

ADVANCE SHEET

The Dauphin County Reporter

A WEEKLY JOURNAL CONTAINING DECISIONS RENDERED IN THE 12TH JUDICIAL DISTRICT

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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.

All legal notices must be submitted in typewritten format and are published exactly as submitted.

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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF MARILYN C. LINKO, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Rudy L. Linko, 120 Lee Ann Court, Enola, PA 17025
jy5-19

ESTATE HRISOULA TAMBASIS a/k/a HRISOULA I. TAMBASIS a/k/a CHRISOULA TAMBASIS, late of Lower 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Angela Karagiannis, 4111 Kingswood Court, Harrisburg, PA 17112-6028

Attorney: Christopher F. Wilson, Esquire, Nicholas Law Offices, PC, 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099
jy5-19

ESTATE OF FREDERICK P. GROH, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executrix: Timothy D. Sheffey
Attorney: Estate of Frederick P. Groh, Barley Snyder, Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042
jy5-19

ESTATE OF MARTHA A. KUNTZ, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executrix: Harvey W. Kuntz, 7628 E. Appalachian Trail, Harrisburg, PA I 7112

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043
jy5-19

ESTATE OF SOBHA NARLA, late of Derry Township, Dauphin County, PA (died: March 9, 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.

Executrix: Gangadhar Rao Narla, 303 Beech Avenue, Hershey, PA 17033

Attorney: Gregory M. Lane, Esquire, 2617 N. 2nd St., Harrisburg, PA 17110
jy5-19

ESTATE OF ROSALYN PATRICIA SULTZABERGER a/k/a ROSALYN P. SULTZABERGER, 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: Wanda May Hoyer
Attorney: Ryan A. Webber, Esquire, WEBBER LAW, PLLC, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055; (717) 790-2410
jy5-19

ESTATE OF ANN R. NICHOLS, 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 Executrix or attorney, and all persons

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

Executrix: Cheryl Munkel

Attorney: Thomas L. McGlaughlin, Esquire, MB, Northstar Legal Services, LLC, 6106 Schoolhouse Road, Elizabethtown, PA 17022 jy5-19

ESTATE OF LILLIAN I. DANNER a/k/a LILLIAN IRENE DANNER, late of Jackson Township, Dauphin County, PA (died: June 6, 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-Executor: Lynne E. Grosser, 670 Mountain House Road, Halifax, PA 17032; Donna J. Snyder, 430 Mountain House Road, Halifax, PA 17032

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jy5-19

ESTATE OF FRANCES M. FRANTZ, late of Williamstown Borough, Dauphin County PA (died: April 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jeanette Marie McSparron, 501 East Washington Street, Muir, PA 17957

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jy5-19

ESTATE OF DAVID PATRICK LENKER, late of Middletown, Dauphin County, PA (died: January 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Douglas E. Lenker, 540 Bay Point Drive, Montross, VA 22520

Attorney: Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 jy5-19

ESTATE OF HOWARD G. HOPKIRK, late of Derry Township, Dauphin County, PA (died: May 6, 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: Susan P. Hopkirk, 209 Crescent Drive, Hershey, PA 17033

Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 jy5-19

SECOND PUBLICATION

ESTATE OF W. BENJAMIN McLURE, late of Derry Township, Hummelstown, 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: Michael D. McLure

Attorney: Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 jn28-jy12

ESTATE OF JAQUELINE A. FOSSATI, late of Susquehanna Township, Dauphin County, PA (died: April 26, 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: Jill D. Wentworth and Mark M. Davis, of Hummelstown, PA 17036

Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C.,

3631 North Front Street, Harrisburg, PA
17110; (717) 901-5948 jn28-jy12

ESTATE OF IRA D. ESPENSHADE, SR., a/k/a IRA D. ESPENSHADE, late of Conewago Township, Dauphin County, PA (died: May 16, 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: Roxanna J. Stine, of Elizabethtown, PA

Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 jn28-jy12

ESTATE OF RAYMOND J. PERRY, late of Susquehanna Township, Dauphin County, PA (died: April 16, 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: Elizabeth H. Feather, Harrisburg, PA

Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 jn28-jy12

ESTATE OF ESTELLE A. ASSENG, late of South Hanover Township, Dauphin County, PA (died: May 17, 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: George A. Asseng, Jr., Odenton, MD

Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 jn28-jy12

ESTATE OF VIRGILIO OSORNO, late of Harrisburg City, Dauphin County, PA and Hempstead County, NY (died: April 24, 2021)

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: Petcnapaporn Osorno, c/o Morgan Cassel, Esquire, 624 N. Front St., Wormleysburg, PA 17043

Attorney: Morgan Cassel, Esquire, Cherewka Law P.C., 624 N. Front St., Wormleysburg, PA 17043 jn28-jy12

ESTATE OF ELIZABETH MARY LANGLEY, late of the 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Terry Lee Ford, 98 Ege Drive, Carlisle, PA 17015

Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 jn28-jy12

ESTATE OF LARRY E. BROWN, late of Harrisburg, Dauphin County, PA (died: May 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: Linda A. Grove

Attorney: David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; (717) 939-9806; Email: davidcmillerjr@proton.me jn28-jy12

ESTATE OF MAGDALENA RITTNER, late of Harrisburg, Dauphin County, PA (died: May 2, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Thomas J. Rittner

Attorney: David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057, (717) 939-9806; Email: davidcmille1jr@proton.me jn28-jy12

ESTATE OF RAY H. FLEMING, JR.,
late of Dauphin, 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: Jonathan Fleming, c/o Mary-Jo Mullen, CPA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 jn28-jy12

THIRD PUBLICATION

ESTATE OF FREDERICK D. GILES,
late of Hummelstown, 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: Megan Giles, 54 Wharton Ave., Middletown, PA 17057

Attorney: J. Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Rd., Etners, PA 17319 jn21-jy5

ESTATE OF MARLENE KIESEL, late of Dauphin County, PA (died: February 22, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Manuel Gonzalez, 1645 Smugglers Cove Circle, Gulf Breeze, FL 32563

Attorney: Ronald L. Finck, Esquire, METTE, EVANS & WOODSIDE, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 jn21-jy5

ESTATE OF SARA T. RAPPOLT, late of Harrisburg, Dauphin County, PA (died: January 12, 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Ms. Dawn E. Crump, 715 Loch Lomond Circle, Concord, NC 28025; Mr. Ernest L. Rappolt, 348 Union Street, Blue Field, WV 24701 jn21-jy5

ESTATE OF FLORENCE E. ALLBAUGH a/k/a FLORENCE EMMA ALLBAUGH, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: William J. Dupras, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: Kevin D. Dolan, Esquire jn21-jy5

ESTATE OF JACK L. ETTER a/ka/ JACK LEROY ETTER, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Craig A. Etter, 1796 Mountain View Road, Middletown, PA 17057 jn21-jy5

ESTATE OF MARIE A. WILBERT, late Halifax, Dauphin County, PA (died: May 12, 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: Timothy R. Wilbert, 1088 Rutter Road, Halifax, PA 17032

Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethville, PA 17023
jn21-jy5

ESTATE OF HARRY D. McCAUGHEY, JR., A/K/A HARRY DAVID McCAUGHEY, JR., HARRY D. McCAUGHEY, late of Swatara Township, Dauphin County, PA (died: April 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: Cheryl A. Varner, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

jn21-jy5

ESTATE OF JOSE ANTHONY GONZALEZ-RIVERA, late 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Ronald D. Butler, 1017 Mumma Road, Suite 204, Lemoine, PA 17043

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoine, PA 17043
jn27-jy5

ESTATE OF JILL M. LONGCHAMP, 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 Personal Representative(s) or attorney, and all persons indebted to the decedent to make payment to the Personal Representative(s) without delay.

Personal Representative(s): Laurie J. Wolfe, 71 Springhaven Court, Palmyra, PA 17078

Attorney: Tracy J. Ross, Esquire, Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201
jn21-jy5

ESTATE OF WENDELL J. DILLINGER a/k/a WENDELL JOY DILLINGER, late of Middletown Borough, Dauphin County, PA (died: December 10, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Michael Graycar, 100 E. Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401

jn21-jy5

ESTATE OF MICHAEL L. GARNICK, late of Washington Township, Dauphin County, PA (died: May 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 and Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023
jn21-jy5

ESTATE OF PHILIP RANDOLFO, late of Wiconisco 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: Nancy Randolph, c/o Craig A Hatch, Esq., CELA, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 jn21-jy5

ESTATE OF GLENN WILLIAM CUSTER, late of West Hanover Township, Dauphin County, PA (died: October 31, 2021)

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: Kimberly Custer, c/o Kristen L. Behrens, Esquire, 1500 Market St., #3500E, Philadelphia, PA 19102

Attorney: Kristen L. Behrens, Dilworth Paxson LLP, 1500 Market St., #3500E, Philadelphia, PA 19102 jn21-jy5

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **QPS America Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 5005 Rockside Rd., Ste. 600, Independence, OH 44131. The commercial registered officer provider is in care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. jy5

NOTICE IS HEREBY GIVEN **Engineered Lifting Systems & Equipment Inc.**, a foreign business corporation incorporated under the laws of Canada, with its princ. Office located at 77 King St. West, Ste. 3000, Toronto, Province of Ontario, Canada M5K1G8, 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. jy5

NOTICE IS HEREBY GIVEN that **STAUFEN.USA, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of Delaware. The address of its registered office under the laws of said jurisdiction is c/o InCorp Services, Inc., 919 North Market Street, Ste. 950, Wilmington, DE 19801, and in Pennsylvania is c/o In Corp Services, Inc., 7208 Red Top Road, Hummelstown, PA 17036 Dauphin County. jy5

NOTICE IS HEREBY GIVEN **TCS Louisiana Productions 5, Inc.**, a foreign business corporation incorporated under the laws of Louisiana, with its princ. office located at 500 South Buena Vista St., Burbank, CA 91521, 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 P A is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy5

NOTICE IS HEREBY GIVEN that **MARCOLIN U.S.A. EYEWEAR CORP.** a foreign business corporation, applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 4124). The corporation is incorporated under the laws of the State of New Jersey. The address of its principal office under the laws of said jurisdiction is 3140 Route 22 West, Somerville, NJ 08876 and the address of its proposed registered office in Pennsylvania is Registered Agent Solutions, Inc., 125 Locust Street, Harrisburg, PA 17101. jy5

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **11492446 Canada Inc.**, a corporation incorporated under the laws of the State of Canada intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 2850 Golf Rd., Rolling Meadows, IL 60008 and the name of its commercial registered office provider in Pennsylvania is Corporation Service Company. jy5

NOTICE IS HEREBY GIVEN that **Woodlawn Trustees-Penna, Inc.** a Pennsylvania corporation, having its registered office located at 600 N. 2nd Street, Suite 401, Harrisburg, PA 17101 c/o CT Corporation System has filed a Certificate of Election to Dissolve with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

/s/ Daniel P. Johnson, Esquire
Young Conaway Stargatt & Taylor, LLP
Rodney Square, 1000 N. King Street
jy5 Wilmington, DE 19801

NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the Dept. of State for **BETTER HEARING INC.**, a business corp. organized under the PA Business Corp. Law of 1988. jy5

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Indegy, 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. jy5

NOTICE IS HEREBY GIVEN **Medasense Biometrics Inc.**, a foreign corporation formed under the laws of the State of

Delaware and with its principal office located at 2436 Emrick Blvd., Bethlehem, PA 18020, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/10/23, 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. jy5

NOTICE IS HEREBY GIVEN that **Epika Holdings, Inc.**, a foreign corporation formed under the laws of the State of Nevada and its principal office is located at 15 Century Blvd., Ste. 102, Nashville, TN 37214, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/27 /24, 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. jy5

NOTICE IS HEREBY GIVEN to all creditors and claimants of **The League of Hard Floor Professionals, Inc.**, a Pennsylvania (PA) corporation, which on 11/8/2012, was incorporated in the Commonwealth of PA, that said company intends to file Articles of Dissolution with the Dept. of State under the provisions of PA Business Corporation Law. The name of its commercial reg'd office provider and the county of venue is c/o: Corporation Services Company, Dauphin County. jy5

NOTICE IS HEREBY GIVEN **Garden Irrigation Company, Inc.**, a foreign business corporation incorporated under the laws of New Jersey, with its princ. office located at 316 Tennent Rd., Ste. 203, Morganville, NJ 07751, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. Effective date 7/1/2024. 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. jy5

NOTICE IS HEREBY GIVEN that a Statement of Registration for a Nonprofit Corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **United Faith Ministries, Inc.** The address of its principal office under the laws of its jurisdiction is 999 Waterside Dr., Ste. 525, Norfolk VA 23510. The commercial registered office provider is in the care of Cogency Global Inc. in Dauphin County. This is filed in compliance with the requirements of the applicable provisions of 15 Pa.C.S. 412. jy5

NOTICE IS HEREBY GIVEN that **PROXIMITY LEARNING, INC.** filed a foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 1800 East 4th Street, Suite 131, Austin, TX 78702. The commercial registered officer provider is in care of Incorporating Services, Ltd. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. jy5

NOTICE IS HEREBY GIVEN that **Corp 2000, Inc.,** a foreign business corporation incorporated under the laws of the State of California, received a Certificate of Authority/Foreign Registration in Pennsylvania on October 25, 2016, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 5301 Southwest Parkway, Suite 400, Austin, TX 78735.

Its last registered office in this Commonwealth was located at: c/o AAAgent Services, LLC and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. jy5

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/18/2024, for **PENNSYLVANIA OSTEOPATHIC MEDICAL ASSOCIATION FOUNDATION**, 1330 Eisenhower Blvd., Harrisburg, PA 17111

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. jy5

NOTICE IS HEREBY GIVEN that **Critical Skills, Inc.,** a foreign business corporation incorporated under the laws of the State of Indiana, received a Certificate of Authority/Foreign Registration in Pennsylvania on May 17, 2013, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 880 Monon Green Blvd., Ste 101, Carmel, IN 46032.

Its last registered office in this Commonwealth was located at: c/o Registered Agent Solutions, Inc. and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. jy5

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 6/26/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Bill Spitzer & Associates, Inc.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Texas.

The address of its principal office is 11530 Brittrnoore Park Drive, Houston, TX 77041.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jy5

NOTICE IS HEREBY GIVEN that Articles of Inc. were filed with the Dept. of State for **AXIVA WELLNESS CENTERS - HV, P.C.,** a professional corp. organized under the PA Business Corporation Law of 1988. jy5

NOTICE IS HEREBY GIVEN **Ned Davis Research, Inc.,** a foreign business corporation incorporated under the laws of Florida, with its princ. office located at 3665 Bee Ridge Rd., Ste. 306, Sarasota, FL 34233, 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. jy5

NOTICE IS HEREBY GIVEN **FWC2026 US, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 396 Alhambra Circle, Ste. 400, Coral Gables, FL 33134, 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 251 Little Falls Dr., Wilmington, DE 19808. 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. jy5

NOTICE IS HEREBY GIVEN that **Kavon Business Services Company**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1 Kellogg Sq., S. Tower, Battle Creek, MI, 49016, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/27/24, 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. jy5

NOTICE IS HEREBY GIVEN **DIVACS, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 254 Chapman Rd., Ste. 208 #14943, Newark, DE 19702, 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 251 Little Falls Dr., Wilmington, DE 19808. 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. jy5

MISCELLANEOUS NOTICES

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

NUMBER 2023-CV-894

CIVIL ACTION LAW

**TRUIST BANK FORMERLY KNOWN
AS BRANCH BANKING AND TRUST
COMPANY, PLAINTIFF**

VS.

**DELMAR WIEST, JR., KNOWN
SURVIVING HEIR OF DELMAR
WIEST, ET. AL., DEFENDANT(S)**

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

To: Craig Whary, Known Surviving Heir of Delmar Wiest and Michele Silks, Known Surviving Heir of Delmar Wiest

YOUR HOUSE (real estate) at **425 Center Street, Wiconisco, Pennsylvania 17097** is scheduled to be sold at Sheriff's Sale on **September 12, 2024** at 10:00AM in Dauphin County Administration Building, Corners of Second and Market Streets, Commissioners Hearing Room, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$56,082.92 obtained by Truist Bank formerly known as Branch Banking and Trust Company against the above premises.

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

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

1. The sale will be canceled if you pay to Truist Bank formerly known as Branch Banking and Trust Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

YOU MAY need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg, Pennsylvania 17101
(717) 232-7536

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St., Ste 1501
Philadelphia, PA 19102
215-790-1010

jj5

Advertisements appearing for Third 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, July 18, 2024 at 10:00 A.M., the following real estate, to wit:

**SALE NO. 2
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$144,155.96**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN WEST HANOVER, TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN SIDE OF HOLLY DRIVE ON PLAN OF LOTS HEREINAFTER REFERRED TO, WHICH POINT IS THE NORTHEAST CORNER OF LOT NO. 27 ON PLAN OF LOTS HEREINAFTER REFERRED TO; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN SIDE OF SAID HOLLY DRIVE, ONE HUNDRED (100) FEET TO A POINT THENCE; IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF LOT NO. 28 ON SAID PLAN, TWO HUNDRED (200) FEET TO A POINT; THENCE NORTHWARDLY ALONG THE EASTERN LINE OF LOT NO. 14 ON SAID PLAN, ONE HUNDRED (100) FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AND ALONG THE SOUTHERN SIDE OF LOT NO. 26 ON SAID PLAN, TWO HUNDRED (200) FEET TO A POINT ON THE WESTERN SIDE OF HOLLY DRIVE, THE PLACE OF BEGINNING.

BEING LOT NO. 27, SECTION "A", PLAN OF HOLIDAY PARK, WHICH PLAN RECORDED IN PLAN BOOK "R", PAGE 93, DAUPHIN COUNTY RECORDS.

TAX PARCEL NO. 68-017-050

PREMISES BEING: 854 Shawnee Drive, Harrisburg, Pennsylvania 17112

BEING the same premises which CLARA KROKINSKI (DECEASED), SUSANNE GUNTER (EXECUTRIX OF WILL AND ESTATE) by deed dated July 1, 2005 and recorded August 26, 2005 in Deed Book 6155, Page 640, granted and conveyed

unto Susanne Gunter. The said Susanne Gunter died on February 20, 2020 without a will or appointment of an Administrator, thereby vesting title in Glen Williams, II, known surviving heir of Susanne Gunter; Troy Williams, known surviving heir of Susanne Gunter; Thomas Kropinski, known surviving heir of Susanne Gunter, and unknown surviving heirs of Susanne Gunter by operation of law.

SEIZED AID SOLD as the property of Glen Williams, II, known surviving heir of Susanne Gunter, and Troy Williams, known surviving heir of Susanne Gunter, and Thomas Kropinski, known surviving heir of Susanne Gunter, and unknown surviving heirs of Susanne Gunter, under judgment #2020-CV-11654

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 3
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$170,242.78
2023-CV-07846**

LAND SITUATED IN THE TOWNSHIP OF SUSQUEHANNA IN THE COUNTY OF DAUPHIN IN THE COMMONWEALTH OF PA

BEGINNING AT A STONE AT LINE OF LAND NOW OR LATE OF STEVE SREBACIE AND LAND NOW OR LATE OF MARGARET L. MICHEL; THENCE ALONG SAID MICHAEL LAND, NORTH 72 DEGREES, FIFTEEN MINUTES WEST, TWO HUNDRED 200 FEET TO A STONE; THENCE ALONG LAND NOW OR LATE OF FLORENCE C. MAMAKER, SOUTH 17 DEGREES, FORTY-FIVE MINUTES WEST, NINETY-SEVEN AND SEVENTY-ONE HUNDREDTHS (97.71) FEET TO A STONE AT LAND NOW OR LATE OF ROSS DEAN; THENCE ALONG SAID LAND, SOUTH SEVENTY-ONE DEGREES, TWO MINUTES EAST, TWO HUNDRED (200) FEET TO A STONE AT LAND NOW OR LATE OF STEVE SREBACIE; THENCE ALONG SAID LAND NORTH SEVENTEEN DEGREES, FORTY-FIVE MINUTES EAST, ONE HUNDRED TWO AND SEVENTY-TWO HUNDREDTHS

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Miscellaneous Notices

(102.72) FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND REGRESS IN AND TO A SIXTEEN (16) FEET WIDE PRIVATE DRIVEWAY AS IT NOW EXISTS LEADING FROM THE WITHIN DESCRIBED PREMISES IN A WESTERLY DIRECTION TO THE PUBLIC HIGHWAY.

PARCEL NO.: 62-020-004

BEING KNOWN as: 3013 Crooked Hill Rd., Harrisburg, PA 17110-9414

BEING the same premises which James Andrew Brackett by deed dated 03/08/2019 and recorded in the Office of Recorder of Deeds of Dauphin County on 04/17/201 at Book/Page or Instrument #20190008484 granted and conveyed unto Aaron Joseph Devan.

SITUATE in the Township of Susquehanna

PREMISES BEING: 3013 Crooked Hill Rd., Harrisburg, PA 17110-9414

TO BE SEIZED AND SOLD AS THE PROPERTY OF Aaron Joseph Devan under judgment #2023-CV-07846

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 4
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$68,020.17
2023-CV-02673**

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the ninth ward, City of Harrisburg in the County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan known as subdivision plat, Wilson Park Homes, Inc., and Harris Park Homes, Inc., made by Michael A. Conger Jr., civil engineer, Fair Lawn, New Jersey, as of March 23, 1946, as follows, to wit:

BEGINNING at a point on the northern line of Croyden Road (60 feet wide) 188.14 feet east of the northeasterly corner of Croyden Road and Wilson Parkway at or opposite the center of the dividing line between Lot No. 62 and No. 63, Block "C", of the aforementioned

Plan; thence along the center of said dividing line north 17 degrees, 28 minutes, 53 seconds west, 127.27 feet to a point; thence north 89 degrees, 2 minutes east, 54.21 feet to a point at or opposite the center of the dividing line between Lots Nos. 61 and 62, Block "C", on aforementioned Plan; thence along the center of said dividing line south 7 degrees, 2 minutes east, 116.61 feet to a point on the northerly line of Croyden Road; thence westerly along said Croyden Road on a curved line deflecting to the left having a radius of 170 feet for an arc distance of 31 feet to a point, the place of BEGINNING.

BEING Lot No. 62, Block "C" on aforementioned Plan, and having thereon erected a dwelling house known and numbered as 2832 Croyden Road.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway, as and for a driveway, passageway and water course at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and having the use thereof. Reserving, however, unto the original grantor, its successors and assigns, the right of laying under, above or over the premises at time or times and from time to time, pipe lines and conduits and appurtenances thereto for sewer, drainage, water, electric light and telephone. Subject to restrictions recorded in Deed Book "V", Volume 27, Page 136.

PARCEL NO.: 09-102-053

BEING Known as: 2832 Croyden Road, Harrisburg, PA 17104

BEING the same premises which David E. Ratcliffe and Bonnie Sue Ratcliffe, husband and wife by deed dated April 20, 2018 and recorded in the Office of Recorder of Deeds of Dauphin County on April 24, 2018 at Book/Page or Instrument #20180009870 granted and conveyed unto John E. Core, III, an adult individual. John E. Core departed this life on 10/28/2022.

TAX PARCEL NO. 09-102-053

PREMISES BEING: 2832 Croyden Road, Harrisburg, PA 17104

TO BE SEIZED AND SOLD AS THE PROPERTY OF the unknown heirs of John E. Core, III a/k/a John Core under judgment #2023-CV-02673

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

Advertisements appearing for Third Time

Miscellaneous Notices

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$219,119.76

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

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

BEGINNING at the northeast corner of the hereinafter described lot at an iron pin located in a cherry tree; thence along lands now or formerly of Paul W. and Carley L. Enders, north sixty-eight degrees, twenty-one minutes, eighteen seconds east, one thousand one hundred sixty-six and twenty-four hundredths feet (N. 68° 21' 18" E, 1,166.24') to an iron pin; continuing thence along lands now or formerly of Jacob R. and Barbara L. Glick, south fourteen degrees, zero minutes forty-six seconds east, seven hundred twelve and sixty-nine hundredths feet (S. 14° 00' 46" E., 712.69') to an iron pin; thence along the same, south sixty-eight degrees, twenty-nine minutes, fifty-six seconds west, three hundred twenty-four and five tenths feet (S. 68° 29' 56" W., 324.59) to a stone; thence along the same, south thirteen degrees, fifty-eight minutes, twenty seconds east, nine hundred fifty-one and forty-eight hundredths feet (S. 13° 58' 20" E., 951.48') to an iron pin; thence along the same, south sixty-five degrees, thirty-two minutes, nine seconds west, three hundred ninety-seven and seventy-two hundredths feet (S. 65° 32' 09" W., 397.72') to an iron pin; thence along the same, south twenty-three degrees, thirty-four minutes, fifty-five seconds east four hundred ninety and forty-one hundredths feet (S. 23° 34' 55" E., 490.41') to an iron pin; thence along lands now or formerly of Frederick H. and Margaret L. Baggot, south seventy-one degrees thirty-eight minutes fifty-six

seconds west, five hundred sixteen and forty-four hundredths feet (S. 71 ° 38' 56" W., 516.44') to a pipe; thence along lands now or formerly of Jerry M. and Denise C. Frantz, north fourteen degrees, ten minutes, twenty-two seconds west, six hundred six and eleven hundredths feet (N. 14° 10' 22" W., 606.11') to an iron pin; thence along lands now or formerly of Randy and Donna L. Royer, north fourteen degrees, twenty-nine minutes, zero seconds west, eight hundred thirty-nine and eighty-three hundredths feet (N. 14° 29' 00" W., 839.83') to an iron pin; thence along lands now of Alice A. Shertzer, north fourteen degrees, two minutes, twenty-eight seconds west, seven hundred and forty-six hundredths feet (N. 14° 02' 28" W., 700.46') to an iron pin set in a cherry tree, said point being the point and place of BEGINNING.

THE AFORESAID description is drawn in accordance with a survey prepared for Alice A. Shertzer by Burch Associates, professional surveyors, dated November 2, 1998, as recorded in Dauphin County Record Book 3259, Page 360.

TOGETHER with the right for the Grantee and his heirs, successors and assigns to use, a fifty (50) foot wide easement extending along the northern boundary line of said premises, being known as Dauphin County UPI 32-016-017, for the purpose of ingress and egress in and to a landlocked parcel of land being known as Dauphin County UPI 32-016-024, including the right to install underground utilities within the fifty (50) foot wide easement, so long as all utilities be underground and at a minimum depth so as to not interfere with any farming or normal use of said easement by any parties utilizing said right-of-way. Any and all upkeep and/or maintenance for such Right-of-Way shall be borne totally and solely by grantee and his heir's successors and assigns.

CONTAINING 44.50 acres, more or less. BEING known and numbered as 31 Shertzer Road, Halifax, PA 17032.

WITH all improvements erected thereon.

PARCEL No.: 32-016-024-000-0000
BEING the same property conveyed to Steven L. Leiby and Tonya K. Scholl, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Steven L. Leiby, single person and Wanda G. Leiby and Donald A. Leiby,

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Miscellaneous Notices

her husband, dated October 26, 2017, recorded October 30, 2017, at Instrument Number 20170028647, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

BEING the same property conveyed to Alexander Halkias who acquired title by virtue of a deed from James P. Halkias, also signed by James P. Halkias as Power of Attorney for Kerry Halkias, dated June 18, 2010, recorded February 9, 2011, as Instrument Number 20110004340, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

BEING the same property conveyed to James P. Halkias who acquired title by virtue of a deed from Joanne R. Stauffer, dated April 3, 2010, recorded April 6, 2010, as Instrument Number 20100009333, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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.

SEIZED AND SOLD as the property of Todd A. Boop; Deborah L. Boop; Alexander Halkias under judgment #2011-CV-08194

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$79,990.10
CASE NUMBER: 2023-CV-05026

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected located in Mifflin Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a corner between lands now or late of Bonawitz and Solomon

Smeltz in the public road; thence along the public road southwestwardly seventy-four (74') feet to a stone; thence north one hundred eighteen (118') feet, more or less, to a stone; thence eastwardly sixty-six (66') feet to a stone and thence southwardly eighty-two (82') feet to the place of BEGINNING.

CONTAINING twenty-four (24) perches, more or less, and having thereon erected a building formerly used for school purposes.

PROPERTY ADDRESS: 6384 RT 225, ELIZABETHVILLE, PA 17023
PARCEL: 44-008-002

TITLE TO SAID PREMISES IS VESTED IN RONALD R. DITTY BY DEED FROM KENNETH E. HOFFMAN AND CHERYL A. HOFFMAN, HIS WIFE DATED 01/17/1974 RECORDED 01/25/1974 IN BOOK 60, PAGE 366.

SEIZED AND SOLD AS THE PROPERTY OF ELLEN D. DITTY, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF RONALD R. DITTY; RONALD DITTY, JR., IN HIS CAPACITY AS HEIR OF RONALD R. DITTY; BRADLEY DITTY IN HIS CAPACITY AS HEIR OF RONALD R. DITTY; TARA BURRELL, IN HER CAPACITY AS HEIR OF RONALD DITTY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON'S FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD R. DITTY UNDER JUDGMENT 2023-CV-05026

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8
MATTHEW C. FAILINGS, ESQUIRE
JUDGMENT AMOUNT: \$70,058.04
2023-CV-05839

ALL THAT CERTAIN LOT OR PARCEL 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 MARCH 16, 1970, AS FOLLOWS:

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Miscellaneous Notices

BEGINNING AT A POINT ON THE EASTERN SIDE OF NORTH TWENTIETH STREET, SAID POINT BEING 91.5 FEET NORTH OF THE NORTHEAST CORNER OF TWENTIETH AND ETHEL STREETS; THENCE ALONG THE EASTERN SIDE OF NORTH TWENTIETH STREET, NORTH 10 DEGREES WEST, 17.5 FEET TO A CORNER OF PREMISES KNOWN AS NO. 27 NORTH TWENTIETH STREET; THENCE ALONG SAID PREMISES NORTH 80 DEGREES EAST, 90 FEET TO A POINT ON THE WESTERN SIDE OF BROSE STREET; THENCE ALONG BROSE STREET, SOUTH 10 DEGREES EAST, 17.5 FEET TO A CORNER OF PREMISES KNOWN AS NO. 23 NORTH TWENTIETH STREET; THENCE ALONG SAID PREMISES AND PASSING THROUGH THE CENTER OF A PARTITION WALL SOUTH 80 DEGREES WEST, 90 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL No.: 09-076-009
BEING KNOWN as: 25 N. 20th Street,
Harrisburg, PA 17103

BEING the same premises which GEORGE ROMNEY, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D. C., ACTING BY AND THROUGH THE FEDERAL HOUSING COMMISSIONER by deed dated December 15, 1971 and recorded in the Office of Recorder of Deeds of Dauphin County on December 22, 1971 at Book U 57, Page 357 granted and conveyed unto IWILLA WILLIAMS, IN TRUST FOR CURTIS L. ALONZO AND DEWYANE WILLIAMS, HER SONS, MINORS. Iwilla Williams departed this life of May 13, 2022.

SITUATE in the 9th Ward of the City of Harrisburg

TAX PARCEL No. 09-076-009.
PREMISES BEING: 25 N. 20th Street,
Harrisburg, PA 17103

TO BE SEIZED AND SOLD AS THE PROPERTY OF Curtis L. Williams a/k/a Curtis Williams and the unknown heirs of Iwilla Williams, deceased under judgment #2023-CV-05839

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 9
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$39,019.76**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER SWATARA, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT NO. 36E, ROSEDALE EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF HANOVER STREET, A 60 FOOT RIGHT OF WAY, SAID POINT BEING LOCATED AND REFERENCED A DISTANCE OF 129.13 FEET IN A SOUTHERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY LINE OF HANOVER STREET FROM THE SOUTH END OF A 25.91 FOOT ARC CONNECTING THE EASTERN RIGHT OF WAY LINE OF HANOVER STREET TO THE SOUTHERN RIGHT OF WAY LINE OF MARKET STREET EXTENDED, A 50 FOOT RIGHT OF WAY; THENCE ALONG LOT NO. 360 SOUTH, 79 DEGREES, 6' 18" EAST, A DISTANCE OF 120 FEET TO A POINT; THENCE ALONG LAND OF DONALD D. SHOPE, SOUTH 10 DEGREES, 53' 42" WEST, A DISTANCE OF 20 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 36F; THENCE ALONG LOT NO. 36F NORTH 79 DEGREES, 6' 18" WEST, A DISTANCE OF 120 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF HANOVER STREET; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF HANOVER STREET IN A NORTHERLY DIRECTION ALONG THE ARC OF A CIRCULAR CURVE CURVING TO THE LEFT HAVING A RADIUS OF 930 FEET, AN ARC LENGTH OF 3.16 FEET TO A POINT ON CIRCULAR TANGENCY; THENCE ALONG THE SAME NORTH 10 DEGREES, 53' 42" EAST, A DISTANCE OF 16.84 FEET TO A POINT THE PLACE OF BEGINNING.

BEING KNOWN AS: 80 HANOVER STREET, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 36-012-173

BEING THE SAME PREMISES WHICH JOHN M. GOGETS AND TANYA G. GOGETS, HIS WIFE BY DEED DATED 7/27/2001 AND RECORDED 7/30/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4052 AT PAGE 427, GRANTED AND CONVEYED UNTO RONALD E. WHITE, II AND PATRICE M. WHITE, HIS WIFE.

Advertisements appearing for Third Time

Miscellaneous Notices

SEIZED AND SOLD as the property of PATRICE WHITE a/k/a PATRICE M. WHITE; RONALD WHITE, II a/k/a RONALD E. WHITE, II under judgment #2024-CV-00112

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 10
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$191,551.18**

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

BEGINNING at a point, said point being the intersection of the eastern right-of-way line of Lenker Drive (50 feet right-of-way) and the northern right-of-way line of Leg. Route No. 22031 (33 feet right-of-way) on hereinafter-mentioned Plat of Lots; thence along the eastern right-of-way line of Lenker Drive, north one degree, thirty-nine minutes west, a distance of one hundred forty-six and ninety-nine hundredths feet (N 01 degrees 39' W., 146.99' to a point; thence along Lot No. 27, north seventy-five degrees, seven minutes, fifty-three seconds east, a distance of one hundred and two hundredths feet (N 75, 07' 53" E., 100.02') to a point; thence along Lot No. 25, south two degrees, twenty-two minutes, forty-five seconds east, a distance of one hundred fifty-eight and seventy-four hundredths feet (S 02 degrees 22' 45" E., 158.74') to a point on the northern right-of-way line of Leg. Route No. 22031; thence along the northern right-of-way line of L.R. No. 2203, south eighty-one degrees, fifty-seven minutes west, a distance of one hundred and two hundredths feet (S 81 degrees 57' W., 100.02') to a point at the place of BEGINNING.

BEING Lot No. 26 on Plan of Lots of Apple Manor.

HAVING thereon erected a dwelling house known as 1193 West Market Street, Williamstown Pennsylvania.

BEING the same premises which Harold E. Bingaman and John A. Adams, by deed dated 7/26/2021 and recorded 7/27/2021 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Instrument Number 20210026287, granted and conveyed unto Paul Barrick, single man, in fee.

TAX PARCEL: 72-002-093-000-0000
PREMISES BEING: 1193 W. MARKET ST., Williamstown, PA 17098

SEIZED AND SOLD as the property of Paul Barrick under judgment #2023-CV-02853

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 11
BENJAMIN HOEN, ESQUIRE
JUDGMENT AMOUNT: \$38,251.01**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, IN THE COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF MOLLIE DRIVE AT THE DIVIDING LINE OF LOT NO. 16 AND 17, SAID POINT BEING LOCATED 1,029.70 FEET SOUTH OF THE SOUTHEAST CORNER OF HEATHERFIELD WAY AND MOLLIE DRIVE; THENCE BY THE LINE OF LOT NO. 16, NORTH 54 DEGREES, 44 MINUTES, 30 SECONDS EAST, 105.00 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF HEATHERFIELD HOMES COMPANY; THENCE BY SAID LANDS SOUTH 35 DEGREES, 15 MINUTES, 30 SECONDS EAST, 200.61 FEET TO A POINT AT THE DIVIDING LINE OF LOT NO. 18; THENCE BY LOT NO. 18, NORTH 74 DEGREES, 41 MINUTES, 41 SECONDS WEST, 199.75 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF MOLLIE DRIVE; THENCE BY AFOREMENTIONED RIGHT OF WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 52.95 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 17 ON FINAL SUBDIVISION PLAN FOR POND VIEW,

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PHASE II, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY IN PLAN BOOK M-4, PAGE 65.

HAVING thereon erected a Single-Family Dwelling known and numbered as 323 Mollie Drive, Harrisburg, PA 17112.

BEING TAX PARCEL NO. 35-110-017
PREMISES BEING: 323 MOLLIE DRIVE, HARRISBURG, PA 17112

SEIZED AND SOLD in execution as the property of Maquel-Erin Snyder-Groom, Mortgagors herein, under Judgment No. 2024-CV-00157. Kevin A. Groom, Sr. died on or about October 24, 2019 and the property passed to Maquel-Erin Snyder-Groom, his wife, by operation of law.

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 12
GREGORY JAVARDIAO, ESQUIRE
JUDGMENT AMOUNT: \$108,918.03**

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

BEGINNING at a point on the northern line of Daniel Drive on dividing line between lot herein described and Lot No. 132; thence northwardly along the western line of Lot No. 132, 125 feet to common corner with Lots Nos. 135 and 136; thence westwardly along the southern line of Lot No. 135, 100 feet to a common corner with Lots Nos. 134 and 135; thence southwardly along the dividing line between Lots No. 130 and the Lot herein described, 125 feet to the northern line of Daniel Drive; thence eastwardly along the northern line of Daniel Drive, 100 feet to the place of BEGINNING.

BEING Lot No. 131 (in error designated as No. 130) on the Plan of Section "C", Manor Acres, which plan is recorded in Plan Book "T", Page 98.

SUBJECT, nevertheless, to public utility easements and building restrictions as more particularly set forth in deed

recorded in Deed Book "T", Volume 37, Page 304.

HAVING THEREON erected known and numbered as 7696 Daniel Drive, Harrisburg, PA 17112

BEING TAX PARCEL NO 68-026-011-000-0000

PREMISES BEING: 7696 Daniel Drive, Harrisburg, PA 17112

BEING THE SAME PREMISES which C. Richard Fisher, by deed dated August 26, 1983 and recorded August 26, 1983 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 411, Page 356, granted and conveyed unto Robert H. Renny and Pamela E. Renny.

ROBERT H. Renny departed this life on September 7, 2013.

PAMELA E. Renny departed this life on January 21, 2021.

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 Charles A.J. Halpin, III, Esquire. Personal Representative of the Estate of Pamela E. Renny, Deceased, Mortgagors herein, under Judgment No. 2023-CV-9650

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 13
DANA MARKS, ESQUIRE
JUDGMENT AMOUNT: \$162,015.41**

ALL THAT CERTAIN piece or parcel of land situate in Lower Paxton Township,

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Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated June 6, 1969; prepared by Roy M. H. Benjamin, Professional Engineer, as follows:

BEGINNING at a point on the southerly line of Fritchey Street, which point is one hundred eighty (180) feet (erroneously referred to as 184 feet in a prior Deed) in an easterly direction from the southeastern corner of Fritchey Street and Holbrook Street and at the dividing line between lots Nos. 183 and 184 on the hereinafter mentioned Plan of Lots; Thence along the southerly line of Fritchey Street, north seventy-two (72) degrees, no (00) minutes east, sixty (60) feet to a point at dividing line between Lots Nos. 180 and 181 on said Plan; Thence along said dividing line south eighteen (18) degrees, no (00) minutes east one hundred twenty-five (125) feet to a point on the northerly line of Hocker Avenue; Thence along same south seventy-two (72) degrees, no (00) minutes west sixty (60) feet to a point at dividing line between Lots Nos. 183 and 184 aforesaid; Thence-along said dividing line north eighteen (18) degrees, no (00) minutes west one hundred twenty-five (125) feet to a point, the place of BEGINNING

BEING Lots. Nos. 181, 182 and 183 on Plan of Hainlyn No. 2, recorded in Plan Book "E", Page 18, Dauphin County records.

BEING THEREON ERECTED a one and one-half story brick dwelling known as No. 4631 Fritchey Street.

BEING THE SAME PREMISES WHICH Frieda Kreiser; formerly Frieda Twernbold, and David E. Kreiser, her husband, by deed dated July 3, 1969 and recorded in The Office of The Recorder of Deeds in and for Dauphin County, Pennsylvania, in Deed Book Y, Volume 54., Page 124, granted and conveyed unto Wayne V. Allen and Elsie A. Allen, his wife. The said Wayne V. Allen departed this life on July 9, 1998, vesting title solely in the name of Elsie A. Allen, Grantor herein.

BEING the same premises, which Elsie A. Allen by deed dated March 5, 2007 and recorded in the Official Records of Dauphin County on June 5, 2007 in Deed Book Volume, Page, as Instrument 20070022216 granted and conveyed unto Rebecca M. Gumpher and Jessica L. Gumpher.

4631 Fritchey Street, Harrisburg, PA 17109

TAX PARCEL Number: 35-052-036
DANA Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

JUDGMENT Amount: \$162,015.41

PREMISE Being: 4631 Fritchey Street, Harrisburg, PA 17109

SEIZED AND SOLD as the property of Jessica L. Gumpher, Rebecca M. Gumpher Judgment Number 2023-CV-04794 (U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Jessica L. Gumpher), with a judgment amount of \$162,015.41.

Dated: February 29th, 2024

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14

HARRY B. REESE, ESQUIRE

JUDGMENT AMOUNT: \$139,916.37

ALL THAT CERTAIN Unit, being Unit No. 40-221 (the "Unit"), of Saddle Ridge at Waverly, a Condominium (the "Condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which unit is designed in the Declaration of Condominium of Saddle Ridge at Waverly, 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 5647, Page 437, together with any and all amendments thereto.

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

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 mentioned.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of

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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 an on behalf of the Grantee and the Grantee's heirs, personal representatives, successor 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 the time to time by the Executive Board of the Saddle Ridge at Waverly 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 assessed except insofar as Section 3407(c) of the 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.

HAVING THEREON erected residential dwelling known and numbered as 221 Saddle Ridge Drive Unit 40, Harrisburg, Pennsylvania 17110

BEING TAX PARCEL NO. 62-087-115

PREMISES BEING: 221 Saddle Ridge Drive Unit 40, Harrisburg, Pennsylvania 17110

BEING THE SAME PREMISES which Kendre LLP, a Pennsylvania Limited Liability Limited Partnership and Vivek Bansal and Sonia Badreshia, husband and wife, by deed dated 3/12/2019 and recorded in the Office of the Recorder of Deeds of Dauphin County on 3/20/2019 in Instrument No. 20190006007, granted and conveyed unto Jamie Fisher.

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

SEIZED AND TAKEN in execution as the property of Jamie Fisher, Mortgagor(s) herein, under Judgment No. 2024-CV-00408

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 15
LYNDSAY E. ROWLAND, ESQUIRE
JUGEMENT AMOUNT: \$2,511,688.14**

SITUATE IN Borough of Middletown, Dauphin County
BEING Tax Parcel Number: 41-009-059-000-0000

PREMISES Being: 3 South Union Street, Unit 2, Middletown, PA 17057

SEIZED AND SOLD in execution of Judgment Number 2023-CV-4485-NT as the property of 3 South Union Associates, LLC

BEING more fully described as all that certain unit, being Unit No. 2 (the "Unit") of Union Street Condominium (the "Condominium"), located in the Borough of Middletown, Dauphin County, Pennsylvania which unit is designated in the Declaration of the Condominium for Union Street Condominium (the "Declaration of Condominium") and related Declaration Plat and Plans recorded in the Office of the Dauphin County Recorder of Deed as Instrument Number 201550030450, together with any and all amendment 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 Element (if any) applicable to the Unit being conveyed.

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

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August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 17
MATTHEW FALLINGS, ESQ.
JUDGMENT AMOUNT: \$30,207.71**

ALL, THAT CERTAIN LOT OR PIECE OF GROUND 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 WESTERN SIDE OF JEFFERSON STREET, WHICH POINT IS FORTY-SEVEN (47) FEET AND THREE (3) INCHES SOUTH OF THE SOUTHWESTERN CORNER OF OXFORD AND JEFFERSON STREETS, AT THE CENTER OF THE PARTITION WALL BETWEEN HOUSES NOS. 2434 AND 2436 JEFFERSON STREET; THENCE WESTWARDLY, THROUGH THE CENTER OF SAID PARTITION WALL BEYOND, NINETY (90) FEET TO THE EASTERN SIDE OF A FOUR FEET WIDE PRIVATE ALLEY; THENCE NORTHWARDLY, ALONG THE EASTERN SIDE OF SAID FOUR FEET WIDE PRIVATE ALLEY, SIXTEEN(16) FEET ONE (1) INCH TO A POINT; THENCE EASTWARDLY BY A LINE PARALLEL WITH OXFORD STREET, THROUGH THE CENTER OF A THREE FEET WIDE ALLEY-WAY BETWEEN HOUSES NOS. 2436 AND 2438 JEFFERSON STREET, NINETY (90) FEET TO THE WESTERN LINE OF JEFFERSON STREET; THENCE SOUTHWARDLY, ALONG THE WESTERN LINE OF JEFFERSON STREET SIXTEEN (16) FEET AND ONE (1) INCH TO THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A THREE-STORY BRICK DWELLING HOUSE KNOWN AND NUMBERED AS 2436 JEFFERSON STREET.

TOGETHER WITH THE RIGHT TO USE THE SAID FOUR FEET WIDE ALLEY IN THE REAR OF SAID DESCRIBED LOT IN COMMON WITH THE OTHER OWNERS AND OCCUPIERS OF PROPERTY ABUTTING THEREON AND ALSO THE RIGHT' TO THE USE OF THE ENTIRE THREE FEET WIDE ALLEY-WAY BETWEEN THE PROPERTY HEREIN DESCRIBED AND NO. 2438 JEFFERSON STREET, IN COMMON WITH THE OWNER OR OCCUPIERS OF THE LAST-MENTIONED PROPERTY.

BEING the same premises which MARLIN H. SWARTZ AND P. KATHRYN SWARTZ, HIS WIFE, AND MARLIN H. SWARTZ, PLNEARY AND GUARDIAN OF THE ESTATE AND PERSON OF HIS WIFE by deed dated 05/25/2007 and recorded in the Office of Recorder of Deeds of Dauphin County on 06/05/2007 at Book/Page or Instrument #20070022179 granted and conveyed unto Albert Henry and Dwight T. Henry and LAURETTA HENRY. Laretta Henry departed this life on 01/31/2017.

SITUTATE in the City of Harrisburg TAX PARCEL No. 10-016-042-000-0000 PREMISES BEING: 2436 Jefferson Street, Harrisburg, PA 17110

TO BE SEIZED AND SOLD AS THE PROPERTY OF Albert Henry, solely in his capacity as Co-Administrator of the Estate of Laretta J. Henry under judgment #2023-CV-02831

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 18
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$164,393.01**

ALL THAT HEREINAFTER DESCRIBED LOT OR TRACT OF GROUND SITUATE IN THE PLAN OF LOTS KNOWN AS SECOND REVISED PLAN, SWATARA CREST, SECTION E, AS RECORDED IN THE DAUPHIN COUNTY RECORDER'S OFFICE IN PLAN BOOK "E", VOLUME 2, PAGE 148 AND BEING SITUATE IN SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: (ERRONEOUSLY SET FORTH IN PRIOR DEEDS AS PLAN BOOK E-2, PAGE 149)

BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF CANYON ROAD AND KILROY CIRCLE; THENCE ALONG THE NORTHERN SIDE OF CANYON ROAD IN AN EASTWARDLY DIRECTION 16 FEET TO A POINT: THENCE BY SAME IN A NORTHEASTWARDLY DIRECTION 141.35 FEET TO A POINT; THENCE ALONG THE WESTERN LINE OF LOT NO. 108 NORTH

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2 DEGREES, 32 MINUTES EAST, 92.63 FEET TO A POINT; THENCE BY LOT 101 NORTH 87 DEGREES, 28 MINUTES WEST, 152.32 FEET TO A POINT ON THE EASTERN SIDE OF KILROY CIRCLE; THENCE BY SAME SOUTH 2 DEGREES, 32 MINUTES WEST, 130 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING ALL OF LOT NO. 107 AS SHOWN ON SAID PLAN.

SUBJECT, NEVERTHELESS, TO ALL RESTRICTIONS SET FORTH IN PLAN A OF SWATARA CREST, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA IN PLAN BOOK R-7, EXCEPT, HOWEVER, THAT RESTRICTION NO. 1 AS SET FORTH IN SAID PLAN A SHALL BE AMENDED IN ITS APPLICATION TO THIS LOT BY DELETING THEREFROM THE SUM OF TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00), JANUARY 1, 1988 PRICES.

PARCEL NO.: 63-066-038-000-0000
BEING KNOWN as: 6000 Canyon Road, Harrisburg, PA 17111

BEING the same premises which MICHAEL E. TULLI, SINGLE MAN by deed dated 08/21/1990 and recorded in the Office of Recorder of Deeds of Dauphin County on 08/23/1990 at Book 1467, Page 138 granted and conveyed unto JOHN R. LEONI AND COLLEEN M. LEONI, HIS WIFE. JOHN R. LEONI departed this life on 12/18/2008.

SEIZED AND SOLD as the property of Colleen M. Leoni and The United States of America under judgment #2023-CV-09395

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$94,192.95

ALL THAT CERTAIN piece or lot of ground, situate in the Borough of Gratz, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point at Market Street, in said Borough, thence along said

Market Street, east fifty (50) feet to a lot, now or formerly of John E. Moyer; thence along said lot, now or formerly of John E. Moyer; south two hundred (200) feet to South Alley, thence along said Alley, west fifty (50) feet to lot now or late of Maude Buffington; thence along lot, now or formerly of Maude Buffington, north two hundred (200) feet to said Market Street and place of BEGINNING.

BEING Lot No. 78 in the General Plan of the Town of Gratz.

IT BEING the same premises which Joshua A. Jeffries and Danielle M. Snyder now known as Danielle M. Jeffries, husband and wife, by their deed dated October 25, 2018, and to be recorded in the Recorder of Deeds

BEING the same premises, which Joshua A. Jeffries and Danielle M. Snyder now known as Danielle M. Jeffries, husband and wife, by deed dated 10/25/2018 and recorded 10/29/2018 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Instrument Number 20180027213, granted and conveyed unto Sara A. Hoy, single, in fee.

TAX PARCEL: 27-004-053.:000-0000
PREMISES BEING: 23 East Market Street, Gratz, PA 17030

SEIZED AND SOLD as the property of Sara A. Hoy under judgment #2023-CV-06016

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 20
NATHALIE PAUL, ESQUIRE
JUDGMENT AMOUNT: \$85,884.63

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF PENBROOK, DAUPHIN COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF BUTLER STREET, SAID POINT BEING FIFTY-FIVE AND ONE-HALF (55 1/2) FEET, MORE OR LESS, NORTH OF

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THE NORTHWEST CORNER OF BUTLER STREET AND BAKER ALLEY; THENCE WESTWARDLY AND THROUGH THE CENTER OF THE PARTITION OF THE HOUSE THEREON ERECTED AND HOUSE ON THE NORTH AND EXTENDING BEYOND ONE HUNDRED FIFTY (150) FEET TO CURTIN STREET; THENCE SOUTHWWARDLY ALONG THE EASTERN LINE OF SAID CURTIN STREET TWENTY-FIVE AND ONE-HALF (25 1/2) FEET, MORE OR LESS, TO A POINT AT LINE OF PROPERTY NOW OR FORMERLY OF WILLIAM SHUTT; THENCE EASTWARDLY BY LINE OF SAME ONE HUNDRED FIFTY (150) FEET TO BUTLER STREET; THENCE NORTHWARDLY ALONG THE WESTERN SIDE OF SAID BUTLER STREET, TWENTY-FIVE AND ONE-HALF (25 1/2) FEET; MORE OR LESS, TO THE PLACE OF BEGINNING.

HAVING THERE ON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS 39 BUTLER STREET TAX PARCEL NO. 49-012-015-000-0000

PREMISES BEING: 39 BUTLER STREET, HARRISBURG, PENNSYLVANIA 17103

BEING THE SAME PREMISES WHICH MICHAEL DON KURTZ, AGENT FOR MICHAEL A. KURTZ BY DEED DATED JUNE 16, 2017 AND RECORDED JUNE 30, 2017 INSTRUMENT NUMBER 20170016795, GRANTED AND CONVEYED UNTO DARYL T. BARBER.

SEIZED AND SOLD as the property of Daryl T. Barber under judgment #2023-CV-02587

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$154,807.77

TAX ID Number(s): 24-006-216-000-0000

ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE PLAN OF LOTS KNOWN AS PALMDALE, AS LAID OUT BY EUGENE W. BOWMAN AND J. SPAYD BOMBERGER, IN DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA,

BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

LAND situated in the Township of Derry in the County of Dauphin in the Commonwealth of PA

BEGINNING AT A POINT ON THE NORTH SIDE OF CHERRY STREET, THE SOUTHEAST CORNER OF LOT NO. 142 ON THE ABOVE-MENTIONED PLAN OF LOTS; THENCE, IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF SAID LOT NO. 142, 158 FEET TO A POINT ON THE SOUTH SIDE OF A 16-FOOT-WIDE ALLEY; THENCE, IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF SAID ALLEY 40 FEET TO A POINT, THE NORTHWEST CORNER OF LOT NO. 144 ON THE ABOVE-MENTIONED PLAN OF LOTS; THENCE, IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID LOT NO. 144, 158 FEET TO A POINT ON THE NORTH SIDE OF CHERRY STREET, 40 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 143 ON THE ABOVE PLAN OF LOTS.

FOR TITLE SEE DAUPHIN COUNTY RECORD BOOK 1917, PAGE 143.

COMMONLY known as: 1347 E Caracas Ave., Hershey, PA 17033-1104

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

BEING the same premises which Thomas F. Long and wife Alice W. Long, by deed dated 1/21/1999 and recorded 1/29/1999 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 3319 and Page 85, granted and conveyed unto James R. Doherty and Eileen Doherty, his wife, in fee.

AND the said Eileen Doherty died on September 26, 2007, thereby vesting her interest in James R. Doherty.

TAX PARCEL: 24-006-216-000-0000

PREMISES BEING: 1347 E CARACAS AVE., Hershey, PA 17033

SEIZED AND SOLD as the property of James R. Doherty under judgment #2024-CV-00931

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 22
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$50,704.78**

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

BEGINNING at a point, which point is 75 feet, 6 inches east of the southeast corner of Fourth and Wiconisco Street; thence in a southerly direction and through the center of a party wall between property No. 409 Wiconisco Street and property herein described, 115 feet to a point on the northern line of a 15-foot wide alley; thence westwardly along the northern line of said alley, 18 feet, 6 inches to a point; thence northwardly through the center of a party wall between property No. 405 Wiconisco Street and property herein described, 115 feet to a point, the southern line of Wiconisco Street; thence westwardly along the southern line of Wiconisco Street, 18 feet, 6 inches to a point, the place of BEGINNING.

BEING KNOWN AS: 407 WICONISCO ST., HARRISBURG, PA 17110

PROPERTY ID NUMBER: 10-035-027-000-0000

BEING THE SAME PREMISES WHICH VARTAN NATIONAL BANK, BY DEED DATED 4/1/2005 AND RECORDED 4/5/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5938 AT PAGE 357, GRANTED AND CONVEYED UNTO JOSEPH T. KONUPKA, III.

SEIZED AND SOLD as the property of Joseph T. Konupka, III under judgment #2015-CV-04118

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 23
MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$199,050.81**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Halifax,

Dauphin County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Matamoras, Halifax Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the western line of the public highway, Traffic Route 225, leading southwardly through said Village and which stone is also at the northern line of property of Charles R. Corsnitz, et us.; thence westwardly along the northern line said Corsnitz, et us.; thence Westwardly along the northern line of said Corsnitz property three hundred forty-four feet (344), more or less to a stone at line of property Mary Wetherall, late of Rufus Zimmerman; thence northwardly along line of said Wetherall property along its several courses and distances one hundred feet (100) more or less to a stone at line of property of Nevin E. Musick, late of Henry R. Landis; thence eastwardly by line of said Musick property and at a uniform width of one hundred feet (100) more or less, three hundred forty-four feet (344) more or less to a stone at the western line of the aforesaid public highway; thence southwardly along the western line of the aforesaid public highway; thence southwardly along the western line of said highway one hundred feet (100) more or less to the stone and place of BEGINNING.

BEING known and numbered as 3244 Peters Mountain Road, Halifax, PA 17032.

WITH all improvements erected thereon.

PARCEL NO.: 29-025-005-000-0000

BEING the same-property conveyed to Frederick Betz, single man who acquired title by virtue of a deed from Leon Via, single man, dated September 7, 2006, recorded September 18, 2006, at Instrument Number 20060038435, 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 Frederick Betz, single man, Mortgagors herein, under Judgment No. 2024-CV-00430

Advertisements appearing for Third Time

Miscellaneous Notices

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 24
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$261,313.60**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SOUTH HANOVER, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY LINE OF A CUL-DE-SAC KNOWN AS CHALFONT CIRCLE, SAID POINT BEING ALSO LOCATED ON THE DIVIDING LINE BETWEEN LOT NO. 4 AND LOT NO. 14 ON HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE AND CONTINUING ALONG THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 3 AND LOT NO. 14 AND LOT NO. 2 NORTH 83 DEGREES, 03 MINUTES, 05 SECONDS WEST 292.46, FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 15 ON HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE AND CONTINUING ALONG THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 16 AND LOT NO. 14 AND LOT NO. 17 NORTH 08 DEGREES, 56 MINUTES, 33 SECONDS EAST, 235.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 13 ON HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST

MENTIONED DIVIDING LINE SOUTH 53 DEGREES, 34 MINUTES, 09 SECONDS EAST, 305.29 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF A CUL-DE-SAC KNOWN AS CHALFONT CIRCLE; THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF THE LAST MENTIONED CUL-DE-SAC BY A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, 69.36 FEET TO A POINT; AND THENCE CONTINUING ALONG THE WESTERN RIGHT OF WAY LINE OF THE LAST MENTIONED CUL-DE-SAC BY A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, A DISTANCE OF 17.45 FEET TO A POINT OF THE DIVIDING LINE BETWEEN LOT NO. 4 AND LOT NO. 14 ON HEREINAFTER MENTIONED PLAN OF LOTS, THE PLACE OF BEGINNING.

BEING LOT NO. 14 OF SUBDIVISION PLAN OF GREENBRIAR ASSOCIATES, PHASE II, SECTION A, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PA IN PLAN BOOK Y, VOLUME 2, PAGE 5.

BEING the same premises, which ELMER C. TIDAY AND ALICE V. TIDAY, HIS WIFE by Deed dated December 13, 1977, and recorded in the Office of Recorder of Deeds of Dauphin County on December 13, 1977, at Book 64, Page 135 granted and conveyed unto MONROE V. HOKE AND MYRNA A. HOKE, HIS WIFE.

SITUTATE in the Hummelstown TAX PARCEL No. 56-006-155-000-0000 PREMISES BEING: 4 Chalfont Circle, Hummelstown, PA 17036

TO BE SEIZED AND SOLD AS THE PROPERTY OF Kathy Hoke, solely in her capacity as known heir of Monroe V. Hoke A/K/A Monroe Victor Hoke, deceased and The Unknown heirs of Monroe V. Hoke A/K/A Monroe Victor Hoke, deceased under judgment #2023-CV-9023

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Miscellaneous Notices

SALE NO. 25

**CAITLIN M DONNELLY, ESQUIRE
JUDGMENT AMOUNT: \$77,694.59**

ALL THAT CERTAIN TRACT OR LAND SITUATE IN THE BOROUGH OF ELIZABETHVILLE, DAUPHIN COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF WEST MAIN STREET; THENCE ALONG SAID MAIN STREET, EAST 80 FEET TO LANDS NOW OR LATE OF CHARLES T. MATTIS ESTATE; THENCE ALONG SAID LAND, SOUTH 200 FEET TO PINE ALLEY; THENCE ALONG SAID PINE ALLEY, WEST 82 FEET TO BENDER STREET; THENCE ALONG THE EAST SIDE OF BENDER STREET, NORTH 200 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16,000 SQUARE FEET OF LAND.

BEING LOT NO. 16 IN THE ORIGINAL PLAN OF THE SAID BOROUGH.

HAVING THEREON ERECTED A TWO-STORY FRAME DWELLING HOUSE AND OUTBUILDINGS KNOWN AS 332 WEST MAIN STREET, ELIZABETHVILLE PENNSYLVANIA.

BEING KNOWN AS: 332 WEST MAIN STREET, ELIZABETHVILLE, PA 17023

PROPERTY ID NUMBER: 26-008-014-000-0000

BEING THE SAME PREMISES WHICH CHARLES M. WERTZ, AS EXECUTOR OF THE ESTATE OF CHARLES C. WERTZ, DECEASED BY DEED DATED 12/7/1994 AND RECORDED 12/20/1994 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2341 AT PAGE 490, GRANTED AND CONVEYED UNTO CHARLES M. WERTZ AND CHRISTINE FAITH WERTZ, HIS WIFE.

SEIZED AND SOLD as the property of TAMMY MICKLO AKA TAMMY WERTZ solely as heir of Christine Faith Wertz, deceased, NICHOLAS WERTZ solely as heir of Christine Faith Wertz, deceased, UNKNOWN HEIRS OF CHRISTINE FAITH WERTZ under judgment; #2023-CV-2736

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

**GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$73,101.74**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE 13TH WARD OF THE CITY OF HARRISBURG, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERN LINE OF NORWOOD STREET, FORMERLY TWENTIETH AND ONE-HALF STREET, 132.75 FEET IN A SOUTHERLY DIRECTION FROM THE SOUTHERN LINE OF BROOKWOOD STREET AND RUNNING THENCE IN AN EASTERLY DIRECTION PARALLEL WITH BROOKWOOD STREET AND THROUGH A PARTITION WALL OF THE PROPERTY HEREIN CONVEYED AND PROPERTY KNOWN AS NO. 913 NORWOOD STREET, 115 FEET TO A POINT, THE WESTERN LINE OF BAXTER STREET, FORMERLY KING AVENUE OR ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID BAXTER STREET, FORMERLY KING AVENUE OR ALLEY, 12.75 FEET TO A POINT BEING THE LINE OF LAND NOW OR FORMERLY OF CATHERINE J. LERCH AND WILLIAM H. LERCH, WIFE AND HUSBAND; THENCE AT RIGHT ANGLES IN A WESTERLY DIRECTION TO SAID BAXTER STREET AND IN A LINE PARALLEL WITH BROOKWOOD STREET AND THROUGH THE PARTITION WALL OF THE PROPERTY HEREIN CONVEYED AND PROPERTY KNOWN AND NUMBERED AS NO. 915 NORWOOD STREET, 115 FEET TO A POINT, THE EASTERN LINE OF NORWOOD STREET, FORMERLY TWENTIETH AND ONE-HALF STREET; THENCE IN A NORTHERN DIRECTION ALONG THE EASTERN LINE OF NORWOOD STREET, 12.75 FEET TO POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 913 1/2 NORWOOD STREET, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 13-055-022-000-0000

BEING THE SAME PREMISES WHICH ALI YALCINANAHTAR, AND FATIMAH YALCINANAHTAR, HUSBAND AND WIFE BY DEED DATED 2/27/2006 AND RECORDED 3/2/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20060007955, GRANTED AND CONVEYED UNTO VIXEN LARAY DIVINE, SINGLE WOMAN.

Advertisements appearing for Third Time

Miscellaneous Notices

SEIZED AND SOLD as the property of Vixen Divine AKA Vixen L. Divine AKA Vixen Laray Divine under judgment #2023-CV-05187

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 27
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$167,351.36**

ALL THAT CERTAIN lot or piece of land situate in the 10th 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 October 22, 1975, as follows:

BEGINNING at the southwest corner of North 5th Street and Wiconisco Street; thence along the west side of North 5th Street, south 12 degrees, east 19 feet to a corner of premises known as No. 2650 North 5th Street; thence along said premises and passing through the center of a partition wall, south 78 degrees, west 141.1 feet to a point on the east side of Atlas Street; thence along the same north 12 degrees, west 19 feet to a point on the south side of Wiconisco Street; thence along the same north 78 degrees, east 141.1 feet to the 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 TWO AND ONE-HALF STORY DWELLING KNOWN AND NUMBERED AS: 2652

NORTH 5TH STREET, HARRISBURG, PA 17110

PARCEL #: 10-035-001-000-0000
BEING THE SAME PREMISES WHICH PI Capitol, LLC, by deed dated July 8, 2022 and recorded July 29, 2022 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2022-0022928, granted and conveyed unto Miguel A. Lopez, II.

TO BE SOLD AS THE PROPERTY OF MIGUEL A. LOPEZ, II UNDER JUDGMENT NO. 2024-CV-175

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 28
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$172,633.31
CASE NUMBER: 2020-CV-10424-MF**

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

BEGINNING at a point at the common property corner of Lot #6 and Lot #7, said point being referenced and located, north 57 degrees, 00 minutes, 00 seconds east, a distance of 45.00 feet from the intersection of the northern right-of-way line of Baker Alley and the eastern right-of-way line of Smith Alley; thence from said point of beginning along Lot #6, north 33 degrees, 00 minutes, 00 seconds west, a distance of 85.00 feet to a point at a common property corner of Lot #1, Lot #2 and Lot #7; thence along Lot #2, north 57 degrees, 00 minutes, 00 seconds east, a distance of 20.00 feet to a point at a common property corner of Lot #2, Lot #7 and Lot #8; thence along Lot #8, south 33 degrees, 00 minutes, 00 seconds east, a distance of 85.00 feet to a point on the northern right-of-way line of Baker Alley, thence along the northern right-of-way line of Baker Alley, south 57 degrees, 00 minutes, 00 seconds west, a distance of 20.00 feet to a point, said point being the point of BEGINNING.

Advertisements appearing for Third Time

Miscellaneous Notices

SAID Lot #7 contains 1,700.00 square feet or 0.0390 acres.

PROPERTY ADDRESS: 2458 BAKER STREET, HARRISBURG, PA 17103
PARCEL: 49-012-035-000-0000

TITLE TO SAID PREMISES IS VESTED IN LEE C. LABBAUF AND TINA L. GALLAWAY BY DEED FROM SCHIAVONI LTD. RECORDED 07/07/2006 DATED 06/30/2006 INSTRUMENT NO. 20060027108

SEIZED AND SOLD as the property of Tina L. Gallaway and Lee C. Labbauf under judgment #2020-CV-10424

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 29
MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$218,762.18**

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

ALL THAT CERTAIN piece or parcel of land situate in Swatara Township, Dauphin County, Pennsylvania, known as Lot No. 35 of a Final Subdivision Plan, Phase II, of Lawnford Acres, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book V, Volume 4, Page 44, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Eddington Avenue; thence extending along the dividing line between Lot 34 and Lot 35, north 85 degrees, 45 minutes, 00 seconds west, a distance of 120.00 feet to a point; thence along lands now or formerly of Rutherford Estate (Rolling Ridge West), north 04 degrees, 15 minutes, 00 seconds east, a distance of 80.00 feet to a point; thence along the dividing line between Lot 36 and Lot 35, south 85 degrees, 45 minutes, 00 seconds east, a distance of 120.00 feet to a point; thence along the western right-of-way line of Eddington Avenue, south 04 degrees, 15 minutes, 00 seconds west, a distance of

80.00 feet to a point, the place of BEGINNING.

CONTAINING 9,600.00 square feet.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BEING known and numbered as 344 Eddington Avenue, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 63-073-145-000-0000

BEING the same property conveyed to Dale C. Dennis who acquired title by virtue of a deed from Derrick Talbert and Eugenia Romero Talbert, husband and wife, dated November 28, 2005, recorded November 30, 2005, at Instrument Number 20050049783, and recorded in Book 6302, Page 339, 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 Dale C. Dennis, Mortgagors herein, under Judgment No. 2023-CV-07088

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 30
CAROLINE P. APRAHAMIAN, ESQ.
JUDGMENT AMOUNT: \$53,508.15**

ALL THAT CERTAIN piece or parcel of land situate in the City of Harrisburg,

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Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the western side of South Fourteenth Street, ninety-four feet and nine inches, more or less, northward from the northern line of Swatara Street; thence westwardly one hundred fifty-one feet and ten inches, more or less, to Buckthorn Avenue; thence northwardly along the eastern line of said Avenue, twenty feet to a point on line of land now or late of E.S. Kline; thence by the same eastwardly one hundred and fifty-one feet and ten inches, more or less to South Fourteenth Street; thence southwardly along South Fourteenth Street, twenty feet to the place of BEGINNING.

BEING the northern four feet to Lot No. 32 and the southern sixteen feet of Lot No. 33 as shown on Plan of Lots laid out for W. T. Hildrup, recorded in the Office for the recording of deeds in and for the County of Dauphin in Plan Book "A", Page 16.

PARCEL NO.: 02-020-023

BEING KNOWN as: 336 South 14th Street, Harrisburg, PA 17104

BEING the same premises which John Haas, single man by deed dated 08/16/2001 and recorded in the Office of Recorder of Deeds of Dauphin County on 08/27/2001 at Book 4084, Page 001 granted and conveyed unto Pauline C. Martinez, a single woman.

SITUTATE in the Harrisburg

PREMISES BEING: 336 South 14th Street, Harrisburg, PA 17104

TO BE SEIZED AND SOLD AS THE PROPERTY of Pauline C. Martinez a/k/a Pauline Martinez under judgment #2022-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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 31

MATTHEW C. FALLINGS, ESQUIRE

JUDGMENT AMOUNT: \$93,403.28

ALL THAT CERTAIN tract of land situates in Jackson Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a tract in the State Highway, Traffic Route #225 leading from Halifax to Elizabethville; thence along lands now or late of Ira Keiter, south forty-two degrees forty-five minutes east, one hundred thirty-two feet (S 42° 45'E, 132') to a post; thence by lands of the same, south fourteen degrees twenty-six minutes east, seventy-three and twenty-eight hundredths feet (S 14° 26'E, 73.28) to an iron pin on the north side of an alley; thence along the north side of the alley, south forty-seven degrees, fifteen minutes west, fifty and eighty-eight hundredths feet (S 47° 15'W, 50.88) to a stake; thence along lot, now or late of Alfred Reed, north thirty-eight degrees fifteen minutes west, sixty-three and twenty-one hundredths feet (N 38° 15'W, 63.21') to a post; thence by the same, north forty-six degrees fifteen minutes east, twenty-three and three hundredths feet (N 46° 15'E, 23.03') to a post; thence by land of the same, north forty-two degrees forty-five minutes west, one hundred thirty-one and four hundredths feet (N 42° 45'W, 131.04') to a tack in the first mentioned Highway; thence in the said Highway, north forty-five degrees fifteen minutes east, fifty-six and ninety-two hundredths feet (N 45° 15' E, 56.92') to the place of BEGINNING.

HAVING erected thereon a frame dwelling and outbuildings.

PARCEL NO.: 32-011-011

BEING KNOWN as: 1819 Armstrong Valley Rd., Halifax, PA 17032

BEING the same premises which DANIELLE L. BRENNER, SINGLE, AND STANLEY C. GEBHARD, HUSBAND AND WIFE by deed dated December 20, 2017 and recorded in the Office of Recorder of Deeds of Dauphin County on December 21, 2017 at Book/ Page or Instrument #20170033293 granted and conveyed unto ALICE O. FLICKINGER

SITUTATE in the Jackson Township

PREMISES BEING: 1819 Armstrong Valley Rd., Halifax, PA 17032

TO BE SEIZED AND SOLD AS THE PROPERTY OF Alice O. Flickinger under judgment #2023-CV-09301

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 August 12, 2024, 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. 32
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$81,562.24**

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN KNOWN AS "SUBDIVISION PLAT WILSON PARK HOMES, INC. AND HARRIS PARK HOMES, INC." MADE BY MICHAEL A. CONGER, JR., CIVIL ENGINEER OF FAIR LAWN, NEW JERSEY, AS OF MARCH 23, 1946, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF 25TH STREET, SIXTY (60) FEET WIDE (FORMERLY THE EASTERN LINE OF POORHOUSE ROAD), THIRTY-THREE (33) FEET WIDE DISTANT AND ALONG SAME SOUTH THREE (3) DEGREES, TWO (2) MINUTES, NO (00) SECONDS EAST, TWO HUNDRED FIFTY (250) FEET FROM A MONUMENT POINT MARKING THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF JOSEPH W. KLINE ON THE NORTH AND WILSON PARK HOMES, INC., ON THE SOUTH; THENCE (1) NORTH EIGHTY-SIX (86) DEGREES, FIFTY-EIGHT (58) MINUTES, NO (00) SECONDS EAST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON THE WESTERLY LINE OF RUMSON DRIVE; (2) DISTANT ALONG SAME SOUTH THREE (3) SOUTH EIGHTY-SIX (86) DEGREES, FIFTY-EIGHT (58), MINUTES, NO (00) SECONDS WEST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON THE EASTERLY LINE OF 25TH STREET; THENCE (4) DISTANT ALONG SAME NORTH THREE (3) DEGREES, TWO (2) MINUTES, NO (00) SECONDS, WEST FORTH (40) FEET TO A POINT THE PLACE OF BEGINNING.

BEING KNOWN AS: 2582 RUMSON DRIVE, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 09-102-006-000-0000

BEING THE SAME PREMISES WHICH JAMES F. BARRY AND ILENE D. BARRY, HIS WIFE BY DEED DATED 10/17/1986 AND RECORDED 10/17/1986 IN THE

OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 832 AT PAGE 201, GRANTED AND CONVEYED UNTO JAMES F. BARRY AND ILENE D. BARRY, HIS WIFE.

SEIZED AND SOLD as the property of JOSHUA BARRY solely in his capacity as heir of ILENE D. BARRY, Deceased; SETH BARRY solely in his capacity as heir of ILENE D. BARRY, Deceased under judgment #2023-CV-05661

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 33
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$106,142.95**

ALL THAT CERTAIN leasehold or unexpired term of years in and to all that certain tract or parcel of land with the improvements thereon erected and located in the Borough of Middletown, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern line of Wilson Street, which point is in the western line of Lot No. 38 on the Plan hereinafter mentioned; thence westwardly along the northern line of said Wilson Street, thirty-six and sixty-seven one-hundredths (36.67) feet to a point in the eastern line of Lot No. 40 on said Plan; thence northwardly along said Lot No. 40 and Lot No. 41, seventy-five (75) feet to a point in the southern line of Lot No. 35; thence eastwardly along said Lot No. 35, thirty-six and sixty-seven one-hundredths (36.67) feet to a point in the western line of Lot No. 38; and thence southwardly along said last mentioned Lot, seventy-five (75) feet to a point in the northern line of Wilson Street, the Place of BEGINNING.

BEING Lot No. 39 on the revised Werner Plan prepared by Rodney R. Walfermeyer, a registered engineer in 1953.

HAVING thereon erected premises known and numbered as 249 Wilson Street, Middletown, Pennsylvania.

THE above-described tract is No. 19 in a Petition presented to the Orphans'

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Court of Dauphin County and now filed to No. 420, Year of 1937.

THIS Assignment is subject to the condition that the said grantees herein shall pay to the said Eraaus Orphan House an annual rental of 10.80 payable in equal semi-annual installments of \$5.40 on the first days of April and October of each year during said term, and is subject to all other conditions set forth in said Lease Agreement recorded in the Dauphin County Recorder of Deeds Office in Misc. Book "X", Volume 7, Page 245.

BEING the same leasehold premises which Dale Krall and Percy Metzler, Trustees under the Last Will and Testament of Mary Krall Thomas, et sd., by deed dated March 2, 1964 and recorded in the Office of the Recorder of Deeds of Dauphin County in Deed Book "M", Volume 49, Page 495, conveyed, assigned and set over unto Ralph D. Bailey and Gertrude C. Bailey, husband and wife. The said Ralph D. Bailey died on January 14, 1974, and by operation of law, title vested in his surviving spouse, Gertrude C. Bailey, one of the Granters and Assignors herein. The said Martin D. Donelon and Adele T. Donelon, his wife, have joined in this conveyance for the purpose of conveying, assigning and setting over unto the Grantees herein all of their right, title and interest in and to the above unexpired leasehold premises by way of Articles of Agreement between Gertrude C. Bailey and Martin D. Donelon and Adele T. Donelon dated November 19, 1992 and recorded on November 20, 1992 in the Office of the Recorder of Deeds of Dauphin County in Record Book 1864, Page 330.

PARCEL# 41-016-013-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 249 Wilson Street, Middletown, PA 17057

BEING THE SAME PREMISES, which Beverly J. Schaeffer surviving spouse of Eric E. Schaeffer, deceased, by deed dated May 20, 2016 and recorded June 1, 2016 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument No. 20160013270 granted and conveyed unto Beverly J. Schaeffer, unmarried woman, in fee.

AND THE SAID Beverly J. Schaeffer departed this life on or about March 26, 2021 thereby vesting title unto Tammy L. Schaeffer and Robert L. Phillips, known

heirs of Beverly J. Schaeffer and any unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Beverly J. Schaeffer, deceased.

SEIZED AND SOLD as the property of Tammy L. Schaeffer, known heir of Beverly J. Schaeffer, deceased, Robert L. Phillips, known heir of Beverly J. Schaeffer, deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Beverly J. Schaeffer, deceased under judgment number 2022-CV-02861

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34

PAULA J. McDERMOTT, ESQUIRE
JUDGMENT AMOUNT: \$37,227.11

ALL THAT CERTAIN lot or parcel of land being Lot No. 2, Section I of a Plan of Lots of record in Plan Book V, Page 6 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania; laid out by O.P. Raffensperger, Registered Surveyor for Elmo Hodge, situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, which point is one hundred seventy-nine and nine tenths (179.91) feet southwest from the corner of Township Road No. 371 and Fairfax Drive, which point is a common corner of Lots Nos. 2 and 3 along Fairfax Drive; thence, north nineteen (19) degrees, fifty-two (52) minutes west along a common line which separates Lots Nos. 2 and 3, a distance of one hundred fifty (150) feet to a point in the rear line of Lot No. 11 of Section No. 1; thence, north seventy (70) degrees, eight (08) minutes east along a common line separating Lots Nos. 2 and 11 and continuing, a distance of ninety (90) feet to a point, a common corner of Lots Nos. 1 and 2; thence south nineteen (19) degrees, fifty-two (52) minutes east, along a line separating Lots Nos. 1 and 2, a distance of one hundred fifty (150) feet

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to a point along Fairfax Drive; thence, south seventy (70) degrees, eight (08) minutes west, along said Fairfax Drive, a distance of ninety (90) feet to a point, the place of BEGINNING.

BEING the same premises which Christopher J. Schick and Beth M. Schick, husband and wife, granted the deed dated February 10, 2016, and recorded February 18, 2016, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, instrument number 20160003802, granted and conveyed unto Raul Saucedo-Ramirez and Alysse L. Saucedo, husband and wife.

PARCEL Number 35-073-024

ASSESSED address is 6524 Fairfax Dr., Harrisburg, PA 17111

SUBJECT to any restrictions, easements and/or adverbs that pertain to this property.

SEIZED AND SOLD as the property of Alysse L. Saucedo and Raul Saucedo-Ramirez under judgment #2023-CV-03997

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 36
MICHAEL CLARK, ESQUIRE
JUDGMENT AMOUNT: \$73,005.72**

ALL THAT CERTAIN piece or parcel of land situate in South Hanover Township, Dauphin County, and Commonwealth of Pennsylvania, being Lot 32, Section B of Crestview Manor, with a copy of the Plan being recorded in Dauphin County Plan Book R, Page 88, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern line of Parklea Drive, said point being a corner common of Lots 31 and 32 on the above mentioned Plan of Lots; thence along the southern line of Parklea Drive, south 87 degrees, 26 minutes east, 80 feet to a point on the southern line of Parklea Drive, said point being a corner common to Lots 32 and 33; thence along the western line of Lot 32 south 2 degrees, 34 minutes west, 120 feet to a point at lands now or late of Crestview

Properties, Inc., said point being a corner common to Lots 32 and 33; thence along a line of lands now or late of Crestview Properties, Inc. north 87 degrees, 26 minutes west, 80 feet to a point on lands now or late of Crestview Properties, Inc.; thence along the eastern line of Lot 31 north 2 degrees, 34 minutes east, 120 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to restrictions recorded in Miscellaneous Book Z-7, Page 241

BEING the same premises which B. Scott Altland, a single man, and Alicia R. Ranberg, formerly known as Alicia R. Altland, a married woman, by deed dated June 25, 2003 and recorded in the Official Records of Dauphin County on July 7, 2003 in Deed Book Volume, Page, as Instrument granted and conveyed unto Richard Anthony Bianchi a/k/a Richard A. Bianchi, a single man.

TAX PARCEL Number: 56-015-022

PREMISE BEING: 73 Parklea Drive, Hummelstown, PA 17036

SEIZED AND SOLD as the property of Richard A. Bianchi a/k/a Richard A. Bianchi under judgment Number 2017-CV-3597-MF (US Bank Trust National Association, as Trustee for LB-Cabana Series IV Trust v Richard A. Bianchi), with a judgment amount of \$73,005.72.

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 37
HARRY B. REESE, ESQUIRE
JUDGMENT AMOUNT\$ 136,434.58**

ALL THAT CERTAIN lot or parcel of land, situate in Lower Swatara Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by William B. Whittock, Professional Engineer, dated October 2, 1970, as follows:

BEGINNING at a point-on the northern right of way line of Market Street Extended, said point being located and referenced south 76 degrees, 16 minutes, 20 seconds east, a distance of 175 feet from the northeast corner of Market Street Extended and Mountain

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View Drive: THENCE along Lot No. 1-F, Section A, Plan of Rosedale, north 13 degrees, 43 minutes, 40 seconds east, a distance of 120 feet to a point; THENCE along land of Donald Shope south 76 degrees, 16 minutes, 20 seconds east, a distance of 40 feet to a point; THENCE along Lot No. 2-B, Section B, Rosedale, south 13 degrees, 43 minutes, 40 seconds west, a distance of 120 feet to a point on the northern right of way line of Market Street Extended; THENCE along the same north 76 degrees, 16 minutes, 20 seconds west a distance of 40 feet to a point, the place of BEGINNING.

BEING Lot No. 2-A on Plan of Section B, Rosedale, said Plan is recorded in Plan Book H, Volume 2, Page 35, Dauphin County Records.

HAVING thereon erected a two-story brick and frame dwelling,

BEING known and numbered as 2087 Market Street Extended, Middletown, Pennsylvania.

BEING TAX PRACEL NO. 36-012-082-000-0000

PREMISES BEING: 2087 Market St. Extended, Middletown, Pennsylvania 17057

BEING THE SAME PREMISES which Richard J. Bauer, by his agent, James R. Bauer, by Powers of Attorney dated August 18, 2009, by deed dated October 26, 2012 and recorded in the Office of Recorder of Deeds of Dauphin County on November 1, 2012 in Instrument No. 20120032388, granted and conveyed until Stephanie M. Foster

UNDER AND SUBJECT, NEVERTHELESS; to any and all covenants, conditions, easements, rights of ways, restrictions and matters of prior record and any matter which a physical inspection of the property would disclose.

SEIZED AND SOLD as the property of Stephanie M. Anderosn a/k/a Stephanie M. Foster, Mortgagor(s) herein, under judgment No. 2020-CV-2615-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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38

THOMAS C. DYER, ESQUIRE

JUDGMENT AMOUNT: \$170,138.33

ALL THAT CERTAIN parcel or lot known as Lot No. 54 on the Plan of Lots entitled Revised Final Plan of Springfield Village, Phase 8, Section 5, Final P.R.D. Land Development and Subdivision Plan prepared by Akens Engineering, Inc., and recorded in Dauphin County Plan Book A, Volume 7, Pages 92 through 94.

BEING THE SAME PREMISES which John Whooley and Deborah A. Whooley, husband and wife, by deed dated November 26, 2011 and recorded on December 2, 2011, in the Dauphin County Recorder of Deeds Office as Instrument No. 20110033201, granted and conveyed unto Deborah A. Whooley.

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

BEING KNOWN as 6506 Terrace Court, Harrisburg, PA 17111

PARCEL I.D. No. 35-128-054-000-0000
SEIZED AND SOLD as the property of Deborah A. Whooley under judgment #2023-CV-06991

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 39

THOMAS C. DYER, ESQUIRE

JUDGMENT AMOUNT: \$93,121.22

ALL THAT CERTAIN lot of ground situate in the Borough of Millersburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

ON the north by lot now or late of Paul E. Hassinger, Jr., et ux., late of Harry Miller; on the east by Railroad Street and now or late of James S. Kurtz, et ux., late of Paul Heiser; and on the west by Juniper Alley.

SAID lot being approximately thirty feet (30') on the east, approximately two hundred ten feet (210') on the south, approximately thirty feet (30') on the

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west and approximately two hundred and four feet (204') on the north.

BEING THE SAME PREMISES which William C. Dietrich, single man, and Bryan K. Brown, single man, by deed dated January 30, 2002 and recorded on May 7, 2002, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 4375 at Page 456, granted and conveyed unto Charles J. Miller, Jr. and Lori A. Miller, husband and wife.

BEING KNOWN as 685 Railroad Street, Millersburg, PA 17061

PARCEL I.D. No. 46-002-004-000-0000 SEIZED AND SOLD as the property of Charles J. Miller, Jr. and Lori A. Miller under judgment #2022-CV-08216

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

northwardly, along the same, 16.80 feet to a point, the place of BEGINNING.

BEING the same premises which Ryan K. Berrier and Jacqueline K. Berrier, husband and wife by deed dated 7/29/2005 and recorded 8/1/2005 in Dauphin County in Record Book 6114, Page 368 conveyed unto Dana L. Smith, in fee.

SITUATE in the City of Harrisburg, County of Dauphin

TAX Parcel# 10-030-046

PREMISES BEING: 2443 N. 5th Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Dana L. Smith, Judgment No. 2018-CV-4000-CV (Santander Bank, N.A. v. Dana L. Smith) with a judgment amount of \$64,683.32.

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 August 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

MICHAEL S. BLOOM, ESQUIRE

JUDGMENT AMOUNT: \$64,683.32

ALL THAT CERTAIN lot or piece of ground, situate in the 10th Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by D. P. Raffensperger, Registered Surveyor, dated August 20, 1954, as follows, to wit:

BEGINNING at a point on the eastern side of North Fifth Street, 150.90 feet south of the southeast corner of the intersection of North Fifth Street and Schuylkill Street; thence eastwardly, at right angles to North Fifth Street, through the center of a partition wall between premises herein described and premises now or late of Lena Zommit and beyond, 110 feet to a point on the western side of Brensinger Street; thence southwardly, along the same, 16.80 feet to a point; thence westwardly and at right angles to North Fifth Street, through the center of a partition wall between premises herein described and premises now or late of Guy Dell Piano and beyond, 110 feet to a point on the eastern side of North Fifth Street; thence

CONDITIONS OF SALE

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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
May 9, 2024

jn21-jy5

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
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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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SPECIAL VACANCY ANNOUNCEMENT: MIDDLE DISTRICT OF PENNSYLVANIA: SEEKS CRIMINAL JUSTICE ACT (CJA) PANEL ATTORNEY APPLICATIONS: Attorneys are being sought to serve on the Criminal Justice Act (CJA) Panel for the Middle District of Pennsylvania, Harrisburg Vicinage. The CJA Panel consists of private attorneys who are eligible and willing to be appointed to provide representation to indigent criminal defendants under the Criminal Justice Act. Attorneys admitted to membership on the CJA Panel will serve for a term of three years. Interested attorneys can apply by completing the Membership Application for the Criminal Justice Act Panel for the United States District Court for the Middle District of Pennsylvania. This application can be found [here](#). **Applications are due by Monday, September 16, 2024.** The CJA Plan for the district has certain eligibility requirements including a training requirement. The CJA Plan for the Middle District of Pennsylvania is available [here](#). jn28-jy12

EXECUTIVE DIRECTOR: Pennsylvania Legal Aid Network (PLAN) is looking for an Executive Director. The person who fills this vacancy will play an enormous role in the ongoing success of the statewide delivery of civil legal aid in Pennsylvania. Please find a full job description and how to apply [here](#). jy5-19

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