Essentra Holdings Corp.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 2 Westbrook Corporate Center, Ste. 200, Westchester, IL 60154, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on

2/7/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin. m21

NOTICE IS HEREBY GIVEN that **Essentra Components Inc.**, a foreign corporation formed under the laws of the State of Illinois and its principal office is located at 2 Westbrook Corporate Center, Ste. 200, Westchester, IL 60154, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/5/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin. m21

NOTICE IS HEREBY GIVEN that **Scootaround, Inc.**, a foreign corporation formed under the laws of the State of Florida where its principal office is located at 7703 Kingspoint Pkwy, Ste. 400, Orlando, FL 32819, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/10/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN **TX Safehaven Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 8581 Santa Monica Blvd. #160 West, Hollywood, CA 90069-4120. The Commercial Registered Office provider is Paracorp Incorporated in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m21

NOTICE IS HEREBY GIVEN **AURATE INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal

office under the laws of its jurisdiction is 40 West 57th Street, Suite 2030, New York, NY 10019. The Commercial Registered Office provider is Paracorp Incorporated in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m21

NOTICE IS HEREBY GIVEN **FBG Enterprises Holdco, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 95 Morton St., Fl. 4, New York, NY 10014-3455, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

NOTICE IS HEREBY GIVEN **Lumina Products, Inc.**, a foreign corporation with a commercial registered office provider in care of Capitol Corporate Services, Inc. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 28 Clifton Ave., Asheville, NC 28806. This shall serve as official notice to creditors and taxing authorities. m21

NOTICE IS HEREBY GIVEN **iThrive Games Foundation**, a foreign corporation with a former commercial registered office provider in care of Capitol Corporate Services, Inc. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 1161 Boylston St., Newton, MA 02464. This shall serve as official notice to creditors and taxing authorities. m21

NOTICE IS HEREBY GIVEN **Irwin Reich M. D. Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 1013 Harbor Blvd., Ste. 72, Oxnard, CA 93035. The Commercial Registered Office provider is eResidentAgent, Inc. in Dauphin county. The Corporation is filed

in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m21

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 14, 2025, for a foreign corporation with a registered address in the State of Pennsylvania as follows: **Highland Tank Holdings, Inc Doing Business As Highland Tank Holdings PA, Inc. c/o United Corporate Services, Inc.**

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 1 Highland Road, Stoystown, PA 15563.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988 as amended. m21

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Lutheran Trust, Inc.**, a corporation incorporated under the laws of the State of Missouri intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1500 Wall St., St. Charles, MO 63303 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. m21

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Bevilacqua Research Corporation**, a corporation incorporated under the laws of the State of Alabama intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 5000 Bradford Dr. NW, Ste. B3, Huntsville, AL 35805, and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. m21

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **AIG Commercial Equipment Finance, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County,

intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m21

NOTICE IS HEREBY GIVEN **Mark Anthony Brands Inc.**, a foreign business corporation incorporated under the laws of Washington, with its princ. office located at 167 N Green St., Ste. 600A, Chicago, IL 60607, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. m21

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Southwest Funding, LP, 13150 Coit Rd., Ste. 100, Dallas, TX 75240 to carry on business in Dauphin County, Pennsylvania under the assumed name or fictitious name, style or designation of **5th Generation Mortgage** with an address of 13150 Coit Rd., Ste. 100, Dallas, TX 75240. Said registration was filed on 3/7/25. m21

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Southwest Funding, LP, 13150 Coit Rd., Ste. 100, Dallas, TX 75240 to carry on business in Dauphin County, Pennsylvania under the assumed name or fictitious name, style or designation of **SW Funding** with an address of 13150 Coit Rd., Ste. 100, Dallas, TX 75240. Said registration was filed on 3/7/25. m21

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Southwest Funding, LP, 13150 Coit Rd., Ste. 100, Dallas, TX 75240 to carry on business in

Dauphin County, Pennsylvania under the assumed name or fictitious name, style or designation of **Core Values Mortgage** with an address of 13150 Coit Rd., Ste. 100, Dallas, TX 75240. Said registration was filed on 3/7/25. m21

MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY, PENNSYLVANIA

NO. 2024-CV-03375

**CIVIL ACTION
MORTGAGE FORECLOSURE ACTION**

**BELCO COMMUNITY CREDIT UNION,
PLAINTIFF**

VS.

**ESTATE OF RANDALL L. THOMAS,
DECEASED, AND ANY AND ALL
UNKNOWN HEIRS, SUCCESSORS IN
INTEREST, AND PARTIES HOLDING
INTEREST OR RIGHT TO TITLE IN
THE ESTATE OF RANDALL L.
THOMAS, DECEASED, DEFENDANTS**

NOTICE

TO: ESTATE OF RANDALL L. THOMAS, DECEASED, AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS IN INTEREST, AND PARTIES HOLDING INTEREST OR RIGHT TO TITLE IN THE ESTATE OF RANDALL L. THOMAS, DECEASED, Defendants:

YOU ARE NOTIFIED that on March 13, 2025, Plaintiff, BELCO COMMUNITY CREDIT UNION, filed a Motion to Reassess Damages and Motion for Permission to Continue Sheriff Sale against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to 2024-CV-03375, wherein Plaintiff seeks to foreclose on and sell the real property known as 1917 N 2nd Street, Harrisburg, Pennsylvania 17102.

The Court by Order dated May 16th, 2024, ordered service of this legal action served upon you as provided by Pa.R.Civ.P. 430.

YOU ARE HEREBY NOTIFIED to plead to the above-referenced Complaint on or before 20 DAYS from the date of this publication or Judgment will be entered against you.

NOTICE

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

DAUPHIN COUNTY
LAWYER REFERRAL SERVICE
213 North Front Street
Harrisburg, PA 17101
(717) 232-7536

David W. Park, Esquire
Kailey E. Elrod, Esquire
MARTSON LAW OFFICES
10 East High Street
Carlisle, PA 17013
(717) 243-3341

m21

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

NO. 2025-CV-00864

CIVIL ACTION – EJECTMENT

**HENRY LEE MILLER, PLAINTIFF
VS.
DOREEN THOMAS, DEFENDANT**

TO: DOREEN THOMAS

YOU ARE HEREBY NOTIFIED that on March 18, 2025, Plaintiff filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas, Dauphin County, Pennsylvania, at Case #2025-CV-00864. Pursuant to Court Order dated March 11, 2025, service of the legal action is served

upon you as provided by Pa. R.Civ. P. 430.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or Judgment may be entered against you.

NOTICE

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

DAUPHIN COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
213 North Front Street
Harrisburg, PA 17101

(717) 232-7536
m21

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

NO. 2025-CV-755

CIVIL ACTION - LAW - EJECTMENT

**PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF
VS.**

LIEN K. VOONG, DEFENDANT

TO: LIEN K. VOONG, DEFENDANT

YOU ARE HEREBY NOTIFIED that on 1/30/25, Plaintiff filed a Complaint in Ejectment with a Notice to Defend, against you in the Court of Common Pleas of Dauphin County, PA, docketed to

No. 2025-CV-755, wherein Plaintiff seeks possession of its property located at 1500 State St., Harrisburg, PA 17103.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Dauphin County Lawyer Referral Service
213 N. Front St.
Harrisburg PA 17101
717-232-7536

Leon P. Haller, Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
717-234-4178

m21

NAME CHANGE
NOTICES

**IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY
PENNSYLVANIA**

DOCKET NO: 2025-CV-1742-NC

**PETITION FOR
MINOR CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on March 3, 2025 the Petition of Ciera M. Bruce & John Edwards on behalf of minor child S.M.B. was filed in the above-named court, requesting a decree to change minor child's name from **S.M.B.** to **C.M.E.**

The Court has fixed Monday, April 14, 2025 at 9:00 a.m. in Courtroom 12, 7th Floor, Juvenile Justice Center, 25 South Front Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. m21

**IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY
PENNSYLVANIA**

DOCKET NO: 2025-CV-817-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on January 31, 2025 the Petition of John Patrick Connolly was filed in the above-named court, requesting a decree to change his name from **John Patrick Connolly** to **John Patrick Connolly III**.

The Court has fixed Monday, May 12, 2025 at 9:00 a.m. in Courtroom 12, 7th Floor, Juvenile Justice Center, 25 South Front Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. m21

Advertisements appearing for First Time

Miscellaneous Notices

SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, April 17, at 10:00 A.M., the following real estate, to wit:

**SALE NO. 2
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$76,383.54**

ALL THAT CERTAIN lot or parcel of land, situate in the City of Middletown, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN real property situated in the County of Dauphin, Commonwealth of PA, described as follows:

THE FOLLOWING described real property in the City of Middletown, County of Dauphin, Commonwealth of PA, described as:

ALL THAT CERTAIN unexpired leasehold or term of years in and to all that certain tract or parcel of ground situate in the Borough of Middletown, Dauphin County, Commonwealth of Pennsylvania, together with the improvements thereon erected, more particularly bounded and described as follows and according to a survey thereof prepared by D.P. Raffensperger, Registered Engineer, dated December 31, 1951:

BEGINNING at a point on the western side of Vine Street on the dividing line between Lots Nos. 6 and 7, Block "S", on Plan of Lots hereinafter referred to; thence westwardly along said dividing line, one hundred eighteen and ninety-eight one hundredths (118.98) feet to a point on the dividing line between Lots Nos. 5 and 6, Block "S", on said Plan; thence northwardly along said dividing line sixty (60) feet to a point on the southern side of Ridge Avenue; thence eastwardly along the same, one hundred one and twenty-four one hundredths (101.24) feet to a point; thence following the arc or curve leading from Ridge Avenue into Vine Street, forty-seven and five tenths (47.5) feet to a point on the western side of Vine Street; thence southwardly along the same, twenty-eight and thirty-four one-hundredths

(28.34) feet to a point, the place of BEGINNING.

BEING Lot No. 6, Block "S", on revised Plan of a part of Oak Hills Addition No. 1, recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "O", Page 97.

BEING known and numbered as 921 Vine Street, Middletown, PA 17057.

WITH all improvements erected thereon.

PARCEL NO.: 42-017-034-000-0000

BEING the same property conveyed to Virginia L. Germak, an unmarried woman who acquired leasehold interest by virtue of a leasehold assignment indenture from Adam J. Germak, an unmarried man and Virginia L. Germak, an unmarried woman, dated February 9, 2022, recorded March 3, 2022, as Instrument Number 20220007011, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements exceptions reservations, restrictions, right of way, covenants and conditions as contained in prior instruments of record:

SEIZED AND TAKEN in execution as the property of Virginia L. Germak, an unmarried woman, Mortgages herein, under Judgment No. 2024-CV-04443

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of Dauphin County, Pennsylvania on a date specified by the sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 3
LOIS M. VITTI, ESQUIRE
JUDGMENT AMOUNT: \$88,950.25**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE CITY OF

Advertisements appearing for First Time

Miscellaneous Notices

HARRISBURG, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF TWENTY-THIRD AND BROOKWOOD STREETS; THENCE WESTWARDLY ALONG THE SOUTHERN LINE OF BROOKWOOD STREET, ONE HUNDRED FIFTEEN (115) FEET TO GOODYEAR STREET; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERN LINE OF GOODYEAR STREET, TWENTY (20) FEET TO A POINT AT LINE OF LAND CONVEYED TO W. ALBERT AND MARY M. BRUNNER; THENCE IN A EASTERLY DIRECTION, PARALLEL WITH BROOKWOOD STREET, AND ALONG SAID BRUNNER LAND, ONE HUNDRED FIFTEEN (115) FEET TO TWENTY-THIRD STREET; THENCE NORTHWARDLY ALONG THE WESTERN LINE OF TWENTY-THIRD STREET, TWENTY (20) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 59 OF BLOCK "D" ON A PLAN OF LOTS AS LAID OUT BY DUNKLE AND EWING, KNOWN AS EAST END PLAN NO. 9, AND RECORDED IN THE RECORDER'S OFFICE OF DAUPHIN COUNTY, PA, IN PLAN BOOK "B", PAGE 62.

UNDER AND SUBJECT TO THE SAME RIGHTS, PRIVILEGES, AGREEMENTS, RIGHTS-OF-WAY, EASEMENTS, CONDITIONS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS AS EXIST BY VIRTUE OF PRIOR RECORDED INSTRUMENTS, PLANS, DEEDS OF CONVEYANCES, OR VISIBLE ON GROUND.

TAX PARCEL # 13.-059-020

PREMISES BEING: 600 SOUTH 23RD STREET, HARRISBURG, PA 17104.

BEING THE SAME PREMISES WHICH DEBBY L. COMPLESE, BY HER DEED DATED JULY 17, 2014 AND RECORDED ON JULY 30, 2014 IN THE OFFICE OF THE RECORDER OF DEEDS OF DAUPHIN COUNTY IN INSTRUMENT NO. 20140018016, GRANTED AND CONVEYED UNTO STEPHANIE M. WRIGHT.

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD AS THE PROPERTY OF STEPHANIE M. WRIGHT, AT THE SUIT OF PENNSYLVANIA HOUSING FINANCE AGENCY VS STEPHANIE M. WRIGHT, JUDGMENT NO. 2024 CV 431.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 4
MEREDITH H. WOOTERS, ESQUIRE
JUDGEMENT AMOUNT: \$249,171.49**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Susquehanna, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements, situated in Susquehanna Township, Dauphin County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Park Road (50.00 feet wide), said point being located at the southeastern corner of Lot No. 29; then along the eastern boundary line of Lot No. 29, and through a 25.00-foot-wide stormwater easement, north 22 degrees, 19 minutes, 34 seconds west, for a distance of 135.00 feet, to a point in line of lands now or formerly of Walter, Nisley and Walter, Inc.; then along said lands of Walter, Nisley and Walter, Inc. and said 25.00 foot wide stormwater easement, north 67 degrees, 41 minutes, 46 seconds east, for a distance of 75.00 feet, to a point in line of said lands of Walter, Nisley and Walter, Inc.; then along said lands of Walter, Nisley and Walter, Inc. and along the western boundary line of Lot No. 31, and through said stormwater easement, south 22 degrees, 19 minutes, 34 seconds east, for a distance of 135.00 feet, to a point along the northern right-of-way line of Park Road (50.00 feet wide); then along said northern right-of-way line of Park Road, south 67 degrees, 41 minutes, 46 seconds west, for a distance of 75.00 feet, to a point and the place of BEGINNING.

CONTAINING THEREIN 10,125 square feet and being Lot No. 30 on the Preliminary/Final Land Development Plan for Latshmere Hills, recorded in Dauphin County Plan Book F, Volume 8, Pages 87 through 90.

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BEING known and numbered as 3204 Park Road, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 62-043-127-000-0000

BEING the same property conveyed to Sieta L. Achampong and Anthony Achampong, Jr. who acquired title by virtue of a deed from Relo Direct, Inc., a South Carolina corporation, dated August 21, 2006, recorded October 24, 2006, as Instrument Number 20060043869, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements exceptions reservations, restrictions, right of way, covenants and conditions as contained in prior instruments of record:

SEIZED AND TAKEN in execution as the property of Sieta L. Achampong and Anthony Achampong, Jr., Mortgagors herein, under Judgment No. 2024-CV-04031

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of Dauphin County, Pennsylvania on a date specified by the sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5
CIERRA MENDEZ, ESQUIRE
JUDGMENT AMOUNT: \$147,299.16
CASE NUMBER: 2024-CV-03543

ALL THAT CERTAIN premises known as Lot Nos. 16 and 17 of Block "C" Plan of Maple Crest Manor, dated May 1941 and recorded in the Recorder of Deeds of Dauphin County on Wall File No. 4 situate in the Township of Lower Paxton, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern side of Pine Street at the western boundary line of Lot No. 18; thence southerly along the western line of said Lot No. 18 a distance of 150 feet to the northern line of Lot No. 14; thence westerly along the northern line of Lot Nos. 14 and 13 a distance of 60 feet to the eastern line of Lot No. 15; thence northerly along the eastern line of said Lot No. 15 a distance of 150 feet to the southern side of Pine Street; thence easterly along the southern line of Pine Street a distance of 60 feet to the western line of Lot No. 18, the place of BEGINNING.

BEING the same premises which Jude Blascovich, Administrator of the Estate of Regina L. Blascovich, deceased, by deed dated May 31, 2000 and recorded June 6, 2000 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book 3691, Page 338, granted and conveyed unto Shannon L. Vella, an adult individual, the Grantor herein. The said Shannon L. Vella has since married and her husband, Giampiero Vella, joins in the signing of this deed to release any marital interest in said property.

BEING KNOWN AS: 6111 PINE STREET, HARRISBURG, PA 17112-1850

PROPERTY ID: 35-018-224-000-0000

TITLE TO SAID PREMISES IS VESTED IN NICODEMO FAZZOLARI, A MARRIED PERSON BY DEED FROM SHANNON L. VELLA AND GIAMPIERO VELLA, HER HUSBAND DATED 10/28/2005 RECORDED 11/01/2005 IN BOOK NO. 6258 PAGE 336

SEIZED AND SOLD as the property of Nicodemo Fazzolari under judgment #2024-CV-03543

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$63,834.96

ALL THAT CERTAIN tract of land with the improvements thereon erected situate on the southeastern side of Mercer Street, 13th Ward of the City of

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Harrisburg, Dauphin County, Pennsylvania, being more fully bounded and described in accordance with a plan of survey by Gerrit J. Betz and Associates, Inc., Engineers and Surveyors, dated March 28, 1978 and bearing drawing No. 78184, as follows, to wit:

BEGINNING at a drill hole located on the southeastern side of Mercer Street, (50.00 feet wide right-of-way) and a corner of land now or formerly of George L. Spare; said drill hole being measured 171.50 feet from the southeast corner of Mercer Street and Hatton Street; thence extending from said beginning drill hole and measured along the southeastern side of Mercer Street, north 65 degrees, 00 minutes east, 16.25 feet to a drill hole at a corner of land now or formerly of Robert A. Shutt, Sr.; thence extending along line of same and passing through a dwelling division wall, south 25 degrees, 00 minutes east, 92.0 feet to a hub at a corner of land now or formerly of Albert C. Beard; thence extending along same, south 65 degrees, 00 minutes west, 16.25 feet to a hub at a corner of land now or formerly of George L. Spare; thence extending along same and passing through a dwelling division wall, north 25 degrees, 00 minutes west, 92.0 feet to the first mentioned drill hole, and place of BEGINNING.

BEING known and numbered as 2437 Mercer Street, City of Harrisburg, Dauphin County, Pennsylvania.

BEING THE SAME PREMISES which Colleen L. McGowan, f/k/a Colleen L. Teamor, a married woman by her deed dated February 3, 1999 and recorded in the Dauphin County Recorder of Deeds Office granted and conveyed unto Dale Q. Keister and Kay L. Keister, husband and wife.

TAX PARCEL: 13-047-048

PREMISES BEING: 2437 Mercer Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Dale Q. Keister and Kay L. Keister under judgment #2017-CV-3860

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

**CHRISTOPHER DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$185,175.45**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Jefferson, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin on the eastern line of land now or formerly of Irvin G. Snyder, Jr. at the southwest corner of land now or formerly of Dean H. and Dorothy A. Osman, thence along land now or formerly of Dean H. and Dorothy H. and Dorothy A. Osman on a course on a course and distance of north seventy-two degrees, fifty-five minutes, forty-three seconds east (N 72-55-43 E) four hundred ninety-two and twenty-four hundredths (492.24) feet to an iron pin: thence along land now or formerly of Charles I. And Shirley I. Witmer, Sr. on courses and distances of south twenty degrees, four minutes, seventeen seconds east (S 20-04-17 E) one hundred fifty and twenty hundredths (150.20) feet to an iron pin, and north seventy-two degrees, fifty-five minutes, forty-three seconds east (N 72-55-43 E) two hundred nine and twenty-eight hundredths (209.28) feet to an iron pin; thence along land now or formerly of Charles C. and Fern A. Witmer on a course and distance of south sixty-eight degrees, fifty-nine minutes, seven seconds west (S 68-59-07 W) four hundred forty-one and sixty-seven hundredths (441.67) feet to an iron pin; thence along land now or formerly of Ira W. and Minnie Peterson on a course and distance of south seventy-six degrees, thirty minutes, nineteen seconds west (S 76-30-19 W) two hundred ninety and forty hundredths (290.40) feet to an iron pin; thence along land now or formerly of Irvin G. Snyder, Jr. on a course and distance of north thirteen degrees, twenty-nine minutes, forty-one seconds west (N 13-29-41 W) three hundred thirty-seven and ninety-one hundredths (337.91) feet to the point of BEGINNING, CONTAINING therein an area of 214,730.56 square feet or 4.930 acres having thereon erected a frame dwelling and various outbuildings.

PARCEL #: 33-009-021

FOR INFORMATIONAL PURPOSES ONLY: Being known as 575 Carsonville Road, Halifax, PA 17032

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BEING THE SAME PREMISES which Daniel G. Wittmer, Sr., by deed dated June 22, 2004 and recorded July 2, 2004 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 5575, Page 305 granted and conveyed unto Daniel G. Witmer, Sr. and Donna Witmer in fee.

SEIZED AND SOLD as the property of Donna Witmer and Daniel G. Witmer, Sr. under judgment number 2023-CV-06753

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 9
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$270,357.03**

ALL THAT CERTAIN piece or parcel of land situate in the 5th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Boas Street, sixty (60) feet westward from Green (formerly 2 ½) Street; thence along Boas Street westwardly twenty (20) feet to land now or late of Henry Fells; thence by said land parallel with Green Street ninety-five and one-half (95 ½) feet, more or less, to land now or late of Henry Gregory; thence eastwardly by said Gregory land twenty (20) feet to land now or late of G.W. Meily; thence southwardly by land of Meily and others ninety-five and one-half (95 ½) feet, more or less to the place of BEGINNING.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may

be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A TWO AND ONE-HALF STORY FRAME AND STUCCO SINGLE DWELLING KNOWN AND NUMBERED AS: 228 BOAS STREET, HARRISBURG, PA 17102

PARCEL#: 05-019-031-000-0000

BEING THE SAME PREMISES WHICH Eric J. Miller, by deed dated August 24, 2022 and recorded August 26, 2022 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, at Instrument No. 2022-0025994, granted and conveyed unto Ako C. Afolabi a/k/a Ako Crosby Afolabi and Rashana Grant.

TO BE SOLD AS THE PROPERTY OF AKO CROSBY AFOLABI A/K/A AKO C. AFOLABI AND RASHANA GRANT under Judgment No. 2024-CV-05549

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 10
CHELSEA A. NIXON, ESQUIRE
JUDGMENT AMOUNT: \$134,367.44**

ALL THAT CERTAIN Unit, being Unit No. 4518 (the Unit), of Waverly Woods I, a Condominium (the Condominium), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Waverly Woods I, a Condominium (the Declaration of Condominium) and Declaration Plats and Plans recorded in the Office of the Dauphin County Recorder of Deeds in Record Book 3381, Page 68, together with any and all amendments thereto.

TOGETHER with the undivided percentage interest in the Common Elements appurtenant to the Unit as more particularly set forth in the aforesaid Declaration of Condominium, as last amended.

TOGETHER with the right to use the Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans, as last amended.

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UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the aforesaid Office, the aforesaid Declaration of Condominium and matters which a physical inspection and survey of the Unit and Common Elements would disclose.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for maintenance, repairs, replacements and other expenses in connection with the Common Elements, and the Limited Common Elements appurtenant to said Unit, as may be assessed against him, her, them, it or said Unit, from time to time by the Executive Board of the Waverly Woods I Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407 (c) of said Uniform Condominium Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

TAX PARCEL NO. 62-081-043-000-0000

PREMISES BEING: 4518 N. Progress Avenue, Harrisburg, Pennsylvania 17110 BEING the same premises which Chad Cohle and Gabriella Cohle f/k/a Gabriella Bollana, husband and wife by deed dated November 17, 2017 and recorded November 21, 2017 in Instrument Number 20170030774, granted and conveyed unto Ashley D. Martin.

SEIZED AND SOLD as the property of Ashley D. Martin under judgment 2024-CV-02431

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

JAMES A. BEEBE, ESQUIRE

JUDGMENT AMOUNT \$561,933.95

ALL THAT CERTAIN tract or parcel of land and premises situate, lying, and being in the Township of Reed, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, said point being eight hundred seventy-two and sixty-five hundredths (872.65) feet, southwest of the corner of land now or formerly of Paul Daniels as measured along Traffic Route No. 147; thence south seventy-seven (77) degrees, six (6) minutes, twenty (20) seconds west, along and through the center line of Pennsylvania Traffic Route 147, one hundred seventeen and twenty-six hundredths (117.26) feet to a point; thence south seventy-seven (77) degrees, forty (40) minutes, zero (00) seconds west along and through the center line of Pennsylvania Traffic Route 147, one hundred twenty-three and seventy-hundredths (123.70) feet to a point; thence north eighty-four (84) degrees, twelve (12) minutes, zero (00) seconds west, one thousand three hundred twenty-two and ninety-hundredths (1,322.90) feet to a point; thence north one (1) degree, two (02) minutes, forty (40) seconds west, one thousand two hundred eighty-one and twenty hundredths (1,281.20) feet to a point; thence south seventy-three (73) degrees, forty-nine (49) minutes, fifty (50) seconds east, one thousand four hundred eighty-four and sixty-six hundredths (1,484.66) feet to a point; thence south seven (7) degrees, forty-eight (48) minutes, twenty-eight (28) seconds east, three hundred sixty-five and ninety-three hundredths (365.93) feet to a point of the beginning of an arc to the left with a radius of five hundred twenty-four and eighteen hundredths (524.18) feet; thence along said arc one hundred thirty-eight and fifty-eight hundredths (138.58) feet to a point; thence south seven (7) degrees, fifty (50) minutes, fifty (50) seconds east, four hundred fifty-seven and sixteen hundredths (457.16) feet to a point, the Place of BEGINNING.

CONTAINING 38.8 Acres.

BEING TAX PARCEL NO. 52-002-058-000-0000

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PREMISES BEING: 73 Woodland Road, Halifax, PA 17032

BEING the same premises, which Linda Rupp and Chuck Rupp, husband and wife, conveyed to Riverview Land Company, LLC by deed dated April 22, 2020 and recorded on July 3, 2024 in Dauphin County, Pennsylvania, Instrument No. 20240013973.

SEIZED AND SOLD as the property of Riverview Land Company, LLC under Judgment No. 2024-CV-07359

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEING the same premises which James Henninger Ulman, single man by deed dated April 19, 1996 and recorded in the Official Records of Dauphin County on April 24, 1996 in Deed Book Volume 2603, Page 116, granted and conveyed unto Charles A. Schulz, single man.

PREMISE BEING: 202 Kelker Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of Charles A. Schulz under Judgment Number 2023-CV-09118

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT \$31,983.41

ALL THAT CERTAIN piece or parcel of land situate in the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described according to a Survey made by Ernest J. Walker, Professional Engineer, dated February 5, 1974, as follows:

BEGINNING at a point on the northern line of Kelker Street (60 feet wide) being 34.23 feet in a westerly direction by same from the west side of Penn Street; thence by the northern line of Kelker Street, south 62 degrees, 30 minutes west, 22.0 feet to a point, thence north 27 degrees, 30 minutes west, 92.0 feet to the southern line of a four (4) foot brick alley; thence north 62 degrees, 30 minutes east by the southern line of said brick alley 22.0 feet to a point; thence south 27 degrees, 30 minutes east for a distance of 92.0 feet, part of which distance is through the center line of a party wall, to the northern line of Kelker Street, the point and place of BEGINNING.

BEING known as 202 Kelker Street, Harrisburg, PA 17102

TOGETHER with the right to use the four (4) foot wide private alley in the rear of said lot in common with the owners and occupiers of oilier property abutting thereon.

TAX PARCEL NUMBER: 11-013-063

SALE NO. 13
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT \$141,102.18

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Borough of Steelton, Dauphin County Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of South Third Street which point is opposite the center of the partition wall separating property No. 339 South Third Street from that on the lands hereby conveyed; thence eastwardly and through the center of said partition wall and beyond 100 feet to the western side of Hyacinth Avenue; thence northwardly along said Avenue 20 feet, more or less, to the line of lands now or formerly of St. Ann's Italian Catholic Church; thence westwardly along last said lands 100 feet to the South Third Street; and thence southwardly along said Street 20 feet, more or less, to the point of BEGINNING.

HAVING thereon erected the northern half of a double frame dwelling known and numbered as 337 South 3rd Street, Steelton, PA 17113

TAX PARCEL Number: 58-011-017

BEING the same premises which Pro Trust Property, LLC by deed dated June 23, 2006 and recorded in the Official Records of Dauphin County on June 26, 2006 as Instrument Number 20060025149 granted and conveyed

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unto Stephen Roberts a/k/a Stephen F. Roberts.

PREMISE BEING: 337 South 3rd Street, Steelton, PA 17113

SEIZED AND SOLD as the property of Stephen Roberts a/k/a Stephen F. Roberts under Judgment No. 2020-CV-02338-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 14
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT \$28,506.05**

ALL THAT CERTAIN lot of land with the building thereon erected situate in the Fourth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Liberty Street 65 feet, ¼ inch west of the northwest corner of Liberty Street and Church Street (formerly Avenue) at the center line of the partition wall between two three-story brick dwelling houses known as Nos. 208 and 210 Liberty Street; thence northwardly along the center line of said partition wall and the projection thereof 65 feet, 6 inches, more or less, to the southern line of property now or late of the Estate of Mrs. C. Kennedy, deceased, known as 610 Church Street; thence eastwardly along said line 13 feet, ¼ inch, more or less, to the western line of property known as No. 608 Church Street; thence southwardly along said line and along the western line of a private alley 3 feet, 6 inches wide, 65 feet, 9 inches, more or less, to the northern side of Liberty Street; thence westwardly along the northern side of Liberty Street 13 feet, ¼ inch, to the place of BEGINNING.

HAVING THEREON ERECTED a three-brick dwelling house known as No. 210 Liberty Street, Harrisburg, Pennsylvania.

TOGETHER with the right to use the said private alley three (3) feet, six (6) inches wide in common with the owners and occupants of other properties abutting thereon.

PARCEL ID: 04-016-018-000-0000

BEING the same premises which D&L Development Group, Inc., by deed dated April 10, 2003 and recorded April 21, 2003 at Book 4860, Page 001, in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Mark A. Santanna, in fee.

SEIZED AND SOLD as the property of Mark A. Santanna under judgment number 2024-CV-06841

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 15
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$98,344.50**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, situate in the First Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwestern corner of Putnam and South Seventeenth Streets; thence in a westwardly direction along the northern side of Putnam Street, one hundred (100) feet to a ten (10) feet wide alley; thence northwardly along said Alley, forty-five (45) feet to a point; thence in an eastwardly direction, parallel with Putnam Street, one hundred (100) feet to the western side of South Seventeenth Street; and thence southwardly along the western side of South Seventeenth street; forty-five (45) feet to the place of BEGINNING.

BEING Lots Nos. 650, 649 and the southern five feet of Lot No. 648 in the Plan of Lafayette recorded in the Recorder's Office of Dauphin County, PA, in Plan Book "H", Page 5.

HAVING thereon erected a two-story frame dwelling house known as No. 1116 South Seventeenth Street, and also a cement block garage.

ADDRESS: 1116 South 17th Street, Harrisburg, PA 17104

TAX ID: 01-024-003-000-0000

BEING the same premises which Anthony R. Clark and Angela C. Clark, by deed dated February 9, 1989 and recorded February 5, 1990 at Book 1381,

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Page 324 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Angela C. Clark, in fee.

SEIZED AND SOLD as the property of unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Angela C. Clark, deceased and Purnell E. Richardson, Sr. known heir of Angela C. Clark, deceased under judgment number 2023-CV-06292

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
JEFF CALCAGNO, ESQUIRE
JUDGMENT AMOUNT: \$125,783.11

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 10TH WARD OF THE CITY OF HARRISBURG, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA DESCRIBED ACCORDING TO A SURVEY MADE BY ERNEST J. WALKER, P. ENGINEER DATED NOVEMBER 25, 1973, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF N. 5TH AND WICONISCO STREETS; THENCE FROM SAID BEGINNING POINT EXTENDING ALONG THE NORTHEAST SIDE OF NORTH 5TH STREET, NORTH 12 DEGREES WEST, 50 FEET TO A POINT; THENCE EXTENDING NORTH 78 DEGREES EAST, 85 FEET TO A POINT ON THE WEST SIDE OF A 10 FOOT WIDE ALLEY; THENCE EXTENDING ALONG THE SAME SOUTH 12 DEGREES EAST, 50 FEET TO A POINT ON THE NORTH SIDE OF WICONISCO STREET; THENCE ALONG THE SAME SOUTH 78 DEGREES WEST 85 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: 10-027-094-000-0000

ATI ORDER NUMBER: 201503171041

BEING THE SAME premises which Harry D. Schriver and Nelle G. Schriver, his wife, by deed dated 12/14/1973 and recorded 12/19/1973, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Book 60, Page 126, granted and conveyed unto Vincent L. House, II and Charlene R. House, in fee.

AND the said Vincent L. House, II has departed this life on or about 01/09/2020, thereby vesting title of the mortgaged premises solely unto Charlene R. House.

TAX PARCEL: 10-027-094-000-0000
PREMISES BEING: 2701 North 5th Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Charlene R. House under Judgment No. 2023-CV-02362

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18
CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$161,099.66

ALL THAT CERTAIN lot or parcel of land, situate in the Borough of Williamstown, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Williamstown, County of Dauphin and Commonwealth of Pennsylvania, on the north side of East Market Street in the First Ward and being Lot No. 31 on the Plan of said town and drawn by Daniel Hoffman and Son from a survey made by them, said Plan being recorded in Recorder of Deeds Office in and for Dauphin County, Pennsylvania. Said lot herein conveyed having a frontage on the north side of said East Market Street of forty-eight (48) feet and extending northward one hundred and fifty (150) feet to Spring Alley; bounded on the east by Lot No. 32 and west by Lot No. 30; north by Spring Alley and south by Valley (now Market) Street.

BEING known and numbered as 241 East Market St., Williamstown, PA 17098,

WITH all improvements erected thereon.

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PARCEL NO.: 70-004-041-000-0000

BEING THE SAME property conveyed to Nathaniel A. Roland, a single man who acquired title by virtue of a deed from Emil Bagdasarov, a single man, dated December 9, 2023, recorded January 10, 2024, as Instrument Number 20240000783, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements exceptions reservations, restrictions, right of way, covenants and conditions as contained in prior instruments of record:

SEIZED AND TAKEN in execution as the property of Nathaniel A. Roland, a single man, Mortgagors herein, under Judgment No. 2024-CV,07302

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of Dauphin County, Pennsylvania on a date specified by the sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19

CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$91,555.35

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Wiconisco, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot of ground situate in Wiconisco Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the northern right-of-way line of Pennsylvania State Highway Legislative Route #22031 and the center line of Fire Tower Avenue; thence along the northern line of said Pennsylvania State Highway for the following three courses and distances: south eighty-six

degrees, forty-five minutes west, twenty-eight and ninety-three hundredths feet (S. 86° 45' W. 28.93') to a point; thence by a curve to the left with a radius of six hundred fifty-one and fifty-four hundredths feet (651.54') for a length of one hundred fifty-nine and sixty-six hundredths feet (159.66') to a point; thence south seventy-two degrees, forty-two minutes west, one hundred seventy-five and eight hundredths feet (S. 72° 42' W. 175.08') to corner of stone fence in line of lands of Robert E. Witmer and Terrence Lee Witmer; thence along said lands north zero degrees, twenty-five minutes west, two hundred eighty-six and forty-eight hundredths feet (00° 25' W. 286.48') to a spike in Fire Tower Avenue; thence through the middle of said avenue and along lands of Leroy E. Snyder et ux, south sixty degrees, one minute east, four hundred nine and twelve-hundredths feet (S. 60° 01' E. 409.12') to the point and place of BEGINNING.

THIS DESCRIPTION is drawn in accordance with survey made by K. I. Daniel, Registered Professional Engineer, on December 20, 1972.

BEING known and numbered as 1500 Pottsville Street, Lykens, PA 17048.

WITH all improvements erected thereon.

PARCEL NO.: 69-011-003-000-0000

BEING THE SAME property conveyed to Ryan E. Sims who acquired title by virtue of a deed from Jean Marfizo King, on behalf of the Estate of Carolyn E. Sims, deceased, dated June 15, 2023, recorded June 23, 2023, at Instrument Number 20230013143, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements exceptions reservations, restrictions, right of way, covenants and conditions as contained in prior instruments of record:

SEIZED AND TAKEN in execution as the property of Ryan E. Sims, Mortgagors herein, under Judgment No. 2022-CV-03288-MF

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of Dauphin County, Pennsylvania on a date specified by the sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made in accordance with said proposed

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schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 20
NICOLE C. RIZZO, ESQUIRE
JUDGMENT AMOUNT \$83,441.31**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Penbrook, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Boas (formerly Curtin) Street, said point being ninety (90) feet more or less, east of the northeast corner of Boas and Twenty-sixth Streets; thence northwardly and extending through the partition of house on land herein described and house on the west and extending beyond one hundred fifty (150) feet to Clayton Alley; thence eastwardly along the southern line of Clayton Alley and thirty (30) feet, more or less, to Lot No. 8 in Block "M" on Plan of Henry M. Forney's Extension of Penbrook, said Plan being recorded in Plan Book "B", Page 49; thence southwardly by line of said Lot No. 8 one hundred fifty (150) feet, more or less; thence westwardly along the line of Boas (formerly Curtin) Street and thirty (30) feet, more or less, to a point the place of BEGINNING.

HAVING THEREON ERECTED the eastern side of house known as No. 2612 Boas Street (formerly Curtin).

UNDER and SUBJECT to restrictions and conditions as now appear of record.

BEING KNOWN AS: 2612 BOAS STREET HARRISBURG, PA 17103

PROPERTY ID: 51-009-023-000-0000

TITLE TO SAID PREMISES IS VESTED IN PAULA HEADEN, AN UNMARRIED INDIVIDUAL BY DEED FROM ANN C. HEADEN, AN UNMARRIED INDIVIDUAL, DATED JUNE 26, 2019 RECORDED JULY 15, 2019

INSTRUMENT NO. 20190016749

ANN C. HEADEN IS DECEASED, DATE OF DEATH WAS AUGUST 27, 2019

PAULA HEADEN IS DECEASED, DATE OF DEATH WAS JANUARY 27, 2021

SEIZED AND SOLD as the property of Joseph C. Headen, in his capacity as Executor the Estate of Ann C. Headen; Joshua Headen, in his capacity as heir of Paula Headen; Chance Headen, in his capacity as heir of Paula Headen; Jose Espola, in his capacity as heir of Paula Headen; Unknown heirs, successors, assigns and all other persons, firms or associations claiming right, title or interest from or under Paula Headen, under Judgment No. 2022-CV-06256.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 21
DARRELL C. DETHLEFS, ESQUIRE
JUDGMENT AMOUNT: \$133,066.65**

SITUATE in the 1st Ward of the City of Harrisburg, Dauphin County

TAX PARCEL #01-019-038

PREMISES being known as 1715 Revere Street, Harrisburg, PA 17104-2649, more fully described as:

ALL THAT CERTAIN tract of land lying in the 1st Ward of the City of Harrisburg Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southern line of Revere Street at the line of property now or late of the Commonwealth Trust Company, which point is 169 feet, 3 inches West of the of the western line of 18th Street; thence westwardly along the southern line of Revere Street, 31 feet, 6 inches to a point at the line of other property now or late of Commonwealth Trust Company; thence southwardly along the line of said last mentioned property, 90 feet to the northern line of a 15 foot alley; thence eastwardly along the northern line of said alley, 31 feet, 6 inches to the line of property first above mentioned; thence northwardly along the line of same 9-foot to a point, the place of BEGINNING.

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HAVING THEREON ERECTED a two and one-half story brick building known as 1715 Revere Street, Harrisburg, Pennsylvania.

BEING, the same premises which Samuel K. Wallace, by deed dated September 20, 2021, and recorded in the Office of the Recorder of Deeds in and for Dauphin County on September 24, 2021, in Instrument No. 20210037547, conveyed to PA Deals LLC, Grantor herein.

SAID PROPERTY to be seized and sold in full or partial satisfaction of the judgment in favor of the plaintiffs, Jeff Gaidos, J. Gaidos Investments, LLC, and J.M. Gaidos Investments, LLC.

SEIZED AND SOLD as the property of PA Deals, LLC under judgment no. 2024-CV-00324.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 22
BRETT WOODBURN, ESQUIRE
JUDGMENT AMOUNT \$48,877.43**

ALL THAT CERTAIN lot or piece of land situate in the Ninth Ward of the City of Harrisburg, County of Dauphin, Pennsylvania, described as Lot No. 3 on that certain Preliminary/Final Subdivision and Land Development Plan for Habitat for Humanity prepared by Herbert, Rowland & Grubic, Inc., Engineering and Related Services, Harrisburg, PA, dated July 14, 2006, revised September 11, 2006, and recorded October 17, 2006, in the Office of the Recorder of Deeds of the County of Dauphin, Pennsylvania, as Instrument No. 20060042893 and, with reference of such plan, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Park Street (60 foot right-of-way) at a corner common to Lot No. 2 on the aforesaid plan, said point being S. 69° 23' 18" W., a distance of 119.26 from the intersection of the northern right-of-way line of Park Street and the eastern right-of-way line of North Sixteenth Street (60 foot right-of-

way); thence extending in a northwardly direction along the line of Lot No. 2 on the aforesaid plan, N. 20° 36' 42" W., a distance of 110.62 feet to a point on the southern right-of-way line of Helen Street (20 foot right-of-way); thence extending in an eastwardly direction along the southern right-of-way line of Helen Street, N. 69° 26' 38" E., a distance of 27.00 feet to a point at the lands now or formerly of Michael McCann and Linda and Lorraine Gustin; thence extending in a southwardly direction along the lands now or formerly of McCann and Gustin, S. 20° 38' 42" E., a distance of 110.59 to a proposed concrete monument to be set on the northern right-of-way line of Park Street; thence extending in a westwardly direction along the northern right-of-way line of Park Street, S. 69° 23' 18" W., 27.00 feet to the point and place of BEGINNING.

CONTAINING 2,966.4 square feet of land.

BEING Dauphin County Tax Parcel No. 09-028-028

NOW BEING improvement with a residence known and numbered as 1616 Park Street, Harrisburg, Pennsylvania.

BEING a portion of the same premises (Tract 5 and eastern portion of Tract 4) conveyed by the Redevelopment Authority of the City of Harrisburg to Habitat for Humanity of the Greater Harrisburg Area by deed dated March 30, 2007, and recorded April 10, 2007, in the Office of the Recorder of Deeds of the County of Dauphin, Pennsylvania, as Instrument No. 20070014076.

SEIZED AND SOLD as the property of Qiana Miles under Judgment No. 2023-CV-9626

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 23
JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT:
\$3,179.52**

OWNERS: MARY K. THOMPSON, INDIVIDUALLY AND AS EXECUTRIX OF

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THE ESTATE OF THOMAS J. THOMPSON,
DECEASED

ACCOUNT NO.: 32/301H

ECR FILE NO.: BPA-HP-001-060

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A301

Vacation Week Number: 32

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 1/26/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3315, Page 283, granted and conveyed unto MARY K. THOMPSON and THOMAS J. THOMPSON.

MARY K. THOMPSON and THOMAS J. THOMPSON held title as tenants in common. THOMAS J. THOMPSON became deceased on January 7, 2001; Estate documents were filed on behalf of THOMAS J. THOMPSON in Lancaster

County, Pennsylvania, on December 18, 2001, Case Number 36-2001-1937.

THE appointed Executrix of the ESTATE OF THOMAS J. THOMPSON is MARY K. THOMPSON.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A301, Vacation Week 32 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of MARY K. THOMPSON, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF THOMAS J. THOMPSON, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 24

**JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT
\$3,137.00**

OWNERS: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ANDRE SASSOON, DECEASED

ACCOUNT NO.: 32/404HZ

ECR FILE NO.: BPA-HP-001-055

ONE-HALF (½) Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use

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and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week of one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A404

Vacation Week Number: 32

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/7/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020007 granted and conveyed unto ANDRE SASSOON. Upon information and belief, ANDRE SASSOON became deceased on November 9, 2015. Any and all heirs are unknown.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A404, Vacation Week 32 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ANDRE SASSOON, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25

JOEL D. JOHNSON, ESQUIRE

IN REM JUDGMENT AMOUNT:

\$3,137.00

OWNERS: ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH FREDERIC H. FORBES, DECEASED

ACCOUNT NO.: 06/405HE

ECR FILE NO.: BPA-HP-001-022

ONE-HALF (½) Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

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Parcel (Unit) Number: A405

Vacation Week Number: 6

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 4/6/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3373, Page 207, granted and conveyed unto FREDERIC H. FORBES. Upon information and belief, FREDERIC H. FORBES is now deceased. His date of death and surviving heirs are unknown.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A405, Vacation Week 6 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH FREDERIC H. FORBES, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

**JOEL D. JOHNSON,
IN REM JUDGMENT AMOUNT:
\$2,139.76**

OWNERS: RITA M. MILLER,
INDIVIDUALLY AND AS KNOWN HEIR OF
ANNA M. MILLER, DECEASED,

GLORIA A. MILLER, KNOWN HEIR OF
ANNA M. MILLER, DECEASED,

KAREN K. SCHUBERT, KNOWN HEIR OF
ANNA M. MILLER, DECEASED,
AND ANY UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATION'S
CLAIMING RIGHT, TITLE OR INTEREST

FROM, UNDER OR THROUGH ANNA M.
MILLER, DECEASED

ACCOUNT NO.: 17/406HE

ECR FILE NO.: BPA-HP-001-041

ONE-HALF (½) Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated season identified below as shall properly have been reserved in accordance with the provisions of the then current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number A406

Vacation Week Number: 17

Designated Season: Gold

BEING THE same premises conveyed by deed recorded 1/26/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, deed Book Volume 3315, Page 040, granted and conveyed unto RITA M. MILLER and ANNA M. MILLER.

RITA M. MILLER and ANNA M. MILLER held title as tenants in common. ANNA M. MILLER became deceased on August 26, 2019. The known heirs of ANNA M. MILLER are RITA M. MILLER, GLORIA A. MILLER and KAREN K. SCHUBERT. Any and all other heirs are unknown.

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TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A406, Vacation Week 17 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant to the property of RITA M. MILLER, INDIVIDUALLY AND AS KNOWN HEIR OF ANNA M. MILLER, DECEASED, and GLORIA A. MILLER, KNOWN HEIR OF ANNA M. MILLER, DECEASED, and KAREN K. SCHUBERT, KNOWN HEIR OF ANNA M. MILLER, DECEASED, and ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH ANNA M. MILLER, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

JOEL D. JOHNSON, ESQUIRE

IN REM JUDGMENT AMOUNT:

\$3,137.00

OWNERS: AUGUSTINE I. ANGBA, INDIVIDUALLY AND AS KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED, TUJI ANGBA, KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED,

TABLYA ANGBA, KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DIANE DOUGLASS-ANGBA, DECEASED
ACCOUNT NO.: 31/405HE
ECR FILE NO.: BPA-HP-001-001

ONE-HALF (½) Timeshare Interest (s) consisting of (½) one fifty-first (1/51st) undivided interest (s) in fee simple as

tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A Condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A405

Vacation Week Number: 31

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 6/10/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3428, Page 471, granted and conveyed unto AUGUSTINE I. ANGBA and DIANE DOUGLASS-ANGBA. AUGUSTINE I. ANGBA and DIANE DOUGLASS-ANGBA held title as tenants in common. DIANE DOUGLASS-ANGBA became deceased on December 15, 2017. The heirs of DIANE DOUGLASS-ANGBA are AUGUSTINE I. ANGBA, TUJI ANGBA and TAHYLA ANGBA. Any and all other heirs are unknown.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters in the public records.

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TAX PARCEL: 24-004-035

PREMISES being identified as Unit A405, Vacation Week 31 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of AUGUSTINE I. ANGBA, INDIVIDUALLY AND AS KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED and TUJI ANGBA, KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED, and TAHYLA ANGBA, KNOWN HEIR OF DIANE DOUGLASS-ANGBA, DECEASED and ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION'S CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH DIANE DOUGLASS-ANGBA, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

**JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT
\$4,050.85**

OWNERS: DAVIDS FLEAK, EXECUTOR OF THE ESTATE OF BARBARA P FLEAK, DECEASED

ACCOUNT NO.: 42/30JH

ECR FILE NO.: BPA-HP-001-019

One (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) Exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) Non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the

Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County; Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A301

Vacation Week Number: 42

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 2/16/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3331, Page 636, granted and conveyed unto BARBARA P. FLEAK.

BARBARA P. FLEAK became deceased on August 20, 2023. Estate documents were filed on behalf of BARBARA P. FLEAK in Forsyth County, North Carolina, on October 4, 2023, File Number 23E2212. The appointed Executor of the ESTATE OF BARBARA P. FLEAK is DAVID S. FLEAK.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A301, Vacation Week 42 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of DAVID S. FLEAK, EXECUTOR OF THE ESTATE OF BARBARA P. FLEAK, DECEASED, under judgment entered in 2024-CV-03612.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said

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schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 29
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$158,763.39**

ALL THAT CERTAIN lot or piece of land situate in the Borough of Middletown, County of Dauphin and Commonwealth of Pennsylvania, BEING Lot No. 2 Block 111, Sec. 11, on a Plan of Lots entitled "Oak Hills Addition No. 2", which said Plan is recorded in the office of the Recorder of Deeds in and for the County of Dauphin in Plan Book "R", Page 24.

UNDER AND SUBJECT to the terms and conditions of the original lease granted by the Principal and Trustees of the Emaus Orphan House, dated May 31, 1950 and recorded in Misc. Book "X", Vol 6, Page 363, as supplemented and amended by Agreements recorded in Misc. Book "C", Vol. 7, Page 408, Misc. Book "X", Vol. 7, Page 224 and Misc. Book "S", Vol. 7, Page 535.

UNDER AND SUBJECT to the restrictions and easements as set forth in Misc. Book "X", Vol. 6, Page 371, Deed Book "P", Vol. 37, Page 457 and on the above-mentioned recorded Plan of Lots.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 308 ASPEN STREET, MIDDLETOWN, PA 17057

PARCEL#: 42-003-032-000-0000
BEING THE SAME PREMISES WHICH Carol Weikel, Executrix of the Estate of Anna M. Lines a/k/a Anna Lines, by deed dated November 29, 2021 and recorded December 6, 2021, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No.

2021-0043077, granted and conveyed unto Steven P. Hoover. Steven P. Hoover died May 11, 2024. There is no known estate and no known heirs.

SEIZED AND SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF STEVEN P. HOOVER, DECEASED under Judgment No. 2024-CV-07043

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 30
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$59,371.84**

ALL THAT CERTAIN tract of land located in the Town of Wiconisco, Wiconisco Township, County of Dauphin, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a fence post on the eastern line of Plane Street, located south twenty degrees, nineteen minutes west, sixty feet (S 20° 19' W 60') from the intersection of Plane and Pottsville Streets; thence south seventy degrees, nineteen minutes east twenty-seven and forty-three hundredths feet (S 70° 19' E 27.43') to a stake; thence south five degrees west thirty-five and seventy-three hundredths feet (S 05° W 35.73') to a stake; thence south twelve degrees thirty-one minutes west forty-nine and sixty-five hundredths feet (S 12° 31' W 49.65') to a stake on the northern line of a ten foot (10') alley; thence north sixty-nine degrees, forty-seven minutes west, thirty-six and six hundredths feet (N 69 47' W 36.06') along the northern line of a ten foot (10') alley to a stake; thence north fifteen degrees, thirteen minutes east, eighty-three and sixty hundredths feet (N 15° 13' E 83.60') along the eastern line of Plane Street to the place of BEGINNING.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE LAND DESCRIBED OR REFERRED HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE

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ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which David and Lisa Hazard, by deed dated 07/30/2019 and recorded 07/31/2019, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20190018646, granted and conveyed unto Richard Heck, in fee.

TAX PARCEL: 69-006-119-000s0000 PREMISES being: 312 Plane Street, Lykens, PA 17048

SEIZED AND SOLD as the property of Richard Heck under Judgment No. 2023-CV-05670

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 31
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT \$928,978.46**

ALL THAT CERTAIN piece or parcel of land, situate in Susquehanna Township, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Holly Drive at the dividing line between Lots Nos. 3 and 4 on aforesaid Plan; thence along said dividing line north 24 degrees, 34 minutes, 06 seconds east for a distance of 191.14 feet to a point at the dividing line between Lot No. 4 and lands now or formerly owned by E. B. Mitchell Estates; thence along said dividing-line south 65 degrees, 25 minutes, 56 seconds east for a distance of 280.82 feet to a point on the dividing line between Lots Nos. 4 and 5 on aforesaid Plan; thence along said dividing line south 51 degrees, 2 minutes, 0 seconds west for a distance of 276.84 feet to a point on the northern side of Holly Drive; thence along said Holly Drive

along a curve having a radius of 275 feet for a distance of 155 feet to a point, the place of BEGINNING.

SUBJECT, NEVERTHELESS, to those certain Restrictive Covenants as more particularly set forth in the Declaration of Restrictive Covenants and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania and subject to such restrictions that may be found on the aforesaid Plan of Lots.

THE AFORESAID tract or parcel of land, situate in Susquehanna Township, Dauphin County, Commonwealth of Pennsylvania is Lot No. 4 on the Plan of Mountindale, Section 6, said Plan being recorded in the Office of the Recorder of Deeds for Dauphin County in Plan Book M, Volume 2, Page 74.

TOGETHER with all improvements thereon, and as may be set forth in all deeds forming the chain of title.

BEING THE SAME PREMISES which NSA Solutions, LLC, by deed dated May 26, 2022 and recorded on July 5, 2022, in the Dauphin County Recorder of Deeds Office Instrument No. 20220020230, granted and conveyed unto Meridian Realty Holdings LLC.

TAX PARCEL No. 62-055-051-000-0000 PREMISES being known as 1813 Holly Drive, Harrisburg, PA 17110

SEIZED AND TAKEN in execution as the property of Meridian Realty Holdings LLC in execution of Dauphin County Judgment No. 2024-CV-07144.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 32
GREGORY JAVARDIAN, ESQUIRE
JUDGMENT AMOUNT \$166,291.27**

ALL THAT CERTAIN piece or parcel of land situate in West Hanover Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a nail in the middle of a public macadam Township Road, said place of beginning being 717.90 feet eastwardly along the center line of macadam road from the intersection of the center line of said macadam road and

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the center line of a concrete road leading from Manada Hill to Hanoverdale; thence along the land now or late of William G. Roth of which this described tract was formerly a part, the three following courses and distances: 1) North 1° east, 363 feet to a stake; 2) North 46° 55' east, 182.30 feet to a stake; and 3) South 80° 28' east, 531.75 feet to a nail near the northern edge of said road respectively south 62° 37' west, 553.97 feet to a stake off the northern side of said road at a bend; thence south 5° 28' east, 61.12 feet to a nail in the center line of said road; thence along the center line of said road south 33° 59' west, 103.45 feet to a spike on the south side of said road to a bend in said road, the intersection of the center lines of said road; thence along the center line of said road, north 89° west, 120 feet to a nail in the center of said road, the place of BEGINNING.

CONTAINING 3.557 acres.

UNDER AND SUBJECT to a right of way recorded in Dauphin County Record Book 3349, Page 635.

HAVING thereon erected dwelling known and numbered as 7952 Rider Lane a/k/a 7952 Ryder Lane, Hummelstown, PA 17036

BEING TAX PARCEL NO 68-035-006-000-0000

PREMISES BEING: 7952 Rider Lane a/k/a 7952 Ryder Lane, Hummelstown, PA 17036

BEING THE SAME PREMISES which Arlene C. Starr, by deed dated June 26, 2001 and recorded June 28, 2001 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 4019, Page 100, granted and conveyed unto Christopher J. Damico.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, easements, restrictions and matters of prior record and any matter which a physical inspection or survey of the property would disclose.

SEIZED AND TAKEN in execution as the property of Christopher J. Damico, Mortgages herein, under Judgment No. 2019-CV-7481-MF

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds in the sale will be filed by the Sheriff of Dauphin County, Pennsylvania on a date specified by the Sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made

in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 33

CHELSEA A. NIXON, ESQUIRE
JUDGMENT AMOUNT: \$63,234.79

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, LYING AND BEING SITUATE IN THE CITY OF HARRISBURG, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, IN ACCORDANCE WITH A SURVEY OR PLAN THEREOF, DATED NOVEMBER 20, 1986 BY D.P. RAFFENSPERGER, REGISTERED SURVEYOR, CAMP HILL, PENNSYLVANIA, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF REEL STREET, SAID POINT BEING THREE-HUNDRED FIFTY-ONE AND FIFTY HUNDREDTHS (351.50) FEET IN A NORTHERLY DIRECTION FROM THE NORTHERN LINE OF SENECA STREET, THENCE IN A WESTERLY DIRECTION THROUGH THE CENTER OF A PARTITION WALL SEPARATING THE PREMISES 2444 REEL STREET AND 2446 REEL STREET AND BEYOND, SOUTH SEVENTY-ONE (71) DEGREES, THIRTY MINUTES WEST, ONE-HUNDRED TEN (110) FEET TO A POINT ON THE EASTERN LINE OF BRENSINGER STREET; THENCE ALONG THE EASTERN LINE OF BRENSINGER STREET NORTH EIGHTEEN (18) DEGREES, THIRTY (30) MINUTES WEST, SIXTEEN AND TWENTY-FIVE HUNDREDTHS (16.25) FEET TO A POINT ON THE SOUTHERN LINE OF THE PREMISES 2448 REEL STREET; THENCE NORTH SEVENTY ONE (71) DEGREES, THIRTY (30) MINUTES EAST, ONE-HUNDRED TEN FEET (110) TO A POINT ON THE WESTERN LINE OF REEL STREET; THENCE ALONG SAME, SOUTH EIGHTEEN (18) DEGREES, THIRTY (30) MINUTES EAST, SIXTEEN AND TWENTY-

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FIVE HUNDREDTHS (16.25) FEET TO A POINT, THE PLACE OF BEGINNING.

HAVING ERECTED THEREON A THREE (3) STORY BRICK AND FRAME DWELLING KNOWN AS 2446 REEL STREET.

TAX PARCEL No. 10-030-013-000-0000 PREMISES BEING: 2446 Reel Street, Harrisburg, Pennsylvania 17110

BEING the same premises which Orlando Duran Rosado, a single man by deed dated October 7, 2019 and recorded October 10, 2019 in Instrument Number 20190025651, granted and conveyed unto Eric A. Johnson.

SEIZED AND SOLD as the property of Eric A. Johnson under judgment no. 2024-CV-07765

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 34
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$71,100.43**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Susquehanna, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL that certain tract or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Ridgeway Road which point is 400.52 feet east of the northeasterly corner of Matthew Road and Ridgeway Road and at dividing line between Lots Nos. 8 and 9, Block "F" on the hereinafter mentioned Plan of Lots; thence along said dividing line north 1 degrees, 32 minutes east, 117.59 feet to a point; thence north 87 degrees, 26 minutes east, 75.19 feet to a point at dividing line between Lots Nos. 9 and 10, Block "F" on said plan; thence along said dividing line south 1 degree, 32 minutes west, 122.97 feet to a point on the northerly line of Ridgeway Road aforesaid; thence along same north 88 degrees, 28 minutes west, 75 feet to a point, the place of BEGINNING.

BEING Lot No. 9, Block "F", in Plan of Ridgeway Knolls, Inc. which plan is recorded in the office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "T", Page 61.

BEING known and numbered as 3510 Ridgeway Road, Harrisburg, PA 17109.

WITH all improvements erected thereon.

PARCEL No.: 62-024-089-000-0000

BEING the same property conveyed to Carolyn Sanders, unmarried who acquired title by virtue of a deed from Catherine M. Glunz, widow, dated July 31, 2002, recorded August 7, 2002, as Document ID 32751, and recorded in Book 4484, Page 581, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements exceptions reservations, restrictions, right of way, covenants and conditions as contained in prior instruments of record.

SEIZED AND TAKEN in execution as the property of Carolyn Sanders, unmarried, Mortgages herein, under Judgment No. 2024-CV-05048

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of Dauphin County, Pennsylvania on a date specified by the sheriff not later than thirty (30) days after sale and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 35
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$95,388.45**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the northeast side of North Sixth Street, Susquehanna Township, Dauphin County, Pennsylvania, being Lot No. 19, Block "A" Greenhill, Plan Book C,

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Page 52, bounded and described in accordance with a Plan of Survey by Gerrit J. Betz Associates, Inc., Engineers and Surveyors, dated February 16, 1981 and bearing drawing No. 81-016, as follows, to wit:

BEGINNING at a pipe found at the intersection of the northeast side of North Sixth Street (80 foot wide right-of-way) and the northwest side of Pearl Alley (15 foot wide right-of-way); thence extending from said beginning point and along the northeast side of North Sixth Street, north 06 degrees, 00 minutes, 00 seconds west 20.00 feet to a nail at Lot 20, now or formerly of Joseph Dwyer; thence extending along same, through the centerline of partition wall, north 84 Degrees, 00 minutes, 00 seconds east 130.00 feet to a nail on the southwest side of Long Alley (15-foot-wide right-of-way); thence extending along same south 06 degrees, 00 minutes, 00 seconds east 20.00 feet to a nail on the northwest side of Pearl Alley, aforementioned; thence extending along same south 84 degrees, 00 minutes, 00 seconds west 130.00 feet to the first mentioned Point and place of BEGINNING.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 3867 NORTH 6TH STREET, HARRISBURG, PA 17110

PARCEL#: 62-015-063-000-0000

BEING THE SAME PREMISES WHICH Christine A. Gionnone-Hurley, et con., by deed dated April 17, 2019 and recorded April 23, 2019 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2019-0008936, granted and conveyed unto Kory E. Peters and Megan T. Ramsey.

SEIZED AND SOLD as the property of Kory E. Peters and Megan T. Ramsey under judgment no. 2024-CV-05631.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$81,515.87

TAX ID Number(s): 25-014-022-000-0000

LAND situated in the Township of East Hanover in the County of Dauphin in the Commonwealth of PA

BEGINNING AT A POINT IN THE CENTER LINE OF OLD ROUTE NO. 22, SOMETIMES KNOWN AS OLD JONESTOWN ROAD (T-601), WHICH POINT IS AT THE DIVINDING LINE OF LAND NOW OR LATE OF GRANT J. HUMMER AND THE WITHIN TRACT OF LAND; THENCE, SOUTH 21 DEGREES, 10 MINUTES EAST, A DISTANCE OF 167.15 FEET TO A POINT AT THE LINE OF LANDS NOW OR FORMERLY OF JACOB GERBERICH; THENCE, SOUTH 63 DEGREES, 20 MINUTES WEST, A DISTANCE OF 105.93 FEET TO A POINT; THENCE, SOUTH 16 DEGREES, 56 MINUTES, 36 SECONDS EAST A DISTANCE OF 28.91 FEET TO A POINT AT THE LINE OF LANDS NOW OR FORMERLY OF WILLIAM F. AND GLENDA S. BOWERS; THENCE, ALONG SAID LAST MENTIONED LANDS, SOUTH 67 DEGREES, 47 MINUTES WEST, A DISTANCE OF 171.86 FEET TO AN IRON PIN, STILL AT THE LINE OF LANDS OF WILLIAM F. AND GLENDA B. BOWERS; THENCE, CONTINUING ALONG THE SAME LANDS, NORTH 24 DEGREES, 10 MINUTES WEST, A DISTANCE OF 194.37 FEET TO A POINT IN THE CENTER LINE OF OLD JONESTOWN ROAD (T-601) THENCE, ALONG THE CENTER LINE OF OLD JONESTOWN ROAD, NORTH 65 DEGREES, 50 MINUTES EAST, A DISTANCE OF 289.97 FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 1.299 ACRES, GROSS; INCLUSIVE OF A 25-FOOT RIGHT-OF-

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WAY, FROM CENTER LINE OF OLD JONESTOWN ROAD.

BEING LOT NO. 1 AS SHOWN ON THE FINAL SUBDIVISION PLAN OF EMMA K. NEWELL, WHICH PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF DAUPHIN COUNTY PLAN BOOK L, VOLUME 3, PAGE 6.

COMMONLY KNOWN as: 8981 Jonestown Road, Grantville, PA 17028-8655

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

PARCEL No.: 25-014-022-000-0000

BEING KNOWN as: 8981 Jonestown Rd., Grantville, PA 17028

BEING the same premises which GEORGIA L. BINKLEY AND KATHY JO NEWELL, CO-ADMINISTRATRIXES OF THE ESTATE OF EMMA K. NEWELL, DECEASED AND KATHY JO NEWELL, INDIVIDUALLY by deed dated 11/30/1993 and recorded in the Office of Recorder of Deeds of Dauphin County on 11/30/1997 at Book 2121, Page 292 granted and conveyed unto GEORGIA L. BINKLEY AND DARRELL BINKLEY, HER HUSBAND.

SEIZED AND SOLD as the property of Georgia L. Binkley under judgment no. 2022-CV-02860-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37

**ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$348,264.13**

ALL THAT CERTAIN piece or parcel and tract of land and premises, situate, lying and being in Susquehanna Township, County of Dauphin, Pennsylvania, being Lot No. 90 on the Plan of Mountindale Addition, Phase 111B, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book J, Volume 4, Page 46, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the right of way of Rock Ledge Drive, at the dividing

line between Lots No. 89 and 90 on the aforesaid Plan; thence continuing along said the dividing line between Lots No. 89 and 90 on the aforesaid Plan, south 35 degrees, 51 minutes, 47 seconds west, for a distance of 192.09 feet to a point on the dividing line between Lots No. 90 and 93 of Mountindale addition, Phase 111A, as appearing on aforesaid Plan; thence, continuing along the dividing line of Lots No. 90 and 93 and thereafter Lot No. 92 of Mountindale Addition Phase 111B, as appearing on aforesaid Plan, south 34 degrees, 10 minutes, 35 seconds east, for a distance of 141.21 feet to a point at the dividing line between Lots No. 90 and 91, as appearing on aforesaid Plan; thence continuing along the dividing line between Lots No. 90 and 91, as appearing on the aforesaid Plan, north 57 degrees, 26 minutes, 32 seconds east for a distance of 215 feet to a point on the right of way of Rock Ledge Drive as appearing on the aforesaid Plan; thence continuing along the right of way of Rock Ledge Drive as appearing on the aforesaid Plan along a curve, said curve having an arc distance of 216.90 feet, and a radius of 575.89 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to those restrictions, conditions, setbacks and easements as set forth in Plan Book J, Volume 4, Page 46, and also those Restrictive Covenants as found in Dauphin County Record Book 1017, Page 585.

BEING premises known and numbered as 4704 Rockledge Drive, Harrisburg, PA 17110

TAX PARCEL Number: 62-066-011-000-0000

BEING the same premises which Robert F. Carter and Carolyn J. Carter, his wife by deed dated February 23, 2023 and recorded in the Official Records of Dauphin County on February 23, 2023 as Instrument Number 20230003895 granted and conveyed Carolyn J. Carter and Robert F. Carter, II.

PREMISES Being 4704 Rockledge Drive, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Carolyn J. Carter, Robert F. Carter, Sr. under judgment no. 2024-CV-03012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be

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made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 38
MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$37,840.78**

SITUATE in: City of Harrisburg, Dauphin County, PA

ALL THAT CERTAIN lot or piece of land situate in the Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Logan Street one hundred ninety-five and six-tenths (195.6) feet, more or less, south of the southeast corner of Woodbine and Logan Streets and at or opposite the center line of the partition wall between houses No. 2151 and 2149 Logan Street; thence eastwardly by a straight line through the center of said partition wall and beyond ninety (90) feet, more or less, to Orange Alley; thence southwardly along the western side of said alley thirteen (13) feet, five (5) inches to the line of property No. 2147 Logan Street; thence westwardly along said line and through the center of the partition wall between houses No. 2147 and 2149 Logan Street and beyond, ninety (90) feet, more or less, to Logan Street; thence northwardly along the eastern line of Logan Street, thirteen (13) feet, five inches to the place of BEGINNING.

HAVING thereon erected a two-story brick dwelling house known and numbered as 2149 Logan Street.

BEING the same premises that Paul Endress and Karen H. Endress by their deed dated October 9, 1987 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania on October 13, 1987 in Record Book 1018, Page 78 granted and conveyed unto Margaret May Murlin.

PARCEL IDENTIFICATION NO: 10-047-044-000- 0000.

SEIZED IN EXECUTION as the property of Margaret Murlin a/k/a Margaret May Murlin on Judgment No. 2024-CV-07124.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be

made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 39
RALPH BRUCE CRELIN, ESQUIRE
JUDGMENT AMOUNT: \$116,637.83**

SITUATE in the Ninth Ward in the City of Harrisburg, Dauphin County

Tax Parcel #09-066-023-000-0000

PREMISES being known as 117 S. 13th Street, Harrisburg, PA 17104-1052, more fully described as:

ALL THAT CERTAIN lot or piece of land situate in the Ninth Ward of the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point of the eastern line of South Thirteenth Street, one hundred ninety-three feet (193'), six inches (6") from the southeastern corner of Thirteenth and Vernon Streets, being at the southern line of property known as 115 South Thirteenth Street; thence in an easterly direction along the southern line of property 115 South Thirteenth Street, sixty feet (60') to the western line of a three feet (3') wide private alley; thence in a southerly direction along the western line of said three feet (3') wide private alley, twenty feet (20') to a point on the northern line of property known as 119 South Thirteenth Street; thence in a westerly direction along the northern line of 119 South Thirteenth Street, sixty feet (60') to the eastern line of South Thirteenth Street; thence in a northerly direction along the eastern line of South Thirteenth Street, twenty feet (20') to the point and place of BEGINNING.

HAVING THEREON ERRECTED a two and one-half (2½) story frame dwelling known as 117 South Thirteenth Street, Harrisburg, PA.

USE IS GIVEN to the two three (3) feet wide private alleys adjoining this property in the rear, one running north and south and the other running east and west, together with the owners and occupiers of properties abutting thereon.

BEING designated as Dauphin County UPI #09-066-023-000-0000.

UNDER AND SUBJECT to all exceptions, reservations, conditions and restrictions as appear in prior deeds of conveyance.

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UNDER AND SUBJECT, NEVERTHELESS, to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal.

BEING, the same premises which Victor Rivas, by deed dated August 28, 2018 and recorded August 30, 2018, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania at Instrument No. 20180021935, granted and conveyed unto, EMMANUEL GENAO and NADIA L. DE LA CRUZ, husband and wife, Grantors herein.

THIS transfer is wholly exempt as a conveyance between husband and wife.

TOGETHER with all and singular the buildings and improvements ways, streets alleys passages waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever, as tenants by the entirety.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.

AND that said Grantors, for themselves, their heirs, executors and administrators, does covenant, promise and agree, to and with the said Grantee, her heirs and assigns, to these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them,

shall and will, Subject as aforesaid, WARRANT AND FOREVER DEFEND.

SAID PROPERTY to be seized and sold in full or partial satisfaction of the judgment in favor of the plaintiff, AmeriChoice Federal Credit Union, No. 2024-CV-7345.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 40
JUSTIN M. TUSKAN, ESQUIRE
JUDGMENT AMOUNT: \$966,291.99**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lower Paxton, County of Dauphin, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of Colonial Road, at the southern line of Lot No. 23, Section "C", as shown on Revised Plan of "Colonial Crest", recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "P", Page 13; thence eastwardly along said line two hundred (200) feet to the western line of land now or late of Leo A. Werner and wife; thence southwardly along said line one hundred fifty (150) feet to a point, which point is fifty (50) feet north of the northern line of Lot No. 20, as shown on Section "C" of said Plan; thence westwardly in a line parallel with the northern line of said Lot No. 20, two hundred (200) feet to the eastern side of Colonial Road; thence northwardly along the eastern side of Colonial Road, one hundred fifty (150) feet to the southern line of Lot No. 23, the place of BEGINNING.

BEING Lot No. 22 and the northern fifty (50) feet of Lot No. 21, Section "C", Colonial Crest.

HAVING erected a frame single family residence being known as 1905 Colonial Road, Harrisburg, PA 17112.

TAX ID 35-012-068-000-0000

BEING the same property which Ethel P. Dutro by deed dated June 24, 1993 and recorded on July 27, 1994 in the Office of the Recorder of Deeds of Dauphin County, at Book 2264, Page 526, granted

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and conveyed to Gita J. Modi and Jayantilal N. Modi.

SEIZED AND SOLD as the property of Gitaben J. Modi under judgment no. 2024-CV-01752.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 41
CHRISTOPHER E. RICE, ESQUIRE
JUDGMENT AMOUNT: \$21,140.36

PARCEL No. 09-081-020-000-0000

ALL THAT CERTAIN lot or piece of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 10, 1919, as follows:

BEGINNING at a point on the south side of Zarker Street, said point being 333 feet east of the southeast corner of 20th and Zarker Streets; thence along the south side of Zarker Street, north 70 degrees east 20 feet to a corner of premises known as No. 2047 Zarker Street; thence along said premises and passing through the center of a partition wall, south 20 degrees east 57 feet to a point on the north side of 3 feet wide concrete alley; thence along the same south 70 degrees, west 20 feet to a corner of premises known as No. 2043 Zarker Street; thence along said premises and passing through the center of a partition wall, north 20 degrees, west 67 feet to the point and place of BEGINNING.

HAVING thereon erected a two-story brick dwelling known as No. 2045 Zarker Street.

PROPERTY Address: 2045 Zarker Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Barbara J. Williams under judgment no. 2024-CV-08312-NT.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be

made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42
VERONICA L. MORRISON, ESQUIRE
JUDGMENT AMOUNT: \$15,231.75

SITUATE in the City of Harrisburg, Dauphin County

TAX Parcel #08-008-031

PREMISES being known as 1709 Apricot Street, Harrisburg, PA 17103, more fully described as:

ALL THAT CERTAIN TRACT of land situate in the Eighth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southern side of Apricot Street, which point is 95 feet east of the southeastern corner of Seventeenth and Apricot Streets, and 26 feet east of the eastern side of a four feet wide private alley, and at the center line of the partition wall between Houses No. 1707 and 1709 Apricot Street; thence southwardly at right angles to Apricot Street along said partition wall and beyond, 63.75 feet to a point on the northern side of a four feet wide private alley; thence eastwardly along the northern side of said alley 13 feet to the western line of property known as No. 1711 Apricot Street; thence northwardly along said line at right angles to Apricot Street, and for part of the distance thereof along the center line of the partition wall between houses known as Nos. 1709 and 1711 Apricot Street, 63.75 feet to a point on the southern side of Apricot Street; thence westwardly along the southern side of Apricot Street, 13 feet to the point. the place of BEGINNING.

TOGETHER with the right to use the two aforesaid four feet wide private alleys in common with the owners and the occupiers of the other properties abutting thereon.

HAVING erected thereon a dwelling house being known as 1709 Apricot Street.

SAID PROPERTY to be seized and sold in satisfaction of the judgment in favor of the plaintiff; Badger Club, LLC No. 2024 CV 7134 NT.

NOTICE is further given to all parties in interest and claimants. Schedule of

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proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 12, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

**The Highest and Best Bidder Shall
Be the Buyer**

TERMS

The purchaser will be required to pay the full amount of his bid by TWO O'CLOCK P.M. on the day of sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Dauphin County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. ALTHOUGH NOT PART OF THE MINIMUM BID, PROPERTY SOLD FOR THE MINIMUM BID DOES NOT DISCHARGE DELINQUENT AND/OR OUTSTANDING TAXES AND THE PURCHASER WILL BE RESPONSIBLE FOR SAME. If above conditions be not complied with on the part of the Purchaser, the property will again be offered for sale by the Sheriff at THREE O'CLOCK P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional cost of said sale.

Nicholas Chimienti, Jr.
Sheriff of Dauphin County

m21-a4

January 23, 2025

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
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The Board of Directors of the Bar Association meets on the third Thursday of the month at the Bar Association headquarters. Anyone wishing to attend or have matters brought before the Board should contact the Bar Association office in advance.

REPORTING OF ERRORS IN ADVANCE SHEET

The Bench and Bar will contribute to the accuracy in matters of detail of the permanent edition of the Dauphin County Reporter by sending to the editor promptly, notice of all errors appearing in this advance sheet. Inasmuch as corrections are made on a continuous basis, there can be no assurance that corrections can be made later than thirty (30) days from the date of this issue but this should not discourage the submission of notice of errors after thirty (30) days since they will be handled in some way if at all possible. Please send such notice of errors to: Dauphin County Reporter, Dauphin County Bar Association, 213 North Front Street, Harrisburg, PA 17101-1493.

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

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A professional headshot of Matthew Chabal, III, Esq., a man with a mustache, wearing a dark suit, white shirt, and a patterned tie. He is smiling slightly and looking towards the camera.

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