

ADVANCE SHEET

The Dauphin County Reporter

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

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Bar Association Page

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The Dauphin County Reporter

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

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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF KATHLEEN M. MERRIMAN, 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: Geraldine P. Merriman, 1007 Wooded Pond Drive, Harrisburg, PA 17111

Attorney: Theresa L. Shade Wix, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041
s27-o11

ESTATE OF RICHARD ALAN KEGRIS, a/k/a RICHARD A. KEGRIS, late of Swatara Township, Dauphin County, PA

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

Administrator: Tadd A. Kegriss, 232 Walnut Street, Basement E, Lemoyne, PA 17043

Attorney: R. Benjamin Cramer, Esquire P. O. Box 159, Duncannon, PA 17020
s27-o11

ESTATE OF MARY E. STADLER a/k/a MARY ELIZABETH STADLER, late of Lower Swatara Township, Dauphin County, PA

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

Executor: George T. Vujasin, Jr., 4917 Constitution Avenue, Harrisburg, PA 17109

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043
s27-o11

ESTATE OF THOMAS C. MIDDLESWORTH, a/k/a THOMAS CLIFFORD MIDDLESWORTH, late of Derry Township, Dauphin County, PA

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

Executrix: Carol A. Cawthern, c/o Jennifer B. Hipp, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street Shiremanstown, PA 17011
s27-o11

ESTATE OF SERENA A. DiMAGNO, late of Derry Township, Dauphin County, PA (died: August 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: Kimberlee Carideo, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033
s27-o11

ESTATE OF BELLE C. WEEKS, late of Halifax, Dauphin County, PA (died: August 13, 2024)

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

Executrix: Betsy C. Baker, 710 Park View Road, Lykens, PA 17048

Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethville, PA 17023
s27-o11

ESTATE OF BRENDA M. GARBER, late of Washington Township, Dauphin County, PA (died: March 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: George M. Garber, Jr., 149 East Vicki Lane, P.O. Box 176, Elizabethtown, PA 17023

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s27-o11

ESTATE OF DONALD E. BINGAMAN, late of Lykens Borough, Dauphin County, PA (died: August 5, 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: Keith A. Bingaman, 449 West Main Street, Lykens, PA 17048; Gail P. Snyder, 9 Valley Drive Road, P.O. Box 264, Gratz, PA 17030

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s27-o11

ESTATE OF KENNETH K. BUCHAN, late of Harrisburg City, Dauphin County, PA (died: October 20, 2022)

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: Carol Marie Buchan, 223 S. 4th Street, Lemoyne, PA 17043

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

s27-o11

ESTATE OF RICHARD V. STERLING a/k/a RICHARD VERLE STERLING, late of West Hanover Township, Dauphin County, PA (died: August 13, 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Andrew C. Sterling; Ashley C. Hamner, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

s27-o11

ESTATE OF F. WILLIAM GREGORY, SR. a/k/a FRANK WILLIAM GREGORY, SR. a/k/a FRANK W. GREGORY, 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: Robin K. Mathieu

Attorney: Estate of F. William Gregory, Sr., Barley Snyder, Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042

s27-o11

ESTATE OF HOWARD A. ADAMS, JR., late of Williams 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: Lori L. Cardaro, 100 Coleman Lane, Leechburg, PA 15656; Bonnie K. McGuire, 1447 State Rte. 356 Leechburg, PA 15656

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

s27-o11

ESTATE OF DIANNE F. SANDERS, late of Derry Township, Dauphin County, PA

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

Personal Representative: Vance J. Sanders, c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033
s27-o11

ESTATE OF MICHAEL J. LALLI a/k/a MICHAEL JOSEPH LALLI, late of Derry Township, Dauphin County, PA

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

Personal Representative: Gloria Jean Grubic, c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033
s27-o11

ESTATE OF WILBERT C. POWELL, SR., late of Harrisburg City, Dauphin County, PA (died: March 10, 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: Lennita E. Anderson-Selvey, 3609 Langrehr Road, Windsor Mill, MD 21244

Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
s27-o11

ESTATE OF KELLY MICHELLE POTTER LITTLE a/k/a KELLY LITTLE, late of Lower Paxton Township, Dauphin County, PA (died: April 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Justin M. Little, c/o Kristen L. Behrens, Esquire, 1500 Market St., #3500E, Philadelphia, PA 19102

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

s27-o11

SECOND PUBLICATION

ESTATE OF NATHAN D. SCHREFFLER, late of Harrisburg City, Dauphin County, PA (died: July 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: Karen L. Schreffler, 527 Girard Street, Harrisburg, PA 17104

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023
s20-o4

ESTATE OF MARY SIMMONS a/k/a MARY ALICE SIMMONS, late of Derry Township, Dauphin County, PA (died: July 13, 2024)

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

Executor: Sterl R. Simmons, c/o Michael Cherewka, Esquire, 624 N. Front St., Wormleysburg, PA 17043

Attorney: Michael Cherewka, Esquire, Cherewka Law, P.C., 624 N. Front St., Wormleysburg, PA 17043
s20-o4

ESTATE OF NA'SI ASANTE Q. ABNEY, late of Derry Township, Dauphin County, PA (died: September 30, 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: Zamayaha Jackson, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 E. Philadelphia St., York, PA 17401

Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 E. Philadelphia St., York, PA 17401 s20-o4

ESTATE OF TERRIE LEE O'DONNELL, late of Londonderry Township, Dauphin County, PA (died: January 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Michael O'Donnell

Attorney: James M. Zugay, Esquire, 1253 Stonegate Road, Hummelstown, PA 17036 s20-o4

ESTATE OF AUDREY A. FIELDER a/k/a AUDREY ANN FIELDER, late of Lower Paxton Township, Dauphin County, PA

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

Executrix: Stephanie A. Latimore, c/o Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112

Attorney: Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112; (717) 941-1218 s20-o4

ESTATE OF GOIA S. GOSHORN, 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 Executor or attorney, and all persons

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

Executor: Glennwood W. Klawitter, Jr., 3517 Apollo Avenue, Harrisburg, PA 17110

Attorney: LeRoy Smigel, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 s20-o4

ESTATE OF ROBERTA M. WALLOWER, a/k/a ROBERTA MAE WALLOWER, late of West Hanover Township, Dauphin County, PA (died: July 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cathy Jo Rynard, 316 Gannett Street, Harrisburg, PA 17112

Attorney: Ann E. Rhoads, Esquire, 244 West Main Street, Hummelstown, PA 17036 s20-o4

ESTATE OF DEBORAH A. BURKE, late of Dauphin County, PA (died July 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: James Burke, P.O. Box 11998, Harrisburg, PA 17108

Attorney: BECKLEY & MADDEN, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101 s20-o4

ESTATE OF SHIRLEY L. WEAVER, late of Conewago Township, Dauphin County, PA (died: May 8, 2024)

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

Executors: Sheila L. Laing & Darren M. Weaver, 237 Schoolhouse Road, Palmyra, PA, 17078

Attorney: Paul W. Kilgore, Esquire, 522 South 8th Street, Lebanon, PA 17042
s20-o4

ESTATE OF DANNY L. GOSS, 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: Jamie M. Kernes, c/o Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P. O. Box 323, Palmyra, PA 17078 s20-o4

ESTATE OF ELAINE M. SNYDER, late of Wiconisco Township, Dauphin County, PA (died: July 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 Co-Administratrix, Co-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrix or Co-Administrator without delay.

Co-Administratrix: Lisa A. Strine, 606 Mandata Road, Herndon, PA 17830

Co-Administrator: Irvin Snyder, III, 15 Bendigo Street, Tower City, PA 17980

Attorney: Joseph D. Kerwin, Esquire, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s20-o4

NOTICE OF TRUST ADMINISTRATION of the **LOUIS A. AND CAROLYN E. TOMES LIVING TRUST** dated October 3, 1996, as amended (the "Trust"), following the death of **Carolyn E. Tomes**, late of Lower Paxton Township, Dauphin County, Pennsylvania on June 16, 2024 (the "Decedent"), is hereby given.

ESTATE OF CAROLYN E. TOMES, late of Lower Paxton Township, Dauphin County, PA (died: June 16, 2024), having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims against the estate are requested to present them for settlement without delay to:

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

Successor Death Trustee and Executrix: Briana L. Woodring, 1131 Manada Bottom Road, Harrisburg, PA 17112

Attorney: Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 s20-o4

TRUSTEE NOTICE OF ADMINISTRATION is hereby given of the administration of **THE MARVIN M. WEAVER RESIDUAL TRUST** dated October 4, 2004. The Grantor of said Trust, namely, Marvin M. Weaver, late of Conewago Township, Dauphin County, Pennsylvania, died on August 13, 2014. The initial beneficiary and spouse of Grantor, Shirley Louise Weaver, died May 8, 2024; and therefore, the Trust can now be disbursed to the residual beneficiaries and administration closed. The successor Trustees of the said Trust is Sheila L. Laing and Darren M. Weaver. All persons indebted to this Trust are required to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement. Sheila L. Laing and Darren M. Weaver, Trustees.

Trustee: Sheila L. Laing, 237 Schoolhouse Road, Palmyra, PA 17078

Trustee: Darren M. Weaver, 169 Cedar Road, Hershey, PA 17033

Attorney: Paul W. Kilgore, Esquire, Spitler, Kilgore & Enck, PC, 522 S. 8th St., Lebanon, PA 17042; (717) 273-7621

s20-o4

THIRD PUBLICATION

ESTATE OF JOSEPH V. DiSANTO, late of Harrisburg, Dauphin County, PA (died: August 13, 2024)

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

Administratrix: Darlene Miller

Attorney: David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; (717) 939-9806; davidcmillerjr@proton.me s13-27

ESTATE OF GRACE A. SHUTTLESWORTH, late of Williamstown, Dauphin County, PA (died: July 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: James A. Shuttlesworth, 645 West Market Street, Williamstown, PA 17098

Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethville, PA 17023 s13-27

ESTATE OF JULIA A. PUCETA, late of Berrysburg Borough, Dauphin County, PA (died: July 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Mark A. Chudley, PO Box 179, Berrysburg, PA 17005

Attorney: Nicholas O. Schwartz, Esquire, 240 North Third Street, 7th Floor, Harrisburg, PA 17101 s13-27

ESTATE OF NANCY M. UNRUH, 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Jess R. Unruh and Sarah E. Moroney, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill PA 17011 s13-27

ESTATE OF JANET M. ZUGAY a/k/a JANET MAUREEN ZUGAY, late of Lower Paxton Township, Dauphin County, PA

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

Executrix: Janet Berzinski, 139 Snow Chief Drive, Havre De Grace, MD 21078

Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 s13-27

ESTATE OF WALTER F. DAMON a/k/a WALTER FRANCIS DAMON, late of Susquehanna Township, Dauphin County, PA (died: April 13, 2024)

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

Executrix: Debra Gerhardt, 1507 12th Street #1, Santa Monica, CA 90401

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; (717) 896-2666 s13-27

ESTATE OF CONSTANCE ANN GRIER, late of Harrisburg City, Dauphin County, PA (died: June 18, 2024)

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

Administrator: Blake A. Grier, 5906 Baileys Grove Place, South Chesterfield, VA 23803

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; (717) 896-2666 s13-27

ESTATE OF ROY E. HOFFMAN, late of Jackson Township, Dauphin County, PA (died: June 12, 2024)

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

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

Executor: Roy C. Hoffman, 3409 Peters Mountain Road, Halifax, PA 17032

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; (717) 896-2666 s13-27

ESTATE OF DEBORAH ANN BERRIER a/k/a DEBORAH A. BERRIER, late of Swatara Township, Dauphin County, PA

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

Executor: Keystone Guardianship Services, PO Box 804, Elizabethville, PA 17023

Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 s13-27

ESTATE OF EUGENE ENGELS, JR., late of Lower Paxton Township, Dauphin County, PA (died: June 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Oliver H. Engels, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Eugene Engels, Jr., c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 s13-27

ESTATE OF JOAN A. NIGHTINGALE a/k/a JOAN M. NIGHTINGALE, late of Derry Township, Dauphin County, PA

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

Personal Representative: William J. Nightingale, c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033 s13-27

ESTATE OF DENNIS C. HEEFNER SR., a/k/a DENNIS CLARENCE HEEFNER, DENNY HEEFNER, late of Steelton Borough, Dauphin County, PA (died: July 19, 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: William R. Balaban, 50 Mt. Zion Road, Ste. 2, York, PA 17402

Attorney: Robert T. Balaban, Esquire, 50 Mt. Zion Road, Ste. 2, York, PA 17402 s13-27

ESTATE OF MARGARET M. WELKER, late of Washington Township, Dauphin County, PA (died: June 5, 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 J. Miller, 176 Green Acres Ave., Elizabethville, PA 17023 s13-27

ESTATE OF GARY D. O'BRIEN, late of Royalton 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Linda Kulbacki Smith, 212 Pheasant Rd., Grantville, PA 17028

Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033 s13-27

FIRST PUBLICATION

CORPORATE NOTICES

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 7/1/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **WEG ELECTGRIC CORP.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Georgia.

The address of its principal office is 6655 Sugarloaf Parkway, Duluth, GA 30097.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. s27

NOTICE IS HEREBY GIVEN **ACS Primary Care Physicians-Southeast, P.C.**, a foreign business corporation incorporated under the laws of Georgia, with its princ. Office located at 265 Brookview Centre Way, Ste. 203, Knoxville, TN 37919, 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. s27

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 18, 2024, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **G&G Crest Foundation**. The purpose for which it was organized is: to improve the lives and futures of living beings, both humans and animals. s27

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 9/10/2024 for

a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **L.W. French, Inc.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Virginia.

The address of its principal office is 2590 Gaskins Road, Henrico, VA 23238-1404.

The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. s27

NOTICE IS HEREBY GIVEN that **BHP Minerals Service Company** a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority/Foreign Registration in Pennsylvania on 1/20/2022, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 6840 North Oracle Road, Suite 100, Tucson, AZ 85704.

Its last registered office in this Commonwealth was located at: c/o Capitol Corporate Services, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. s27

NOTICE IS HEREBY GIVEN that **FENYX USA INC.**, a foreign business corporation incorporated under the laws of the State of New York, received a Certificate of Authority/Foreign Registration in Pennsylvania on 3/3/2023, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 14 Area Development Drive, Suite 200, Plattsburgh, NY 12901-6551.

Its last registered office in this Commonwealth was located at: c/o United Corporate Services, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. s27

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 8/15/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **PICA: PIPELINE INSPECTION AND CONDITION ANALYSIS CORP. (USA)** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Colorado.

The address of its principal office is 2801 Youngfield Street, Suite 370, Golden, CO 80401.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. s27

NOTICE IS HEREBY GIVEN that **NORTHEASTERN LEASING & FINANCE CORP.**, a foreign business corporation incorporated under the laws of the State of New York, received a Certificate of Authority/Foreign Registration in Pennsylvania on 3/16/2000, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is PO Box 695, Grand Island, NY 14072.

Its last registered office in this Commonwealth was located at: c/o Capitol Corporate Services, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. s27

NOTICE IS HEREBY GIVEN that **All Western Mortgage, Inc.** filed for foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 9345 W. Sunset Road, #380, Las Vegas, NV 89113. The commercial registered office provider is in the care of InCorp Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. s27

NOTICE IS HEREBY GIVEN that **Procore Payment Services, Inc.** filed for foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 6309 Carpinteria Ave.,

Carpinteria, CA 93013. The commercial registered office provider is in the care of Corporation Service Company in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412.

s27

NOTICE IS HEREBY GIVEN by **Laurel Mountain, Inc.**, a foreign business corporation, incorporated under the laws of the State/Country of Delaware, where its principal office is located at 251 Little Falls Drive, Wilmington, DE 19808.

Said corporation has applied to the Department of State of the Commonwealth of Pennsylvania for a Statement of Registration to do business within the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The name of its registered office provider in Pennsylvania is Registered Agent Solutions, Inc. and the county of venue is Dauphin.

K&L GATES LLP
210 Sixth Avenue
Pittsburgh, PA

s27

NOTICE IS HEREBY GIVEN by **OneFourTwo Architecture, P.C.**, a foreign business corporation incorporated under the laws of Georgia, with its princ. office located at 380 Interstate North Parkway, Ste. 210, Atlanta, GA 30339, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in P A is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. s27

NOTICE IS HEREBY GIVEN **JAMSHID TAMIRY, M.D., P.C.**, a foreign business corporation incorporated under the laws of Alaska, with its princ. office located at 924 Overland Ct., San Dimas, CA 91773, 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: C T Corporation System, and shall be deemed for venue

and official publication purposes to be located in Dauphin County. s27

NOTICE IS HEREBY GIVEN **Emergency Associates of Central Texas, P.A.**, a foreign business corporation incorporated under the laws of Texas, with its princ. office located at 5000 Hopyard Rd., Ste. 410, Pleasanton, 94588, 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. s27

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **ATLANTIC AVIATION PHILADELPHIA, INC.**, a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1209 Orange St., Wilmington, DE 19801 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. s27

NOTICE IS HEREBY GIVEN that **Power Service, Inc.**, a foreign corporation formed under the laws of the State of Wyoming and its principal office is located at 5625 Chapman Pl., Casper, WY 82604, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/16/24, 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. s27

NOTICE IS HEREBY GIVEN that **Zenith Tech, Inc.**, which will do business in the Commonwealth of Pennsylvania as **Zenith Wisconsin, Inc.** a foreign corporation formed under the laws of the State of Wisconsin and its principal office is located at N6W23673 Bluemound Rd., Waukesha, WI 53188, has registered to do business in Pennsylvania with the Department of State of the

Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/6/24, 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. s27

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on September 18, 2024 for **Rapid Medical Services P.C.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. s27

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Park Hotels & Resorts Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. s27

NOTICE IS HEREBY GIVEN **CreditFresh Laas, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 200 Continental Dr., Ste. 401, Newark, DE, 19713, 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. s27

NOTICE IS HEREBY GIVEN to all creditors and claimants of **FASTCOM INC.**, a Pennsylvania (PA) corporation, which on 4/26/2011, was incorporated in the Commonwealth of PA that said company intends to file Articles of Dissolution with the Dept. of State under the provisions of PA Business Corporation Law. The name of its commercial reg'd office provider and the county of venue is c/o: Corporation Service Company, Dauphin County. s27

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 9/17 /24 for: **LEROS ACQUISITION PA, INC.** having a registered office address c/o United Corporate Services, Inc. Dauphin County.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. s27

NOTICE IS HEREBY GIVEN that **Infobip Inc.**, a foreign corporation formed under the laws of the State of Michigan and its principal office is located at 300 Elliott Ave. W., Ste. 200, Seattle, WA 98119, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/9/24, 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. s27

NOTICE IS HEREBY GIVEN **LexFund, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 19 Linda Ln., Summit, NJ 07901, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/3/24, 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. s27

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Poppi Al's, Inc.**, 30 Banbury Road, Hummelstown, PA 17036, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

BUTLER LAW FIRM
1017 Mumma Road, Suite 204
Lemoyne, PA 17043

s27

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Sasha's Hideaway, Inc.**, 30 Banbury Road, Hummelstown, PA 17036, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

BUTLER LAW FIRM
1017 Mumma Road, Suite 204
Lemoyne, PA 17043

s27

NOTICE IS HEREBY GIVEN that **Coherent Global, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1111 Brickell Ave., Fl. 10, Miami, FL 33131, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7 /31/24, 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. s27

NOTICE IS HEREBY GIVEN **Arctic Cat Sales Inc.**, a foreign corporation formed under the laws of the State of Minnesota and with its principal office located at 600 Brooks Ave. S., Thief River Falls, MN 56701, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/10/24, 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. s27

NOTICE IS HEREBY GIVEN that **VIFOR PHARMA, INC.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1000 1st Ave., Ste. 300, King of Prussia, PA 19406, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/18/24, 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. s27

NOTICE IS HEREBY GIVEN that **Alfa Financial Software Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 124 E. Hudson Ave., Royal Oak, MI 48067, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/24/24, 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. s27

NOTICE IS HEREBY GIVEN that **Alfa Financial Software Inc.**, a foreign corporation formed under the laws of the State of New York and its principal office is located at 281 Sanders Creek Pkwy, E. Syracuse, NY 13057, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/20/24, 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. s27

NOTICE IS HEREBY GIVEN **CSIQ Corporation**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 98 San Jacinto Blvd., Ste. 750, Austin, TX 78701-4290, 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. s27

NOTICE IS HEREBY GIVEN **Walgreens Health Medical Group P.A.**, a foreign business corporation incorporated under the laws of Florida, with its princ. office located at 108 Wilmot Rd., Deerfield, IL 60015-5145, has applied for a Statement of Registration to do business in

Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 1201 Hays St., Tallahassee, FL 32301-2699. 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. s27

NOTICE IS HEREBY GIVEN **Imerys Talc America, Inc.**, a foreign business corporation incorporated under the laws of Delaware, intends to withdraw from doing business in this Commonwealth. The address of its principal office is 100 Mansell Court East, Suite 300, Roswell, Georgia 30076.

Its last registered office in this Commonwealth is c/o Corporation Service Company and is deemed for venue and official publication purposes to be located in Dauphin County. s27

NOTICE IS HEREBY GIVEN **The RV Shop Inc.**, a foreign corporation formed under the laws of the State of DE, where its principal office is located at 3039 Bowlarama Dr, New Castle, DE 19720-1316, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 9/20/24, under the provisions of the PA Business Corp. Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County. s27

NOTICE IS HEREBY GIVEN that **Infobip Inc.**, a foreign corporation formed under the laws of the State of Michigan and its principal office is located at 300 Elliott Ave. W., Ste. 200, Seattle, WA 98119, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/9/24, 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. s27

**FICTITIOUS NAME
NOTICES**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2024, for **ICER Fitness** with a principal place of business located at 2225 Sycamore St. #5029, Harrisburg, PA 17111 in Dauphin County. The individual interested in this business is Anthony Fennell, also located at 2225 Sycamore St. #5029, Harrisburg, PA 17111. This is filed in compliance with 54 Pa.C.S. 311. s27

**MISCELLANEOUS
NOTICES**

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

NO.: 2023-CV-09626

CIVIL ACTION – LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**HABITAT FOR HUMANITY OF THE
GREATER HARRISBURG AREA,
PLAINTIFF
VS.
QIANA MILES, DEFENDANT**

TO: Qiana Miles

YOU ARE HEREBY NOTIFIED that Plaintiff, Habitat for Humanity, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2023- CV-009626, seeking to foreclose the mortgage secured by the real estate located at 1616 Park Street, Harrisburg, PA 17103. A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Brett Woodburn, Esquire, 4409 N Front Street, Harrisburg, PA 17110. Phone 717-614-8990.

YOU HAVE BEEN sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in

writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

s27

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

NO: 2023-CV-09428

CIVIL DIVISION

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT INDIVIDUALLY
BUT SOLELY AS TRUSTEE FOR
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST
2018-HB1, PLAINTIFF
VS.
LIONEL GONZALEZ AND UNITED
STATES OF AMERICA AND,
DEFENDANTS**

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

TO: Lionel Gonzalez
1411 Fulton Street
Harrisburg, PA 17102

YOUR HOUSE (real estate) at 1411 Fulton Street, Harrisburg, PA 17102 06-018-012-000-0000 is scheduled to be sold at Sheriff's Sale at the Dauphin County Administration Building, 4th Floor, Commissioner Hearing Room, Market Square (former Mellon Bank Building), Harrisburg, PA 17101 on October 17, 2024 at 10:00AM to enforce the court judgment of \$149,922.71 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED

SECURITIES ACQUISITION TRUST 2018-HB1 against you.

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

TO PREVENT this Sheriff's Sale, you must take immediate action:

THE SALE will be cancelled if you pay back to WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule. s27-o11

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

NO. 2024-CV-01005

CIVIL ACTION - LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**PENNYMAC LOAN SERVICES, LLC
PLAINTIFF
VS.**

**JAMIE N. LEINNINGER, SOLELY IN
CAPACITY AS HEIR OF LISA
LEINNINGER A/K/A LISA HOPE
LEINNINGER, DECEASED,
WILLIAM S. LEINNINGER, SOLELY
IN CAPACITY AS HEIR OF LISA
LEINNINGER A/K/A LISA HOPE
LEINNINGER, DECEASED,
ANDRE Q. DUNSON, SOLELY IN
CAPACITY AS HEIR OF LISA
LEINNINGER A/K/A LISA HOPE
LEINNINGER, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER LISA LEINNINGER A/K/A
LISA HOPE LEINNINGER, DECEASED
DEFENDANTS**

NOTICE

**TO: JAMIE N. LEINNINGER, SOLELY IN
CAPACITY AS HEIR OF LISA LEINNINGER
a/k/a LISA HOPE LEINNINGER,
DECEASED**

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

TAKE NOTICE that the real estate located at 1104 GEORGETOWN ROAD, MIDDLETOWN, PENNSYLVANIA 17057, is scheduled to be sold at Sheriff's Sale on October 17, 2024 at 10:00 a.m. at Dauphin County Administration Building - 2 South 2nd Street, Harrisburg, PA 17101, to enforce the Court Judgment of \$146,715.22 obtained by PENNYMAC LOAN SERVICES, LLC against you.

PROPERTY SITUATED in Dauphin County

BEING premises: 1104 Georgetown Road, Middletown, Pennsylvania 17057
TAX PARCEL: 36-032-042

IMPROVEMENTS consist of residential property.

SOLD AS the property of Lisa Leinninger

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the 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 and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are 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 costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers Kirn, LLC
Attorneys for Plaintiff
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053
215.942.2090
23-1174

s27

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

NO. 2024-CV-05549

CIVIL ACTION LAW

MORTGAGE FORECLOSURE

**PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF**

VS.

**AKO CROSBY AFOLABI A/K/A AKO
C. AFOLABI AND RASHANA GRANT,
DEFENDANTS**

To: Ako Crosby Afolabi a/k/a Ako C.
Afolabi and Rashana Grant, Defendants

YOU ARE HEREBY NOTIFIED that on 8/19/24, Plaintiff filed a Complaint in mortgage foreclosure with a Notice to Defend, against you in the Court of Common Pleas of Dauphin County, PA, docketed to No. 2024-CV-05549, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at: 228 Boas St., Harrisburg, PA 17102, whereupon the Sheriff of Dauphin County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED in Court. If you wish to defend, you must enter a written appearance personally or by an 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. You may lose money or property or other rights important to you.

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

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

Leon P. Haller, Esquire
Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102

s27

717-234-4178

**NAME CHANGE
NOTICES**

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

DOCKET NO: 2024-CV-5352-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on August 18, 2024 the Petition of Albertus Harm Noppers was filed in the above-named court, requesting a decree to change his name from **Albertus Harm Noppers** to **Harrie Noppers**.

The Court has fixed Thursday, November 21, 2024 at 9:00 a.m. in Courtroom No. 9, 2nd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. s27

Advertisements appearing for Second 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, October 17, 2024 at 10:00 A.M., the following real estate, to wit:

**SALE NO. 2
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$578,413.09**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER PAXTON, IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT NO. 17 OF SECTION VII, PHASE I, FOREST HILLS FINAL SUBDIVISION PLAN, SHEET 1 OF 1, AS REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON MARCH 28, 1994, RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF LOWER PAXTON TOWNSHIP ON APRIL 13, 1994 AND APPROVED BY THE BOARD OF SUPERVISORS OF LOWER PAXTON TOWNSHIP ON MAY 2, 1994, AS REVISED AND REAFFIRMED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 12, 1994, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY ON SEPTEMBER 13, 1994 IN PLAN BOOK "W", VOLUME 5, PAGE 13. CONTAINING 57,462.06 SQUARE FEET OR 1.3191 ACRES, MORE OR LESS.

BEING KNOWN AS: 4226 PROSPEROUS DRIVE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-010-181

BEING THE SAME PREMISES WHICH DAVID E. IONNI AND ANITA M. IONNI, HUSBAND AND WIFE BY DEED DATED 8/16/2007 AND RECORDED 8/17/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20070033372, GRANTED AND CONVEYED UNTO DUNG T. DYONG AND TRANG T. PHAM, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Dung T. Duong a/k/a Dung Duong and Trang T. Pham a/k/a Trang Pham and The United States of America under judgment #2024-CV-00938

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

**SALE NO. 3
JILL M. FEIN, ESQUIRE
JUDGMENT AMOUNT: \$249,970.35**

THE LAND referred to in this Commitment is described as follows:

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected, situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Derry Street, 170.5 feet, more or less, west of the southwest corner of Derry Street and Twenty-second Street at the western line of land now or late of Barmont-Jones Motor Company; thence along the last-mentioned line, at right angles to Derry Street, southwardly 150 feet to the northern line of Shellis Street; thence westwardly along said street, 60 feet to the eastern line of land now or late of Jennie Grossi; thence northwardly at right angles to Derry Street along the last-mentioned line, 150 feet to the southern line of Derry Street; thence eastwardly along the southern line of Derry Street, 60 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a 2-story brick dwelling house and garage known and numbered as 2151 Derry Street (formerly 2149 Derry Street), Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Thomas D. Farrar, Sr. and Sharyn A. Farrar, his wife, formerly known as Sharyn J. Adams, by deed dated June 12, 1998 and recorded June 15, 1998 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Book 3127, Page 551, granted and conveyed unto Gayle D. Lawrence, a married woman.

THE IMPROVEMENTS thereon being known as 2151 Derry Street Harrisburg, PA 17104.

PARCEL # 13-081-008-000-0000

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Miscellaneous Notices

SEIZED AND SOLD as the property of Gayle D. Lawrence under judgment #2022-CV-07005

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

**SALE NO. 4
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$127,646.01**

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

BEGINNING at a point on the eastern side of Clover Lane, said point being on the dividing line of Lots Nos. 5 and 6 on the hereinafter mentioned Plan of Lots; thence south eighty-seven degrees forty minutes east ninety-three and twenty-eight hundredths 4 feet (S 87 degrees, 40 minutes E, 93.28 seconds) to a point at line of Lot No. 10; thence by the same north four degrees twenty-six minutes east one hundred seventy-three and sixty-four hundredths feet (N 04 degrees, 26 minutes E, 173.64 seconds) to a point on the southern line of William Street; thence by the same north eighty-seven degrees, forty minutes west, ninety-nine and forty-six hundredths feet (N 87 degrees, 40 minutes W, 99.46 seconds) to a point on the eastern line of Clover Lane; thence by the same south two degrees, twenty minutes west, one hundred seventy-three and sixty-one hundredths feet (S 02 degrees, 20 minutes W, 173.61 seconds) to a point, the place of BEGINNING.

HAVING THEREON erected a single-story brick ranch type dwelling house known as 21 Clover Lane, Halifax, PA 17032

BEING Lot No. 6 on a revised and enlarged Plan of Witmer Addition to Matamoras.

BEING KNOWN AS: 21 CLOVER LANE, HALIFAX, PA 17032

PROPERTY ID NUMBER: 29-021-044

BEING THE SAME PREMISES WHICH STEVEN W. BRANN AND JENNIFER L. BRANN, HUSBAND AND WIFE BY DEED DATED 6/24/2014 AND RECORDED

7/2/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20140015483, GRANTED AND CONVEYED UNTO ANDREW C. HOY, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Andrew C. Hoy under judgment #2015-CV-05656

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

**SALE NO. 5
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$123,979.28**

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

BEGINNING at a point on the southern right-of-way line of Market Street Extended, said point being referenced from the center line of Hanover Street, north 81 degrees, 16 minutes, 20 seconds west, 427.72 feet; thence along Lot No. 41C, south 08 degrees, 43 minutes, 41 seconds west, 120 feet to a point; thence along land of Donald Shope, north 81 degrees, 16 minutes, 20 seconds west, 20 feet to a point; thence along Lot No. 41A, north 08 degrees, 43 minutes, 41 seconds east, 120 feet to a point; thence along the southern right-of-way line of Market Street Extended, south 81 degrees, 16 minutes, 20 seconds east, 20 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.

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HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 2018 MARKET STREET EXT., MIDDLETOWN, PA 17057

PARCEL#: 36-012-149-000-0000

BEING THE SAME PREMISES WHICH Midatlantic IRA, LLC FBO Andrew Smith IRA, by Deed dated April 21, 2021, and recorded April 27, 2021, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2021-0014137, granted and conveyed unto Victoria L. Dewey and Jose Cabrera.

TO BE SOLD AS THE PROPERTY OF JOSE CABRERA AND VICTORIA L. DEWEY UNDER JUDGMENT NO. 2024-CV-2344

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

SALE NO. 6

**NICOLE M. FRANCESE, ESQUIRE
JUDGMENT AMOUNT: \$65,196.38**

SITUATE in Borough of Lykens
TAX PARCEL No: 38-007-024-000-0000
PREMISES Being: 317 Main Street, Lykens, PA 17048

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust

DEFENDANTS: Kaylyn D. Sweitzer, as Surviving Heir of Sherry L. Sultzbaugh, Deceased and Unknown Surviving Heirs of Sherry L. Sultzbaugh, Deceased

DESCRIPTION: ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE ON THE NORTH SIDE OF MAIN STREET, IN LYKENS BOROUGH, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE DISTANCE OF TWO HUNDRED FIFTY (250) FEET WESTWARDLY FROM THE WEST SIDE OF WEST STREET ON THE NORTHWARDLY SIDE OF MAIN STREET FIFTY (50) FEET, AND IN LENGTH OF DEPTH NORTHWARD, BETWEEN PARALLEL LINES AT RIGHT ANGLES WITH MAIN STREET ONE HUNDRED FORTY (140) FEET TO AN ALLEY BOUNDED ON THE NORTH BY SAID ALLEY, ON THE SOUTH BY MAIN STREET, ON THE EAST BY LOT

NO. 523 AND ON THE WEST BY LOT NO. 521.

BEING LOT NO. 522 IN THE PLAN OF SAID TOWN (NOW BOROUGH) OF LYKENS AS LAID OUT BY DANIEL HOFFMAN IN THE YEAR 1848 AND BY W.W. ROSTER IN 1863.

TITLE TO SAID PREMISES VESTED IN Sherry L. Sultzbaugh, by deed from Daniel P. Sultzbaugh and Sherry L. Sultzbaugh, dated March 28, 2000, recorded March 31, 2000, in Book 3642, Page 548. The said Sherry L. Sultzbaugh departed this life on September 3, 2019

TO BE SOLD as the property of Kaylyn D. Sweitzer, as surviving heir of Sherry L. Sultzbaugh, Deceased and unknown surviving heirs of Sherry L. Sultzbaugh, Deceased Docket No: 2023-CV-05626

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

SALE NO. 7

**DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$110,690.52**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF STEELTON, DAUPHIN COUNTY, PENNSYLVANIA, WITH THE IMPROVEMENTS THEREON ERECTED, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF LINCOLN STREET, WHICH POINT IS THE DIVIDING LINE BETWEEN LOTS NOS. 105 AND 106 ON THE PLAN OF LOTS LAID OUT BY JOHN A. SMULL & COMPANY AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF DAUPHIN COUNTY IN PLAN BOOK A, PAGE 67 ½; THENCE SOUTHWARDLY THROUGH THE MIDDLE OF THE PARTITION WALL BETWEEN PREMISES NOS. 418 AND 420 LINCOLN STREET AND BEYOND 165 FEET TO RUDY STREET; THENCE EASTWARDLY ALONG SAID RUDY STREET 40 FEET TO A POINT; THENCE NORTHWARDLY 165 FEET TO A POINT IN THE SOUTHERN SIDE OF LINCOLN STREET AFORESAID; THENCE WESTWARDLY ALONG SAID LINCOLN

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STREET 40 FEET TO A POINT, THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO SETBACK LINES, COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING KNOWN AS: 420 LINCOLN STREET, STEELTON, PA 17113
PROPERTY ID NUMBER: 59-003-019-000-0000

BEING THE SAME PREMISES WHICH OPPORTUNITY CONSTRUCTION, LLC BY DEED DATED 8/22/2019 AND RECORDED 8/26/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190020904, GRANTED AND CONVEYED UNTO DONALD FAUST AND CHRISTEN LEE FAUST.

SEIZED AND SOLD as the property of Donald Faust, Christen Lee Faust under judgment #2024-CV-07277

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

**SALE NO. 9
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$29,096.78**

ALL THOSE THREE (3) CERTAIN LOTS SITUATE IN THE TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN, PENNSYLVANIA, BEING LOTS NOS. 181, 182 AND 183 OF A PLAN OF LOTS LAID UP BY C. L. BRINSER AND KNOWN AS "RUTHERFORD HEIGHTS", SAID PLAN OF LOTS BEING RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR DAUPHIN COUNTY IN PLAN BOOK "E", PAGE 5, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF CLEARFIELD STREET AT THE DIVIDING LINE BETWEEN LOTS NOS. 183 AND 184; THENCE IN AN WESTERLY DIRECTION ALONG SAID NORTHERN LINE OF CLEARFIELD STREET SEVENTY-FIVE (75) FEET TO THE DIVIDING LINE BETWEEN LOTS NOS. 180 AND 181; THENCE IN A NORTHERLY DIRECTION ALONG SAID LINE ONE HUNDRED FIFTY (150) FEET TO THE SOUTHERN LINE OF WALNUT AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE

SEVENTY-FIVE (75) FEET TO THE DIVIDING LINE BETWEEN LOTS NOS. 183 AND 184; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LINE, ONE HUNDRED FIFTY (150) FEET TO A POINT, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DOUBLE FRAME DWELLING HOUSE KNOWN AS 6740 EAST CLEARFIELD STREET.

PARCEL NO.: 63-021-072-000-0000
BEING KNOWN as: 6740 East Clearfield Street, Harrisburg, PA 17111

BEING the same premises, which ASHLEY M. BARCELLONA AND GABRIELLE L. BARCELLONA, CO-ADMINISTRATORS D.B.N.C.T.A FOR THE ESTATE OF CECILIA L. BARCELLO NA F/K/ A CECILIA L. PRIEST by deed dated February 6, 2021 and recorded in the Office of Recorder of Deeds of Dauphin County on February 10, 2021 as Instrument# 20210004493 granted and conveyed unto ASHLEY M. BARCELLONA AND GABRIELLE L. BARCELLONA, TENANTS IN COMMON.

SEIZED AND SOLD as the property of Ashley M. Barcellona, as heir to the Estate of Cecilia L. Priest a/k/a Cecilia L. Lloyd a/k/a Cecilia Louise Barcellona, now deceased and Gabrielle L. Barcellona, as heir to the Estate of Cecilia L. Priest a/k/a Cecilia L. Lloyd a/k/a Cecilia Louise Barcellona, now deceased under judgment #2023-CV-09847

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

**SALE NO. 10
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$224,873.20**

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

BEGINNING at a point on the northern side of Ridge Road and at the dividing line between Lot No. 5 and Lot No. 6 on the Plan of Lots hereafter mentioned; thence along the eastern line of Lot No. 5 north one degree, forty-one minutes, no seconds east (N 1 41' 00" E) two

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hundred (200) feet to a point; thence along other land of Edward W. Newlin and Harriet E. Newlin, his wife, south eighty-eight degrees nineteen minutes no seconds east (S 88 19' 00" E) one hundred fifteen feet to a point at the western line of Lot No. 7; thence along the western line of Lot No. 7 south one degree forty-one minutes no seconds west (S 1 41' 00" W) one hundred ninety-seven and thirteen one hundredths (197.13) feet to a point on the northern side of Ridge Road; thence along the northern side of Ridge Road south eighty-eight degrees, no minutes, no seconds west (S 88 0' 00" W) forty-four and seventy one hundredths (44.70) feet to a point; thence continuing along the northern side of Ridge Road, north eighty-eight degrees, nineteen minutes, no seconds west (N 88 19' 00" W) seventy and thirty-nine one-hundredths (70.39) feet to a point, the place of BEGINNING.

BEING Lot No. 6 on the Subdivision Plan of Lots Nos 5 thru 8, Newburn Mills, said Plan recorded in Plan Book V, Volume 2, Page 96.

UNDER AND SUBJECT, nevertheless, that the hereby granted lot or piece of ground shall be and remain subject to the condition and restriction that no building shall be erected, used or maintained for any purpose other than that of a single-family private dwelling and private garage used therewith.

BEING the same premises which John M. Poe and Holly A. Poe, husband and wife, by deed dated 12/07/2020 and recorded 12/10/2020, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20200035511, granted and conveyed unto Bradley J. Hoffer and Jennifer L. Miller, in fee.

TAX PARCEL: 25-007-047-000-0000

PREMISES BEING: 1349 Ridge Road, Grantville, PA 17028

SEIZED AND SOLD as the property of Bradley J. Hoffer; Jennifer L. Miller under judgment #2023-CV-04512

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

SALE NO. 11

CHELSEA A. NIXON, ESQUIRE

JUDGMENT AMOUNT: \$348,317.24

ALL THAT CERTAIN tract or parcel of ground SITUATE in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Northern side of Canterbury Street, 342.63 feet East of the Intersection of Canterbury Street and Brittany Boulevard, also at the dividing line between Lots Nos. 81 and 82 on hereinafter Plan of Lots; thence north 9 degrees, 7 minutes, 10 seconds east along the same, 122.04 feet to a point at the dividing line between Lots Nos. 82 and 91 on said Plan; thence south 79 degrees, 12 minutes, 32 seconds east along the same, 64.39 feet to a point at the dividing line between Lots Nos. 82 and 83 on said Plan; thence South 2 degrees, 7 minutes, 40 seconds west along the same, 116.23 feet to a point on the north side of Canterbury Street, thence westwardly along the same, 78.71 feet to a point, the place of beginning.

BEING Lot No. 82 on Plan of Oxford Court, Section 1, recorded in Plan Book Z, page 58, Dauphin County Records.

HAVING thereon erected a dwelling house.

TAX PARCEL NO. 6 2-050-040-000-0000

PREMISES BEING: 3616 Canterbury Road, Harrisburg, Pennsylvania 17109

BEING the same premises which Elmer C. Woodyard and Emma L. Woodyard, Husband and Wife by deed dated November 18, 2008 and recorded December 5, 2008 in Instrument Number 20080043602, granted and conveyed unto Elmer C. Woodyard. The said Elmer C. Woodyard died on April 21, 2020 without a will or appointment of an Administrator, thereby vesting title in Unknown Surviving Heirs of Elmer Woodyard by operation of law.

SEIZED AND SOLD as the property of unknown surviving heirs of Elmer Woodyard, Jeffrey Woodyard, known surviving heir of Elmer Woodyard, Emma Lee Woodyard, known surviving heir of Elmer Woodyard, Karen Williams, known surviving heir of Elmer Woodyard, Wendy Brice, known surviving heir of Elmer Woodyard, Elmer Woodyard, Jr., known

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surviving heir of Eimer Woodyard, Larry Woodyard, known surviving heir of Elmer Woodyard, Stacy Woodyard, known surviving heir of Elmer Woodyard, Stanley Woodyard, known surviving heir of Elmer Woodyard, Deidre McDonald, known surviving heir of Elmer Woodyard, and Terri Allen, known surviving heir of Elmer Woodyard under judgment #2019-CV-8304

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

SALE NO. 12
AMY BLUMENTHAL, ESQUIRE
JUDGMENT AMOUNT: \$348,317.24
CASE NUMBER: 2020-CV-11652-NT
JUDGMENT AMOUNT: \$178,207.76,
PLUS INTEREST AND ATTORNEYS'
FEES

ALL THAT CERTAIN piece or parcel of land and premises, situate in the Eighth Ward of the City of Harrisburg, County of Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated September 22, 1977, as follows:

BEGINNING at a point on the south side of State Street, said point being 207.44 feet east of the southeast right-of-way line of Seventeenth and State Streets; Thence along the south side of State Street, north 62 degrees east, 17.20 feet to a corner of premises known as No. 1 723 State Street; Thence along said premises south 28 degrees east, 102 feet to a point on the north side of Apricot Street; Thence along the same south 62 degrees west, 17.04 feet to a corner of premises known as No. 1719 State Street; Thence along said premises and passing through the center of a partition wall, north 28 degrees west, 102 feet to a point, the place of BEGINNING.

HAVING thereon erected a two-and one-half story brick dwelling, known as 1721 State Street.

TAX PARCEL#: 08-008-008
PREMISES BEING: 1721 State Street, Harrisburg, PA 17031-1550

TO BE SOLD AS PROPERTY OF: Lavera A. Nelson

SEIZED AND SOLD as the property of 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 November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13
ARNY J. BLUMENTHAL, ESQUIRE
JUDGMENT AMOUNT: \$292,980.10

ALL THAT CERTAIN property situate in the 15th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of Boas Street, which point is 172.5 feet west of the southerly corner of 19th and Boas Streets; THENCE through the center of a partition wall and beyond south 19 degrees, 00 minutes east, 110 feet to a point on the northerly line of York Street; THENCE along the northerly line of York Street; south 71 degrees, 00 minutes west, 17.5 feet to a point on the easterly line of land now or late of John F. Barnhart; THENCE along same north 19 degrees, 00 minutes west, 110 feet to a point on the Southerly line of Boas Street aforesaid; THENCE along same north 71 degrees, 00 minutes east, 17.5 feet to a point, the place of BEGINNING.

SAID PREMISES otherwise commonly known as 1833 Boas Street, Harrisburg, Pennsylvania.

TAX PARCEL #: 15-013-011
PREMISES BEING: 1833 Boas Street, Harrisburg, PA 17103

TO BE SOLD AS PROPERTY OWNED IN PART BY: Lavera A. Nelson

SEIZED AND SOLD as the property of 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 November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 14
NICOLE C. RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$157,381.75
CASE NUMBER: 2024-CV-02711

THOSE TWO CERTAIN lots or parcels of land situate in Lower Paxton Township, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT #1:

BEGINNING at a stake on the east right-of-way line of Quail Hollow Road, 15 feet north from the tangential intersection of Quail Hollow Road and Nantucket Road; thence north 7 degrees, 43 minutes east, 40.30 feet to a stake, the dividing line of Lots Nos. 3 and 4; thence along said line south 82 degrees, 17 minutes east, 130 feet to a stake on the west right-of-way line of L.R. 22021 (Colonial Road); thence along said right-of-way line south 7 degrees, 43 minutes west, 25.30 feet to a stake; thence by a curve to the right by a radius of 30 feet and an arc length of 47.12 feet to a stake on the north right-of-way line of Nantucket Road; thence along said right-of-way line north 82 degrees, 17 minutes west, 85 feet to a stake; thence by a curve to the right by a radius of 15 feet an arc length of 23.56 feet to a stake, the point and place of BEGINNING.

BEING a portion of Lot No. 3 on Plan of Lots known as Section "A" Olde Colonial Village, which Plan is recorded in the Dauphin County Plan Book "B", Volume 2, Page 20.

TRACT #2:

BEGINNING at a stake on the east right-of-way line of Quail Hollow Road at the dividing line of Lots Nos. 3 and 4; thence along said right-of-way, north 7 degrees, 43 minutes east, 87.27 feet to a stake; thence still by the said right-of-way line by a curve to the left by a radius of 175 feet and an arc length of 12.74 feet to a stake on the dividing line of Lots Nos. 4 and 5; thence along said line south 82 degrees, 17 minutes east, 130.46 feet to a stake on the west right-of-way line of L.R. 22021; thence along said right-of-way line south 7 degrees, 43 minutes west, 100 feet to stake on the dividing line of Lots Nos. 3 and 4; thence by said line north 82 degrees, 17 minutes west, 130 feet to a stake, the point and place of BEGINNING.

BEING Lot No. 4 on the above-mentioned Plan of Lots;

BEING KNOWN AS: 1325 QUAIL HOLLOW ROAD, HARRISBURG, PA 17112
PROPERTY NUMBER: 35-092-008-000-0000

TITLE TO SAID PREMISES IS VESTED IN CHARLES H. SMELTZ, JR., A MARRIED MAN BY DEED FROM STANLEY E. SCHNEIDER AND CORY R. SCHNEIDER, HUSBAND AND WIFE DATED 10/30/2013 RECORDED 10/31/2013 INSTRUMENT NUMBER 20130033733

SEIZED AND SOLD as the property of Charles H. Smeltz, Jr. under judgment #2024-CV-02711

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

SALE NO. 18
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$97,879.61

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

BEGINNING at a point in the public road leading from Brinser's Mill eastwardly and known as the Round Top Road in the line of adjoining lands of the parties of the second part hereto; thence northwardly thirty-six (36) degrees, nineteen (19) minutes east, ninety-eight and five-tenth (98.5) feet to a point in the line of lands of Ed Costel; thence along said Costel lands south sixty-six (66) degrees, eleven (11) minutes east, two hundred eighty-three and seventy-five hundredths (283.75) feet to a pin; thence south thirty-two (32) degrees, east one hundred thirty-five and seventy-five hundredth (135.75) feet to a pin; thence south forty-six (46) degrees, thirty-three (33) minutes west, one hundred twenty-three and thirty-eight hundredth (123.38) feet to a pin in the eastern line of lands of Grace Kennedy; thence north sixty-seven (67) degrees, thirty-one (31) minutes west along said Kennedy lands one hundred sixty-six and twenty-five hundredth (166.25) feet to a point at the corner of other lands of the parties of the second part hereto; thence

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north thirty-one (31) degrees, thirty eight (38) minutes east along other lands of the parties of the second part hereto one hundred and eighty-six hundredth (100.86) feet to a pin and thence north sixty-six (66) degrees, forty-five (45) minutes west still along said other lands of the parties of the second part hereto two hundred seventeen and twenty-five hundredth (217.25) feet to a point the place of BEGINNING.

PARCEL NO.: 34-003-035-000-0000
BEING KNOWN as: 1384 Roundtop Road, Middletown, PA 17057

BEING the same premises, which MARY E. McCANN, a/k/a MARY A. McCANN by deed dated May 30, 1997, and recorded in the Office of Recorder of Deeds of Dauphin County on June 5, 1997, at Book 2862, Page 348 granted and conveyed unto GERALD E. MENEAR, JR. Gerald E. Menear, Jr. departed this life on May 15, 2023.

SEIZED AND SOLD as the property of Kimberlee A. Harmes, solely in her capacity as known heir of Gerald E. Menear Jr., deceased and the unknown heirs of Gerald E. Menear Jr. under judgment #2024-CV-00036

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

SALE NO. 19
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$40,353.08

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, AND DESCRIBED ACCORDING TO A SURVEY MADE BY GERRIT J. BETZ, REGISTERED SURVEYOR, DATED SEPTEMBER 12, 1972, AS FOLLOWS, TO WIT:

BEGINNING AT A P.K. NAIL ON THE WESTERLY LINE OF MEADOWLARK PLACE (40 FEET WIDE) AT A CORNER OF LOT NO. 18, SAID POINT BEING MEASURED ALONG THE SAID SIDE OF MEADOWLARK PLACE 137.30 FEET TO THE NORTHERN EXTREMITY OF A CURVE HAVING A RADIUS OF 25 FEET, CONNECTING THE WESTERN LINE OF

MEADOWLARK PLACE WITH THE NORTHERN LINE OF RUMSON DRIVE; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 18, NORTH 62 DEGREES, 09 MINUTES WEST, 115 FEET TO A HUB AT A CORNER OF LANDS NOW OR FORMERLY OF JOSIAH W. AND BESSIE H. KLINE, INC. FOUNDATION; THENCE ALONG LANDS NOW AT FORMERLY OF JOSIAH W. AND BESSIE H. KLINE, INC. FOUNDATION, NORTH 27 DEGREES, 51 MINUTES EAST, THE DISTANCE OF 35 FEET TO A HUB AT THE PROPERTY LINE OF LOT NO. 20; THENCE S=ALONG LOT NO. 29 AND THROUGH A PARTITION WALL, SOUTH 62 DEGREES, 09 MINUTES EAST, THE DISTANCE OF 115 FEET TO A HUB ON THE SAID SIDE OF MEADOWLARK PLACE; THENCE ALONG THE SAID SIDE OF MEADOWLARK PLACE, SOUTH 27 DEGREES, 51 MINUTES WEST, THE DISTANCE OF 35 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 19, BLOCK B ON THE PLAN OF WILSON PARK HOMES, INC. AND HARRIS PARK HOMES, INC., RECORDED IN WALL MAP BOOK PAGE 8.

BEING KNOWN AS: 186 MEADOWLARK PLACE, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 09-106-004-000-0000

BEING THE SAME PREMISES WHICH GOFFREY C. MADUKA AND CECILIA O. MADUKA, HUSBAND AND WIFE BY DEED DATED 1/31/2003 AND RECORDED 2/5/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4744 AT PAGE 001, GRANTED AND CONVEYED UNTO THEODORE A. POWERS AND TONI M. POWERS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY.

SEIZED AND SOLD as the property of the unknown heirs of Toni M. Powers, deceased under judgment #2024-CV-00318

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

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**SALE NO. 20
PATRICK J. WESNER, ESQUIRE
JUDGMENT AMOUNT: \$33,929.11**

SITUATE IN: ALL THAT CERTAIN tract or parcel of ground situate in the Township of Derry, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described in accordance with survey made by William B. Whittock, Registered Professional Engineer, dated June 22, 1962, as follows:

BEGINNING at a point in the center line of the Hummelstown-Middletown Road (a 33 feet wide road) said point being situate 131.47 feet south of the intersection of said road and U.S. Route 322, also at the dividing line between the premises herein described and now or late of Charles D. Rathfon; thence south 81 degrees, 11 minutes, east along the same, 200 feet to a point of the eastern side of proposed 20 feet side street known as Pear Alley; thence south 6 degrees, 45 minutes west along the same, 50 feet to a point at line of land now or late of Henry S. Grove; thence north 81 degrees, 11 minutes west along the same 200 feet to a point in the center line of the Hummelstown-Middletown Road as aforesaid; thence north 6 degrees, 45 minutes east along the same, 50 feet to a point, the place of BEGINNING.

EXCEPTING and reserving therefrom the premises which G. Allen Higbee and Elma Jean Higbee, husband and wife, by deed dated October 26, 1989 and recorded November 3, 1989 in the recorder of Deeds Office in and for Dauphin County, PA in Record Book 1345, Page 88, granted and conveyed unto, the Commonwealth of Pennsylvania, Department of Transportation, its successors and assigns.

BEING Tax Parcel ID# 24-050-011
BEING known as 431 Middletown Road, Hummelstown, PA 17036

TITLE to said premises is vested in Timothy L. Shaak, by deed from G. Allen Higbee and Elma Jean Higbee, his wife, dated 07/25/95 and recorded on 07/31/95, by the Dauphin County Recorder of Deeds Office, in Book 2450, Page 304.

SEIZED AND TAKEN in execution as the property of Timothy L. Shaak,

Mortgagors herein, under Judgment No. 2024 CV- 1193

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 22
CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$149,922.71**

ALL THAT CERTAIN tract of land situate in the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly right of way line of Fulton Street (30 feet wide), said point being located south 19 degrees, 39 minutes, 03 seconds east, a distance of 121.88 feet from a 5/8-inch Steel Re-Bar set at the intersection of the southerly right of way line of Reily Street (80 feet wide) and the said easterly line of Fulton Street; thence along the said southerly side of Lot No. 43 (1413 Fulton Street), as shown on a Subdivision Plan dated March 25, 1991 and revised August 1, 1991 for Market Place Townhouses for The City of Harrisburg, prepared by C. W. Junkins Associates, Inc. and recorded in the Land Records of Dauphin County; north 70 degrees, 20 minutes, 57 seconds east, 91.44 feet to a point in line of Lot No. 58 of said plan (1412 Wyeth Street); thence along the southerly side of said Lot No. 58 and Lot No. 57 (1410 Wyeth Street) south 16 degrees, 26 minutes, 19 seconds east, 20.03 feet to a point at the northeast corner of Lot No. 45 of said plan (1409 Fulton Street); thence along the northerly side of said Lot No. 45 south 70 degrees, 20 minutes, 57 seconds west,

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80.31 feet to a point in the aforesaid easterly line of Fulton Street; thence along said easterly line of Fulton Street north 19 degrees, 39 minutes, 03 seconds west, 20.00 feet to a point, the place of BEGINNING.

BEING Lot 44, Block B, on the Preliminary/Final Subdivision Plan of Market Place Townhouses Calder Street recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book G, Volume 5, Pages 31 through 37, inclusive.

IT is further intended and agreed that the Grantee, their heirs, assigns and every successor in interest to the property hereby conveyed shall be subject to the land use requirements and restrictions of the Hamilton NDP Urban Renewal Plan, as amended, or the length of time said Urban Renewal Plan shall remain in effect.

IN addition to the property conveyed hereunder, there is also conveyed a membership in the Market Place Homeowners' Association and by acceptance of this Deed and Conveyance Grantee agrees to be bound by the regulations and assessments of the aforesaid Homeowners' Association.

TAX MAP NO. 06-018-012

PROPERTY Address (for informational purposes only): 1411 Fulton Street, Harrisburg, PA 17102

BEING the same premises which The Redevelopment Authority of the City of Harrisburg, a body corporate, politic, created and existing under and by virtue of the terms and provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania, on the 24th day of May, 1945, P.L. 991, and amendments and supplements thereto, (35 P.S. 1701 et seq.) known as Urban Redevelopment Law, by deed dated 08-06-93 and recorded 08-09-93 in the Office of the Recorder of Deeds in and for the County of Dauphin in Record Book 2030 Page 82, granted and conveyed unto Lionel Gonzalez.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY

RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

SEIZED AND SOLD as the property of Lionel Gonzalez under judgment number 2023-CV-09428

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

**SALE NO. 23
CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$104,660.74**

ALL THAT CERTAIN tract or piece of ground situate on the South side of Julian Street in the west Ward in the Borough of Williamstown, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of said Julian Street; thence along said Street west fifty (50) feet to Lot No. 26; thence along said lot south one hundred fifty (150) feet to an alley; thence along said alley east fifty (50) feet to Lot No. 22; thence north along said lot one hundred fifty (150) feet to Julian Street and the place of BEGINNING.

SAID Lot herein conveyed being Lot No. 24 on a plan of said town as laid out by W. W. Foster. Having thereon erected a two and one-half story frame dwelling house and outbuildings and being known as 408 Julian Street, Williamstown Pennsylvania.

PROPERTY Address: 408 Julian St., Williamstown, PA 17098

TAX ID: 71-004-021-000-0000

BEING the same premises which Benjamin J. Weaber and Kristen M. Weaber, by deed dated November 21, 2018 and recorded November 21, 2018 at Instrument No. 20180029361 in the

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Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Melody M. Moreno and Shawn M. Samuelson Brandon, in fee.

SEIZED AND SOLD as the property of Melody M. Moreno and Shawn M. Samuelson Brandon a/k/a Shawn M. Samuelson-Brandon under judgment #2023-CV-7158

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

**SALE NO. 24
CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$236,803.89**

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

BEGINNING at a point on the northern dedicated right of way line of Brynfield Way (50' wide) at the dividing line of Lot #4 and Lot #3; thence by the northern right of way line of Brynfield Way by a curve to the left having a radius of 475.00 feet and an arc length of 23.57 feet, said curve also having a chord bearing and distance of south 69 degrees, 16 minutes, 59 seconds west, 23.57 feet to a point at the dividing line of Lot #2 and Lot #3; Thence by Lot #2 and passing through the centerline of a partition wall north 41, degrees 03 minutes, 53 seconds west 148.85 feet to a point; thence by line of Open Space B north 48 degrees, 56 minutes, 07 seconds east 24.00 feet to a point at the dividing line of Lot #4 and Lot #3; thence by line of Lot #4 and passing through the centerline of a partition wall south 41 degrees, 03 minutes, 53 seconds east, 157.58 feet to a point on the northern right of way line of Brynfield Way, the place of BEGINNING.

CONTAINING 3,674 square feet.

BEING Lot #3 on the Final Subdivision Plan for Brynfield East, Phase II & III, Recorded in Plat Book I, Volume 8, Page 78.

PROPERTY Address: 106 Brynfield Way, Harrisburg, Pennsylvania 17112

PARCEL ID: 68-050-003-000-0000

BEING the same property conveyed Anna May Agresitz by deed from West Hanover Department, LLC dated May 14, 2003 and recorded May 20, 2003 at Book 4916, Page 455.

BEING the same properly conveyed to Anna May Egresitz, erroneously referred to in previous deed as Anna May Agresitz dated October 10, 2003 and recorded October 15, 2003 at Book 5205, Page 236.

BEING the same properly conveyed to Anna May Egresitz-Weiss and John W. Weiss, dated June 11, 2013 and recorded June 26, 2012 at Instrument #20130020040. AND THE SAID John W. Weiss passed away on or about April 8, 2021, thereby vesting title solely unto Anna May Egresitz-Weiss by operation of law.

SEIZED AND SOLD as the property of Anna May Egresitz-Weiss under judgment number 2023-CV-09746

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

**SALE NO. 25
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$112,455.78**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN SHOPE GARDENS, LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF BERKLEY DRIVE (50 FEET WIDE) AND IN THE EASTERN LINE OF LOT NO. 79, WHICH POINT IS TWO HUNDRED EIGHTY-FOUR AND TWO ONE-HUNDREDTHS (284.02) FEET MEASURED EASTWARDLY ALONG SAID NORTHERLY SIDE OF BERKLEY DRIVE FROM THE EASTERN END OF AN ARC OR CURVE CONNECTING SAID NORTHERLY LINE OF BERKLEY DRIVE WITH THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE ALONG SAID EASTERN LINE OF LOT NO. 79 NORTH TWENTY (20) DEGREES, FIFTY-NINE (59) MINUTES EAST, ONE HUNDRED FORTY-FIVE AND NINETY-THREE ONE-HUNDREDTHS

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(145.93) FEET TO A POINT IN THE SOUTHERN LINE OF LOT NO. 88; THENCE ALONG PORTIONS OF THE SOUTHERN LINES OF LOTS NOS. 88 AND 89 SOUTH FIFTY-NINE (59) DEGREES AND FIFTY-FOUR (54) MINUTES EAST SIXTY-FIVE AND SEVENTY-SIX ONE-HUNDREDTHS (65.76) FEET TO A POINT IN THE WESTERN LINE OF LOT NO. 77; THENCE ALONG SAID LINE OF LOT NO. 77 SOUTH TWENTY (20) DEGREES, FIFTY-EIGHT (58) MINUTES WEST, ONE HUNDRED THIRTY-FIVE AND THIRTY TWO ONE-HUNDREDTHS (135.32) FEET TO A POINT IN THE NORTHERN LINE OF BERKLEY DRIVE; THENCE ALONG SAID LINE OF BERKLEY DRIVE NORTH SIXTY-NINE (69) DEGREES TWELVE (12) MINUTES WEST SIXTY-FIVE (65) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 11 BERKLEY DRIVE, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 36-026-030-000-0000

BEING THE SAME PREMISES WHICH CHARLES M. BARILLA AND SUSAN V. BARILLA, HIS WIFE BY DEED DATED 3/14/1995 AND RECORDED 3/23/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2381 AT PAGE 170, GRANTED AND CONVEYED UNTO CHARLES M. BARILLA.

SEIZED AND SOLD as the property of the unknown heirs of CHARLES M. BARILLA, Deceased; DOUGLASS ROBERT CARPENTER solely in his capacity as heir of CHARLES M. BARILLA, Deceased; KELLY J. HURST solely in her capacity as heir of CHARLES M. BARILLA, Deceased; MEGAN C. SOMMER solely in her capacity as heir of CHARLES M. BARILLA, Deceased under judgment 2024-CV-01635

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

SALE NO. 26
NICOLE C. RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$78,473.05
CASE NUMBER: 2022-CV-08057

ALL THAT CERTAIN lot or piece of ground situate in the 4th Ward of the

Borough of Penbrook, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Herr Street, said point being located eighteen (18) feet westwardly from the southwest corner of Herr Street and North Twenty-Eighth Street; thence westwardly along Herr Street, a distance of fourteen (14) feet to a point at the line of land now or late of David J. Killinger, known as 2739 Herr Street; thence along said last mentioned line perpendicular to Herr Street and in a southerly direction, a distance of one hundred thirteen (113) feet to a point at the rear of property known as 2740 Ludwig Alley; thence along said last mentioned line in an eastwardly direction, a distance of fourteen (14) feet to a point; thence in a northerly direction, and for the most part, along the line of lands now or formerly of Lydia E. Russel, a distance of one hundred thirteen (113) feet to a point on the south side of Herr Street, the place of BEGINNING.

HAVING thereon erected a two-story dwelling known and numbered as 2741 Herr Street, Harrisburg, Pennsylvania.

BEING the same premises which Christine L. Wise, single woman, by her Deed dated March 2, 1998 and recorded April 1, 1998, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3068, Page 142, granted and conveyed unto Richard A. Detwiler. The said LaDawn Detwiler joins in this conveyance to relinquish any right, title, or interest she may have in said property due to her marriage to Richard A. Detwiler, the Grantors herein.

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

BEING KNOWN AS: 2741 HERR STREET, HARRISBURG, PA 17103

PROPERTY NUMBER: 49-004-011-000-0000

TITLE TO SAID PREMISES IS VESTED IN LUIS CRUZIGLESIAS, SINGLE MAN BY DEED FROM RICHARD A. DETWILER AND LADAWN DETWILER, HUSBAND AND WIFE DATED 06/12/2007 RECORDED 06/20/2007 INSTRUMENT NUMBER 20070024503

SEIZED AND SOLD as the property of Luis Cruziglesias under judgment #2022-CV-08057

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

SALE NO. 27
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$119,628.61

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

BEGINNING at a point on the west side of Lawrence Street at a corner of a private alley; thence in a western direction along said private alley one hundred five (105) feet, more or less to land of Jacob Bishels estate; thence in a southern direction forty-nine (49) feet to the property of Robert M. Allen; thence in an eastern direction one hundred five (105) feet, more or less to the western side of Lawrence Street aforesaid; thence in a northern direction forty-nine (49) feet along said street to the place of BEGINNING.

BEING the same premises which Russell S. Habbershon and Tracy L. Habbershon, husband and wife, by deed dated 10/31/2017 and recorded 10/31/2017 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument Number 20170028840, granted and conveyed unto Brandon J. King and Katherine R. King, in fee.

TAX PARCEL: 40-001-029-000-0000
PREMISES Being: 317 S Lawrence St., Middletown, PA 17057

SEIZED AND SOLD as the property of Brandon J. King; Katherine R. King under judgment #2024-CV-02329

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

SALE NO. 28
HARRY B. REESE, ESQUIRE
JUDGMENT AMOUNT: \$146,715.22

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER SWATARA IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGETOWN ROAD, A 50.00-FOOT-WIDE STREET, SAID POINT BEING LOCATED THE DISTANCE OF 221.42 FEET - WESTERLY FROM THE POINT OF CURVE OF THE NORTHWESTERLY CORNER OF THE INTERSECTION OF GEORGETOWN ROAD AND WHITE HOUSE LANE (T-384), SAID POINT BEING A CORNER IN COMMON BETWEEN LOT NO. 20 AND THE LOT TO BE DESCRIBED HEREIN; THENCE IN A NORTHEASTWARDLY DIRECTION ALONG THE WESTERLY SIDE OF LOT NO. 20, BLOCK B, BY A LINE HAVING THE BEARING OF NORTH 37 DEGREES, 17 MINUTES, 00 SECONDS EAST, THE DISTANCE OF 132.14 FEET TO A POINT, A CORNER IN COMMON WITH LOT NOS. 16, 17, AND 20, BLOCK B; THENCE IN A NORTHWESTWARDLY DIRECTION, ALONG THE SOUTHERLY SIDE OF LOT NO. 16, 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 LOT NOS. 15, 16, AND 22, BLOCK B; THENCE IN A SOUTHWESTWARDLY DIRECTION, ALONG THE EASTERLY SIDE OF LOT NO. 22, BLOCK B, BY A LINE HAVING THE BEARING OF SOUTH 37 DEGREES, 17 MINUTES, 00 SECONDS WEST, THE DISTANCE OF 132.86 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 A BEARING OF SOUTH 52 DEGREES, 43 MINUTES, 00 SECONDS EAST, THE DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING.

HAVING thereon erected residential dwelling known and numbered as 1104 Georgetown Road, Middletown, Pennsylvania 17057

BEING TAX PARCEL NO. 36-032-042

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PREMISES BEING: 1104 Georgetown Road, Middletown, Pennsylvania 17057
BEING THE SAME PREMISES which Kelsey Beard, now by marriage Kelsey Ramsey and Tyler Ramsey, wife and husband, by deed dated 10/15/2021 and recorded in the Office of the Recorder of Deeds of Dauphin County on 10/20/2021 in Instrument 20210036960, granted and conveyed unto Lisa Leininger.

LISA LEINNINGER a/k/a Lisa Hope Leininger is deceased as of 5/11/2023.

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

SEIZED AND TAKEN in execution as the property of Jamie N. Leininger, solely in capacity as heir of Lisa Leininger a/k/a Lisa Hope Leininger, deceased, William S. Leininger, solely in capacity as heir of Lisa Leininger a/k/a Lisa Hope Leininger, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Lisa Leininger a/k/a Lisa Hope Leininger, deceased and Andre Q. Dunson, solely in capacity as heir of Lisa Leininger a/k/a Lisa Hope Leininger, deceased, Defendant(s) herein, under Judgment No. 2024-CV-01005

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 29

**CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$38,653.64**

ALL THAT CERTAIN piece or parcel of land with the improvement thereon erected, situate in the 13th Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, P.E., dated May 30, 1981, as follows, to wit:

BEGINNING at a point on southerly line of Swatara Street, which point is 82 feet east of the southeasterly corner of 19th and Swatara Streets; thence along the southerly line of Swatara Street, north 80 degrees east, 16 feet to a point; thence through the center of a partition wall and beyond, south 10 degrees east, 100 feet to a point on the northerly line of McClesler Avenue; thence along same south 80 degrees west, 16 feet to a point; thence north 10 degrees west, 100 feet to a point, the place of BEGINNING.

HAVING thereon erected a two and one-half story dwelling known and numbered as 1905 Swatara Street, Harrisburg, PA.

BEING the same premises which Husham Abukaffaya, by deed dated 08/20/2018 and recorded 08/27/2018, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20180021386, granted and conveyed unto Andrey Grove-Erazo, in fee.

TAX Parcel: 13-013-008-000-0000

PREMISES BEING: 1905 Swatara St., Harrisburg, PA 17104

SEIZED AND SOLD as the property of Andrey Grove Erazo under judgment #2023-CV-04615

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

SALE NO. 30

**CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$71,588.05**

ALL THAT CERTAIN piece of land, with the improvements thereon erected situate in the 5th Ward of the City of

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

BEGINNING at the southeast corner of Broad Street and Rose Street, formerly known as Rose Alley, THENCE southward along the eastern side of Rose Street fifty and fifteen one-hundredths (50.15') feet more or less to the northern line of other land now or formerly of Henry J. Cohen and Henrietta Weiss Cohen, his wife, and David Cohen, single person, being the northern line of a four feet wide private alley; THENCE eastwardly along said line parallel with and four (4) feet north of the northern line of land now or late of Albert L. Freedman, formerly part of the northern line of property known as No. 922 North Sixth Street, sixteen (16) feet, more or less, to the western line of property known as No. 429 Boas Street; THENCE northwardly along said line and for part of the distance thereof along the center line of the partition wall between houses known as Nos. 427 and 429 Boas Street, fifty-two (52) feet, more or less, to the southern side of Boas Street, and thence westwardly along the southern side of Boas Street, sixteen (16) feet, more or less, to Rose Street, the place of BEGINNING.

HAVING THEREON ERECTED a three-story brick dwelling house known and numbered as No. 427 Boas Street, Harrisburg, PA 17102.

TOGETHER WITH the right to said buyer, their heirs and assigns, to use the said four (4) feet wide private alley at the rear of the land hereby sold for all lawful purposes of ingress, egress, and regress from and to the land hereby sold to and from Rose Street in common with the owners, their heirs and assigns and occupiers of the properties known as No. 924 North Sixth Street and No. 429 Boas Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Justin K. Bennage and Jessica L. Bennage, husband and wife, by deed dated 01/25/2012 and recorded 01/30/2012 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20120002700, granted and conveyed unto Chris L. Kyne, a single individual, in fee.

TAX Parcel: 05-034-015-000-0000
PREMISES BEING: 427 Boas Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of Chris L. Kyne under judgment #2022-CV-08925

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

SALE NO. 31
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$182,906.91

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND SITUATE IN FISHING CREEK VALLEY, MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A CONCRETE MONUMENT AT THE NORTHWESTERN CORNER OF A THIRTY-THREE (33') FOOT RIGHT OF WAY GRANTED BY HELEN HOOVER TO RICHARD E. YINGST, JR. AND CATHY E. YINGST, HIS WIFE, DATED SEPTEMBER 15, 1978 AND RECORDED HEREIN WITH, THENCE NORTH TWENTY DEGREES, FORTY MINUTES WEST (N 05° 40' W), ONE HUNDRED FORTY-SIX AND NINE HUNDREDTHS (146.09') FEET TO A POINT ON THE SOUTHERN BANK OF FISHING CREEK; THENCE SOUTH EIGHTY-NINE DEGREES FOUR MINUTES EAST (S 89° 04' E), ONE HUNDRED FIFTY-ONE AND FIFTY-ONE HUNDREDTHS (151.51') FEET TO A POINT; THENCE SOUTH NINE DEGREES, TWELVE MINUTES EAST (S 09° 12' E), TWO HUNDRED FORTY-ONE AND NINETY-FIVE HUNDREDTHS (241.95') FEET TO A POINT; THENCE SOUTH EIGHTY-FOUR DEGREES, EIGHTEEN MINUTES WEST (S 84° 18' W), SEVENTY-FIVE (75.0') FEET TO AN IRON PIN; THENCE NORTH SEVENTY-ONE DEGREES, THIRTY MINUTES WEST (N 71° 30' W), SEVENTY-FIVE (75.0') FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING .08456 ACRE.
HAVING THEREON ERECTED A ONE-STORY DWELLING.
TOGETHER WITH THE FREE AND COMMON USE, RIGHT AND PRIVILEGE

Advertisements appearing for Second Time

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OF INGRESS, EGRESS AND REGRESS ALONG A CERTAIN THIRTY-THREE (33') FOOT WIDE RIGHT OF WAY EXTENDING IN A SOUTHERLY DIRECTION FROM THE WITHIN DESCRIBED TRACT OF LAND TO FISHING CREEK VALLEY ROAD (STATE ROUTE 443, L.R. 22005) WHICH RIGHT OF WAY IS MORE PARTICULARLY BOUNDED AND DESCRIBED IN A DEED OF GRANT OF RIGHT OF WAY DATED SEPTEMBER 15, 1978, GRANTED BY HELEN CATHERIN HOOVER TO RICHARD E. YINGST, JR. AND CATHY E. YINGST, HIS WIFE, WHICH RIGHT OF PASSAGE HAS BEEN RESERVED TO GRANTEES, THEIR HEIRS AND ASSIGNS, THEIR TENANTS AND UNDER TENANTS, OCCUPIERS AND POSSESSORS AT ALL TIMES AND FOREVER.

SUBJECT TO A SIXTEEN (16') FOOT WIDE RIGHT OF WAY ACROSS THE SOUTHERN PORTION OF THE LOT HEREBY GRANTED FOR INGRESS, EGRESS AND REGRESS.

GRANTEE, HIS HEIRS AND ASSIGNS, HEREBY ASSUME RESPONSIBILITY IN COMMON WITH ANY AND ALL OTHER PROPERTY OWNERS BOUNDING ON SAID PASSAGEWAYS, SHARING THE RIGHT OF COMMON USAGE, FOR A PRO RATA SHARING IN THE NORMAL UPKEEP THEREOF.

EXCEPTING AND RESERVING UNTO GRANTOR, HIS HEIRS AND ASSIGNS, HIS TENANTS AND UNDER TENANTS, OCCUPIERS AND POSSESSORS, CONTINUED AND UNINTERRUPTED ACCESS AND USE OF A SHARED WELL THAT IS SITUATED ON THE TRACT OF LAND BOUNDED AND DESCRIBED ABOVE AND BEING CONVEYED HERIN BY Grantor. Grantor SHALL BE ABLE TO USE SAID WELL FOR HIS ADJACENT LAND (NOW KNOWN AND NUMBERED AS 2424 FISHING CREEK VALLEY ROAD WITH A TAX PARCEL IDENTIFICATION NUMBER 43-040-094-000-0000).

PARCEL NO.: 43-040-093-000-0000

BEING KNOWN as: 2420 Fishing Creek Valley Rd., Harrisburg, PA 17112-9253

BEING the same premises which Jeff Noss, an unmarried individual by deed dated June 30, 2023 and recorded in the Office of Recorder of Deeds of Dauphin County on June 30, 2023 as Instrument #20230013891, granted and conveyed unto Kenneth Mutzabaugh, Jr.

SEIZED AND SOLD as the property of Kenneth Mutzabaugh, Jr. under judgment #2024-CV-1335

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

SALE NO. 32
NICOLE C. RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$150,207.31
CASE 2024-CV-02926

ALL THAT CERTAIN tract of real estate situate in Susquehanna Township, Dauphin County, Pennsylvania, known as Lot No. 62 of the Final Subdivision/Land Development Plan of Daybreak, Phase 2, prepared by Akens Engineering Associates, Inc., dated August 10, 1994, recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book X, Volume 5, Pages 25 and 26.

HAVING erected thereon a single family attached dwelling house known and numbered as 2022 Daybreak Circle, Harrisburg, PA 17110.

UNDER AND SUBJECT to Declaration of Rights, Covenants, Easements, Conditions, and Restrictions, dated March 2, 1995 and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Record Book 2373, Page 483.

TO HAVE AND TO HOLD the said Unit, to include the attached garage, above-described, and the Hereditaments and Premises hereby granted or mentioned and intended so to be, with the appurtenances unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns forever.

BEING KNOWN AS: 2022 DAYBREAK CIRCLE, HARRISBURG, PA 17110

PROPERTY ID: 62-075-062-000-0000

TITLE TO SAID PREMISES IS VESTED IN PATRICIA HUTSKO BY DEED FROM DAYBREAK DEVELOPMENT, INC., A PENNSYLVANIA CORPORATION DATED 11/15/1996 RECORDED 11/19/1996, BOOK 2739, PAGE 502

SEIZED AND SOLD as the property of Patricia Hutsko under judgment #2024-CV-02926

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

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

SALE NO. 33
CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$74,768.22

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

ALL THAT CERTAIN tract of land situate in the First Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey made by Ernest J. Walker, Professional Engineer, dated August 14, 1963, as follows, to wit:

BEGINNING at a point on the northeasterly corner of 16th and Randolph Streets; thence along the easterly line of 16th Street, north fourteen (14) degrees, thirty (30) minutes west, forty (40) feet to a point; thence north seventy-five (75) degrees, thirty (30) minutes east, one hundred (100) feet to a point on the westerly line of a 20-foot wide public alley; thence along the same, south fourteen (14) degrees, thirty (30) minutes east, forty (40) feet to a point on the northerly line of Randolph Street aforesaid; thence along same south seventy-five (75) degrees, thirty (30) minutes west, one hundred (100) feet to a point, the place of BEGINNING.

BEING known and numbered as 935 South 16th Street, Harrisburg, PA 17104.

WITH all improvements erected thereon.

PARCEL No.: 01-022-005-000-0000

BEING THE SAME property conveyed to Kossi E. Fiavi, single individual who acquired title by virtue of a deed from Kathleen S. Prophet and Kevin Ortiz, a married couple, dated February 24, 2015, recorded March 10, 2015, at Instrument Number 20150005366, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

UNDER AND SUBJECT to and together with easements, exceptions, reservations, restrictions, right of way,

covenants and conditions as contained in prior instruments of record

SEIZED AND TAKEN in execution as the property of Kossi E. Fiavi, single individual, Mortgagors herein, under Judgment No. 2024-CV-01363

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$152,838.89

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

BEGINNING at a point on the east side of North Second Street, said point being 349 feet measured northwardly along Second Street from Lucknow Road; thence northwardly along the east side of North Second Street, a distance of 72 feet to a point; thence eastwardly on a line at right angles to North Second Street a distance of 100 feet to a point; thence southwardly on a line parallel with North Second Street, a distance of 72 feet to a point; thence westwardly on a line at right angles to North Second Street, a distance of 100 feet to a point, the place of BEGINNING.

BEING THE SAME premises which Garry L. Hosler, Executor of the Estate of Virgie E. Hosler by deed dated September 24, 1993 and recorded September 28, 1993 in Dauphin County in Record Book 2065, Page 474 conveyed unto Eugene C. Albright and Cynthia A. Albright, husband and wife, in fee.

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BEING the same premises, which Eugene C. Albright and Cynthia A. Albright by deed dated February 24, 1998 and recorded March 10, 1998 in Dauphin County in Record Book 3351, Page 425 conveyed unto Eugene C. Albright, in fee.

PARCEL No.: 62-008-068
BEING KNOWN as: 4325 North 2nd Street, Harrisburg, PA 17110

BEING the same premises, which Eugene C. Albright by deed dated April 24, 2008 and recorded in the Office of Recorder of Deeds of Dauphin County on June 13, 2008 at Book n/a, Page n/a granted and conveyed unto Eugene C. Albright.

SEIZED AND SOLD as the property of Anthony Allen Albright, Sr. a/k/a Anthony Albright, solely as administrator to the Estate of Eugene C. Albright a/k/a Eugene Charles Albright under judgment 2024-CV-02328

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

SALE NO. 35

**ROBERT G. RADEBACH, ESQUIRE
JUDGMENT AMOUNT: \$10,578.85**

ALL THOSE three (3) certain lots situate in the Township of Swatara, County of Dauphin, Pennsylvania, being Lots Nos. 181, 182, and 183 of a Plan of Lots laid up by C. L. Brinser and known as "Rutherford Heights" said Plan of Lots being recorded in the Recorder of Deeds Office in and for Dauphin County in Plan Book "E", Volume 1, Page 5, more particularly bounded and described as follows:

BEGINNING at a point on the north side of Clearfield Street at the dividing line between Lots Nos. 183 and 184; thence in an easterly direction along said northern line of Clearfield Street, seventy-five feet (75') to the dividing line between Lots Nos. 180 and 181; thence in a northerly direction along said line, one hundred fifty feet (150') to the southern line of Walnut Avenue; thence in an easterly direction along said line, seventy-five feet (75') to the dividing line

between Lots Nos. 183 and 184; thence in a southerly direction along said line, one hundred fifty feet (150') to a point, the place of BEGINNING,

HAVING THEREON erected a double frame dwelling house known as 6740 East Clearfield Street, 17111

BEING the same premises which the Estate of CECELIA L. BARCELLONA, f/k/a, CECELIA L. PRIEST; deceased, by deed dated February 6, 2021 and recorded February 10, 2021, in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania at Instrument No. 20210004993. Granted and conveyed unto ASHLEY M. BARCELLONA and GABRIELLE L. BARCELLONA, as tenants in common.

BEING designated as Dauphin County Tax Mapping Parcel -63-021-072-000-0000

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD as the property of ASHLEY M. BARCELLONA and GABRIELLE L. BARCELLONA, Mortgages and Real Owners under Judgment No. 2023-CV-9605, in the Court of Common Pleas of Dauphin County, Pennsylvania

NOTICE IS FURTHER GIVEN TO ALL PARTIES AND INTERESTED CLAIMANTS that a proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Dauphin County within thirty (30) days after the sale date, and distributions will be made in accordance with said schedule unless exceptions are filed thereto within 10 days after the posting of the schedule of distribution.

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

SALE NO. 36

**JOEL D. JOHNSON, ESQUIRE
OWNERS: DAVID I. BOWSER
ACCOUNT NO.: 40/105H
ECR FILE NO.: BPA-HP-001-010
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99**

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st)

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

Derry Township

Parcel (Unit) Number: 105

Vacation Week: Number: 40

Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 5/15/1998 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3106, Page 174, granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES being identified as Unit 105, Vacation Week 40 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of DAVID I. BOWSER, under judgment entered in 2023-CV-09657.

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

SALE NO. 37

JOEL D. JOHNSON, ESQUIRE

OWNERS: DAVID I. BOWSER

ACCOUNT NO.: 40/104H

ECR FILE NO.: BPA-HP-001-009

IN REM JUDGMENT AMOUNT

\$3,807.99 + ATTORNEY COSTS OF

\$1,100.00 = \$4,907.99

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

Derry Township

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Parcel (Unit)Number: 104

Vacation Week Number: 40

Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 4/14/1998 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3078, Page 556, granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES being identified as Unit 104, Vacation Week 40 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of DAVID I. BOWSER, under judgment entered in 2023-CV-09657.

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

SALE NO. 38

JOEL D. JOHNSON, ESQUIRE

OWNERS: BEYERLY CANOLE

ACCOUNT NO.: 10/203H

ECR FILE NO.: BPA-HP-001-013

IN REM JUDGMENT AMOUNT

\$3,807.99 + ATTORNEY COSTS OF \$1,100.00 = \$4,907.99

ONE (1) Annual Timeshare Interest (s) consisting of one one fifty-first (1151st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise

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

Derry Township

Parcel (Unit) Number: A203

Vacation Week Number: 10

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 11/9/2016 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20160029657 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A203, Vacation Week 10 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of BEYERLY CANOLE, under judgment entered in 2023-CV- 09647.

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

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SALE NO. 39

JOEL D. JOHNSON, ESQUIRE
OWNERS: CHRISTINE E. CANAVAN
ACCOUNT NO.: 29/106H
ECR FILE NO.: BPA-HP-001-012
IN REM JUDGMENT AMOUNT
\$1,468.69 + ATTORNEY COSTS OF
\$1,100.00 = \$2,568.69

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

Derry Township

Parcel (Unit) Number: A106

Vacation Week Number: 29

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 2/14/2006 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20060005930 granted and conveyed unto vested owners therein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants,

restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX Parcel: 24-004-035

PREMISES being identified as Unit A106, Vacation Week 29 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of CHRISTINE E. CANAVAN, under judgment entered in 2023-CV-09647.

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

SALE NO. 40

JOEL D. JOHNSON, ESQUIRE
OWNERS: RHONDA KAY COOMES
ACCOUNT NO.: 48/405HZ
ECR FILE NO.: BPA-HP-001-017
IN REM JUDGMENT AMOUNT
\$1,903.99 + ATTORNEY COSTS OF
\$1,100.00 = \$3,003.99

ONE-HALF (½) Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great

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Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A405

Vacation Week Number: 48

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 7/31/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150019219 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES being identified as Unit A405, Vacation Week 48 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of RHONDA KAY COOMES, under judgment entered in 2023-CV-09647.

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

SALE NO. 41

**JOEL D. JOHNSON, ESQUIRE
OWNERS: BLOWERS WHOLESALE
PRODUCTS, LLC**

ACCOUNT NO.: 44/404HZ

ECR FILE NO.: BPA-HP-001-008

IN REM JUDGMENT AMOUNT

**\$1,903.99 + ATTORNEY COSTS OF
\$1,100.00 \$3,003.99**

ONE-HALF (½) Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest

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

Derry Township

Parcel (Unit) Number: A404

Vacation Week Number: 44

Designated Season: Gold

BEING THE same premises conveyed by deed recorded 1/9/2018 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20180000730 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A404, Vacation Week 44 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of BLOWERS WHOLESALE

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PRODUCTS, LLC, under judgment entered in 2023-CV-09647.

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

SALE NO. 42
JOEL D. JOHNSON, ESQUIRE
OWNERS: RYAN M. BIRD
HEATHER L. BIRD
ACCOUNT NO.: 30/103H
ECR FILE NO.: BPA-HP-001-006
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 \$4,907.99

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

Derry Township

Parcel (Unit) Number: A103
Vacation Week Number: 30
Designated Season: Platinum/Red
BEING THE same premises conveyed by deed recorded 11/16/2011 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20110031598 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035
PREMISES BEING identified as Unit A103, Vacation Week 30 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of RYAN M. BIRD and HEATHER L. BIRD, under judgment entered in 2023-CV-09647.

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

SALE NO. 43
JOEL D. JOHNSON, ESQUIRE
OWNERS: LAKIYA ROSS
CALVIN DUBOSE
ACCOUNT NO.: 37/103H
ECR FILE NO.: BPA-HP-001-003
IN REM JUDGMENT AMOUNT
\$2,079.52 + ATTORNEY COSTS OF
\$1,100.00 = \$3,179.52

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

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

Derry Township

Parcel (Unit) Number: 103

Vacation Week Number: 37

Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 11/16/2021 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20210040457 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit 103, Vacation Week 37 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of LAKIYA ROSS and CALVIN DUBOSE, under judgment entered in 2023-CV-09646.

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

SALE NO. 44

JOEL D. JOHNSON, ESQUIRE

OWNERS: SHAUN WEST COAST

CAPITAL, LLC A/K/A WEST COAST CAPITAL, LLC

ACCOUNT NO.: 30/106H

ECR FILE NO.: BPA-HP-001-056

IN REM JUDGMENT AMOUNT

\$3,807.99 + ATTORNEY COSTS OF

\$1,100.00 = \$4,907.99

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

Derry Township

Parcel (Unit) Number: A106

Vacation Week Number: 30

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/17/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020781 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A106, Vacation Week 30 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of SHAUN WEST COAST CAPITAL, LLC a/k/a WEST COAST CAPITAL, LLC, under judgment entered in 2023-CV-09646.

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

SALE NO. 45

JOEL D. JOHNSON, ESQUIRE

OWNERS: SHAUN WEST COAST CAPITAL, LLC A/K/A WEST COAST CAPITAL, LLC

ACCOUNT NO.: 32/106H

ECR FILE NO.: BPA-HP-001-057

IN REM JUDGMENT AMOUNT

\$3,807.99 + ATTORNEY COSTS OF \$1,100.00 = \$4,907.99

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

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

Derry Township

Parcel (Unit) Number: A106

Vacation Week Number: 32

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/17/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020781 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A 106, Vacation Week 32 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of SHAUN WEST COAST CAPITAL, LLC a/k/a WEST COAST CAPITAL, LLC, under judgment entered in 2023-CV-09646.

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

SALE NO. 46

JOEL D. JOHNSON, ESQUIRE

OWNERS: HERBERT B. WILLIAMS

MARTHA P. CUMMINGS

WILLIAMS

ACCOUNT NO.: 11/103H

ECR FILE NO.: BPA-HP-001-062

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**IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99**

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

Derry Township

Parcel (Unit) Number: A103

Vacation Week Number: 11

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 2/22/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3336, Page 221, granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A103, Vacation Week 11 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of HERBERT B. WILLIAMS and MARTHA P. CUMMINGS WILLIAMS, under judgment entered in 2023-CV-09646.

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

**SALE NO. 47
JOEL D. JOHNSON, ESQUIRE
OWNERS: KRYSTAL NEWMAN
ACCOUNT NO.: 23/201H
ECR FILE NO.: BPA-HP-001-044
IN REM JUDGMENT AMOUNT
\$2,079.52 + ATTORNEY COSTS OF
\$1,100.00 = \$3,179.52**

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

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duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A201

Vacation Week Number: 23

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 8/17/2020 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20200021104 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A201, Vacation Week 23 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of KRYSTAL NEWMAN, under judgment entered in 2023-CV-09646.

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

SALE NO. 48

JOEL D. JOHNSON, ESQUIRE

OWNERS: LEILA RADY

ACCOUNT NO.: 46/406HE

ECR FILE NO.: BPA-HP-001-049

IN REM JUDGMENT AMOUNT

\$1,903.99 + ATTORNEY COSTS OF

\$1,100.00 = \$3,003.99

ONE-HALF (½) Biennial Timeshare Interest (s) consisting of one undivided one hundred and second (1/102nd) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i)

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

Derry Township

Parcel (Unit) Number: A406

Vacation Week Number: 46

Designated Season: Gold

BEING THE same premises conveyed by deed recorded 7/29/2016 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20160019146 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A406, Vacation Week 46 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of LEILA RADY, under judgment entered in 2023-CV-09645.

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 November 12, 2024, and distributions will be made in accordance with the said

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

SALE NO. 50
JOEL D. JOHNSON, ESQUIRE
OWNERS: GABRIELE EDER
ACCOUNT NO.: 51/201H
ECR FILE NO.: BPA-HP-001-038
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99

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

Derry Township

Parcel (Unit) Number: A201

Vacation Week Number: 51

Designated Season: Platinum

BEING the same premises conveyed by deed recorded 1/6/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number

20150000372 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A201, Vacation Week 51 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of GABRIELE EDER, under judgment entered in 2023-CV-09645.

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

SALE NO. 51
JOEL D. JOHNSON, ESQUIRE
OWNERS: DANIEL HANSON
ACCOUNT NO.: 08/103H
ECR FILE NO.: BPA-HP-001-030
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as

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shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A103

Vacation Week Number: 8

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 5/12/2016 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20160011360 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A103, Vacation Week 8 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of DANIEL HANSON, under judgment entered in 2023-CV-09645.

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

SALE NO. 52

JOEL D. JOHNSON, ESQUIRE

OWNERS: JOHN MICHAEL JAMES

KEIR ALYSE HERTZ

ACCOUNT NO.: 49/102H

ECR FILE NO.: BPA-HP-001-034

IN REM JUDGMENT AMOUNT

\$3,807.99 + ATTORNEY COSTS OF

\$1,100.00 \$4,907.99

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

Derry Township

Parcel (Unit) Number: 102

Vacation Week Number: 49

Designated Season: Bronze/Blue

BEING THE same premises conveyed by deed recorded 4/15/1998 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3080, Page 156, granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit 102, Vacation Week 49 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

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SEIZED AND SOLD pursuant as the property of JOHN MICHAEL JAMES and KEIR ALYSE HERTZ, under judgment entered in 2023-CV-09645.

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

SALE NO. 54

**JOEL D. JOHNSON, ESQUIRE
OWNERS: IAN EDWARD JOHNS,
EXECUTOR OF THE ESTATE OF
MARIE LOUISE JOHNS, DECEASED,
WHOSE DATE OF DEATH IS
MARCH 11, 2016 AND ANY
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM,
UNDER OR THROUGH WILLIAM
JOHNS, DECEASED, WHOSE DATE
OF DEATH IS MARCH 5, 1998**

**ACCOUNT NO.: 22/103H
ECR FILE NO.: BPA-HP-001-035
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99**

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as

shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township
Parcel (Unit) Number: 103
Vacation Week Number: 22
Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 4/15/1998 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3080, Page 224, granted and conveyed unto MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS and WILLIAM JOHNS.

MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS and WILLIAM JOHNS became deceased on March 11, 2016 and March 5, 1998, respectively. MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS and WILLIAM JOHNS held title as tenants in common.

ESTATE documents were filed on behalf of MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS in Burlington County, New Jersey, on March 22, 2016, Docket Number 2016-0614. The appointed Executor of the ESTATE OF MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS is IAN EDWARD JOHNS. The surviving heirs at law of WILLIAM JOHNS are unknown.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit 103, Vacation Week 22 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of IAN EDWARD JOHNS, EXECUTOR OF THE ESTATE OF MARIE L. JOHNS A/K/A MARIE LOUISE JOHNS, DECEASED and ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

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Miscellaneous Notices

CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH WILLIAM JOHNS, DECEASED, under judgment entered in 2023-CV-09655.

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

SALE NO. 55
JOEL D. JOHNSON, ESQUIRE
OWNERS: XAVIER GARAGARZA
ACCOUNT NO.: 41/201H
ECR FILE NO.: BPA-FIP-001-023
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99

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

Derry Township
Parcel (Unit) Number: A201
Vacation Week Number: 41
Designated Season: Platinum
BEING THE same premises conveyed by deed recorded 4/2/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150007378 granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035
PREMISES BEING identified as Unit A201, Vacation Week 41 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of XAVIER GARAGARZA, under judgment entered in 2023-CV-09655.

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

SALE NO. 56
JOEL D. JOHNSON, ESQUIRE
OWNERS: JAMES S. MOONEY
E ALICE MOONEY
ACCOUNT NO.: 15/205H
ECR FILE NO.: BPA-HP-001-042
IN REM JUDGMENT AMOUNT
\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 \$4,907.99

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

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

Derry Township

Parcel (Unit) Number: A205

Vacation Week Number: 15

Designated Season: Gold

BEING THE same premises conveyed by deed recorded 2/16/1999 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Book Volume 3332, Page 001, granted and conveyed unto vested owners therein.

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

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A205, Vacation Week 15 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of JAMES S. MOONEY and E ALICE MOONEY, under judgment entered in 2023-CV-09655.

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

SALE NO. 57

**JOEL D. JOHNSON, ESQUIRE
OWNERS: LR RENTALS AND REAL
ESTATE LLC**

ACCOUNT NO.: 48/101H

ECR FILE NO.: BPA-HP-001-039

IN REM JUDGMENT AMOUNT

**\$3,807.99 + ATTORNEY COSTS OF
\$1,100.00 = \$4,907.99**

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

Derry Township

Parcel (Unit) Number: A101

Vacation Week Number: 48

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 8/18/2015 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Instrument Number 20150020845 granted and conveyed unto vested owners therein.

TOGETHER WITH and under and subject to the rights, easements, interests,

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privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX Parcel: 24-004-035

PREMISES BEING identified as Unit A101, Vacation Week 48 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of LR RENTALS AND REAL ESTATE LLC, under judgment entered in 2023-CV-09655.

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

**SALE NO. 58
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$193,654.31**

ALL THAT CERTAIN lot, parcel or tract of land situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the northeast corner of Fifteenth and State Streets; thence eastwardly along the northern line of State Street, twenty-three and five-tenths (23.5) feet to a point, the line of property now or formerly of Lewis Baum; thence northwardly along the line of the said property now or formerly of Lewis Baum, seventy-three (73) feet to a point; thence continuing northwardly along the line of the said property now or formerly of Lewis Baum, forty-four and five tenths (44.5) feet to the southern line of a ten-foot wide alley; thence westwardly along the southern line of the said alley, twelve (12) feet to a point, the southeast corner of the said alley and Fifteenth Street, and thence southwardly along the eastern line of Fifteenth Street; one hundred twenty-two (122) feet to the place of BEGINNING.

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

appear in this or prior instruments of record.

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

HAVING THEREON ERECTED A THREE-STORY BRICK DWELLING KNOWN AND NUMBERED AS: 1500 STATE STREET, HARRISBURG, PA 17103

PARCEL#: 08-015-050-000-0000

BEING THE SAME PREMISES WHICH Stoute Housing, Inc., by deed dated October 31, 2022, and recorded November 4, 2022, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2022-0032687, granted and conveyed unto Lien K Voong.

TO BE SOLD AS THE PROPERTY OF LIEN K. VOONG UNDER JUDGMENT NO. 2024-CV-03051

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

**SALE NO. 59
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$42,681.67**

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN THE SECOND WARD OF THE BOROUGH OF STEELTON, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 9 IN THE GENERAL PLAN OF LOTS LAID OUT IN THE RUDOLPH F. KELKER SECOND ADDITION TO THE BOROUGH OF STEELTON, WHICH PLAN IS RECORDED IN THE OFFICE FOR RECORDING DEEDS, ETC., IN AND FOR DAUPHIN COUNTY, IN PLAN BOOK "A", PAGE 74, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON BENT AVENUE, NOW CALLED ELM STREET, AT THE CORNER OF LOTS NOS. 8 AND 9; THENCE ALONG THE LINE OF BENT AVENUE, NOW ELM STREET, TWENTY-FIVE (25) FEET TO

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THE CORNER OF LOT NO. 10; THENCE SOUTHEASTWARDLY BY LINE OF LAST-NAMED LOT NINETY-FIVE AND FOUR-TENTHS (95.4) FEET TO HILL ALLEY; THENCE ALONG SAID HILL ALLEY TWENTY-FIVE AND FOUR-TENTHS (25.4) FEET, MORE OR LESS, TO LOT NO. 8; THENCE ALONG LINE OF LOT NO. 8 AFORESAID, ONE HUNDRED ONE AND THIRTY-FIVE ONE-HUNDREDTHS (101.35) FEET, MORE OR LESS, TO BENT AVENUE, NOW ELM STREET, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED THE EASTERN ONE-HALF OF FRAME DWELLING HOUSE, WHICH HALF IS KNOWN AND NUMBERED AS 228 ELM STREET, STEELTON, PENNSYLVANIA.

THE STEOPS AND PASSAGEWAY NOW EXISTING AT THE REAR OF THE LOT DESCRIBED ALONG THE LINE BETWEEN LOTS NOS. 8 AND 9, AFORESAID, AS NOW EXISTING, SHALL BE USED BY THE OWNERS AND OCCUPIERS OF SAID LOTS NOS. 8 AND 9 IN COMMON FOR INGRESS, EGRESS AND REGRESS TO AND FROM SAID PREMISES.

BEING KNOWN AS: 228 ELM STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 58-009-006-000-0000

BEING THE SAME PREMISES WHICH JOSEPH K. ALBERT, THROUGH HIS AGENT TISHA M. ALBERT, WHO HAS BEEN GRANTED POWER OF ATTORNEY BY HUSBAND TO ENGAGE IN THE TRANSFER HEREIN, AND TISHA M. ALBERT, HUSBAND AND WIFE BY DEED DATED 7/15/2021 AND RECORDED 8/19/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20210029086, GRANTED AND CONVEYED UNTO JOSEPH K. ALBERT, THROUGH HIS AGENT TISHA M. ALBERT, WHO HAS BEEN GRANTED POWER OF ATTORNEY BY HUSBAND TO ENGAGE IN THE TRANSFER HEREIN, AN INDIVIDUAL.

SEIZED AND SOLD as the property of Joseph Albert a/k/a Joseph T. Albert under judgment #2024-CV-02897

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

SALE NO. 60

KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$164,725.39

EXHIBIT "A"
LEGAL DESCRIPTION

Tract No. 1

BEGINNING at a Public Road, leading from Fisherville to Richards Gap and other lands herein, thence in said road, south seventy five and three fourth degrees east, 18 perches to a stone in said road, thence by the same, south fifty two and three fourth perches west, 14 perches to a stone, thence by the same south seventy five and three fourth degrees east 9.6 perches to a stone, thence by the same, south three degrees west, 77.2 perches to a maple tree, thence by lands now or formerly of Daniel Lubold, north eighty six degrees west, 23.3 perches to a stone, thence by lands now or formerly of Phillip Wilvert, north two and one half degrees east, 31.3 perches to the place of BEGINNING.

CONTAINING four (4) acres and one hundred forty-one perches, strict measure.

Tract No. 2

BEGINNING at a certain stone corner on the public road leading from Elizabethville to Halifax, thence by other lands herein described, south three and one-half degrees west, 34% feet to a stone, thence by lands now or formerly of Lydia A. Lentz, north twenty-nine and one fourth degrees west, 29 feet, thence by said public road, north sixty-one degrees east, 18% feet, to the place of BEGINNING.

CONTAINING 268 square feet.

Tract No. 3

BEGINNING at a stone, thence by lands now or formerly of John Hoffner, south thirty four and three quarters east, 58.3 perches to a pine, thence by lands now or formerly of Harry Snyder, south eighty one and half degrees west, 46.8 perches to a post in stones, thence by lands now or formerly of John Lubold, north one and three quarter degrees east, 56.7 perches to a post, thence by the second described, south seventy two and three quarters degrees east, 11 perches to the place of BEGINNING.

CONTAINING nine (9) acres and eighty-three perches, strict measure.

Tract No. 4

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BEGINNING at a point at lands now or formerly of John Lubold and tract number one hereinbefore mentioned, thence along lands now or formerly of Lubold, other lands herein described and lands now or formerly of Mrs. Julius Donner, thence bounded on the north by lands now or formerly of Allen Swab, thence bounded on the east by other lands herein described and lands now or formerly of John Hoffner, bounded on the south by lands now or formerly of Hoffner and tract number one.

CONTAINING twenty-eight (28) acres and one hundred thirty-nine perches of land, neat measure, less 80 $\frac{3}{4}$ perches sold off to Simon Dietrich previously.

Tract No. 5

BEGINNING in the center of the public road leading from Halifax to Lykens Valley Cross Roads, thence by lands now or formerly of George Shutt, deceased, south 1 $\frac{3}{4}$ degrees west, 95.2 perches to a stone thence by lands now or formerly of Daniel Miller, north 89 degrees east, 22 perches to a stone, thence by lands now or formerly of Harry Snyder, deceased, north 1 $\frac{3}{4}$ degrees east, 112.8 perches to a Pine Knot, thence by lands now or formerly of Lydia Lentz, north 76 $\frac{3}{4}$ degrees west, 1.7 perches to the center of the public road, thence down said road, south 51 $\frac{1}{4}$ degrees west, 28 perches to the place of BEGINNING.

CONTAINING fourteen (14) acres and one hundred three perches.

EXCEPTING and reserving from the aforesaid property the following tracts or parcels of ground; All that certain parcel of ground conveyed to Shirley M. Erb and Brian S. Erb by a deed recorded in Record Book 2145; Page 149, and described as Tract No. 2 in the aforesaid deed; All that certain parcel of ground conveyed to Shirley M. Erb and Brian S. Erb by a deed recorded in Record Book 2145, Page 149, and described as Tract No. 1 in the aforesaid deed; All that certain parcel of ground conveyed to James L. Daniel by a deed recorded in Deed Book "R", Volume 59, Page 579.

Tract No. 6

BEGINNING at a Maple tree, a line of lands now or formerly of H.H. Snyder, thence by lands now or formerly of Daniel Miller, south 3 degrees east, 41 perches to a stone at line of lands now or formerly of Harry Snyder, thence along said lands, north 85 degrees west, 23.4 perches to a stone; thence by lands now or formerly

of Catherine Lentz, north 3 $\frac{1}{4}$ degrees west, 40.5 perches to lands now or formerly of H.H. Snyder, thence eastwardly along said lands, 23.3 perches to the place of BEGINNING.

CONTAINING six (6) acres and eight perches, more or less.

EXCEPTING and reserving from the aforesaid tract of ground a 1.7457-acre tract of ground which is set forth in a subdivision plan prepared for John L. and Margaret N. Nice by Light-Reigel & Associates, dated March 1, 1999, with said subdivision plan being recorded in Plan Book "B", Volume 7, Page 62. The aforesaid 1.7457 acres is being incorporated with other lands of John L. Nice and Margaret N. Nice, and simultaneously conveyed herewith to Shirley M. Erb and Brian S. Erb. The balance of grantors' tract is composed of 4.2543 acres and 8 perches, more or less.

Tract No. 7

BEGINNING at stones, thence by lands now or formerly of John Snyder, south thirty-eight degrees and ten minutes east, 41.2 perches to stones; thence by lands now or formerly of R.H. Snyder, south fifty degrees west, 12 perches to a corner, thence by the same, south sixty-three and one half degrees west, 54 perches to a corner; thence north thirty eight degrees, 33.8 perches to a corner; thence by lands now or formerly of John Snyder, north sixty seven and one half degrees east, 61 perches to the place of BEGINNING.

CONTAINING twelve acres (12) and thirty-four and nine tenths' perches, neat measure.

BEING the same premises which John L. Nice and Margaret N. Nice, his wife, by their deed dated July 12, 1999, and recorded in the Recorder of Deeds Office of Dauphin County, Pennsylvania, in Record Book 3476, Page 545, granted and conveyed unto John L. Nice and Margaret N. Nice, his wife. The said Margaret N. Nice died on October 20, 2003, leaving to survive her, her husband, and surviving tenant by the entireties, the said John L. Nice, a/k/a John Lewis Nice, the Decedent.

SUBJECT, NEVERTHELESS, to the restriction that no permanent structure of any kind or type (except a fence not to exceed five feet in height) shall be erected within 200 feet of the boundary line between the lands herein conveyed

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and the adjacent lands now or formerly owned by Brian S. Erb and Shirley M. Erb, his wife.

IN ADDITION TO THE ABOVE TRACTS:

Tract No. 8

BEGINNING at an existing stone pile at the northeast corner of lands now of John L. Nice; thence south seventy-four degrees, forty-four minutes, forty seconds west (S 74° 44' 40" W), six hundred ninety-one and twenty-five hundredths (691.25) feet to an iron pin; thence along the lands now or formerly of Norton Espenland and Jean Espenland, north eight degrees, forty-six minutes, four seconds west (N 8° 46' 04" W), six hundred seventy-one and ninety-six hundredths (671.96) feet to an existing stone pile; thence along the lands now or formerly of Marion J. Uhler, north eighty-seven degrees, four minutes, forty-nine seconds east (N 87° 4' 49" E), seven hundred three and two hundredths (703.02) feet a point; thence south along the lands now or formerly of James Steinhauer and Rosellen Steinhauer, south seven degrees, twenty three minutes, six seconds east (S 7° 23' 6" E), five hundred twenty-two and thirty-seven hundredths (522.37) feet to an existing stone pile, the point and place of BEGINNING.

CONTAINING 9.5 acres of land.

IT BEING the same premises which John L. Nicole obtained through an Action to Quiet Title, confirmed by a judgment entered in the Dauphin County Court of Common Pleas on March 15, 1981 at No. 6854-S-1980. A copy of the Order of the Honorable Judge Caldwell is recorded in the Recorder of Deed's Office of Dauphin County in Record Book 210, Page 59.

Tract No. 9

BEGINNING at a set iron rod at the southwest corner of land now or late of Marian Uhler on line of other lands now of John Nice; thence along said lands now of John Nice south eighty-seven degrees, four minutes forty-nine seconds west, four hundred fifty-four and sixteen hundredths' feet (S 87° 04' 49" W) (454.16 ft) to stones; thence continuing along said lands south nine degrees, sixteen minutes, thirty seconds west, four hundred seventeen and ninety-three hundredths feet (S 09° 16' 30" W) (417.93 ft) to stones; thence continuing along said lands south eight degrees, twenty-nine minutes, twenty-six seconds east, thirty and forty-four hundredths

feet (S 08° 29' 26" E) (30.44 ft) to an iron pin; thence along said lands south eighty-seven degrees, thirty-six minutes, fifty seconds west, four hundred fourteen and thirty-three hundredths feet (S 87° 36' 50" W) (414.33 ft) to an iron pin; thence south eight degrees, thirty-nine minutes, forty-two seconds west, five hundred forty-three and twenty-three hundredths feet (S 08° 39' 42" W) (543.23 ft) to an iron pin; thence north seventy degrees nine minutes, seventeen seconds west, six hundred forty and seventy-four hundredths feet (N 70° 09' 17" W) (640.74 ft) to an iron pin; thence north eleven degrees, sixteen minutes, nineteen seconds east, four hundred seventy-six and fifty-nine hundredths feet (N 11 ° 16' 19" E) (476.59 ft) to an iron pin; thence north thirty-three degrees, fifty-two minutes, twenty seconds east, six hundred forty-three and fifty hundredths feet (N 33° 52' 20" E) (643.50 ft.) to stones; thence north one degree, thirty-seven minutes, forty seconds west, two hundred twenty-seven and six hundredths feet (N 01 ° 37' 40" W) (227.06 ft.) to a stone pile; thence south eighty-four degrees, forty-four minutes, thirty-one seconds east, three hundred twenty-one and forty-seven hundredths (S 84 ° 44' 31" E) (3 21.47 ft.) to a stone pile; thence north eighty-four degrees, seven minutes, forty seconds east, eight hundred sixty and ninety-seven hundredths feet (N 84° 07' 40" E) (860.97 ft.) to a stone pile at the northwest corner of lands now or late of Marian Uhler; thence south zero degrees, forty-nine minutes, forty-nine seconds west, four hundred eighty-four and eighty-six hundredths feet (S 0° 49' 49" W) (484.86 ft.) to a set iron rod, the point and place of BEGINNING.

SAID tract of land contains twenty-eight and seventy-eight hundredths (28.78) acres of land and is described in accordance with a survey prepared by Gerald K. Grove, registered surveyor, dated April 25, 1982 for John Nice.

IT BEING the same premises which John L. Nice obtained through an Action to Quiet Title, confirmed by a judgment entered in the Court of Common Pleas of Dauphin County on April 26, 1983, at 440-S-1983. A copy of the Order of the Honorable Judge Dowling is recorded in the Recorder of Deed's Office of Dauphin County in Record Book 386, Page 31.

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TRACT No. 9 is identified upon the Dauphin County Tax Assessment records as Tax Parcel No. 32-000-0113. A portion of Tract No. 9 is also the subject of a Quit-Claim Deed dated April 19, 2005, recorded in the Dauphin County Record Book 5962, Page 234, from Ann E. Rhoads, Executrix of the Estate of Faye W. Dubendorf to the Estate of John L. Nice. Said Quit-Claim Deed is of a tract of land containing 9 acres and 50 perches of land, identified upon the Dauphin County Tax Assessment records as Tax Parcel 32-000-014, and represents the relinquishment by the Estate of Faye W. Dubendorf of a portion of the above-described Tract No. 9.

GRANTOR is hereby conveying to the Grantee any and all interest the Grantor may have received by the aforesaid Quit-Claim Deed.

TRACTS NOS. 8 AND 9 ALSO BEING the same premises which John L. Nice and Margart N. Nice, his wife, by their deed dated June 27, 1983, and recorded in the Recorder of Deeds Office of Dauphin County, Pennsylvania, in Record Book 432, Page 147, granted and conveyed unto John L. Nice and Margaret N. Nice, his wife. The said Margaret N. Nice died on October 20, 2003, leaving to survive her, her husband, and surviving tenant by the entireties, the said John L. Nice, a/k/a John Lewis Nice, the Decedent.

PARCEL No. 32-003-011-000-0000

BEING the same premises which is vested in Matthew D. Faust and Jessica E. Faust, his wife, by virtue of a deed from Shirley M. Erb, Executrix of the Estate of John L. Nice a/k/a John Lewis Nice, Deceased, dated April 20, 2005 and recorded April 22, 2005 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania at Mortgage Book 5962, Page 237.

SEIZED AND SOLD as the property of Matthew D. Faust and Jessica E. Faust under judgment #2023-CV-00259.

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

SALE NO. 61

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$181,140.92

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

BEGINNING at a point on eastern side of Dayton Road on the northern line of Lot No. 22 of Section "J" of the Rainbow Development; thence along the eastern side of Dayton Road, north ten (10) degrees, forty-two (42) minutes west, ninety-five (95) feet to the line dividing line Lots Nos. 22 and 21; thence north seventy-nine (79) degrees, eighteen (18) minutes east, along the southern line of Lot No. 21, one hundred ten (110) feet to a point; thence south ten (10) degrees, forty-two (42) minutes east, ninety-five (95) feet to the northern line of Lot No. 23; thence south seventy-nine (79) degrees, eighteen (18) minutes west, one hundred ten (110) feet to a point, the place of BEGINNING.

BEING Lot No. 22 of Section "J" of the Plan of Rainbow Development, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "G", Volume 2, Page 43.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE LAND DESCRIBED OR REFERRED HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which Nathaniel Lee Cole, a single individual and Alan J. Knisely and Dinah Knisely, husband and wife, by deed dated 8/5/2020 and recorded 8/13/2020 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Instrument Number 20200020717,

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granted and conveyed unto Lawrence Rainey, an adult individual, and Chassity Davis, an adult individual, as joint tenants with right of survivorship and not as tenants in common, in fee.

TAX parcel: 63-031-0 90-000-0000
PREMISES BEING: 1390 DAYTON RD., Harrisburg, PA 17113

SEIZED AND SOLD as the property of Chassity Davis; Lawrence Rainey under judgment #2023-CV-05425

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

**SALE NO. 64
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$115,837.51**

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

BEGINNING AT A POINT ON THE NORTH SIDE OF OLD ORCHARD ROAD, WHICH POINT IS ONE HUNDRED THREE (103) FEET WEST OF SHORT STREET AND WHICH POINT IS ALSO ON THE DIVIDING LINE BETWEEN THE PREMISES HEREIN DESCRIBED AND PREMISES OF THE PROGRESS CHURCH OF GOD CONGREGATION: THENCE ALONG SAID DIVIDING LINE NORTH THIRTY-SEVEN (37) DEGREES, TWENTY-NINE (29) MINUTES WEST, ONE HUNDRED SEVENTY-FIVE AND FIFTY HUNDREDTHS (175.50) FEET TO AN IRON PIN ON THE SOUTH SIDE OF A FOURTEEN (14) FEET WIDE ALLEY: THENCE ALONG SAID ALLEY NORTH FIFTY-TWO (52) DEGREES, ZERO (00) MINUTES EAST, FIFTY AND NINETY-FIVE HUNDREDTHS (50.95) FEET TO A STAKE AT LINE OF KINDS NOW OR LATE OF JOSEPH LAVIA; THENCE ALONG SAID LANDS SOUTH THIRTY-EIGHT (38) DEGREES, EIGHT (08) MINUTES, THIRTY (30) SECONDS EAST, ONE HUNDRED SEVENTY-FIVE AND FIFTY-FOUR HUNDREDTHS (175.54) FEET TO A POINT ON THE NORTH SIDE OF OLD ORCHARD ROAD,

SAID POINT MARKED BY A HOLE IN THE CONCRETE SIDEWALK THENCE ALONG OLD ORCHARD ROAD SOUTH FIFTY-FOUR (54) DEGREES, TWELVE (12) MINUTES WEST, FIFTY-THREE (53) FEET TO A POINT, THE PLACE OR BEGINNING.

THE FOREGOING DESCRIPTION IS MADE IN ACCORDANCE WITH A SURVEY PREPARED BY D.P. RAFFENSPERGER, REGISTERED SURVEYOR DATED SEPTEMBER 10, 1963.

HAVING THEREON ERECTED A TWO AND ONE-HALF STORY BRICK AND FRAME DWELLING HOUSE AND DETACHED CONCRETE BLOCK GARAGE, WHICH PREMISES ARE KNOWN AND NUMBERED AS 3428 OLD ORCHARD ROAD, HARRISBURG, PENNSYLVANIA

BEING KNOWN AS: 3428 OLD ORCHARD ROAD, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-035-216-000-0000

BEING THE SAME PREMISES WHICH LYMAN V. PRICE AND KATHY A. PRICE, HUSBAND AND WIFE BY DEED DATED 10/11/2002 AND RECORDED 10/15/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4575 AT PAGE 577, GRANTED AND CONVEYED UNTO LINDA URAVIC.

SEIZED AND SOLD as the property of The Unknown Heirs of Linda Uravic deceased under judgment #2024-CV-02898

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

**SALE NO. 65
KATHARINE A. COSTLOW, ESQUIRE
JUDGMENT AMOUNT: \$7,000.32**

ALL THAT CERTAIN Unit, being Unit No. 29-165 (the "Unit"), of Woodland View at Waverly, A Condominium (the "Condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of the Condominium of Woodland View at Waverly, A Condominium (the "Declaration of Condominium") and Declaration Plats and Plans recorded in

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the Office of the Dauphin County Recorder of Deeds in Record Book 3725, Page 15, together with any and all amendments thereto.

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

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

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

BEING part of the same premises which Waverly Woods Associates, a Pennsylvania limited partnership by deed dated August 28, 2002 and recorded September 4, 2002 in Record Book 4516, Page 11 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, granted and conveyed unto Joseph C. Acri and Allyson B. Acri, husband and wife.

PROPERTY I.D. 62-083-080-000-0000
ADDRESS: 165 Hunters Ridge Dr., HBG PA 17110

SEIZED AND SOLD as the property of Joseph C. Acri and Allyson B. Acri under judgment #2024-CV-02763

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

SALE NO. 66
IAN YORKE, ESQUIRE
JUDGMENT AMOUNT: \$143,926.48
NO.: 2024-CV-01769

ALL THAT CERTAIN tract of land situate in Swatara Township Dauphin County, Pennsylvania bounded end described as follows;

BEGINNING at a point on the northern line of Summit Street, said point being on the division line between the premises herein described and premises No. 105 Summit Street; thence in a northerly direction along said division line one hundred sixty-four and seventy one-hundredths (164.70) feet to a point on line of land now or late of Charles Jenakovich; thence in a westerly direction along said last mentioned lands sixty-five and eighty one-hundredths (65.80) feet, more or less, to a point on the eastern line of an unopened street designated on plans as "Second Street"; thence in a southerly direction along, said Second Street one hundred sixty-three (163) feet, more or less, to a point on the northern line of Summit Street; thence in an easterly direction along said Summit Street seventy-nine and five-tenths (78.5) feet, more or less, to a point, being the place of BEGINNING.

BEING PREMISES designated as No. 103 Summit Street on Plan of Lots recorded in the Recorder of Deeds' Office in Plan Book "W", Page 95.

BEING the same parcel conveyed to Peter G. Rubinic and Virginia A. Rubinic from Ljuba Rubinich, by virtue of a deed dated 11/4/1983, recorded 11/7/1983, in Deed Book 435, Page 493, County of Dauphin, Commonwealth of Pennsylvania.

ACCESSOR'S Parcel No:
630330590000000

BEING the same premises which Ljuba Rubinich, widow by deed dated November 4, 1983 and recorded in the Official Records of Dauphin County on November 7, 1983 in Deed Book Volume 435, Page 493, granted and conveyed unto Peter G. Rubinic and Virginia A. Rubinic, his wife.

VIRGINIA A. Rubinic is deceased, having passed away on August 27, 2011

PREMISE BEING: 103 Summit Street, Harrisburg, PA 17113

TAX PARCEL Number:
630330590000000

SEIZED AND SOLD as the property of Peter G. Rubinic under Judgment Number 2024-CV-01769 (U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v Peter G. Rubinic), with a judgment amount of \$143,926.48.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the

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

SALE NO. 67
CIERRA MENDEZ, ESQUIRE
JUDGMENT AMOUNT: \$81,750.24
CASE NUMBER: 2024-CV-01071

ALL THAT CERTAIN lot or tract of improved land situate in the Borough of Middletown, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northeast corner of North Union and Emaus Streets; thence in a northwardly direction along the line of said North Union Street, 77.50 feet to a point on the property now or formerly of Almeda K. Frank; thence in an easterly direction 200 feet along the property now or formerly of said Almeda K. Frank to a point on Astor Alley; thence in a southerly direction along the line of Astor Alley 77.50 feet to a point on the corner of Astor Alley and East Emaus Street; thence in a westerly direction along the line of Emaus Street 200 feet to the place of BEGINNING.

HAVING ERECTED THEREON a three-story brick homestead and store rooms known and numbered as 2 North Union Street and 27 East Emaus Street.

BEING the same premises which Danny Chen, by deed dated April 15, 2014 and recorded April 16, 2014 in the Office of the Recorder of Deeds in and for Dauphin County Pennsylvania at Instrument Number 20140008431, granted and conveyed unto Middletown Borough Industrial and Commercial Development Authority, the Grantor herein.

EXCEPTING AND RESERVING a permanent easement on and across a portion of the property hereby conveyed, such portion being the southwestern corner of the parcel (abutting the intersection of North Union and Emaus Streets), of reasonably sufficient size and area to permit the installation of certain holiday decorations (including a Christmas tree) each year during the months of November, December and January. The specific terms of this easement shall be set forth in a separate recorded instrument.

UNDER AND SUBJECT, nevertheless, to all mortgages, liens, easements, restrictions, encumbrances and other matters of record or that a visual inspection of the property would reveal.

BEING KNOWN AS: 2 NORTH UNION STREET, MIDDLETOWN, PA 17057
PROPERTY NUMBER: 41-010-001-000-0000

TITLE TO SAID PREMISES IS VESTED IN VIRGINIA L. GERMAK, MARRIED BY DEED FROM ADAM J. GERMAK AND VIRGINIA L. GERMAK, HUSBAND AND WIFE, DATED 12/31/2021, RECORDED 02/06/2022 INSTRUMENT NUMBER 20220005382

SEIZED AND SOLD as the property of Daniel Swortz; Janet Swortz; Virginia Germak a/k/a Virginia L. Germak under judgment #2024-CV-01071

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

SALE NO. 68
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$88,510.79

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

BEGINNING at a point on the western right-of-way line of Banbridge Drive at the dividing line of Lot No. 47 and Lot No. 48 as shown on a Final Subdivision Plan of Clermont addition Section B; thence by aforementioned right-of-way line south 12 degrees, 39 minutes, 49 seconds east, 63.17 feet to a point; thence by same by a curve to the left having a radius of 175.00 feet, an arc length of 16.83 feet to a point on the dividing line of Lot No. 48 and Lot No. 49; thence by aforementioned dividing line south 77 degrees, 20 minutes, 12 seconds west, 125.00 feet to a point on line of lands of now or formerly of Edward E. Dailkz; thence by aforementioned lands north 12 degrees, 39 minutes, 48 seconds west, 79.97 feet to a point on the dividing line of Lot No. 47 and Lot No. 48; thence by aforementioned dividing line north 77 degrees, 20 minutes, 12

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seconds east, 125.00 feet to a point being the PLACE OF BEGINNING.

BEING Lot No. 48, as shown on Final Subdivision Plan of Clermont addition Section B, recorded in Plan Book "U", Volume 3, Page 43.

NOW BEING known and numbered as 5579 Banbridge Drive, Harrisburg, Pennsylvania.

SUBJECT to all restrictions of record.

BEING THE SAME PREMISES which Christine M. Dobson and Thomas Marshall, as Executors of the Estate of Florence Elizabeth Parker, also known as Florence E. Parker, by deed dated June 6, 2018 and recorded on June 6, 2018, in the Dauphin County Recorder of Deeds Office as Instrument No. 20180013774, granted and conveyed unto Jerome Bostick and Christine M. Dobson, as joint tenants with the right of survivorship.

BEING KNOWN as 5579 Banbridge Drive, Harrisburg, PA 17112

PARCEL I.D. No. 35-081-146-000-0000 SEIZED AND SOLD as the property of Christine M. Dobson and Jerome Bostick under judgment #2024-CV-02435

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

SALE NO. 69
ROBERT P. DADAY, ESQUIRE
(PORTNOFF LAW ASSOCIATES,
LTD.)

PLAINTIFF: BOROUGH OF STEELTON
DEFENDANT: FABIAN A.

MARROQUIN

JUDGMENT AMOUNT: \$1,846.44

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

BEGINNING at a point, said point being on the eastern right-of-way of St. Mary's Drive, formerly South Third Street, and being north 23° 27' 50" west, 142.625 feet from the intersection of the north right-of-way line of South Fourth Street and the eastern right-of-way line of St. Mary's Drive, along St. Mary's Drive; thence along the eastern right-of-way

line of St. Mary's Drive north 23° 27' 50" west, 37.83 feet to a point, being the southwest corner of Lot No. 41 on the hereinafter mentioned Plan of Lots; thence along the southern boundary line of Lot No. 41, north 66° 32' 10" east, 202.99 feet to a point, being the northeast corner of Lot No. 41; thence south 16° 40' 32" east, 38.10 feet to a point, being the northwest corner of Lot No. 43; thence south 66° 32' 10" west, 198.49 feet to a point on the eastern right-of-way line of St. Mary's Drive, the place of BEGINNING.

BEING Lot No. 42 on the Plan of Lots for Carpenters of Pennsylvania, Inc., which Plan is recorded in the Office of the Recorder of Deeds of Dauphin County in Plan Book "Q", Volume 2, Pages 9 and 10.

TAX PARCEL No.: 57-033-042-000-0000

PROPERTY KNOWN as 711 St. Mary's Drive, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Fabian A. Marroquin

CASE NO. 2021-CV-09425-MU

SEIZED AND SOLD as the property of Fabian A. Marroquin under judgment #2021-CV-09425

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

SALE NO. 70
ROBERT P. DADAY, ESQUIRE
(PORTNOFF LAW ASSOCIATES,
LTD.)

PLAINTIFF: BOROUGH OF STEELTON
DEFENDANT: DEBRA HERSHEY

JUDGMENT AMOUNT: \$1,910.42

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

BEGINNING at a point at the northwestern corner of the intersection of South Fourth Street and Elm Street; thence eastwardly along South Fourth Street 17.4 feet, more or less, to the western line of property No. 155 South

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Fourth Street, now or late of Barbara A. Stephens Corda; thence northwardly along said property and part of the way through the corner of a partition wall between properties No. 155 and 157 South Fourth Street, the property herein conveyed, 125 feet, more or less, to the south side of Penn Street; thence westwardly along the south side of Penn Street, 19.5 feet, more or less, to a point on the eastern side of the Elm Street; thence southwardly along the eastern side of Elm Street, 125 feet, and 6 inches, more or less, to South Fourth Street, the place of BEGINNING.

TAX PARCEL No.: 58-006-029-000-0000

PROPERTY KNOWN As 157 S. 4th Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Debra Hershey

CASE NO. 2021-CV-08414-MU

SEIZED AND SOLD as the property of Debra Hershey under judgment #2021-CV-08414

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

SALE NO. 71

NICOLE C. RIZZO, ESQUIRE

JUDGMENT AMOUNT: \$45,638.41

CASE NUMBER: 2022-CV-09527

ALL THAT CERTAIN lot or piece of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Park Street, said point being 131 feet east of the northeast corner of 18th and Park Streets; thence in a northerly direction and through the center of a partition wall dividing the property herein described from property No. 1814 Park Street and beyond, 110 feet to Helen Avenue; thence in an easterly direction along the line of said Helen Avenue 16 feet, 6 inches to the line of property No. 1818 Park Street; thence in a southerly direction along the line of said property No. 1818 Park Street 110 feet to Park Street; thence in a westerly direction

along Park Street 16 feet, 6 inches to a point, the place of BEGINNING.

HAVING thereon erected a three-story brick dwelling house known as No. 1816 Park Street.

UNDER AND SUBJECT, NEVERTHELESS, to all building restrictions, zoning regulations, easements, rights-of-way, reservations and restrictions, either of record or visible on the property herein conveyed, and subject to all rights of and ownership in public roads, streets and highways, whether or not opened.

BEING KNOWN AS: 1816 PARK ST., HARRISBURG, PA 17103

PARCEL NUMBER: 09-030-029-000-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ENGLISH AND BERNICE F.M. SMITH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM ENGLISH, SINGLE MAN DATED 12/13/2004 RECORDED 12/13/2004 BOOK 5801, PAGE 155

WILLIAM ENGLISH IS DECEASED, DOD 02/07/2009;

BERNICE F.M. SMITH IS DECEASED, DOD 07/31/2020

SEIZED AND SOLD as the property of Shawn Smith, in his capacity as heir of Bernice Smith a/k/a Bernice F.M. Smith a/k/a Bernice F. Smith; Constance Johnson, in her capacity as heir of Bernice Smith a/k/a Bernice F.M. Smith a/k/a Bernice F. Smith; Unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title, or interest from or under Bernice Smith a/k/a Bernice F.M. Smith a/k/a Bernice F. Smith; Michelle A. Smith, in her capacity as Administratrix and heir of the Estate of Terrance Smith a/k/a Terrance E. Smith, deceased heir of Bernice Smith a/k/a Bernice F.M. Smith a/k/a Bernice F. Smith; Terrance E. Smith, Jr., in his capacity as heir of Terrance Smith a/k/a Terrance E. Smith, deceased heir of Bernice Smith a/k/a Bernice F.M. Smith a/k/a Bernice F. Smith under judgment #2022-CV-09527

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

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SALE NO. 72

MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$220,298.49

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

SAID PREMISES being known as 6768 Lehigh Avenue, Harrisburg, PA 17111-4535.

BEGINNING at a point on the northern side of Lehigh Avenue, at the division line between Lots Nos. 99 and 100 on the hereinafter mentioned Plan of Lots; thence along said division line, north thirty-one degrees, eighteen minutes east (N 31 degrees, 18' E), one hundred seventeen and forty-one one-hundredths (117.41) feet to a point at the northern line of Lot No. 100 on said Plan; thence along said last mentioned line, south fifty-four degrees, six minutes east (S 54 degrees, 06' E), ninety-five (95) feet to a point at the division line between Lots Nos. 100 and 101 on said Plan, being the center line of a twenty (20) foot wide drainage easement; thence through said last mentioned line, south thirty-one degrees, eighteen minutes west (31 degrees, 18' W) one hundred seventeen and forty-one one hundredths (117.41) feet to a point on the northern side of Lehigh Avenue; thence along the northern side of Lehigh Avenue, north fifty-four degrees, six minutes west (N 54 degrees, 06' W) ninety-five (95) feet to a point, the place of BEGINNING.

BEING Lot No. 100 on a Plan of Lots entitled II Plan of "D" Rutherford Manor Section "C", made by C. R. Orndorff, registered Surveyor, dated April 8, 1961 and recorded in Plan Book "Y", Page 118, Dauphin County Records.

UNDER AND SUBJECT to the burden of the western half of a twenty (20) foot wide drainage easement extending along the eastern line of the above-described premises.

BEING THE SAME PREMISES which Elizabeth C. Diorazio, widow by her deed dated August 8, 2005 and recorded August 9, 2005 in the office of the Recorder of Deeds in and for the County of Dauphin, Commonwealth of Pennsylvania in Deed Book 6130, Page 348, Granted and Conveyed unto Elizabeth C. Diorazio, Elaine M. Harp and Ralph Harp, h/w in fee.

PARCEL No.: 63-067-011

BEING KNOWN as: 6768 Lehigh Avenue, Harrisburg, PA 17111

BEING the same premises which Elizabeth C. Diorazio, Elaine M. Harp and Ralph Harp, h/w by deed dated September 20, 2007 and recorded in the Office of Recorder of Deeds of Dauphin County on September 28, 2007 at granted and conveyed unto Elizabeth C. Diorazio. Elizabeth C. Diorazio departed this life on September 26, 2023

SEIZED AND SOLD as the property of Elaine M. Harp, solely in her capacity as known heir of Elizabeth C. Diorazio, deceased and The Unknown Heirs of Elizabeth C. Diorazio and The Unknown Heirs of Joseph Diorazio under judgment 2024-CV-03167

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

SALE NO. 73

GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$120,171.21

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

BEGINNING at a point on the eastern line of North Fourth Street two hundred forty-four (244), three (3) inches south of the southeastern corner of North Fourth Street and Wiconisco Street, said point being at the southern line of property now or late of Frederick W. Kann and Zelma E. Kann, his wife, known and numbered as 2637 North Fourth Street; Thence in an easterly direction along said last mentioned property line and part of the distance through a partition wall between said last mentioned property and the property herein conveyed one hundred fifty (150) feet to a point on the western line of Atlas Street; Thence in a southerly direction along the western line of Atlas Street nineteen (19) feet, six (6) inches to a point at the northern line of property now or late of Irvine R. Bistline and Mary C. Bistline, his wife, known and numbered

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as 2633 North Fourth Street; Thence in a westerly direction along said last mentioned property line and part of the distance through the center of a partition wall between said last mentioned property and the property herein conveyed one hundred fifty (150) feet to a point on the eastern line of North Fourth Street; and thence in a northerly direction along the eastern line of North Fourth Street nineteen (19) feet, six (6) inches to a point the place of BEGINNING.

BEING KNOWN AS: 2635 NORTH 4TH STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 10-035-037-000-0000

BEING THE SAME PREMISES WHICH JHONLEO HOME RENOVATIONS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY BY DEED DATED 4/11/2019 AND RECORDED 4/15/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190008172, GRANTED AND CONVEYED UNTO AMANDA L. SLOAD, A SINGLE WOMAN, AND MIGUEL T. DRAKE, JR., A SINGLE MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

SEIZED AND SOLD as the property of Miguel T. Drake, Jr. and Amanda L. Sload under judgment #2023-CV-09156

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

SALE NO. 74
CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$166,271.53

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

ALL THAT CERTAIN parcel of land located in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a corner at the dividing line between Lot 51 and Lot 52 of the hereinafter described Plan, along the western right of way line of North Third Street (60' right of way); Thence along

said right of way line, south 17 degrees, 30 minutes, 30 seconds east, a distance of 20.00 feet to a corner at the dividing line between Lot 52 and Lot 53; Thence along Lot 53, south 72 degrees, 29 minutes, 30 seconds east, a distance of 69.50 feet to a corner at the eastern right of way of Findlay Alley (14' Right of way); Thence along said right of way line, north 17 degrees, 30 minutes, 30 seconds west, a distance of 20.00 feet to a corner at the dividing line between Lot 51 and Lot 52; Thence along Lot 51, north 72 degrees, 29 minutes, 30 seconds east, a distance of 69.50 feet to a corner at the western right of way line of North Third Street, the place of BEGINNING.

CONTAINING: 1,390 square feet, more or less.

BEING LOT 52 on a Plan entitled "Subdivision Plan for Capitol Heights - Phase 1B", by Dawood Engineering, Inc., Plan dated June 14, 2000, and last revised November 1, 2001, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book B, Volume 8, Page 22.

BEING known and numbered as 1710 North Third Street, Harrisburg, PA 17102.

WITH all improvements erected thereon.

PARCEL No.: 12-003-090-000-0000

BEING the same property conveyed to Charlene Reed and Harry Banks who acquired title, with rights of survivorship, by virtue of a deed from Struever Rouse Homes of Capital Heights Limited Partnership, by Winstead Rouse, General Partner, dated March 28, 2003, recorded March 31, 2003, at Document ID 14233, and recorded in Book 4822, Page 380, Office of the Recorder of Deeds, Dauphin County, Pennsylvania

INFORMATIONAL NOTE: Harry Banks died November 28, 2004, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Charlene Reed.

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

SEIZED AND TAKEN in execution as the property of Charlene Reed and Harry Banks, Mortgagors herein, under Judgment No. 2011-CV-05465-MF

NOTICE is further, given to all parties in interest and claimants, a proposed

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 75
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$153,078.60**

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

BEGINNING at a point in the eastern line of Spruce Street one hundred ninety-five (195) feet north of the northeast corner of Spruce and High Streets in the Division line between Lots Nos. 12 and 13 on the Plan of Lots hereinafter mentioned; thence along said division line north seventy two (72) degrees, fifty six (56) minutes east, eighty two and sixty seven one hundredths (82.67) feet to the western line of land of Charles B. Wilbern; thence along the same north seventeen (17) degrees, four (4) minutes west, sixty (60) feet to a point in the division line between Lots Nos. 11 and 12 as shown on said Plan; thence along said last mentioned division line south seventy two (72) degrees, fifty six (56) minutes west, eighty two and sixty seven one hundredths (82.67) feet to the eastern line of Spruce Street; and thence southwardly along the eastern line of Spruce Street south seventeen (17) degrees, four (4) minutes east, sixty (60) feet to the place of BEGINNING.

BEING Lot No. 12 on Plan prepared by John L. Gofhus and Frances C. Gofhus, his wife, by Rodney R. Waltermeyer, Registered Surveyor.

UNDER AND SUBJECT to the following conditions, restrictions and reservations which shall be covenants running with the land:

1. No building or permanent structure of any kind shall be erected thereon within fifteen (15) feet of eastern line of Spruce Street or within five (5) feet of side lot lines.

2. Said lot shall be used for residential purposes only and no dwelling except one single dwelling shall be erected, thereon.

3. No dwelling shall be erected thereon of less than 7,500.00 construction cost, exclusive of the land, based on October 7, 1953 building costs.

4. The easternmost five (5) feet wide strip along the rear of said lot is reserved for erection, installation and maintenance of utility service serving all of the lots shown on said Plan.

5. Such conditions, restrictions and reservations shall apply to all other lots shown on said Plan except Lot No. 15.

6. Lot No. 15 is designated commercial, as well as residential and shall be subject to a building line fifteen (15) feet east of the eastern line of Spruce Street and fifteen (15) feet north from the north line of High Street.

BEING THE SAME PREMISES which Robert P. McGovern, joined by Rebecca McGovern, his wife, by deed dated June 21, 2006 and recorded on July 18, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060028601, granted and conveyed unto Robert P. McGovern and Rebecca McGovern, husband and wife.

BEING KNOWN as 524 Spruce Street, Middletown, PA 17057

PARCEL I.D. No. 42-023-003-000-0000 SEIZED AND SOLD as the property of Rebecca McGovern a/k/a Rebecca L. McGovern and Robert McGovern a/k/a Robert P. McGovern under judgment 2023-CV-01302

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

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**SALE NO. 76
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$110,434.23**

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

BEGINNING AT A POINT ON THE WESTERLY LINE OF EDISON ROAD, WHICH POINT IS FIVE HUNDRED SEVENTY-SIX AND EIGHTY-TWO ONE-HUNDREDTHS (576.82) FEET SOUTH OF THE SOUTHWESTERLY CORNER OF EDISON ROAD AND ELIZABETH AVENUE, EXTENDED, AND AT DIVIDING LINE BETWEEN LOT NOS. 5 AND 6, BLOCK "Q", ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG THE WESTERLY LINE OF EDISON ROAD, SOUTH SEVEN (07) DEGREES, FIFTEEN (15) MINUTES EAST A DISTANCE OF SEVENTY AND NO ONE-HUNDREDTHS (70.00) FEET TO A POINT AT DIVIDING LINE BETWEEN LOT NOS. 6 AND 7, BLOCK "Q", ON SAID PLAN; THENCE ALONG SAID DIVIDING LINE SOUTH EIGHTY-TWO (82) DEGREES, FORTY-FIVE (45) MINUTES WEST, A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND NINETY-THREE ONE-HUNDREDTHS (157.93) FEET TO A POINT; THENCE ALONG THE EASTERLY LINE OF LOT NO. 19 AND 18, BLOCK "Q" ON SAID PLAN, NORTH NINE (09) DEGREES, THIRTY-TWO (32) MINUTES WEST, A DISTANCE OF SEVENTY AND FIVE ONE-HUNDREDTHS (70.05) FEET TO A POINT AT DIVIDING LINE BETWEEN LOT NOS. 5 AND 6, BLOCK "Q", ON SAID PLAN; THENCE ALONG SAID DIVIDING LINE NORTH EIGHTY-TWO (82) DEGREES, FORTY-FIVE (45) MINUTES EAST A DISTANCE OF ONE HUNDRED SIXTY AND SEVENTY-TWO ONE-HUNDREDTHS (160.72) FEET TO A POINT, THE PLACE OF BEGINNING.

AND BEING LOT NO. 61 BLOCK "Q", IN PLAN NO. 1 OF FORREST HILLS, WHICH PLAN IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK "V", PAGE 129.

BEING KNOWN AS: 714 EDISON ROAD, DAUPHIN, PA 17018

PROPERTY ID NUMBER: 23-001-079-000-0000

BEING THE SAME PREMISES WHICH STEPHEN C. ANDERSON AND HEIDI G. ANDERSON BY DEED DATED 3/9/2009 AND RECORDED 3/25/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20090009025, GRANTED AND CONVEYED UNTO HEIDI G. ANDERSON.

SEIZED AND SOLD as the property of Heidi G. Anderson a/k/a Heidi Anderson under judgment 2024-CV-04245

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

**SALE NO. 77
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$62,104.56**

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

ALL THAT CERTAIN tract or parcel of land with improvements thereon erected situate in the 7th Ward, City of Harrisburg, Dauphin County, Pennsylvania more particularly bounded and described as follows:

BEGINNING at a point at the northeasterly corner of Verbeke and Augusta Streets; thence along the easterly line of Augusta north 28 degrees, 0 minutes west, 100 feet to a point on the southerly line of Clyde Alley; thence along same north 62 degrees, 0 minutes east, 20 feet to a point; thence south 28 degrees, 0 minutes east, 100 feet to a point on the northerly line of Verbeke Street aforesaid; thence along same south 62 degrees, 0 minutes west, 20 feet to a point the place of BEGINNING.

BEING known and numbered as 1414 Verbeke Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL No.: 07-078-041-000-0000

BEING the same property conveyed to John R. Franklin and Jean M. Franklin, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Dora C. Sourbeer, single, dated November 4, 1958, recorded November 21, 1958, at

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Miscellaneous Notices

Book 43, Page 226, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

INFORMATIONAL NOTE: John R. Franklin died on December 1, 1992, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Jean M. Franklin.

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

SEIZED AND TAKEN in execution as the property of John R. Franklin and Jean M. Franklin, his wife, Mortgagors herein, under Judgment No. 2024-CV-00932

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 12, 2024, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 78
ROBERT DADAY, ESQUIRE
(PORTNOFF LAW ASSOCIATES,
LTD.)
PLAINTIFF: BOROUGH OF STEELTON
DEFENDANT: MASONIC HALL
ASSOCIATES INCORPORATED
JUDGMENT AMOUNT: \$2,619.56

BEGINNING at the northwest corner of Bessemer and Harrisburg Streets; thence northwardly along the western side of Harrisburg Street, forty-five (45) feet to line of land now or late of Levester and Karen Cobb; thence in a westerly direction along the line of said lot one hundred and twenty-two (122) feet and six (6) inches to a twenty (20) feet wide alley; thence southwardly along said alley, forty-five (45) feet to Bessemer Street; and thence eastwardly along said

Bessemer Street one hundred and twenty-two (122) feet and six (6) inches to the place of BEGINNING.

TAX PARCEL No.: 60-004-010-000-0000

PROPERTY KNOWN as 410 N. Harrisburg Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Masonic Hall Associates Incorporated under judgment #2019-CV-04559

CASE NO. 2019-CV-04559-MU

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

SALE NO. 79
ROBERT P. DADAY, ESQUIRE
(PORTNOFF LAW ASSOCIATES,
LTD.)
PLAINTIFF: BOROUGH OF STEELTON
DEFENDANT: ELENA HOP MISHULA
JUDGMENT AMOUNT: \$1,956.02

All THAT CERTAIN tract or piece of land situate in the 1st Ward of the Borough of Steelton, County of Dauphin, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the western line of South 2nd Street, 111 feet, more or less, south of the southern line of Juneberry Alley; THENCE along the western line of said South 2nd Street, in a southerly direction, 14 feet, more or less, to a point on the division line separating properties numbered 650 and 652 South 2nd Street; THENCE westwardly along said division line and through the center of the partition wall separating the said properties, 110 feet, more or less, to the eastern line of River Alley; THENCE along the eastern line of said River Alley, in a northerly direction, 14 feet, more or less, to a point on the division line separating properties numbered 648 and 650 South 2nd Street; THENCE eastwardly along said division line and through the center of the partition wall separating properties numbered 648 and 650 South 2nd Street 110 feet, more or less, erroneously omitted in prior deed, to the western line of South 2nd Street, at the place of BEGINNING.

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HAVING THEREON ERECTED a two-story brick dwelling house, known and numbered as No. 650 South 2nd Street, Steelton, PA 17113.

TAX Parcel No.: 57-009-020-000-0000
PROPERTY KNOWN as 650 S. 2nd Street, Steelton, Pennsylvania 17113
TO BE SOLD as the property of Elena Hop Mishula under judgment #2019-CV-04484

CASE No. 2019-CV-04484-MU

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

SALE NO. 80

**ROBERT P. DADAY, ESQUIRE
(PORTNOFF LAW ASSOCIATES,
LTD.)**

**PLAINTIFF: BOROUGH OF STEELTON
DEFENDANT: JAMES N. TATE
DOROTHY WINFIELD TATE
JUDGMENT AMOUNT: \$2,578.80**

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

BEGINNING at a point, which is the southwestern corner of Front and Franklin Streets; thence southwardly along the western side of North Front Street, sixty and five-tenths (60.5) feet, more or less, to lands now or late of Jacob A. Nisley; thence westwardly along the lands of said Jacob A. Nisley ninety-four (94) feet, more or less, to lands of Pennsylvania Railroad; thence northwardly along the lands of Pennsylvania Railroad sixty (60) feet, more or less, to the southern side of Franklin Street ninety-four (94) feet, more or less, to the place of BEGINNING.

HAVING thereon erected a single-story structure.

TAX PARCEL No.: 60-017-011-000-0000

PROPERTY Known as 650 N. Front Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of James N. Tate and Dorothy Winfield Tate under judgment #2019-CV-04217

CASE No. 2019-CV-04217-MU

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

SALE NO. 81

**DARRELL C. DETHLEFS, ESQUIRE
DETHLEFS-PYKOSH LAW GROUP,
LLC
2132 MARKET STREET
CAMP HILL, PA 17011**

**VERONICA L. MORRISON, ESQUIRE
STEVENS & LEE, P.C.
17 N. 2ND STREET
HARRISBURG PA 17101**

**ATTORNEY FOR PLAINTIFFS, JEFF
GAIDOS, J. GAIDOS INVESTMENTS,
LLC AND J.M. GAIDOS
INVESTMENTS, LLC, RAJKUMAR
MONGIA AND BINDU MONGIA
JUDGMENT AMOUNT: \$2,084,553.00
- TO GAIDOS ENTITIES
\$2,095,575.00 - TO RAJKUMAR
MONGIA AND BINDU MONGIA**

SITUATE in Lower Paxton Township, Dauphin County

TAX PARCEL #35-127-132
PREMISES BEING known as 2422 Kensington Way, Harrisburg, PA 17112, more fully described as:

ALL THAT CERTAIN tract or parcel of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot Number one hundred and thirty-two (132) of a Final Subdivision Plan, Phase 7, of The Estates of Forest Hills, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "N", Volume "9", Pages "46-49", more particularly bounded and described as follows to wit:

BEGINNING at a point on the southern right-of-way line of Kensington Way, said point also being the northwest corner of Lot 131; Then along the dividing line between Lot 132 and Lot 131 south 09 degrees, 48 minutes, 25 seconds east, 220.00 feet to a point; Then along the dividing line between Lot 132 and Lots 127 and 125, Phase 6, The Estates of Forest Hills south 80 degrees, 11 minutes, 35 seconds west, 200.00 feet to

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a point; Then along the dividing line between Lot 132 and Lot 133 north 09 degrees, 48 minutes, 25 seconds west, 220.00 feet to a point on the southern right-of-way line of Kensington Way; Then along the southern right-of-way line of Kensington Way north 80 degrees, 11 minutes, 35 seconds east, 200.00 feet to a point, THE PLACE OF BEGINNING.

CONTAINING 44,000 square feet, 1.0101 acres.

HAVING ERECTED THEREON a Residential Dwelling known and numbered as 2422 Kensington Way.

SAID PROPERTY to be seized and sold in full or partial satisfaction of the judgment in favor of the plaintiffs, Jeff Gaidos, J. Gaidos Investments, LLC, and J.M. Gaidos Investments, LLC, Rajkumar Mongia and Bindu Mongia No. 2024 CV 4345 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 November 12, 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
August 9, 2024

s20-04

BAR ASSOCIATION PAGE
Dauphin County Bar Association
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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

Tully, J., Commonwealth of Pennsylvania v. Charles Kent Butler, Dau. Co., No. CP-22-CR-0004848-2021, Post Conviction Relief Act, Dismissed

Tully, J., Commonwealth of Pennsylvania v. Anjan M. Gajurel, Dau. Co., No. CP-22-CR-0001912-2023, Suppression Motion, Denied

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ATTORNEY 1 (CRIMINAL): This position requires significant research and writing skills for work performed with the Superior Court of Pennsylvania's Central Legal Staff. This individual must possess the ability to work both independently and as part of a statewide team, with the ability to meet deadlines. The attorney will handle matters relating to criminal law and work closely with various judicial chambers and Judges. We require a JD from an ABA accredited law school, admittance to and in active standing with the practice of law before the Supreme Court of Pennsylvania and a satisfactory criminal background check. Please submit a resume and cover letter and apply online [here](#). s20-o4

PLAN'S MLK JR. INTERNSHIP SUMMER PROGRAM is now accepting applications for their 2025 cohort. In the past they have accepted 10 interns from several law schools both regionally and nationally. This summer they plan to increase that number to 14 to ensure more students have an opportunity to participate. The internship program is limited to 1L and 2L students only. Application information can be found [here](#). For more information about the MLK internship program and PLAN Inc. click [here](#). s20-o4

Tucker Arensberg, PC. is looking for a **Legal Assistant**, to support an exceptional team of attorneys in Family Law and General Litigation. This position offers a convenient commute to the Camp Hill office, a collaborative team of tenured professionals to learn and develop with, and an amazing employee benefits package. For more information on this and any other opening please find our job opportunities [here](#). s27-o11

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