

ADVANCE SHEET

The Dauphin County Reporter

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

No. 6455, Vol. 127

April 5, 2024

No. 199

Entered as Second-Class Matter, February 16, 1898, at the Post Office
at Harrisburg, PA, under the Act of Congress of March 31, 1879.

Bar Association Page

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The Dauphin County Reporter

Edited and published by the
Dauphin County Bar Association
213 North Front Street
Harrisburg, PA 17101
717-232-7536 | Fax: 717-909-1917
<https://dcba-pa.org/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.

***Please note: The deadline for the Friday, April 26, 2024 Reporter will be 10:00 AM on Thursday, April 18, 2024 due to staff vacation.**

ADVERTISING RATES:

- Estate Notices \$102.00 (runs 3 issues)
- Corporate Notices \$102.00 (runs 1 issue)
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2024 Subscription Costs:

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- **Non-Member Rates:**
 - Hard Copy: \$125.00
 - Electronic Copy via email: \$50.00

ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF SANDRA C. RABIN, late West Hanover Township, Dauphin County, PA

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

Executor: Daniel Louis Rabin, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227 a5-19

ESTATE OF CINDY POSTLETHWAIT, a/k/a LUNA POSTLETHWAIT, late of Harrisburg, Dauphin County, PA (died: July 16, 2023)

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

Administratrix: Pamela Postlethwait, 1443 Richard Road, Decatur, GA 30032

Attorney: Jan Matthew Tamanini, JMT Law, LLC, P.O. Box 61226, Harrisburg PA 17106-1226 a5-19

ESTATE OF BEVERLEY R. LESHER a/k/a BEVERLEY RODEY LESHER a/k/a BEVERLY RODEY LESHER, late of Lower Paxton Township, County of Dauphin, PA

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

Co-Executrices: Marsha Miller Davis; Laurie Lesher Vosburgh

Attorney: Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 a5-19

ESTATE OF ANNA MARIE CATALANO a/k/a ANNA MARIE LANZA CATALANO, 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: Lisa Ann Catalano Herbert, 4480 Olde Salem Road, Harrisburg, PA 17112

Attorney: LeRoy Smigel, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 a5-19

ESTATE OF PATRICIA L. JENKINS, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Allen E. Jenkins

Attorney: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011; (717) 975-9446 a5-19

ESTATE OF CLARK E. LEITZEL a/k/a CLARK EDWARD LEITZEL, late of Millersburg Borough, Dauphin County, PA (died: January 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: Troy E. Leitzel, 901 E. Abington Avenue, Wyndmoor, PA 19038 a5-19

ESTATE OF SUSAN OLSON, 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

decendent 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 Cowitch

Attorney: Steven D.W. Miller, Esquire, CELA, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042

a5-19

ESTATE OF EUGENE A. VANCE, III, late of Steelton Borough, Dauphin County, PA

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

Administrator: Jan I. Bensch, 1780 Wheatfield Court, Middletown, PA 17057

Attorney: Gladys E. Balcarcel, Esquire, SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101

a5-19

ESTATE OF JOSLYN REE THOMAS, late of Halifax Township, Dauphin County, PA (died: February 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John W. Ertel, 212 Roadcap Lane, Halifax, PA 17032

a5-19

ESTATE OF JOANNE P. COYLE, late of Dauphin County, PA (died: February 23, 2024)

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

Executrix: Mia Dotzel, 1478 Stirling Drive, Wayne, PA 19807

Attorney: Jeffrey C. Gray, Esquire, 45 East Orange Street, Lancaster, PA 17602

a5-19

ESTATE OF SONIA D. SHUTT, late of Lykens Borough, Dauphin County, PA

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

Executor: Elijah D. Shutt, 608 Bowman Street, Millersburg, PA 17061

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

a5-19

ESTATE OF HOA NGUYEN, a/k/a HOA VAN NGUYEN, 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: Phuong Nguyen, 1018 Jervin Drive, Allentown, PA 18104

Attorney: Stephen W. Parker, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600

a5-19

ESTATE OF DONALD B. HERROLD, a/k/a DONALD BROWN HERROLD, late of Millersburg 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jena N. Evans, 266 Spruce Street, Elizabethtown, PA 17023

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

a5-19

ESTATE OF LINDA R. DEAN, late of Derry Township, Dauphin County, PA (died: January 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Matthew S. Dean, 1019 Peggy Drive, Hummelstown, PA 17036

Attorney: Ali M. Audi, Esquire, 20 Briarcrest Sq., Ste. 206, Hershey, PA 17033 a5-19

ESTATE OF JOY A. SCHREIBER, late of Upper Paxton Township, Dauphin County, PA (died: March 1, 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: Vincent A. Liddick, 1145 North Second Street, Lykens, PA 17048; Lonnie S. Liddick, 153 Novinger Road, P.O. Box 4, Millersburg, PA 17061

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 a5-19

ESTATE OF NANCY A. COUNTRYMAN, late of Harrisburg City, Dauphin County, PA

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

Executrix: Sue E. Zaccano, c/o Keith D. Wagner, P. O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078 a5-19

NOTICE OF TRUST ADMINISTRATION OF THE **E. ANGELA BULMAN LIVING TRUST** dated October 5, 1995, as amended (the "Trust"), following the death of **E. ANGELA BULMAN**, late of Derry Township, Dauphin County, PA on January 27, 2024 (the "Decedent"), is hereby given.

All persons having claims against the Decedent or Trust are requested to present them for settlement and all

persons indebted to the Decedent or Trust are requested to make immediate payment to:

Co-Death Trustees: Hilary E. Bulman, John R. Bulman, 763 S. 17th Street, Philadelphia, PA 19146

Attorney: Edward P. Seeber, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 a5-19

SECOND PUBLICATION

ESTATE OF JAMISON FORBES, late of Dauphin County, PA (died: February 28, 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: Christel M. Forbes, 220 Pine Street, Harrisburg, PA 17101

Attorney: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101 m29-a12

ESTATE OF JAMES C. MADDOX, late of Dauphin County, PA (died: January 6, 2017)

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: Constance E. Maddox, 220 Pine Street, Harrisburg, PA 17101

Attorney: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101 m29-a12

ESTATE OF SERGIO C. RAMIREZ, late of Swatara Township, Dauphin County, PA (died: August 19, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Maria Leticia Ramirez, 452
Main Street, Steelton, PA 17113
m29-a12

ESTATE OF DONALD W. GESFORD,
late of Derry Township, Dauphin County,
PA (died: December 23, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Donna J. Gesford, c/o
George W. Porter, Esquire, 909 E.
Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire,
909 E. Chocolate Avenue, Hershey, PA
17033 m29-a12

ESTATE OF PAULA K. HESS, late of
Derry Township, Dauphin County, PA
(died: February 4, 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 Joyce, c/o Hazen
Law Group, 2000 Linglestown Road,
Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000
Linglestown Road, Suite 202, Harrisburg,
PA 17110 m29-a12

ESTATE OF JEFFREY A. HUTTON
a/k/a JEFFREY ALAN HUTTON a/k/a
JEFF A. HUTTON, late of Harrisburg
City, Dauphin County, PA

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

Executrix: Andrea J. Torres

Attorney: Melanie Walz Scaringi,
Esquire, Scaringi Law, 2000 Linglestown
Rd., Suite 106, Harrisburg, PA 17110

m29-a12

ESTATE OF FRANCES M.
JABLONSKI, 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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: Gloria M. Leschinski,
1944 Hallowing Run Road, Sunbury, PA
17801; Cynthia J. Evitts, 670 Jefferson
Street, Northumberland, PA 17857

Attorney: William R. Swinehart,
Esquire, WIEST, MUOLO, NOON,
SWINEHART & BATHGATE, 240-246
Market Street, Sunbury, PA 17801

m29-a12

NOTICE IS HEREBY GIVEN **MARY E.**
RUDY, late of Lower Paxton Township,
Dauphin County, PA (died: January 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Timothy Warman, P.O. Box
717 Maytown, PA 17550-0717

Attorney: Kenneth F. Lewis, Esquire,
P.O. Box 427, Boiling Springs, PA 17007
m29-a12

ESTATE OF EUGENE S. TAYLOR, late
of Elizabeth Borough, Dauphin County,
PA (died: February 20, 2024)

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

Co-Executors: Michael S. Robertson,
303 Bryant Street, Mechanicsburg, PA
17050; Bryan T. Robertson, 49 Ridgeway
Drive, York, PA 17404

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethville, PA 17023 m29-a13

ESTATE OF NANCY M. REITZ a/k/a NANCY W. REITZ, late of Mifflin Township, Dauphin County, PA (died: February 11, 2024)

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

Co-Executors: Dennis E. Reitz, 180 Raupstal Road, Herndon, PA 17830; Darlene E. Barry, 2036 George Street, Dalmatia, PA 17017

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m29-a12

ESTATE OF WILLIAM C. KOTTMYER A/K/A WILLIAM CURTIS KOTTMYER, SR., late of Middletown Borough, Dauphin County, PA. (died: February 24, 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: Christina L. Kottmyer, 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 m29-a12

ESTATE OF ALBERT LEE LYONS, late of Dauphin County, PA (died: March 29, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Stephanie Lyons, 670 Sina Avenue, Winston-Salem, NC 27127
m29-a13

ESTATE OF BEVERLY GALLOWAY, a/k/a BEVERLY ANN GALLOWAY, BEVERLY A. GALLOWAY, 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: Susan L. Giles, 6600 Dorset Way, Harrisburg, PA 17111

Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033 m29-a12

THIRD PUBLICATION

ESTATE OF DOUGLAS T. KOONS, a/k/a DOUGLAS THOMAS KOONS, late of Rush Township, Dauphin County, PA (died: February 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jonathan Koons, 193 Stahls Drive, Tower City, PA 17980.

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

m22-a5

ESTATE OF DAWN E. CHUBB, late of Washington Township, Dauphin County, PA (died: February 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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Audrey E. Lenker, 983 Specktown Road, Lykens, PA 17048; Wendy L. Henninger, 547 Locust Road, Elizabethtown, PA 17023

Attorney: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m22-a5

ESTATE OF ROBERT W. MITCHELL, SR., late of East Hanover Township, Dauphin County, PA

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

Co-Executrices: Louis Jill Valentine; Leanne M. Mitchell (Trent)

Attorney: Heather Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 m22-a5

ESTATE OF ROSEANN N. NACE, late of Williamstown, Dauphin County, PA (died: February 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Daniel A. Nace, 1515 Wheatfield Lane, Lebanon, PA 17042

Attorney: Paul W. Kilgore, Esquire, 522 South 8th Street, Lebanon, PA 17042 m22-a5

ESTATE NOTICE Estate of GAYLORD M. THOMPSON a/k/a GAYLORD M. THOMPSON, SR., late of Middletown, Dauphin County, PA (died: October 16, 2023)

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

Executrix: Roberta M. Thompson, 320 Peffer Street, Harrisburg, PA 17102 m22-a5

ESTATE OF THOMAS JESSE GROSS a/k/a THOMAS J. GROSS, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Michael James Lucas

Attorney: Sean M. Shultz, Esquire, SAIDIS, SHULTZ & FISHER, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050; (717) 590-8529 m22-a5

ESTATE OF MERAL F. BAXTER, late of Hummelstown Borough, Dauphin County, PA (died: February 7, 2024)

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

Executrix: Barbara A. Baxter, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Meral F. Baxter, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 m22-a5

ESTATE OF DENIS J. MILKE, late of Susquehanna Township, Dauphin County, PA (died: February 7, 2024)

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

Executrix: Kristen Olewine Milke

Attorney: Elizabeth P. Mullaugh, Esquire, McNeese Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166; (717) 232-8000 m22-a5

ESTATE OF JOHN ROBERT BORTEL, JR. a/k/a J. ROBERT BORTEL, JR. a/k/a ROBERT BORTEL, late of Derry Township, Dauphin County, PA (died: December 31, 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: Christopher P. Bartel, 8704 Pebble Creek Court, Wonder Lake, IL 60097

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

m22-a5

ESTATE OF LOIS G. LEITZELL, 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: Roger Leitzell, Jr., 3 N. Baltimore Street, Dillsburg, PA 17019

Attorney: Duane P. Stone, Esquire, STONE, WILEY, & LINSNBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019, (717) 432-2089

m22-a5

ESTATE OF JUDITH C. FLOWERS, a/k/a JUDITH CHRISTINE FLOWERS, 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: Peggy A. Maxwell, c/o Stephanie E. Chertok, Esquire, Allied Attorneys of Central Pennsylvania, LLC, 61 West Louther St., Carlisle, PA 17013

m22-a5

ESTATE OF RUTH P. KEEFER, late of Upper Paxton Township, Dauphin County, PA

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

Executrix: Luanna M. Zimmerman, 641 Klinger Road, Millersburg, PA 17061

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

m22-a5

ESTATE OF WILLIAM S. GORDON, late of West Hanover Township, Dauphin County, PA (died: January 31, 2024)

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

Executor: Dudley R. Gordon, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280

m22-a5

ESTATE OF BETTY M. NYE, late of Middle Paxton Township, Dauphin County, PA (died: January 31, 2024)

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

Executrix: Patricia Hoon, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

m22-a5

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

Executor: Rodrick L. Lucas, 239 Hill Street, Lykens, PA 17048

Attorney: Joseph C. Michetti Jr., Esquire, DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, PA 17801

m22-a5

ESTATE OF OLIVER ANDREW RYAN SECHRIST, late of Lykens Borough, Dauphin County, PA (died: April 6, 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

Administrators or attorney, and all persons indebted to the decedent to make payment to the Administrators without delay.

Administrators: Elisha Shomper; Ryan Sechrist, 308 N. Second St., Lykens, PA 17048

Attorney: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110
m22-a5

ESTATE OF MARY BONECK a/k/a MARY BONICK, MARY B. SALTZMAN, died in Rio De Janeiro, Brazil, on December 26, 2006

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: Bruce J. Warshawsky, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457
m22-a5

ESTATE OF THOMAS A. RHEEM, late of Halifax Township, Dauphin County, PA (died: January 30, 2024)

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

Executrix: Donna Rae Rheem, 60 Maurice Lane, Hatboro, PA 19040

Attorney: Holly M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m22-a5

ESTATE OF JANE E. WEBSTER a/k/a JANE ELIZABETH WEBSTER, late of the Jackson 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: Eugene W. Webster, Jr., 222 Lentz Road, Halifax, PA 17032

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m22-a5

ESTATE OF REBECCA J. ALFROD, late of Susquehanna Township, Dauphin County, PA (died: February 3, 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: Yvonne Alford, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
m22-a5

ESTATE OF ELWOOD N. CARPENTER, late of the Township of Susquehanna, Dauphin County, PA (died January 6, 2009)

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: Judith A. Carpenter

Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
m22-a5

ESTATE OF BETTY GEESAMAN a/k/a BETTY M. GEESAMAN, late of East Hanover Township, Dauphin County, PA (died: February 20, 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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: Gale M. Haines; Mary Ann Erskine, c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

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

NOTICE OF TRUST ADMINISTRATION of the **CHARLES W. SCHOELL SR. LIVING TRUST** dated 9/27/1995, as amended (the "Trust"), following the death of Charles W. Schell Sr., late of Swatara Township, Dauphin County, PA on February 6, 2024 (the "Decedent"), is hereby given.

All persons having claims against the Decedent, or the Trust are requested to present them for settlement and all persons indebted to the Decedent or Trust are requested to make immediate payment to:

TRUSTEE: Kathie L. Blauch, 8635 Presidents Drive, Hummelstown, PA 17036

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

m22-a5

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **Concentric Holdings, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1118 Light St., Ste. 200, Baltimore, MD 21230, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/25/24, 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. a5

NOTICE IS HEREBY GIVEN that **Andelyn Biosciences, Inc.**, a foreign corporation formed under the laws of the State of Ohio where its principal office is located at 1180 Arthur E, Adams Dr., Columbus, OH 43221, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/15/24, 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. a5

NOTICE IS HEREBY GIVEN that **All-Phase Power & Controls, Inc.**, a foreign corporation formed under the laws of the State of North Carolina and its principal office is located at 5017 Memory Rd., Raleigh, NC 27609, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/19/24, 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. a5

NOTICE IS HEREBY GIVEN that **Greensight Inc.** a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 529 Main St., Ste. 600, Boston, MA 02129, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 1/29/24, 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. a5

NOTICE IS HEREBY GIVEN **BBQ Holdings, Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania on March 14, 2024. The mailing address of the association's principal office is 12701 Whitewater Dr., Ste. 100, Minnetonka, MN 55343. The commercial registered office 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. a5

NOTICE IS HEREBY GIVEN **Energy Hippo, Inc.**, a foreign corporation formed under the laws of the State of California and with its principal office located at 18555 E. Smoky Hill Rd., Unit 462381, Aurora, CO 80046, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 1/9/24, under the

provisions of Chapter 4 of the Association Transactions Act. a5

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed for **Remo Medical Group of Pennsylvania, P.C.** with the Commonwealth of Pennsylvania on March 25, 2024. The commercial registered office provider is in the care of Cogency Global Inc. in Dauphin County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended. a5

NOTICE IS HEREBY GIVEN **MISTRAL AI INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at c/o Pramex, 1251 Ave. of the Americas, Fl. 3, New York, NY 10020, 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. a5

NOTICE IS HEREBY GIVEN **Paulson Mitchell Inc.**, a foreign business corporation incorporated under the laws of Georgia, with its princ. office located at 85-A Mill Street, Roswell, GA 30075, 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. a5

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/20/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **MEDIMATIC INC** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 509 South Main Street, Suite A, Las Cruces, NM 8800.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a5

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/15/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Versaterm Public Safety US, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 1 N. MacDonald, Suite 500, Mesa, AZ 85201.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a5

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa C.S. Section 415 or 417, **Boston Service Company, Inc.**, a corporation incorporated under the laws of the State of New Jersey 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. a5

NOTICE IS HEREBY GIVEN **Better Home & Finance Holding Company**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 3 World Trade Ctr, 175 Greenwich St., Fl. 57, NY, NY 10007, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/22/24, 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. a5

NOTICE IS HEREBY GIVEN **UPS Digital, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 55

Glenlake Parkway NE, Atlanta, GA 30328, 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. a5

NOTICE IS HEREBY GIVEN **PREMIER PLAN CONSULTANTS, INC.**, a foreign corporation formed under the laws of the State of California and with its principal office located at 6215 Ferris Sq., Ste. 125, San Diego, CA 92121, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/26/24, 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. a5

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 20th day of March, 2024 with respect to a proposed nonprofit corporation, **SCS Pennsylvania**, which has been incorporated under the Nonprofit Corporation Law of 1988. a5

NOTICE IS HEREBY GIVEN that **WINNER'S MARKETING, INC.**, a foreign corporation formed under the laws of the State of DE, where its principal office is located at 4772 Euclid Rd., Ste. F, Virginia Beach, VA 23462, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 3/20/24, under the provisions of the PA Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at c/o Business Filings Incorporated, Dauphin County. a5

NOTICE IS HEREBY GIVEN that **ADVANCED MANAGEMENT STRATEGIES GROUP, INC.**, a foreign corporation formed under the laws of the State of DE, where its principal office is

located at 3800 Fettler Park Dr., #201, Dumfries, VA 22025, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 3/20/24, under the provisions of the PA Business Corporation Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at c/o Business Filings Incorporated, Dauphin County. a5

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name **Fellowship Studios** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 267 Snyder Road, Halifax, PA 17032 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 11th day of July, 2023 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Dylan M. Bowman, 267 Snyder Road, Halifax, PA 17032.

a5

Christopher E. Fisher

SECOND PUBLICATION

CORPORATE NOTICES

NOTICE OF INTENT TO DISSOLVE: **Moritz Associates, Inc.** 215 Brookridge Court, Harrisburg Pennsylvania 17112, intends to file Articles of Dissolution with the Pennsylvania Secretary of State around May 29, 2024. Any person having a claim against Moritz Associates, Inc. must present the claim in writing and the claim must contain sufficient information to reasonably inform the corporation or successor entity of the identity of the claimant and the substance of the claim. All claims must be mailed to Moritz Associates, Inc. c/o Kathleen Misturak-Gingrich, Esquire at 245 Grandview Avenue, Suite 102, Camp Hill, PA 17011. A claim must be received by Moritz Associates, Inc not less than 60 days after the date of this notice or the claim

will be barred. Moritz Associates, Inc or a successor entity may make distribution to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to the claimant.

Kathleen Misturak-Gingrich, Esquire
Law Offices of Peter J. Russo, P.C.
245 Grandview Avenue Suite 102
Camp Hill, PA 17011
Phone: 717-591-1755
m29-a5 Fax: 717-591-1756

FIRST PUBLICATION

**MISCELLANEOUS
NOTICES**

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

NO: 2023-CV-02692

CIVIL DIVISION

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST C/O U.S.**

**BANK TRUST NATIONAL
ASSOCIATION, PLAINTIFF
VS.**

**TIMOTHY HOOT, AS SURVIVING
HEIR OF THE ESTATE OF ROBERT G.
AUGUSTIN, DECEASED, CHARLENE
FRATER, AS SURVIVING HEIR OF
THE ESTATE OF ROBGER G.
AUGUSTIN, DECEASED, UNKNOWN
SURVIVING HEIRS OF ROBERT G.
AUGUSTIN, DECEASED,
DEFENDANT(S)**

NOTICE

TO THE DEFENDANTS:

YOU ARE HEREBY NOTIFIED U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, has filed an Amended Complaint in Mortgage Foreclosure with regard to 1614 Randolph Street, Harrisburg, PA 17104, endorsed with a Notice to Defend, against you at No. 2023-CV-02692 in the Civil Division of the Court of Common

Pleas of Dauphin County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Dauphin County Sheriff.

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

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

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

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

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454
a5 215-855-9521

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

ORPHANS' COURT DIVISION

**NOTICE OF HEARING
TO TERMINATE PARENTAL RIGHTS**

APRIL 29, 2024

Time 9:15 A.M. Keila Nadine Jacobs
Docket No.71-AD-2023 / CP-22-DP-
0000171-2022 In Re: Female child, TLW
born 6/30/2022

A PETITION has been filed asking the Court to put an end to all rights you have to your child. The Court has set a hearing to consider ending your rights to your

child. That hearing will be held in **Dauphin County Court of Common Pleas, 101 Market Street, Harrisburg, Pennsylvania, in Courtroom 2, Third Floor, on April 29, 2024, at 9:15 A.M.** You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help. You are also warned that if you fail to either appear at the hearing to object to the termination of your rights or file a written objection to such termination with the Court prior to the hearing; your rights may also be terminated under Pa.C.S.A. Section 2503(d) or Section 2504(c) of the Adoption Act.

Dauphin County
Lawyer Referral Services
213 North Front Street
Harrisburg, PA 17101
(717) 232-7536

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, April 18, 2024 at 10:00 A.M., the following real estate, to wit:

**SALE NO. 1
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$205,325.79**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA BEING ALL OF LOT NO. 6 ON THE FINAL SUBDIVISION PLAN OF JAMES E. LARSON, JR. AND CHERYL A. LARSON, EFFECTED BY LIGHT-HEIGEL AND ASSOCIATES, INC., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CONCRETE MONUMENT (SET) ON THE NORTH RIGHT-OF-WAY OF PHEASANT ROAD (T-475) IN EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, SAID POINT BEING 30.00 FEET NORTH OF THE CENTERLINE OF PHEASANT ROAD (T-475) AND BEING APPROXIMATELY 56.00 FEET WEST OF THE PROJECTED CENTERLINE OF EAST MEADOW LANE (L.R. 22053); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF PHEASANT ROAD (T-475), NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 89.89 FEET TO A CONCRETE MONUMENT (SET); THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 346.00 FEET AND A LENGTH OF 14.53 FEET TO A CONCRETE MONUMENT (SET); THENCE ALONG LOT NO. 5, NORTH 40 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 328.46 FEET TO A .50 INCH REBAR (SET); THENCE ALONG REMAINING LANDS NOW OR FORMERLY OF JAMES E. LARSON, JR. AND CHERYL A. LARSON, SOUTH 38 DEGREES 36 MINUTES 39 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A .50 INCH REBAR (SET); THENCE ALONG A RESERVED RIGHT OF WAY FOR FUTURE SUBDIVISION, SOUTH 42 DEGREES 32 MINUTES 02 SECONDS

WEST, A DISTANCE OF 274.77 FEET TO A .50 INCH REBAR (SET); THENCE CONTINUING ALONG SAID RESERVED RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIDS OF 30.00 FEET AND A LENGTH OF 47.12 FEET TO A POINT, THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.020 ACRES.

HAVING THEREON ERECTED A ONE-STORY DWELLING KNOWN AS LOT NO. 6, PHEASANT ROAD.

BEING LOT NO. 6 ON THE PLAN OF LOTS OF JAMES E. LARSON, JR. AND CHERYL A. LARSON AS RECORDED IN PLAN BOOK "B", VOLUME 4, PAGE 88 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA.

TAX PARCEL NO. 25-018-084-000-0000

PREMISES BEING: 347 Pheasant Road, Grantville, Pennsylvania 17028

BEING the same premises which RICKIE D. HOMMEL, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR CYNTHIA M. HOMMEL, HUSBAND AND WIFE by deed dated September 21, 2017 and recorded October 3, 2017 in Instrument Number 20170025985, granted and conveyed unto Britney M. Roth.

SEIZED AND SOLD as the property of Britney M. Roth under judgment #2023-CV-3724

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 2
AMY BLUMENTHAL, ESQUIRE
JUDGMENT AMOUNT: \$179,907.51,
PLUS INTEREST AND ATTORNEYS'
FEES
CASE NUMBER: 2020-CV-11652-NT**

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

BEGINNING at a point at the southwestern corner of Elm and Eighteenth Streets; thence southwardly along the western side of Eighteenth

Advertisements appearing for Third Time

Miscellaneous Notices

Street, a distance of 50.5 feet; thence westwardly along the northern side of Walnut Street, a distance of 42 feet; thence northwardly and at right angles to Walnut Street, a distance of 60.45 feet to the southern side of Elm Street; thence along the southern side of Elm Street, a distance of 61.37 feet to a point, the place of BEGINNING.

HAVING THEREON erected a commercial apartment building known and numbered as 1740 Walnut Street.

BEING the same premises which Ross Rolles and Helen M. Rolles, his wife, by their deed dated August 31, 1955 and recorded in Dauphin County Deed Book "A", Volume 40, Page 405, granted and conveyed unto Kenneth P. Fenical and Anna L. Fenical, his wife. The said Kenneth P. Fenical having deceased, the property passed by operation of law to his widow, Anna L. Fenical.

TAX PARCEL#: 08-008-058

PREMISES BEING: 1740 Walnut Street, Harrisburg, PA 17103

TO BE SOLD AS PROPERTY OF Willie J. Nelson and Lavera A. Nelson

SEIZED AND SOLD as the property of Willie J. Nelson and Lavera A. Nelson under judgment number 2020-CV-11652-NT

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

NICOLE RIZZO, ESQUIRE

JUDGMENT AMOUNT: \$48,327.67

CASE NUMBER: 2023-CV-07579

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

BEGINNING at a point on the east side of North Tunnel Street, at the northwest corner of lot now or formerly of the William Ramsey Estate; thence north thirty (30) feet along the east side of North Tunnel Street; thence eastward one hundred forty (140) feet to a ten (10) foot alley, now called "Noviock Alley"; thence south thirty (30) feet to

the northeast corner of property now or formerly of the William Ramsey Estate; thence west one hundred forty (140) feet to Tunnel Street, the place of BEGINNING.

THE WHOLE containing forty-two hundred (4,200) square feet, more or less, and having thereon erected a two-story frame dwelling house.

BEING Lot Number seven (7) as numbered by E.B. Noviock.

PARCEL ID: 70-004-004

TITLE TO SAID PREMISES IS VESTED IN KASSANDRA L. KLINE, SINGLE BY DEED FROM DAVID C. BEAHM, BY HIS ATTORNEY-IN-FACT, LORI L. LUTE-BEAHM AND LORI L. LUTE-BEAHM, HUSBAND AND WIFE DATED 08/24/2018 RECORDED 08/31/2018 INSTRUMENT NO.: 20180022097

PROPERTY ADDRESS: 207 Tunnel Street, Williamstown PA 17098

SEIZED AND SOLD as the property of Kassandra L. Kline under judgment #2023-CV-07579

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

RONALD L. FINK, ESQUIRE

JUDGMENT AMOUNT: \$57,447.70

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

BEGINNING at a nail in the center of Hill Road (T-303); thence north fifty-one (51 degrees) degrees zero (00') minutes west, one hundred seven and forty-two one-hundredths (107.42') feet to an iron pin; thence north eight (08 degrees) degrees fifty-six (56') minutes west, three hundred sixty-five and seventeen one-hundredths (365.17') feet to an iron pin; thence north seventy-one (71 degrees) degrees fourteen (14') minutes east, one hundred eighty-four and eight tenths (184.8') feet to an iron pin; thence south nine (09 degrees) degrees twenty-eight (28') minutes twenty (20") seconds east, three hundred seventy-one and ninety-four one-hundredths (371.94")

Advertisements appearing for Third Time

Miscellaneous Notices

feet to a spike in the center line of Hill Road (T-303); thence along the center line of the aforesaid road south thirty-nine (39 degrees) degrees zero (00') minutes west, one hundred fifty-three and five one-hundredths (153.05') feet to a nail, the place of BEGINNING.

CONTAINING: 1.7469 acres.

SUBJECT to rights granted to Metropolitan Edison Company as set forth in Miscellaneous Book I, Volume 15, Page 619.

SUBJECT to rights granted to Mobil Pipe Line Company as set forth in Deed Book X, Volume 60, Page 94.

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

PARCEL #22-018-017

ASSESSED ADDRESS is 3262 Hill Rd., Elizabethtown, PA 17022

SEIZED AND SOLD as the property of Carolyn Y. Bossinger under judgment #2023-CV-01303

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DANIELLE DILEVA, ESQUIRE
JUDGEMENT AMOUNT: \$66,673.23**

ALL THAT CERTAIN LOT OR PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SUSQUEHANNA, NOW BOROUGH OF PENBROOK, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE CORNER OF A FIFTEEN (15) FEET WIDE ALLEY AND CANBY STREET; THENCE WESTWARDLY ALONG SAID ALLEY, ONE HUNDRED AND NINETY-TWO (192) FEET TO A TEN (10) FEET WIDE ALLEY; THENCE NORTHWARDLY ALONG SAID ALLEY, THIRTY (30) FEET TO LAND NOW OR LATE OF ELIZA SAUL; THENCE EASTWARDLY ALONG LAND NOW OR LATE OF SAID ELIZA SAUL, ONE HUNDRED NINETY-TWO (192) FEET TO CANBY STREET; THENCE SOUTHWARDLY ALONG SAID CANBY STREET, THIRTY (30) FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 2407 CANBY STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 48-004-005

BEING THE SAME PREMISES WHICH KATHLEEN M. DEANS, SINGLE WOMAN, AND THOMAS NISSLEY, INC. A PENNSYLVANIA CORPORATION BY DEED DATED 7/19/2012 AND RECORDED 7/20/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #20120021074, GRANTED AND CONVEYED UNTO CODY A. BALMER, A SINGLE MAN.

SEIZED AND SOLD as the property of Cody A. Balmer under judgment #2022-CV-09275

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DANIELLE DILEVA, ESQUIRE
JUDGEMENT AMOUNT: \$123,643.30**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE EIGHTH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF NORTH AND SIXTEENTH STREETS; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SIXTEENTH STREET SEVENTY (70) FEET TO THE LINE OF PROPERTY NO. 617 NORTH SIXTEENTH STREET; THENCE EASTWARDLY ON THE LINE PARALLEL WITH NORTH STREET NINETY-SEVEN AND ONE-HALF (97 ½) FEET TO A LINE WHICH WAS FORMERLY THE CENTER LINE OF A FIFTEEN (15) FEET WIDE ALLEY KNOWN AS YOUNG'S ALLEY, WHICH SAID ALLEY WAS VACATED BY THE COUNCIL OF THE CITY OF HARRISBURG BY ORDINANCE NO. 258, SESSION OF 1914-15; THENCE NORTHWARDLY ALONG SAID LINE SEVENTY (70) FEET TO THE SOUTHERN LINE OF NORTH STREET; THENCE WESTWARDLY ALONG THE SOUTHERN LINE OF SAID NORTH STREET NINETY-SEVEN AND ONE HALF (97 ½) FEET TO A POINT, THE PLACE OF BEGINNING.

Advertisements appearing for Third Time

Miscellaneous Notices

BEING KNOWN AS: 621 NORTH 16TH STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 08-011-018

BEING THE SAME PREMISES WHICH ALLEN B. DOCHTER, WIDOWER AND BETTY JANE DOCHTER, SINGLE BY DEED DATED 8/28/1969 AND RECORDED 9/2/1969 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 55 AT PAGE 139, GRANTED AND CONVEYED UNTO LORENZA ROSSUM AND ALBERTHA ROSSUM, HIS WIFE, THEIR HEIRS AND ASSIGNS.

SEIZED AND SOLD as the property of Oscar Rossum, Sr., Administrator of the Estate of Lorenza Rossum, deceased under judgment #2022-CV-7702

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$113,564.53

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE BOROUGH OF HIGHSPIRE, IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF SECOND STREET, SAID POINT BEING 75 FEET WEST OF FRANKLIN STREET; THENCE ALONG THE WESTERN LINE OF THE PROPERTY NOW OR LATE OF ELMER C. WALTERMYER AND THROUGH THE CENTER LINE OF A PARTITION WALL OF A TWO AND ONE-HALF STORY FRAME DWELLING AND BEYOND, SOUTH 27 DEGREES 20 MINUTES WEST, 125 FEET TO A POINT ON THE NORTHERN LINE OF MARTIN ALLEY; THENCE ALONG THE NORTHERN LINE OF MARTIN ALLEY, NORTH 62 DEGREES 40 MINUTES WEST, 50 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF DONALD W. THOMAS AND BEVERLY J. THOMAS, NORTH 27 DEGREES 20 MINUTES EAST, 125 FEET TO A POINT ON THE SOUTHERN LINE OF SECOND

STREET; THENCE SOUTH 62 DEGREES 40 MINUTES EAST, 50 FEET TO A POINT, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED ONE-HALF OF A TWO AND ONE-HALF STORY FRAME DWELLING KNOWN AS 493 SECOND STREET AND ALSO A FRAME GARAGE.

BEING KNOWN AS: 493 2ND STREET A/K/A 493 SECOND STREET, HIGHSPIRE, PA 17034

PROPERTY ID NUMBER: 30-027-025-000-0000

BEING THE SAME PREMISES WHICH JILL N. POFF AND JOSEPH A. EBERT BY DEED DATED 4/12/2019 AND RECORDED 4/25/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT#20190009167, GRANTED AND CONVEYED UNTO KENNETH W. PAYNE AND JACQUELINE S. PAYNE.

SEIZED AND SOLD as the property Jacqueline S. Payne and Kenneth W. Payne under judgment #2023-CV-06964

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$27,147.01

ALL OF THE FOLLOWING PROPERTY IS LOCATED IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE 14TH WARD OF THE CITY OF HARRISBURG IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY ERNEST J. WALKER, PROFESSIONAL ENGINEER, DATED OCTOBER 22, 1975, AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF NORTH 6TH STREET, SAID POINT BEING 40.58 FEET SOUTH OF THE SOUTHWEST CORNER OF ALRICKS AND NORTH 6TH STREET; THENCE ALONG THE WEST SIDE OF NORTH 6TH STREET, SOUTH 11 DEGREES EAST, 16 FEET TO A

Advertisements appearing for Third Time

Miscellaneous Notices

CORNER OF PREMISES KNOWN AS 3220 NORTH 6TH STREET; THENCE ALONG SAID PREMISES AND PASSING THROUGH THE CENTER OF A PARTITION WALL, SOUTH 79 DEGREES WEST, 100 FEET TO A POINT ON THE EAST SIDE KEMP ALLEY; THENCE ALONG THE SAME, NORTH 11 DEGREES WEST, 16 FEET TO A CORNER OF PREMISES KNOWN AS 3224 NORTH 6TH STREET; THENCE ALONG SAID PREMISES AND PASSING THROUGH THE CENTER OF A PARTITION WALL, NORTH 79 DEGREES EAST, 100 FEET TO THE POINT AND PLACE OF BEGINNING.

HAVING THEREON ERECTED A TWO-STORY BRICK DWELLING KNOWN AS 3222 N. 6TH STREET, HARRISBURG, PENNSYLVANIA

BEING KNOWN AS: 3222 NORTH 6TH STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 14-012-026

BEING THE SAME PREMISES WHICH STEVEN J. CYPRESS AND JOELYNN M. CYPRESS, FORMERLY KNOWN AS JOELYNN M. CHRIST, HIS WIFE BY DEED DATED 7/23/1999 AND RECORDED 7/28/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3465 AT PAGE 152, GRANTED AND CONVEYED UNTO ALLEN E. DUDLEY, SINGLE MAN.

SEIZED AND SOLD as the property of Sharon L. Jones, as Executrix of the Estate of Allen E. Dudley and Allen E. Dudley under judgment #2023-CV-05737

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

NICOLE RIZZO, ESQUIRE

JUDGMENT AMOUNT: \$67,370.22

CASE NUMBER: 2023-CV-07021

ALL THAT CERTAIN lot, parcel or tract of land located in the First Ward of the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with the Preliminary/Final Subdivision Plan of 545 and 547 South Front Street, prepared by Hartman and

Associates, Inc., dated October 12, 2007, revised December 13, 2007 and recorded January 11, 2008 to instrument #2008001271, as follows, to wit:

BEGINNING at a drill hole on the northern right-of-way line of South Front Street at a point located south thirty-five degrees, twenty-four minutes, fifty-five seconds east (S 35° 24' 55" E), a distance of fifteen and nine hundredth feet (15.09') from a point or near the building corner of a hotel and restaurant owned now or late by Keshav Enterprises, LP; thence from said point of beginning, by No. 545 South Front Street (of which this was a part), through a common party wall north fifty-four degrees, forty-three minutes forty-six seconds east (N. 54° 43' 46" E), a distance of one hundred nine and twenty-five hundredth feet (109.25') to a point on the southern right-of-way line of Showers Street (a twenty foot paved alley); thence by said southern right-of-way line south thirty-seven degrees, nine minutes, fifty-five seconds east (S 37° 09' 55" E), a distance of fourteen and ninety-one hundredth feet (14.91') to an iron pin; thence by land now or late of Trond and Suzanne S. Grenager (No. 549 South Front Street) south fifty-four degrees, forty-three minutes, forty-six seconds west (S 54° 43' 46" W), a distance of one hundred nine and seventy-one hundredth feet (109.71') to a point; thence by the northern right-of-way line of South Front Street north thirty-five degrees, twenty-four minutes, fifty-five seconds west (N. 35° 24' 55" W) a distance of fourteen and ninety-one hundredth feet (14.91') to a point, the place of BEGINNING.

CONTAINING 1631.9 square feet more or less.

BEING known and numbered as 547 South Front Street.

SUBJECT to any and all conditions and/or restrictions as shown on the above-mentioned plan, including, inter alia, a sewage easement and pedestrian easement.

UNDER AND SUBJECT to Acts of Assembly, county and municipal ordinances, rights of public utility and public service companies, existing restrictions and easements, visible or of record, to the extent that any persons or entities have acquired legal rights thereto.

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Miscellaneous Notices

PROPERTY ADDRESS: 547 S FRONT ST., HARRISBURG, PA 17104
PARCEL NUMBERS: 01-057-093-000-0000

TITLE TO SAID PREMISES IS VESTED IN BRENDA C. ROBERTS-WARD, AN ADULT INDIVIDUAL BY DEED FROM VERNON E. BROWNING WIDOWER DATED 10/15/2021 RECORDED 10/18/2021 INSTRUMENT NO. 20210036562

SEIZED AND SOLD as the property of Brenda C. Roberts-Ward under judgment #2023-CV-07021

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$108,493.79**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY BY E.J. WALKER P.E. DATED 4/6/1970 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WEST SIDE OF GANNET STREET, WHICH POINT IS NORTH 9 DEGREES EAST A DISTANCE OF 151.42 FEET FROM THE NORTHWEST CORNER OF GANNET STREET AND KENWOOD AVENUE, WHICH REFERENCE POINT IS ON SAID GANNET STREET WHERE THE NORTHERN SIDE OF KENWOOD AVENUE PROJECTED WOULD MEET GANNET STREET AT RIGHT ANGLES; THENCE NORTHWARDLY ALONG THE WEST SIDE OF GANNET STREET 9 DEGREES EAST A DISTANCE OF 75.71 FEET TO A POINT; THENCE NORTH 81 DEGREES WEST 132.10 FEET TO A POINT AT OTHER LANDS OF THE GRANTORS, HEREIN THENCE SOUTH 9 DEGREES WEST 75.71 FEET TO A POINT; THENCE SOUTH 81 DEGREES EAST 132.10 FEET TO THE WEST SIDE OF GANNET STREET, THE PLACE OF BEGINNING.

TAX PARCEL NO. 35-045-206
PREMISES BEING: 312 Gannett Street, Harrisburg, Pennsylvania 17112

BEING the same premises which by deed dated April 30, 1970 and recorded May 1, 1970 in Deed Book T 55, Page 57, granted and conveyed unto Ronald P. Carpenter. The said Ronald P. Carpenter died on January 29, 2023 without a will or appointment of an Administrator, thereby vesting title in Cindi Brown, known surviving heir of Ronald P. Carpenter and unknown surviving heirs of Ronald P. Carpenter by operation of law. The said Kathryn J. Carpenter died on March 24, 2007 thereby vesting title in her surviving spouse Ronald P. Carpenter by operation of law.

SEIZED AND SOLD as the property of Cindi Brown known surviving heir of Ronald P. Carpenter, and unknown surviving heirs of Robert P. Carpenter under judgement #2023-CV-05648

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$274,282.81**

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

BEGINNING at a point at the southeast corner of the intersection of Evergreen Street and Second Street; thence eastwardly along the southern side of Second Street, seventy (70) feet to a point; thence southwardly through part of Lot No. 31 on the hereinafter mentioned Plan of Lots, one hundred sixty-five (165) feet to a point on the north side of North Alley; thence westwardly along the same to a point on the southern side of Lot No. 32 on said Plan; thence northwestwardly through Lot No. 32 and Lot No. 33 on said Plan to a point on the eastern side of Evergreen Street; thence northwardly along the eastern side of Evergreen Street to a point, the place of BEGINNING.

BEING the western five (5) feet to Lot No. 31, all of Lot No. 32, and all of Lot

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Miscellaneous Notices

No. 33 on a certain Plan of Lots known as Pleasantview Terrace as recorded in Plan Book G, Page 21, Dauphin County records.

BEING THE SAME premises which Robert L. Clay and Barbara P. Clay, husband and wife, by deed dated 07/19/2018 and recorded 08/02/2018, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20180019093, granted and conveyed unto Scott Adrew Richwine, in fee.

PARCEL NO. 31-022-028-000-0000
TAX PARCEL: 31-022-028-000-0000
PREMISES BEING: 609 W 2nd St., Hummelstown, PA 17036

SEIZED AND SOLD as the property of JAMES RICHWINE, IN HIS CAPACITY AS HEIR OF SCOTT ANDREW RICHWINE DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER SCOTT ANDREW RICHWINE, DECEASED under judgment #2022-CV-04014

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$180,464.52

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN, TOWNSHIP OF SUSQUEHANNA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF ESTHERTON AVENUE, WHICH POINT IS 100 FEET WEST OF THE SOUTHWEST INTERSECTION OF ESTHERTON AVENUE AND GREEN STREET, AT THE WESTERN LINE OF PROPERTY NOW OR FORMERLY OF DAVID FEINBERG AND ANNETTE FEINBERG, HIS WIFE; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF SAID FEINBERG PROPERTY AND PARALLEL WITH GREEN STREET 96.1 FEET TO A POINT ON THE NORTHERN

LINE OF LOT NO. 96 ON PLAN OF LOTS HEREINAFTER MENTIONED; THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID LOT NO. 96, 30 FEET TO A POINT ON THE EAST SIDE OF A 20 FOOT WIDE ALLEY, 96.1 FEET TO A POINT ON THE SOUTH SIDE OF ESTHERTON AVENUE; THENCE EASTWARDLY ALONG THE SOUTH SIDE OF ESTHERTON AVENUE, 30 FEET TO A POINT, THE PLACE OF BEGINNING.

IT BEING THE WESTERN 30 FEET OF LOT NOS. 94 AND 95 (SAID LOTS BEING 130 FEET DEEP) ON PLAN OF ESTHERTON, SAID PLAN BEING RECORDED IN PLAN BOOK "G", PAGE 54 BEING KNOWN as: 201 Estheron Avenue, Harrisburg, PA 17110

BEING the same premises which ALAN GOLDSTEIN, A SINGLE MAN by deed dated December 19, 1991, and recorded in the Office of Recorder of Deeds of Dauphin County on December 19, 1991 at Book 1671, Page 331 granted and conveyed unto SHARRON ELLYCE, A SINGLE WOMAN.

TAX PARCEL No. 62-016-267-000-0000
PREMISES BEING: 201 Estheron Avenue, Harrisburg, PA 17110

TO BE SEIZED AND SOLD AS THE PROPERTY OF Sharron Ellyce under judgment #2023-CV-00068

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$125,783.11

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

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF N. 5TH AND WICONISCO STREETS; THENCE FROM SAID BEGINNING POINT EXTENDING ALONG THE NORTHEAST SIDE OF NORTH

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5TH STREET, NORTH 12 DEGREES WEST 50 FEET TO A POINT; THENCE EXTENDING NORTH 78 DEGREES EAST 65 FEET TO A POINT ON THE WEST SIDE OF A 10 FOOT WIDE ALLEY; THENCE EXTENDING ALONG THE SAME SOUTH 12 DEGREES EAST 50 FEET TO A POINT ON THE NORTH SIDE OF WICONISCO STREET; THENCE ALONG THE SAME SOUTH 78 DEGREES WEST 85 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH CLARA M. ENDERS, WIDOW, GRANTED AND CONVEYED UNTO HARRY O. SCHRIVER AND NELLE G. SCHRIVER, HIS WIFE, BY DEED DATED APRIL 18, 1968 AND RECORDED IN DEED BOOK VOLUME P-53, PG. 502 DAUPHIN COUNTY RECORDS.

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

BEING THE SAME PREMISES CONVEYED TO VINCENT L. HOUSE, II, AND CHARLENE R. HOUSE, HIS WIFE FROM HARRY D. SCHRIVER AND NELLE G. SCHRIVER, HIS WIFE BY FEE-SIMPLE DEED DATED 12/14/1973, AND RECORDED ON 12/19/1973, AT BOOK L60, PAGE 126, IN DAUPHIN COUNTY, PA.

AND THE SAID VINCENT L. HOUSE, II DIED ON OR ABOUT JANUARY 9, 2020, THEREBY VESTING HIS INTEREST IN THE SURVIVING TENANT BY THE ENTIRETY, CHARLENE R. HOUSE.

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

ATI ORDER NUMBER: 201503171041

TAX PARCEL: 10-027-094-000-0000

PREMISES BEING: 2701 North 5th Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Charlene R. House under judgment #2023-CV-02362

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

CAROLN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$228,025.89

ALL THAT CERTAIN TRACT OF LAND LOCATED IN MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE IN THE PUBLIC ROAD KNOWN AS MOUNTAIN ROAD; THENCE ALONG THE COURSE OF THE SAID PUBLIC ROAD SOUTH EIGHTY-FIVE AND ONE-HALF (85 ½) DEGREES WEST, FORTY-SIX AND FOUR-TENTHS (46.4) PERCHES TO A STONE IN SAID PUBLIC ROAD; THENCE ALONG THE LINE OF LANDS OF REILY BOGNER SOUTH TWENTY-FIVE (25) DEGREES EAST FIFTY-SEVEN (57) PERCHES TO A STONE; THENCE ALONG LANDS OF SAME SOUTH SEVENTEEN (17) DEGREES WEST THIRTY-SIX AND EIGHT-TENTHS (36.8) PERCHES TO A STONE; THENCE ALONG THE LINE OF LANDS OF J.R. SNAVELY SOUTH EIGHTY-TWO AND ONE-HALF (82½) DEGREES EAST FORTY (40) PERCHES TO A STONE; THENCE BY OTHER LANDS OF WILLIAM H. ZINN NORTH FOUR (4) DEGREES WEST NINETY-FIVE AND SIX-TENTHS (95.6) PERCHES TO A STONE IN THE AFORESAID PUBLIC ROAD, THE PLACE OF BEGINNING.

CONTAINING NINETEEN (19) ACRES AND ONE HUNDRED FIFTY-NINE (159) PERCHES NEAT MEASURE, IMPROVED BY TWO AND ONE-HALF (2½) STORY FRAME DWELLING AND OTHER NECESSARY OUT BUILDINGS.

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

ASSESSORS PARCEL NUMBER: 43-009-023-000-0000

ATI ORDER NUMBER: 201005240547

BEING THE SAME premises which Rose M. Hess, Diana L. Berkstresser and Suzanne E. Berkstresser, by deed dated 07/05/2019, and recorded 07/08/2019, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20190016119, conveyed to Rose M. Hess, Diana L. Berkstresser, and Suzanne E. Berkstresser, as joint tenants with the right of survivorship, in fee.

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AND THE said Suzanne E. Berkstresser died on or about July 10, 2022, thereby vesting her interest in the surviving joint tenants with rights of survivorship, Rose M. Hess and Diana L. Berkstresser.

TAX PARCEL: 43-009-023-000-0000
PREMISES BEING: 1020 Mountain Rd., Dauphin, PA 17018

SEIZED AND SOLD as the property of Diana L. Berkstresser and Rose M. Hess under judgment #2023-CV-05987

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
CHRISTOPHER DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$178,729.72

ALL THAT CERTAIN piece or parcel of land situate in Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a survey of D. P. Raffensperger, dated October 7, 1970, as follows, to wit:

BEGINNING at a point on the eastern line of lands now or formerly of Erb, which point is located north 13 degrees west, 58 feet from a point in the center of relocated Pennsylvania State Route 443, which point is 5,480 feet east of Front Street; thence along said lands now or formerly of Erb, north 13 degrees west 110 feet to a point; thence continuing along same, north 14 degrees, 10 minutes west, 67.30 feet to a point; thence along lands now or formerly of Jerry Wilt, the following courses and distances: North 75 degrees, 50 minutes east, 74.18 feet to a point; south 69 degrees, 36 minutes east, 68.50 feet; south 32 degrees, 41 minutes east, 151.52 feet to a point marked by a nail; and south 77 degrees 30 minutes west, 181 feet to the point and place of BEGINNING.

PARCEL #43-034-041-000-0000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 630 Fishing Creek Valley Road, Dauphin, PA 17112.

BEING THE SAME PREMISES which Timothy F. Straub, a married man, and Calvin W. Williams, III, a single man, by

deed dated January 16, 2009, and recorded January 20, 2009 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument Number 20090001388 granted and conveyed unto Thomas R. Turner, a single man, in fee.

SEIZED AND SOLD as the property of Thomas R. Turner under judgment number 2022-CV-06625-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 22
DANIELLE DiLEVA, ESQUIRE
JUDGMENT AMOUNT: \$58,475.77

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected situate in the 1st Ward of the Borough of Steelton, Dauphin County, Commonwealth of Pennsylvania, being Lot Number 72 on Plan of Lots by Litch, Couffer and Hess recorded in Plan Book "A", Page 76. Dauphin County records bounded and described in accordance with a survey made by Gerrit J. Belz, R.S. dated August 20, 1974, as follows to wit:

BEGINNING at a point in the westerly line of a concrete walk and curb running parallel to South 2nd Street, said point being located one hundred forty (140) feet south of the southwest corner of South 2nd Street and Washington Street; thence along the western line of concrete walk end curb parallel to South 2nd Street south forty-one (41) degrees thirty-five (35) minutes west a distance of twenty (20) feet to a point; thence along Lot Number 73 on Plan of Lots of Litch, Couffer and Hess belonging now or late to Janko Baboric north forty-eight (48) degrees, twenty-five (25) minutes west a distance of one hundred (100) feet to a point in the easterly line of a concrete walk and curb running parallel to River Alley; thence along said concrete walk and curb parallel to River Alley north forty-one (41) degrees, thirty-five (35) minutes east a distance of twenty (20) feet to a point; thence along Lot Number 71 on aforesaid Plan, belonging now or late of George Balie, Jr. south forty-eight

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(48) degrees twenty-five (25) minutes east, a distance of one hundred (100) feet to a point the place of BEGINNING.

BEING KNOWN AS: 622 SOUTH 2ND STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 57-009-009-000-0000

BEING THE SAME PREMISES WHICH BRIAN D. WARD BY DEED DATED 2/3/2017 AND RECORDED 2/7/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20170003453, GRANTED AND CONVEYED UNTO VINCENT C. SCRIBACIC.

SEIZED AND SOLD as the property of Vincent P. Scribatic under judgment #2023-CV-03557

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

DANIELLE DILEVA, ESQUIRE

JUDGMENT AMOUNT: \$57,633.28

ALL THAT CERTAIN HOUSE AND LOT OF GROUND SITUATE IN THE 9TH WARD OF THE CITY OF HARRISBURG, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SUMMIT AND CHESTNUT STREETS; THENCE IN AN EASTERLY DIRECTION ALONG CHESTNUT STREET FIFTEEN (15) FEET TO A POINT AND TO PROPERTY OF 1203 CHESTNUT STREET; THENCE IN THE SOUTHERLY DIRECTION THROUGH THE CENTER OF THE PARTITION WALL OF THE HOUSE 1203 CHESTNUT STREET AND THE ONE ABOUT TO BE CONVEYED SEVENTY-SEVEN (77) FEET TO A THREE (03) FEET WIDE PRIVATE ALLEY; THENCE IN A WESTERLY DIRECTION ALONG ALLEY AFORESAID FIFTEEN (15) FEET TO SUMMIT STREET; THENCE IN A NORTHERLY DIRECTION ALONG SUMMIT STREET SEVENTY-SEVEN (77) FEET TO A POINT THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE BEING KNOWN AND NUMBERED 1201 CHESTNUT STREET, WITH THE RIGHT TO THE USE OF THE

THREE (03) FEET WIDE PRIVATE ALLEY IN THE REAR OF THE LOT FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS AND IN COMMON WITH THE OWNERS AND OCCUPIERS OF THE PREMISES A BUTTING THEREON.

BEING KNOWN AS: 1201 CHESTNUT STREET, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 09-046-009-000-0000

BEING THE SAME PREMISES WHICH ANTOINETTE G. ALVAREZ, HARRIET ALVAREZ, NKA HARRIET LOPEZ BY DEED DATED 3/4/2004 AND RECORDED 4/21/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5462 AT PAGE 257, GRANTED AND CONVEYED UNTO HARRIET LOPEZ AND ALFREDO LOPEZ.

SEIZED AND SOLD as the property of Amancio Alvarez solely in their capacity as heir of Harriet Lopez, deceased, Antoinette Alvarez solely in their capacity as heir of Harriet Lopez, deceased, Breanne Alveraz solely in their capacity as heir of Harriet Lopez, deceased, Joseph Alveraz solely in their capacity as heir of Harriet Lopez, deceased, Unknown heirs of Harriet Lopez under judgment #2023-CV-00749

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

DANIELLE DILEVA, ESQUIRE

JUDGMENT AMOUNT: \$122,308.46

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, situate in Lower Paxton Township, Dauphin County, Pennsylvania and described according to a survey of property made by Ernest J. Walker, Professional Engineer, dated January 22, 1969, as follows, to wit:

BEGINNING at a point on the northeasterly side of Prince Street (80 feet wide), at a corner of House No. 407 Prince Street, said point of beginning measured along the said side of Prince Street in a southerly direction the distance of 300.00 feet from its point of

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intersection with the side of Count Street; thence extending from said point of beginning and along House No. 407, north 64 degrees east, the distance of 120.00 feet to a point on the southwesterly side of a 20 feet wide unopened alley; thence extending along the said side of said unopened alley, south 26 degrees east, the distance of 80.00 feet to a point, at a corner of No. 411 Prince Street; thence extending along House No. 411, south 64 degrees west, the distance of 120.00 feet to a point on the northeasterly side of Prince Street; thence extending along the said side of Prince Street, north 26 degrees west, the distance of 80.00 feet to the first mentioned point and place of BEGINNING.

BEING KNOWN AS: 409 PRINCE STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 35-052-265-000-0000

BEING THE SAME PREMISES WHICH BEVERLY ANN ALWINE BY DEED DATED 5/31/2019 AND RECORDED 6/4/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190012760, GRANTED AND CONVEYED UNTO DAVID S. CLEMENT.

SEIZED AND SOLD as the property of David S. Clement under judgment #2022-CV-08628

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25

**LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$75,771.22**

ALL THAT CERTAIN tract or parcel of land situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described according to a Survey by Gerrit J. Betz, Registered Surveyor, dated February 6, 1979, as follows:

BEGINNING at a point on the northerly side of Mercer Street (50 feet wide), and a corner of land numbered 2426 Mercer Street, said point being measured along same, 90.33 feet from the right-of-way of Hatton Street; thence extending from

said beginning point and measured along line of land numbered 2426 Mercer Street, and passing through a dwelling division wall, and also crossing a 15 foot wide concrete alley, north 10 degrees, 30 minutes west, 90 feet to a point; thence extending north 79 degrees, 30 minutes east, 16.25 feet to a point at a corner of property numbered 2430 Mercer Street; thence extending along same and passing through a dwelling division wall, and also crossing the said 15 foot wide concrete alley aforesaid, south 10 degrees, 30 minutes east, 90 feet to a point on the northerly side of Mercer Street; thence extending along same, south 79 degrees, 30 minutes west, 16.25 feet to the first mentioned point and place of BEGINNING.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 2428 MERCER STREET, HARRISBURG, PA 17104

PARCEL#: 13-047-027-000-0000

BEING THE SAME PREMISES WHICH Ann L. Kemper, by deed dated October 19, 2007 and recorded October 26, 2007 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2007-0043220, granted and conveyed unto William O. Fisher.

TO BE SOLD AS THE PROPERTY OF WILLIAM O. FISHER UNDER JUDGMENT NO. 2023-CV-7551

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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. 26
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$132,142.78**

ALL THAT CERTAIN tract or parcel of land situate in the Village of Oberlin, Township of Swatara in the County of Dauphin and Commonwealth of Pennsylvania, more particularly described as follows according to survey by Ernest J. Walker, Registered Engineer, dated August 3, 1962, to wit:

BEGINNING at a point at an iron pin on the western line of Main Street being 100.9 feet by same in a northly direction from Pleasant Avenue; thence north 80 degrees 30 minutes west 143 feet to the eastern line of a 20-foot-wide alley; thence along said alley north 1 degree, 54 minutes east, 45.4 feet to an iron pin; thence south 80 degrees, 30 minutes east, 149 feet to an iron pin on the western line of said Main Street; thence along said Main Street south 9 degrees, 30 minutes west, 45 feet to a point, being the place of BEGINNING.

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

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

HAVING THEREON ERECTED A 1½ STORY FRAME DWELLING WITH DETACHED 1 STORY FRAME GARAGE KNOWN AND NUMBERED AS: 1261 MAIN STREET, HARRISBURG, PA 17113

PARCEL NO. 63-033-016-000-0000

BEING THE SAME PREMISES WHICH Michael David Smith, et ux., by deed dated May 27, 2022 and recorded May 27, 2002, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2022-0016336, granted and conveyed unto Bradley T. Bleecher aka Bradley Bleecher.

TO BE SOLD AS THE PROPERTY OF BRADLEY BLEECHER under Judgment No. 2023-CV-8436

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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: \$142,765.51**

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

BEGINNING at a point in the southern line of Locust Street at the western line of property now or late of George F. Schlosser, said point being 142.25 feet west of a fifteen (15) feet wide alley; thence west along the southern line of Locust Street, 21.8 feet to another point being on the projected center line of the partition wall between the property known and numbered 3031 Locust Street and the property herein conveyed; thence south at right angles to Locust Street through the center of the aforementioned partition wall and continuing beyond, 146.58 feet to another point on the northern line of Boas Street; thence east along the northern line of Boas Street, 21.8 feet to another point at the western line of property now or late of George F. Schlosser; thence north along line of last mentioned property 146.58 feet to a point, the place of BEGINNING.

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

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

HAVING THEREON ERECTED A 2½-STORY DWELLING KNOWN AND

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NUMBERED AS: 3033 LOCUST STREET,
HARRISBURG, PA 17109

PARCEL#: 62-037-177-000-0000

BEING THE SAME PREMISES, WHICH
Kathy A. Hannon, by deed dated May 23,
2023, recorded May 24, 2023, in the
Office of the Recorder of Deeds in and for
Dauphin County, Pennsylvania, at
Instrument No. 2023-0010694, granted
and conveyed unto Stephanie M. Diaz.

TO BE SOLD AS THE PROPERTY OF
STEPHANIE M. DIAZ UNDER JUDGMENT
NO. 2023-CV-8943

NOTICE is further given to all parties in
interest and claimants. Schedule of
proposed distributions will be filed by the
Sheriff of Dauphin County, on Monday
May 13, 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

DANIELLE DILEVA, ESQUIRE

JUDGEMENT AMOUNT: \$200,544.06

ALL THAT CERTAIN TRACT OR PARCEL
OF LAND SITUATE IN LOWER PAXTON
TOWNSHIP, DAUPHIN COUNTY,
PENNSYLVANIA, MORE PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE
NORTHWESTERLY SIDE OF SCENERY
DRIVE, TWO HUNDRED FIFTY-SEVEN
AND TWELVE ONE-HUNDREDTHS
(257.12) FEET MEASURED
NORTHEASTWARDLY FROM THE
NORTHWEST CORNER OF THE
INTERSECTION OF SCENERY DRIVE AND
UNION DEPOSIT ROAD, ALSO BEING AT
THE DIVIDING LINE BETWEEN LOTS
NOS. 110 AND 111 ON HEREINAFTER
MENTIONED PLAN OF LOTS; THENCE
NORTH THIRTY-SEVEN (37) DEGREES,
FORTY-SEVEN (47) MINUTES, THIRTY
(30) SECONDS WEST ALONG SAME, ONE
HUNDRED FORTY (140) FEET TO A POINT
AT THE DIVIDING LINE BETWEEN LOTS
NOS. 72 AND 110 ON SAID PLAN;
THENCE NORTH FIFTY-TWO (52)
DEGREES TWELVE (12) MINUTES THIRTY
(30) SECONDS EAST ALONG SAME,
SIXTY-FIVE (65) FEET TO A POINT AT
THE DIVIDING LINE BETWEEN LOTS
NOS. 109 AND 110 ON SAID PLAN;
THENCE SOUTH THIRTY-SEVEN (37)
DEGREES, FORTY-SEVEN (47) MINUTES,
THIRTY (30) SECONDS EAST ALONG

SAME, ONE HUNDRED FORTY (140) FEET
TO A POINT ON THE NORTHWESTERLY
LINE OF SCENERY DRIVE; THENCE
SOUTHWESTWARDLY ALONG SAME,
SIXTY-FIVE (65) FEET TO A POINT; THE
PLACE OF BEGINNING.

BEING LOT NO. 110 ON PLAN OF LOTS
KNOWN AS "LAKEVIEW HEIGHTS", SAID
PLAN RECORDED IN PLAN BOOK "X",
PAGE 67, DAUPHIN COUNTY RECORDS.

BEING KNOWN AS: 1020 SCENERY
DRIVE, HARRISBURG, PA 17109

PROPERTY ID NUMBER:
350680910000000

BEING THE SAME PREMISES WHICH
Highland Terrace, Inc., an Ohio
Corporation BY DEED DATED 9/13/1963
AND RECORDED 10/14/1963 IN THE
OFFICE OF THE RECORDER OF DEEDS IN
DEED BOOK 49 AT PAGE 45, GRANTED
AND CONVEYED UNTO James Lee Geary
and Josephine M. Geary, his wife,
DECEASED 7/18/2021

SEIZED AND SOLD as the property of
Edward Geary, James Geary, Jr. and
Jeffrey Geary under judgment #2018-
CV-05053

NOTICE is further given to all parties in
interest and claimants. Schedule of
proposed distributions will be filed by the
Sheriff of Dauphin County, on Monday
May 13, 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

MATTHEW C. FALLINGS, ESQUIRE

JUDGMENT AMOUNT: \$370,481.53

ALL THAT CERTAIN TRACT OR PARCEL
OF LAND SITUATE IN THE MIDDLE
PAXTON TOWNSHIP, DAUPHIN COUNTY,
PENNSYLVANIA, BEING LOT NO. 2,
FISHING CREEK ESTATES, PHASE 1,
WHICH SUBDIVISION IS RECORDED IN
THE OFFICE OF RECORDER OF DEEDS IN
AND FOR DAUPHIN COUNTY IN PLAN
BOOK H, VOL. 5, PP. 18-20, AND AS
MORE PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A POINT ON THE
RIGHT-OF-WAY OF HICKORY HOLLOW
ROAD, AS APPEARING ON SAID PLAN AT
THE DIVIDING LINE BETWEEN LOT NO. 4
AND NO. 2 ON AFORESAID PLAN;
THENCE CONTINUING ALONG THE
DIVIDING LINE BETWEEN LOT NO. 2
AND 4 ON AFORESAID PLAN NORTH 43

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DEGREES, 57 MINUTES, 14 SECONDS EAST FOR A DISTANCE OF 107.37 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NO. 2 AND LOT NO. 5 ON AFORESAID PLAN; THENCE CONTINUING ALONG THE DIVIDING LINE BETWEEN LOT NO. 2 AND LOT NO. 5 ON AFORESAID PLAN SOUTH 67 DEGREES, 44 MINUTES, 53 SECONDS WEST FOR A DISTANCE OF 93.99 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NOS. 2 AND 3 ON AFORESAID PLAN; THENCE CONTINUING ALONG THE DIVIDING LINE BETWEEN LOT NO. 2 AND 3 ON AFORESAID PLAN SOUTH 34 DEGREES, 51 MINUTES, 30 SECONDS EAST FOR A DISTANCE OF 235.16 FEET TO A POINT; THENCE CONTINUING ALONG ANOTHER DIVIDING LINE BETWEEN LOT NO. 2 AND 3 ON AFORESAID PLAN SOUTH 60 DEGREES, 43 MINUTES, 23 SECONDS WEST FOR A DISTANCE OF 191.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF HICKORY HOLLOW ROAD; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF HICKORY HOLLOW ROAD NORTH 35 DEGREES, 00 MINUTES, 56 SECONDS WEST FOR A DISTANCE OF 154.07 FEET TO ANOTHER POINT ON THE RIGHT-OF-WAY AT THE HICKORY HOLLOW ROAD; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF HICKORY HOLLOW ROAD ALONG A CURVE HAVING A RADIUS OF 325 FEET AND A LENGTH OF 62.57 FEET TO A POINT, THE PLACE OF BEGINNING.

SAID TRACT CONTAINING 45,209.58 SQUARE FEET, MORE OR LESS.

PARCEL NO.: 43-038-032-000-0000

BEING KNOWN as: 3500 Hickory Hollow Road, Harrisburg, PA 17112

BEING the same premises, which CUSTER HOMES, INC., a Pennsylvania Corporation by deed dated November 29, 1993, and recorded in the Office of Recorder of Deeds of Dauphin County on December 8, 1993, at Book 2121, Page 104 granted and conveyed unto G. RICHARD GOLD AND NANCY N. GOLD, HIS WIFE.

SITUTATE in the Harrisburg TAX PARCEL No. 43-038-032-000-0000 PREMISES BEING: 3500 Hickory Hollow Road, Harrisburg, PA 17112

TO BE SEIZED AND SOLD AS THE PROPERTY OF G. Richard Gold and Nancy N. Gold under judgment #2023-CV-07085

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$134,550.40

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WILLIAMS TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 199, ALSO KNOWN AS TRAFFIC ROUTE 209, SAID POINT BEING AT THE SOUTHEAST CORNER OF LANDS NOW OR LATE OF WILLIAMSTOWN BOROUGH; THENCE ALONG THE EASTERN LINE OF SAID LANDS, NORTH TWO DEGREES, FIFTY-SIX MINUTES WEST (N 02 DEGREES, 56 MINUTES W) TWO HUNDRED NINETY-TWO AND FORTY-ONE HUNDREDTHS (292.41) FEET TO A POINT AT LANDS NOW OR LATE OF ROY WILLIARD; THENCE ALONG THE SOUTHERN LINE OF SAID LANDS NOW OR LATE OF ROY WILLIARD, NORTH EIGHTY-FOUR DEGREES, THIRTEEN MINUTES EAST (N 84 DEGREES, 13 MINUTES E) FOUR HUNDRED EIGHT AND FIFTY HUNDREDTHS (408.50) FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA LEGISLATIVE ROUTE 22032; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID PENNSYLVANIA LEGISLATIVE ROUTE 22032, SOUTH THREE DEGREES, ZERO MINUTES EAST (S 03 DEGREES 00 MINUTES E) THREE HUNDRED AND NINETY-FOUR HUNDREDTHS (300.94) FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 199, ALSO KNOWN AS TRAFFIC ROUTE 209; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SOUTH EIGHTY-FIVE DEGREES, TWENTY-FIVE MINUTES WEST (S 65 DEGREES, 25 MINUTES W) FOUR HUNDRED EIGHT AND FIFTY

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HUNDREDTHS (408.50) FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 2.7799 ACRES OF LAND. THE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A DRAFT PREPARED BY KL DANIEL, PROFESSIONAL LAND SURVEYOR, IN JULY 1982, A COPY OF WHICH IS RECORDED IN RECORD BOOK 1391, PAGE 358.

BEING THE SAME PREMISES WHICH KENNETH A. GRIMM, BY HIS DEED DATED JANUARY 26, 2018, AND RECORDED JANUARY 31, 2018, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY TO INSTRUMENT #20180002666, GRANTED AND CONVEYED UNTO KENNETH A. GRIMM AND JESSICA M. GRIMM, HUSBAND AND WIFE, GRANTORS HERETO.

NOTE: THE ABOVE LEGAL DESCRIPTION DIFFERS FROM DEED RECORDED ON 3/21/2019 IN INSTRUMENT #20190006168 THAT SHOWS METES AND BOUNDS MEASUREMENTS IN DEGREES INSTEAD "o":

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WILLIAMS TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 199, ALSO KNOWN AS TRAFFIC ROUTE 209, SAID POINT BEING AT THE SOUTHEAST CORNER OF LANDS NOW OR LATE OF WILLIAMSTOWN BOROUGH; THENCE ALONG THE EASTERN LINE OF SAID LANDS, NORTH TWO DEGREES, FIFTY-SIX MINUTES WEST (N 02°, 56' W) TWO HUNDRED NINETY-TWO AND FORTY-ONE HUNDREDTHS (292.41) FEET TO A POINT AT LANDS NOW OR LATE OF ROY WILLIARD; THENCE ALONG THE SOUTHERN LINE OF SAID LANDS NOW OR LATE OF ROY WILLIARD, NORTH EIGHTY-FOUR DEGREES, THIRTEEN MINUTES EAST (N 84°, 13' E) FOUR HUNDRED EIGHT AND FIFTY HUNDREDTHS (408.50) FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA LEGISLATIVE ROUTE 22032; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID PENNSYLVANIA LEGISLATIVE ROUTE 22032, SOUTH THREE DEGREES ZERO MINUTES EAST

(S 03° 00' E) THREE HUNDRED AND NINETY-FOUR HUNDREDTHS (300.94) FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 199, ALSO KNOWN AS TRAFFIC ROUTE 209; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID HIGHWAY, SOUTH EIGHTY-FIVE DEGREES TWENTY-FIVE MINUTES WEST (S 85° 25' W) FOUR HUNDRED EIGHT AND FIFTY HUNDREDTHS (408.50) FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 2.7799 ACRES OF LAND.

THE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A DRAFT PREPARED BY K.I. DANIEL, PROFESSIONAL LAND SURVEYOR, IN JULY 1982, A COPY OF WHICH IS RECORDED IN RECORD BOOK 1391, PAGE 358.

TAX PARCEL NO. 72-005-058-000-0000

PREMISES BEING: 336 South Railroad Street, Williamstown, Pennsylvania 17098

BEING the same premises which KENNETH A. GRIMM AND JESSICA M. GRIMM, HUSBAND AND WIFE by deed dated March 12, 2019 and recorded March 21, 2019 in Instrument Number 20190006168, granted and conveyed unto Kenneth A. Grimm.

SEIZED AND SOLD as the property of Kenneth A. Grimm under judgment #2023-CV-68286

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$108,221.79
CASE NUMBER: 2023-CV-05391

ALL THAT CERTAIN piece or parcel of land situate in the 11th Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the western line of Green Street ninety-eight (98) feet, more or less, south of the southwest corner of Green and Geiger Streets, at the center of the partition wall between

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houses Nos. 2006 and 2004 Green Street; thence westwardly through the center of said partition wall and beyond, ninety (90) feet, more or less, to a four (4) feet wide private alley; thence southwardly along the eastern line of said alley sixteen (16) feet more or less, to another alley four (4) feet wide, parallel with Peffer Street; thence eastwardly along the northern line of said last mentioned alley ninety (90) feet, more or less to Green Street; thence northwardly along the western line of Green Street sixteen (16) feet, more or less, to the place of BEGINNING.

PROPERTY ADDRESS: 2004 GREEN STREET, HARRISBURG, PA 17102

PARCEL NUMBERS: 11-002-104

TITLE TO SAID PREMISES IS VESTED IN CHARLES RUE, AS SOLE OWNER BY DEED FROM BETHNANY A. VENDITTI DATED 09/01/2006 RECORDED 09/25/2006 INSTRUMENT NO. 20060039427

SEIZED AND SOLD as the property of Charles Rue under judgment #2023-CV-05391

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 32
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$86,925.06
CASE NO: 2023-CV-09552

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described according to survey of William B. Whitlock, Registered Engineer, dated July 7, 1959 as follows:

BEGINNING at a point at the southwest corner of the intersection of Arlington Avenue and Concord Street; thence southwardly along the westerly side of Arlington Avenue 65 feet to a point at the dividing line between Lots No. 3 and 4 "H" on the hereinafter mentioned Plan of Lots; thence north 71 degrees, 30 minutes west along said dividing line 136 feet to a point on the eastern line of a 20

feet wide alley; thence north 18 degrees, 30 minutes east along said alley to a point on the southern line of Concord Street; thence eastwardly along the same 136 feet to a point, the place of BEGINNING.

BEING Lots No. 1, 2, and 3 Block "H" on Part of Colonial Park Plan, said Plan recorded in Plan "H", Page 3 Dauphin County Records.

HAVING THEREON erected a dwelling house known as 200 S. Arlington Avenue.

UNDER AND SUBJECT to building restrictions of record.

ALSO, UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

PROPERTY ADDRESS: 200 S ARLINGTON ST., HARRISBURG, PA 17109

PARCEL NUMBER: 35-055-213-000-0000

TITLE TO SAID PREMISES IS VESTED IN DALE G. LARKIN, SINGLE PERSON, AND VERONICA R. SNIVELY, SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DOUGLAS E. OGLEBY, AND HEATHER J. BOWDEN, NOW KNOWN AS HEATHER E. OGLEBY, HUSBAND AND WIFE DATED 03/26/2004 RECORDED 04/06/2004 BOOK 5440, PAGE 087 INSTRUMENT NO.: 14667

SEIZED AND SOLD as the property of Veronica Snively a/k/a Veronica R. Snively; Dale G. Larkin under judgment #2023-CV-09552

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$75,050.63
CASE NUMBER: 2023-CV-09182

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lower Swatara, County of Dauphin, Commonwealth of Pennsylvania,

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together with the improvements erected thereon, being known and designated as Lot No. 26 of Block "B" on the Final Plan of Phase 1 of the Village of Georgetown, as recorded in Dauphin County Plan Book "Z", Volume 2, Page 7, being more fully bounded and described as follows, to wit: PREMISES being known and numbered as 1202 Georgetown Road, Middletown, Pennsylvania.

BEGINNING at a point on the northerly right-of-way line of Georgetown Road, a 50.00-foot-wide street, said point located the distance of 361.42 feet westerly from the point of curve of the northwesterly corner of the intersection of Georgetown Road with White House Lane (T-384), said point being a corner in common between Lot No. 25 and the Lot to be described herein; thence in a northeasterly direction, along the westerly side of Lot No. 25, Block "B", by a line having the bearing of north 37 degrees, 17 minutes, 00 seconds east, the distance of 137.14 feet to a point, a corner in common with Lots 11, 12 and 25, Block "B", thence in a northwesterly direction, along the southerly side of Lot No. 11, Block "B", by a line having the bearing of north 50 degrees, 40 minutes, 15 seconds west, the distance of 20.01 feet to a point, a corner in common with Lots 10, 11 and 27, Block "B", thence in a southwestwardly direction, along the easterly side of Lot No. 27, Block "B", by a line having the bearing of south 37 degrees, 17 minutes, 00 seconds west, the distance of 137.86 feet to a point on the northerly right-of-way line of Georgetown Road; thence in a southeastwardly direction, along said northerly right-of-way line, by a line having the bearing of south 52 degrees, 43 minutes, 00 seconds east, the distance of 20.00 feet to the place of BEGINNING.

NOTWITHSTANDING anything to the contrary contained in the above-referenced Plan of Lots and legal description, the side yard boundary line(s) for that portion of the aforescribed lot upon which the townhouse unit is situate, shall pass through and consist of the centerline (s) of the party wall(s) of said townhouse unit.

PROPERTY ADDRESS: 1202
GEORGETOWN ROAD, MIDDLETOWN, PA
17057

PARCEL NUMBER: 36-032-037-000-0000

TITLE TO SAID PREMISES IS VESTED IN JEFFREY A. SCANLAN, SINGLE MAN, AS SOLE OWNER BY DEED FROM AARON K. BENNER AND NICOLE E. BENNER, HUSBAND AND WIFE DATED 09/26/2003, RECORDED 10/10/2003, BOOK 5198, PAGE 364 INSTRUMENT NO.: 55251

SEIZED AND SOLD as the property of Jeffrey A. Scanlan under judgment #2023-CV-09182

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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

CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$51,246.55

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

BEGINNING at a point on the western side of South Second Street, which point is on the division line separating properties Nos. 658 and 660 South Second Street; thence westwardly along said division line and through the center of said partition wall and beyond a total distance of ninety (90) feet to the eastern line of River Alley; thence southwardly along River Alley thirty-one (31) feet, three (3) inches, more or less, to line of lands formerly of Martin Boanjak; thence eastwardly along last said line eighty-eight (88) feet, more or less, to South Second Street; and thence northwardly along said South Second Street thirty-one (31) feet, more or less, to the point of BEGINNING.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions, and rights-of-ways of record or visible upon inspection of premises.

TAX PARCEL NO. 57-009-024-000-0000

PREMISES BEING: 660 S. 2nd Street, Steelton, Pennsylvania 17113

BEING THE SAME premises which DOUGLAS S. LANDIS AND BRENDA L. LANDIS, HUSBAND AND WIFE by deed

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Miscellaneous Notices

dated July 26, 2018 and recorded August 9, 2018 in Instrument Number 20180019732, granted and conveyed unto Michelle I. Baumbach a/k/a Michelle Baumbach.

SEIZED AND SOLD as the property of Michelle I. Baumbach a/k/a Michelle Baumbach under judgment #2023-CV-0866

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
JACQUELINE F. MCNALLY, ESQUIRE
JUDGMENT AMOUNT: \$113,025.19**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of South Hanover, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, professional engineer, dated August 26, 1964, as follows:

BEGINNING at a point on the northern line of Tulane Road at a point on the division line dividing Lots #46 and #47, thence in an easterly direction along the northern line of said Tulane Road for a distance of seventy-five (75) feet to a point where the western line of Oakshire Drive meets the northern line of Tulane Road, thence in a northerly direction along the western side of Oakshire Drive, for a distance of one hundred (100) feet to a point where the back dividing line of Lot #32 meets the western side of Oakshire Drive, thence in a westerly direction for a distance of seventy-five (75) feet to a point on the back division line dividing Lots #32 and #33, thence in a southerly direction for a distance of one hundred (100) feet to the point of BEGINNING.

BEING Lot No. 47, section "a", plan of Crestview Manor as recorded in Plan Book "T", Page 25, Dauphin County Records.

PARCEL ID: 56-014-023-000-0000
PROPERTY ADDRESS: 201 Tulane Road, Hummelstown, PA 17036

TITLE TO THE subject property is vested with Leonard L. Foster, Jr., single man, by deed from Kelly Jo Mehaffie, a married

woman, dated December 11, 2001 and recorded on December 12, 2001 with the Dauphin County Recorder of Deeds as Book 4203, Page 28.

SITUATE IN: Township of South Hanover

TAX PARCEL Number: 56-014-023-000-0000

PREMISES BEING: 201 Tulane Road, Hummelstown, PA 17036

SEIZED AND SOLD as the property of Leonard L. Foster, Jr. in suit of AJAX Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee under judgment number 2022-CV-9054.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DAVID W. RAPHAEL, ESQUIRE
JUDGMENT AMOUNT: 119,989.95**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof, dated August 27, 1976, as follows, to wit:

BEGINNING at a point on the northeast corner of Lot No. T-23, said point being the following two courses and distances from the intersection of the center lines of Heatherfield Way and Heather Court viz: (1) in and along the center line of Heatherfield Way by a curve deflecting to the right having a radius of 800 feet, the arc distance of 97.29 feet; (2) leaving the center line of Heatherfield Way and crossing the southerly portion of said road and also Cluster I Limited Common Area, south 09 degrees, 48 minutes, 14 seconds west, 63 feet to a point, a corner dividing Lot Nos. T-23 and T-24, the place of beginning; thence along the dividing line between Lot Nos. T-23 and T-24, south 09 degrees, 48 minutes, 12 seconds west, a distance of 64.67 feet to a point; thence north 80 degrees, 11 minutes, 48 seconds west, a distance of 18 feet to a point; thence along Lot No. T-22, north 09 degrees, 48 minutes, 12

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seconds east, a distance of 64.67 feet to a point; thence south 80 degrees, 11 minutes, 48 seconds east, a distance of 18 feet to a point, the place of BEGINNING.

BEING Lot No. T-23 on Plan of Heatherfield, recorded in the Dauphin County Recorder's Office in Plan Book T-2, Page 15.

UNDER AND SUBJECT to the Declaration Applicable to Cluster I of Heatherfield, recorded in the aforesaid Office in Misc. Book G-16, Page 605, and all amendments and supplements thereto.

ALSO, UNDER AND SUBJECT to all easements, covenants, conditions, affirmative obligations and restrictions of prior record pertaining to said premises.

PROPERTY BEING commonly known as 6505 Heatherfield Way, Harrisburg, PA 17112.

BEING Dauphin County Tax Parcel Numbers: 35-099-072.

BEING the same property transferred and conveyed from Doris Gleason, a single woman, to Jay V. Deibler, single man, by deed dated July 21, 2000 and recorded on July 25, 2000 in the Recorder of Deeds of Dauphin County in Deed Book Volume 3727, Page 378. Jay V. Deibler died on January 29, 2023 and no filed estate was located.

SEIZED AND TAKEN in execution as the property of ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JAY V. DEIBLER, Deceased.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$110,474.47

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

ALL THAT CERTAIN UNIT, BEING BUILDING J, UNIT 45 (THE "UNIT"), OF MEADOWVIEW VILLAGE, A

CONDOMINIUM (THE "CONDOMINIUM"), LOCATED IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, WHICH UNIT IS DESIGNATED IN THE DECLARATION OF CONDOMINIUM OF MEADOWVIEW VILLAGE (THE "DECLARATION OF CONDOMINIUM") AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DAUPHIN COUNTY IN RECORD BOOK 3854, PAGE 470 AND DECLARATION PLATS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DAUPHIN COUNTY IN PLAN BOOK V, VOLUME 7, PAGES 23, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO.

BEING KNOWN AS: 145 LEONARD LANE AKA 145 LEONARD LANE, UNIT 45, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 35-132-045-000-0000

BEING THE SAME PREMISES WHICH CONTINENTAL SENIOR HOUSING CORPORATION BY DEED DATED 9/15/2003 AND RECORDED 9/23/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5162 AT PAGE 532, GRANTED AND CONVEYED UNTO ETHEL R. GRUNDY.

SEIZED AND SOLD as the property of the unknown heirs of Ethel R. Grundy under judgment #2023-CV-06027

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 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
MEGAN C. HOPKINS, ESQUIRE
JUDGMENT AMOUNT: \$70,910.38

ALL THAT UNEXPIRED LEASEHOLD or TERM OF YEARS (which expires on October 1, 2049) in and to ALL THAT CERTAIN tract or parcel of ground, situate in the Borough of Middletown, Dauphin County, Pennsylvania, together with the improvements thereon erected, being Lot No. 17, Block II, on the Plan of Oak Hills Addition No. 3, which Plan is recorded in the office of the Recorder of Deeds in and for Dauphin County in Plan Book R, Page 18, a re-recording of said Plan wherein names of some of the streets were changed is recorded in Plan

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Book R, Page 84, more particularly bounded and described as follows:

BEGINNING at a point on the north side of Cypress Drive, said point being 50 feet west of the westerly terminus of a 15 feet radius curve which connects Cypress Drive and Chestnut Street; thence extending along the north side of Cypress Drive in a westerly direction on a curve to the left having a radius of 421.94 feet the arc distance of 54.79 feet to a corner of Lot No. 18; thence along Lot No. 18 in a northly direction of 108.94 feet to a corner of Lot No. 13; thence along Lot No. 13, in a northeasterly direction 9.71 feet to a corner of Lot No. 15; thence along Lot No. 15 in an easterly direction 62.12 feet to a corner of Lot No. 16; thence along Lot No. 16 in a southerly direction 103.68 feet to the point and place of BEGINNING.

PARCEL #42-004-046

BEING the same premises that Dale A. Howell conveyed unto Carol H. Jules by deed dated August 28, 2002 and recorded September 9, 2002, in the Office of the Recorder of Deeds in and for Dauphin County at Book 4523, Page 249.

SEIZED AND SOLD as the property of Estate of Carol H. Jules, deceased, Jennifer Jules, Rebecca Jules, and Ebony Ingersoll, solely in their capacities as heirs of Carol H. Jules, and any and all unknown heirs, successors in interest, and parties holding interest of right to title in the estate of Carol H. Jules, deceased under judgment #2023-CV-05411

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE. NO. 41
PAUL J. LaBELLE, ESQUIRE
JUDGMENT AMOUNT: \$817,542.79

ALL THAT CERTAIN piece or parcel of land, situated in the Ninth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows,

BEGINNING on the East side of Evergreen Street at the corner of a twelve (12') feet wide alley, on hundred

twelve (112') feet from the southern side of Market Street (now King Drive); thence eastwardly along said twelve (12') feet wide alley, one hundred (100') feet to Linden Avenue; thence southwardly along said Linden Avenue, fifteen (15') feet eight (8") inches to line of lot now or late of Michael Farrell; thence westwardly along the line of said lot, one hundred (100') feet to Evergreen Street; thence northwardly along said Evergreen Street, fifteen (15') feet one (1") inch more or less, to a twelve (12') feet wide alley, the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known and numbered as 11 Evergreen Street, Harrisburg, Pennsylvania 17104

COUNTY of: Dauphin

TAX PARCEL: 09-045-021

STREET ADDRESS: 11 Evergreen Street, Harrisburg, Pennsylvania 17104

SEIZED AND TAKEN in execution as the property of Luis Enrique Bedon a/k/a Luis Enrique Bendon a/k/a Luis Bedon Camones; Judgment No.: 2023-CV-7604-NT

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42
DAVID W. PARK, ESQUIRE
JUDGMENT AMOUNT: \$157,539.52
PARCEL NO. 31-022-004

ALL THAT CERTAIN tract of land situate in the Borough of Hummelstown, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

DESIGNATED as Lots Nos. 22 and 23 on the Plan of Lots laid out by The United Improvement Company, known as Pleasant View Terrace, in the Borough of Hummelstown. Said plan being recorded in the Dauphin County records at Plan Book "G", Page 21. Said lots being bounded on the north by Second Street, on the east by Lot No. 21, on the south by North Alley and the west by Lot No. 24, taking in the entire tract.

HAVING THEREON erected a one and one-half story frame dwelling and garage

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and being known and numbered as premises No. 525 West Second Street, Hummelstown PA 17036

BEING THE SAME PREMISES which Donald S. Chappell and Deborah A. Chappell, husband and wife, by their deed dated May 4, 2017, and recorded May 24, 2017 in the Office of the Recorder of Deeds of and for Dauphin County Pennsylvania at Instrument Number 20170013177, conveyed unto Donald S. Chappell.

SEIZED AND SOLD as the property of Tiffany K. Look, solely in her capacity as the Executrix of the Estate of Donald S. Chappell, deceased under judgment #2023-CV-08731

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 13, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

The Highest and Best Bidder Shall Be the Buyer

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
February 8, 2024

m22-a5

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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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