

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.

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

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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF W. BENJAMIN McLURE, late of Derry Township, Hummelstown, Dauphin County, PA

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

Executor: Michael D. McLure

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

ESTATE OF JAQUELINE A. FOSSATI, late of Susquehanna Township, Dauphin County, PA (died: April 26, 2024)

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

Co-Executors: Jill D. Wentworth and Mark M. Davis, of Hummelstown, PA 17036

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

ESTATE OF IRA D. ESPENSHADE, SR., a/k/a IRA D. ESPENSHADE, late of Conewago Township, Dauphin County, PA (died: May 16, 2024)

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

Executrix: Roxanna J. Stine, of Elizabethtown, PA

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

ESTATE OF RAYMOND J. PERRY, late of Susquehanna Township, Dauphin County, PA (died: April 16, 2024)

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

Executrix: Elizabeth H. Feather, Harrisburg, PA

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

ESTATE OF ESTELLE A. ASSENG, late of South Hanover Township, Dauphin County, PA (died: May 17, 2024)

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

Executor: George A. Asseng, Jr., Odenton, MD

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

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

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

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

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

ESTATE OF ELIZABETH MARY LANGLEY, late of the Steelton Borough, Dauphin County, PA

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

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

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

ESTATE OF LARRY E. BROWN, late of Harrisburg, Dauphin County, PA (died: May 11, 2024)

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

Executrix: Linda A. Grove

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

ESTATE OF MAGDALENA RITTNER, late of Harrisburg, Dauphin County, PA (died: May 2, 2024)

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

Administrator: Thomas J. Rittner

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

ESTATE OF RAY H. FLEMING, JR., late of Dauphin, Dauphin County, PA

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

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

Executor: Jonathan Fleming, c/o Mary-Jo Mullen, CPA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 jn28-jy12

SECOND PUBLICATION

ESTATE OF FREDERICK D. GILES, late of Hummelstown, Dauphin County, PA

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

Executrix: Megan Giles, 54 Wharton Ave., Middletown, PA 17057

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

ESTATE OF MARLENE KIESEL, late of Dauphin County, PA (died: February 22, 2023)

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

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

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

ESTATE OF SARA T. RAPPOLT, late of Harrisburg, Dauphin County, PA (died: January 12, 2024)

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

Executors: Ms. Dawn E. Crump, 715 Loch Lomond Circle, Concord, NC

28025; Mr. Ernest L. Rappolt, 348 Union Street, Blue Field, WV 24701 jn21-jy5

ESTATE OF FLORENCE E. ALLABAUGH a/k/a FLORENCE EMMA ALLABAUGH, late of Conewago Township, Dauphin County, PA

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

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

Attorney: Kevin D. Dolan, Esquire
jn21-jy5

ESTATE OF JACK L. ETTER a/ka/ JACK LEROY ETTER, late of Dauphin County, PA

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

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

ESTATE OF MARIE A. WILBERT, late Halifax, Dauphin County, PA (died: May 12, 2024)

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

Executor: Timothy R. Wilbert, 1088 Rutter Road, Halifax, PA 17032

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

ESTATE OF HARRY D. McCAUGHEY, JR., A/K/A HARRY DAVID McCAUGHEY, JR., HARRY D. McCAUGHEY, late of Swatara Township,

Dauphin County, PA (died: April 27, 2024)

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

Executrix: Cheryl A. Varner, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

jn21-jy5

ESTATE OF JOSE ANTHONY GONZALEZ-RIVERA, late Harrisburg City, Dauphin County, PA

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

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

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

ESTATE OF JILL M. LONGCHAMP, late of Derry Township, Dauphin County, PA

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

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

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

ESTATE OF WENDELL J. DILLINGER a/k/a WENDELL JOY DILLINGER, late of Middletown Borough, Dauphin County, PA (died: December 10, 2023)

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

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

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

jn21-jy5

ESTATE OF MICHAEL L. GARNICK, late of Washington Township, Dauphin County, PA (died: May 8, 2024)

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

Executor and Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

jn21-jy5

ESTATE OF PHILIP RANDOLFO, late of Wiconisco Township, Dauphin County, PA

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

Executrix: Nancy Randolph, c/o Craig A Hatch, Esq., CELA, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

jn21-jy5

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

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

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

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

jn21-jy5

THIRD PUBLICATION

ESTATE OF GAYLE E. TALIAFERRO, late of Middle Paxton Township, Dauphin County, PA (died: April 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: Cheryl Taliaferro, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Gayle E. Taliaferro, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

jn14-28

ESTATE OF FRANK L. WRIGHT, late of Harrisburg, 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: Kevin Koscil, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101

Attorneys: Kevin Scott, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101; Stanley Smith, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101

jn14-28

ESTATE OF JUNE M. DEITZ, late of Halifax 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: Maxine E. Goodman, 410 S. Enola Drive, Enola, PA 17025

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600 jn14-28

ESTATE OF DANIEL S. ORTIZ a/k/a DANIEL SANTOS ORTIZ a/k/a DAN S. ORTIZ, late of Dauphin County, PA (died: March 14, 2024)

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

Personal Representative: Joseph D. Ortiz, 1123 2nd Avenue, Steelton, PA 17113

Attorney: John A. Feichtel, Esquire, METTE, EVANS & WOODSIDE, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 jn14-28

ESTATE OF JOEL A. BAKER, late of South Hanover Township, Dauphin County, PA

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

Administrator: Andrea K. Baker, 540 Walton Avenue, Hummelstown, PA 17036

Attorney: David R. Getz, Esquire, Wix, Wenger & Weidner, 508 North Second Street, Harrisburg, PA 17101-1002; (717) 234-4182 jn14-28

ESTATE OF MARIE COOK-ASCHER, late of Derry Township, Dauphin County, PA (died: May 22, 2023)

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

Executrix: Marcella Deterville, PO Box 672, Hershey, PA 17033

Attorney: Ali M. Audi, Esquire, 20 Briarcrest Sq., Ste. 206, Hershey, PA 17033 jn14-28

ESTATE OF RUBY E. MABRY a/k/a RUBY ELAINE MABRY, 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: Deborah Ann Mabry, c/o Brian C. Linsenbach, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019; (717) 432-2089 jn14-28

ESTATE OF SUSAN L. MOORE, late of Middletown Borough, Dauphin County, PA

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

Executrix: Elizabeth S. Truntz, c/o Todd F. Truntz, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050

Attorney: Todd F. Truntz, Esquire, SAIDIS, SHULTZ & FISHER, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050; (717) 590-8529 jn14-28

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 20, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Aurelius Brain Health and Human Performance Project**.

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the exclusive purpose of providing cutting edge and integrated mental health

treatment and elite performance training for active military, veterans and first responders. All wellness treatments are provided at no cost and is 100% confidential and stigma-free.

McNEES WALLACE & NURICK LLC
100 Pine Street
jn28 Harrisburg, PA 17101

NOTICE IS HEREBY GIVEN **MacCarb, Inc.**, a foreign business corporation incorporated under the laws of Illinois, with its princ. office located at 275 Sola Drive, Gilberts, IL 60136, 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. jn28

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Card-Flo #1, 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 239 Van Rensselaer St., Buffalo, NY 14210 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. jn28

NOTICE IS HEREBY GIVEN **Warrior.Care, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 21 Gay St., Ste. 901, Phoenixville, PA 19460, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/6/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn28

NOTICE IS HEREBY GIVEN **MODERN INNOVATION LAB INC.**, a foreign corporation formed under the laws of the State of Delaware and with its principal

office located at 90 Alton Rd., Apt. 2803, Miami Beach, FL 33139, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/20/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn28

NOTICE IS HEREBY GIVEN **Jackalyptic Games Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 14425 Falcon Head Blvd., Bldg. E, Ste 100, Austin, TX 78783, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/18/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn28

NOTICE IS HEREBY GIVEN **NetEase Information Technology Corporation**, a foreign corporation formed under the laws of the State of California and with its principal office located at 790 E. Colorado Blvd., Ste. 280, Pasadena, CA 91101, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/9/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn28

NOTICE IS HEREBY GIVEN that **MBK Healthcare Management USA Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 200 Park Ave., 35th Fl., NY, NY 10166, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/3/24, 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. jn28

NOTICE IS HEREBY GIVEN that **Placid Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, where its principal office is located at 200 Vesey Street, 24th Floor New York, NY 10281, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at c/o Corporation Service Company, Dauphin County, Pennsylvania.

The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. jn28

NOTICE IS HEREBY GIVEN **5C DATA CENTERS USA INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1500 Stanley, Montreal, Quebec H3A1P7 Canada, 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. jn28

NOTICE IS HEREBY GIVEN **Vander-Bend Manufacturing, Inc.**, a foreign business corporation incorporated under the laws of California, with its princ. office located at 2701 Orchard Parkway, San Jose, CA 95134, 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 2701 Orchard Parkway, San Jose, CA 95134. 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. jn28

NOTICE IS HEREBY GIVEN that **Citizens Against Nuclear Bailouts**, a Pennsylvania nonprofit corporation with its registered office at 20 North Market Square, Harrisburg, PA 17101, is now engaged in winding up and settling the

affairs of said nonprofit corporation. The corporation will be filing Nonprofit Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101
jn28

NOTICE IS HEREBY GIVEN that **A TO Z LCSW P.C.** filed a foreign registration to do business in the Commonwealth of Pennsylvania using the alternate name of A TO Z LCSW P.A. The mailing address of the association's principal office is 1820 Lackawanna Plaza, Suite 300, Montclair, NJ 07042. The commercial registered officer provider is in care of National Registered Agents, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 41. jn28

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 5/4/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **HUDSON VALLEY CONCRETE PUMPING, INC.** c/o URS AGENTS, LLC

This corporation is incorporated under the laws of New York.

The address of its principal office is 2275 Albany Post Road, Walden, NY 12586.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/13/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Marcone Group, Inc.** c/o CT Corporation System.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 1 Cityplace Drive, Suite 400, St. Louis, MO 63141.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/11/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Renovate Robotics, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 63 Flushing Avenue, Building 3, Unit 604, Brooklyn, NY 11205.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/17/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **NUCO FILINGS Corp.** c/o NUCO FILINGS Corp.

This corporation is incorporated under the laws of New Jersey.

The address of its principal office is 200 Boulevard of the Americas, Suite 104B, Lakewood, NJ 08701.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/12/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **TRANS-FI INC.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 100 S Ashley Drive, Suite 600, Tampa, FL 33602.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/18/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **MICHAEL W. GURVAL, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of New Jersey.

The address of its principal office is 41 Shawnee Path, Millington, NJ 07946.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn28

NOTICE IS HEREBY GIVEN **TWO JUMPS AHEAD OF STOP PRODUCTIONS, INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 1 Pennsylvania Plaza Suite 3500, New York, NY 10119. The Commercial Registered Office provider is eResidentAgent, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. jn28

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **GEM Mortgage** with a principal place of business located at Dawn Bear, 1200 Discovery Drive, Suite 200, Bakersfield, CA 93309. The entity interested in this business is Golden Empire Mortgage, Inc. with a commercial registered office provider in care of Paracorp Incorporated in Dauphin County. This is filed in compliance with 54 Pa.C.S. 311. jn28

**MISCELLANEOUS
NOTICES**

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

DOCKET NO. 2024-CV-04078

**JUAN J. LOPEZ SALAZAR, PLAINTIFF
VS.
MICHAEL J. THOMSEN, IRENE M.
THOMSEN, LOWER PAXTON
TOWNSHIP, AND OWNERS OF
LOWER PAXTON TOWNSHIP
PROPERTIES, THEIR HEIRS,
SUCCESSORS, AND ASSIGNS,
DEFENDANTS**

NOTICE TO DEFEND

TO: LOWER PAXTON TOWNSHIP
OWNERS OF PAXTON TOWNSHIP
PROPERTIES

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Todd J. Ciancarelli
Attorney for Plaintiff
PA ID No. 326274
The Mazza Law Group, P.C.
2790 W. College Avenue, Suite 800
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
jn28 Email: ciancarelli@mazzalaw.com

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

NO. 2024-CV-03375

**CIVIL ACTION
MORTGAGE FORECLOSURE ACTION**

**BELCO COMMUNITY CREDIT UNION,
PLAINTIFF
VS.**

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

NOTICE

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

YOU ARE NOTIFIED that on May 7, 2024, Plaintiff, BELCO COMMUNITY CREDIT UNION, filed a Complaint in Mortgage Foreclosure and Notice to Defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to 2024-CV-03375, wherein Plaintiff seeks to Foreclose on the real property known as 1917 N. 2nd Street, Harrisburg, Pennsylvania 17102.

THE COURT BY ORDER dated May 16th, 2024, ordered service of this legal action served upon you as provided by Pa.R.Civ.P. 430.

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

NOTICE

YOU HAVE BEEN SUED in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD A LAWYER CONTACT:

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

David W. Park, Esquire
Meagan C. Hopkins, Esquire
MARTSON LAW OFFICES
10 East High Street
Carlisle, PA 17013
(717) 243-3341

jn28

NAME CHANGE
NOTICES

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

DOCKET NO: 2024-CV-2468-NC

**PETITION FOR MINOR
CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on June 10, 2024 the Petition of Floyd & Michelle Sholder on behalf of minor child, J.R.S. was filed in the above-named court, requesting a decree to change the minor child's name from **J.R.S.** to **M.R.S.**

The Court has fixed Wednesday, August 28, 2024 at 9:30 a.m. in Courtroom No. 9, 2nd Floor, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. jn28

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

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

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

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

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

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

TAX PARCEL NO. 68-017-050
PREMISES BEING: 854 Shawnee Drive, Harrisburg, Pennsylvania 17112

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

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

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

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

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

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

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

Advertisements appearing for Second Time

Miscellaneous Notices

(102.72) FEET TO THE PLACE OF BEGINNING.

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

PARCEL NO.: 62-020-004

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

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

SITUATE in the Township of Susquehanna

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

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

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

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

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

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

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

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

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

PARCEL NO.: 09-102-053

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

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

TAX PARCEL NO. 09-102-053

PREMISES BEING: 2832 Croyden Road, Harrisburg, PA 17104

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

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

Advertisements appearing for Second Time

Miscellaneous Notices

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

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

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

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

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

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

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

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

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

WITH all improvements erected thereon.

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

Advertisements appearing for Second Time

Miscellaneous Notices

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE IN THE 9TH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY ERNEST J. WALKER, PROFESSIONAL ENGINEER, DATED MARCH 16, 1970, AS FOLLOWS:

Advertisements appearing for Second Time

Miscellaneous Notices

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

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

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

SITUATE in the 9th Ward of the City of Harrisburg

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

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

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

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

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

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

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

PROPERTY ID NUMBER: 36-012-173

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

Advertisements appearing for Second Time

Miscellaneous Notices

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PREMISES BEING: 7696 Daniel Drive, Harrisburg, PA 17112

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

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

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

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

SEIZED AND TAKEN in execution as the property of Charles A.J. Halpin, III, Esquire. Personal Representative of the Estate of Pamela E. Renny, Deceased, Mortgagors herein, under Judgment No. 2023-CV-9650

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

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

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

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

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

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

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

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

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

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

4631 Fritchey Street, Harrisburg, PA 17109

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

JUDGMENT Amount: \$162,015.41

PREMISE Being: 4631 Fritchey Street, Harrisburg, PA 17109

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

Dated: February 29th, 2024

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

SALE NO. 14

HARRY B. REESE, ESQUIRE

JUDGMENT AMOUNT: \$139,916.37

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

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

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

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

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record in the aforesaid Office, the aforesaid Declaration of Condominium, and matters which a physical inspection and survey of the Unit and Common Elements would disclose.

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

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

BEING TAX PARCEL NO. 62-087-115

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

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

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

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

NOTICE is further given to all parties in interest and claimants. A proposed

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

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

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

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

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

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

BEING more fully described as all that certain unit, being Unit No. 2 (the "Unit") of Union Street Condominium (the "Condominium"), located in the Borough of Middletown, Dauphin County, Pennsylvania which unit is designated in the Declaration of the Condominium for Union Street Condominium (the "Declaration of Condominium") and related Declaration Plat and Plans recorded in the Office of the Dauphin County Recorder of Deed as Instrument Number 201550030450, together with any and all amendment thereto. Together with the undivided percentage interest in the Common Elements appurtenant to the Unit as more particularly set forth in the aforesaid Declaration of Condominium, as last amended. Together with the right to use the Limited Common Element (if any) applicable to the Unit being conveyed.

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

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

**SALE NO. 16
CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$113,260.19**

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

ALL THAT CERTAIN lot or piece of land situate in the Borough of Middletown, Dauphin County, Pennsylvania bounded and described in accordance with a survey and plan thereof made by D.P. Raffensperger Associates, Engineers & Surveyors, dated March 12, 1973, as follows:

BEGINNING at the southeast corner of Catherine Street and Russell Alley; thence along the south side of Russell Alley south 70 degrees, east 132 feet to a point on the west side of Scott Avenue; thence along the same south 20 degrees west, 134 feet to a corner of premises known as No. 450 Catherine Street; thence along said premises north 70 degrees west, 132 feet to a point on the east side of Catherine Street; thence along the same north 20 degrees east, 134 feet to the point and place of BEGINNING.

BEING known and numbered as 444 South Catherine Street, Middletown, PA 17057.

WITH all improvements erected thereon.

PARCEL No.: 40-007-014-000-0000

BEING the same property conveyed to Annette M. Shutt, a married woman who acquired title by virtue of a deed from Dennis E. Snyder, a single man, dated June 26, 2014, recorded July 1, 2014, at Instrument Number 20140015442, 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 Annette M. Shutt, a married woman, Mortgagors herein, under Judgment No. 2024-CV-00094

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT HEREINAFTER DESCRIBED LOT OR TRACT OF GROUND SITUATE IN THE PLAN OF LOTS KNOWN AS SECOND REVISED PLAN, SWATARA CREST, SECTION E, AS RECORDED IN THE DAUPHIN COUNTY RECORDER'S OFFICE IN PLAN BOOK "E", VOLUME 2, PAGE 148

AND BEING SITUATE IN SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: (ERRONEOUSLY SET FORTH IN PRIOR DEEDS AS PLAN BOOK E-2, PAGE 149)

BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF CANYON ROAD AND KILROY CIRCLE; THENCE ALONG THE NORTHERN SIDE OF CANYON ROAD IN AN EASTWARDLY DIRECTION 16 FEET TO A POINT; THENCE BY SAME IN A NORTHEASTWARDLY DIRECTION 141.35 FEET TO A POINT; THENCE ALONG THE WESTERN LINE OF LOT NO. 108 NORTH 2 DEGREES, 32 MINUTES EAST, 92.63 FEET TO A POINT; THENCE BY LOT 101 NORTH 87 DEGREES, 28 MINUTES WEST, 152.32 FEET TO A POINT ON THE EASTERN SIDE OF KILROY CIRCLE; THENCE BY SAME SOUTH 2 DEGREES, 32 MINUTES WEST, 130 FEET TO A POINT, THE PLACE OF BEGINNING.

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

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

PARCEL NO.: 63-066-038-000-0000

BEING KNOWN as: 6000 Canyon Road, Harrisburg, PA 17111

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

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

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

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

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

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

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

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

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

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

TAX PARCEL: 27-004-053:000-0000

PREMISES BEING: 23 East Market Street, Gratz, PA 17030

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

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

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

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

BEGINNING AT A POINT ON THE WEST SIDE OF BUTLER STREET, SAID POINT BEING FIFTY-FIVE AND ONE-HALF (55 1/2) FEET, MORE OR LESS, NORTH OF THE NORTHWEST CORNER OF BUTLER STREET AND BAKER ALLEY; THENCE WESTWARDLY AND THROUGH THE CENTER OF THE PARTITION OF THE HOUSE THEREON ERECTED AND HOUSE ON THE NORTH AND EXTENDING BEYOND ONE HUNDRED FIFTY (150) FEET TO CURTIN STREET; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID CURTIN STREET TWENTY-FIVE AND ONE-HALF (25 1/2) FEET, MORE OR LESS, TO A POINT AT LINE OF PROPERTY NOW OR FORMERLY OF WILLIAM SHUTT; THENCE EASTWARDLY BY LINE OF SAME ONE HUNDRED FIFTY (150) FEET TO BUTLER STREET; THENCE NORTHWARDLY ALONG THE WESTERN SIDE OF SAID BUTLER STREET, TWENTY-FIVE AND ONE-HALF (25 1/2) FEET; MORE OR LESS, TO THE PLACE OF BEGINNING.

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

PREMISES BEING: 39 BUTLER STREET, HARRISBURG, PENNSYLVANIA 17103

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 12, 2024, and distributions will be made in accordance with the said

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

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

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

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

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

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

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

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

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

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

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

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

TAX PARCEL: 24-006-216-000-0000
PREMISES BEING: 1347 E CARACAS AVE., Hershey, PA 17033

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WITH all improvements erected thereon.

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

BEING the same-property conveyed to Frederick Betz, single man who acquired title by virtue of a deed from Leon Via, single man, dated September 7, 2006, recorded September 18, 2006, at Instrument Number 20060038435, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Frederick Betz, single man, Mortgagors herein, under Judgment No. 2024-CV-00430

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

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

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

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

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY LINE OF A CUL-DE-SAC KNOWN AS CHALFONT CIRCLE, SAID POINT BEING ALSO LOCATED ON THE DIVIDING LINE BETWEEN LOT NO. 4 AND LOT NO. 14 ON HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE AND CONTINUING ALONG THE DIVIDING

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LINE BETWEEN LOT NO. 14 AND LOT NO. 3 AND LOT NO. 14 AND LOT NO. 2 NORTH 83 DEGREES, 03 MINUTES, 05 SECONDS WEST 292.46, FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 15 ON HERINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE AND CONTINUING ALONG THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 16 AND LOT NO. 14 AND LOT NO. 17 NORTH 08 DEGREES, 56 MINUTES, 33 SECONDS EAST, 235.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT NO. 14 AND LOT NO. 13 ON HERINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LAST MENTIONED DIVIDING LINE SOUTH 53 DEGREES, 34 MINUTES, 09 SECONDS EAST, 305.29 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF A CUL-DE-SAC KNOWN AS CHALFONT CIRCLE; THENCE CONTINUING ALONG THE RIGHT OF WAY LINE OF THE LAST MENTIONED CUL-DE-SAC BY A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, 69.36 FEET TO A POINT; AND THENCE CONTINUING ALONG THE WESTERN RIGHT OF WAY LINE OF THE LAST MENTIONED CUL-DE-SAC BY A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, A DISTANCE OF 17.45 FEET TO A POINT OF THE DIVIDING LINE BETWEEN LOT NO. 4 AND LOT NO. 14 ON HERINAFTER MENTIONED PLAN OF LOTS, THE PLACE OF BEGINNING.

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

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

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

TO BE SEIZED AND SOLD AS THE PROPERTY OF Kathy Hoke, solely in her capacity as known heir of Monroe V. Hoke A/K/A Monroe Victor Hoke, deceased and

The Unknown heirs of Monroe V. Hoke A/K/A Monroe Victor Hoke, deceased under judgment #2023-CV-9023

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

**SALE NO. 25
CAITLIN M DONNELLY, ESQUIRE
JUDGMENT AMOUNT: \$77,694.59**

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

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

CONTAINING 16,000 SQUARE FEET OF LAND.

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

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

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

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

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

SEIZED AND SOLD as the property of TAMMY MICKLO AKA TAMMY WERTZ solely as heir of Christine Faith Wertz, deceased, NICHOLAS WERTZ solely as

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heir of Christine Faith Wertz, deceased, UNKNOWN HEIRS OF CHRISTINE FAITH WERTZ under judgment; #2023-CV-2736

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

**SALE NO. 26
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$73,101.74**

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

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

NORWOOD STREET, 12.75 FEET TO POINT, THE PLACE OF BEGINNING.

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

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

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

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

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

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

ALL THAT CERTAIN lot or piece of land situate in the 10th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated October 22, 1975, as follows:

BEGINNING at the southwest corner of North 5th Street and Wiconisco Street; thence along the west side of North 5th Street, south 12 degrees, east 19 feet to a corner of premises known as No. 2650 North 5th Street; thence along said premises and passing through the center of a partition wall, south 78 degrees, west 141.1 feet to a point on the east side of Atlas Street; thence along the same north 12 degrees, west 19 feet to a point on the south side of Wiconisco Street; thence along the same north 78 degrees, east 141.1 feet to the point and place of BEGINNING.

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

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reservations of record, as the same may appear in this or prior instruments of record.

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

HAVING THEREON ERECTED A TWO AND ONE-HALF STORY DWELLING KNOWN AND NUMBERED AS: 2652 NORTH 5TH STREET, HARRISBURG, PA 17110

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

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

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

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

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

PROPERTY ADDRESS: 2458 BAKER STREET, HARRISBURG, PA 17103

PARCEL: 49-012-035-000-0000
TITLE TO SAID PREMISES IS VESTED IN LEE C. LABBAUF AND TINA L. GALLAWAY BY DEED FROM SCHIAVONI LTD. RECORDED 07/07/2006 DATED 06/30/2006 INSTRUMENT NO. 20060027108

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

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

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

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

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

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

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

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

BEGINNING at a point on the western right-of-way line of Eddington Avenue; thence extending along the dividing line between Lot 34 and Lot 35, north 85

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

CONTAINING 9,600.00 square feet.

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

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

WITH all improvements erected thereon.

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

BEING the same property conveyed to Dale C. Dennis who acquired title by virtue of a deed from Derrick Talbert and Eugenia Romero Talbert, husband and wife, dated November 28, 2005, recorded November 30, 2005, at Instrument Number 20050049783, and recorded in Book 6302, Page 339, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Dale C. Dennis, Mortgages herein, under Judgment No. 2023-CV-07088

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

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

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

SALE NO. 30

CAROLINE P. APRAHAMIAN, ESQ.

JUDGMENT AMOUNT: \$53,508.15

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

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

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

PARCEL NO.: 02-020-023

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

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

SITUTATE in the Harrisburg

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

TO BE SEIZED AND SOLD AS THE PROPERTY of Pauline C. Martinez a/k/a Pauline Martinez under judgment #2022-CV-03543

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 12, 2024, and distributions will be

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

**SALE NO. 31
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$93,403.28**

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

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

HAVING erected thereon a frame dwelling and outbuildings.

PARCEL NO.: 32-011-011

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

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

#20170033293 granted and conveyed unto ALICE O. FLICKINGER

SITUATE in the Jackson Township PREMISES BEING: 1819 Armstrong Valley Rd., Halifax, PA 17032

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

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

**SALE NO. 32
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$81,562.24**

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

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

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

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A POINT ON THE EASTERLY LINE OF 25TH STREET; THENCE (4) DISTANT ALONG SAME NORTH THREE (3) DEGREES, TWO (2) MINUTES, NO (00) SECONDS, WEST FORTH (40) FEET TO A POINT THE PLACE OF BEGINNING.

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

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

BEING THE SAME PREMISES WHICH JAMES F. BARRY AND ILENE D. BARRY, HIS WIFE BY DEED DATED 10/17/1986 AND RECORDED 10/17/1986 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 832 AT PAGE 201, GRANTED AND CONVEYED UNTO JAMES F. BARRY AND ILENE D. BARRY, HIS WIFE.

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

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

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

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

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

point in the western line of Lot No. 38; and thence southwardly along said last mentioned Lot, seventy-five (75) feet to a point in the northern line of Wilson Street, the Place of BEGINNING.

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

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

THE above-described tract is No. 19 in a Petition presented to the Orphans' Court of Dauphin County and now filed to No. 420, Year of 1937.

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

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

PARCEL# 41-016-013-000-0000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 249 Wilson Street, Middletown, PA 17057

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

AND THE SAID Beverly J. Schaeffer departed this life on or about March 26, 2021 thereby vesting title unto Tammy L. Schaeffer and Robert L. Phillips, known heirs of Beverly J. Schaeffer and any unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Beverly J. Schaeffer, deceased.

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

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

SALE NO. 34
PAULA J. McDERMOTT, ESQUIRE
JUDGMENT AMOUNT: \$37,227.11

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

BEGINNING at a point, which point is one hundred seventy-nine and nine tenths (179.91) feet southwest from the corner of Township Road No. 371 and Fairfax Drive, which point is a common corner of Lots Nos. 2 and 3 along Fairfax Drive; thence, north nineteen (19)

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

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

PARCEL Number 35-073-024

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

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

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

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

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

ALL THAT CERTAIN piece or parcel of land situate in South Hanover Township, Dauphin County, and Commonwealth of Pennsylvania, being Lot 32, Section B of Crestview Manor, with a copy of the Plan being recorded in Dauphin County Plan

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Miscellaneous Notices

Book R, Page 88, more particularly bounded and described as follows, to wit:

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

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

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

TAX PARCEL Number: 56-015-022

PREMISE BEING: 73 Parklea Drive, Hummelstown, PA 17036

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

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

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

BEGINNING at a point-on the northern right of way line of Market Street Extended, said point being located and referenced south 76 degrees, 16 minutes, 20 seconds east, a distance of 175 feet from the northeast corner of Market Street Extended and Mountain View Drive: THENCE along Lot No. 1-F, Section A, Plan of Rosedale, north 13 degrees, 43 minutes, 40 seconds east, a distance of 120 feet to a point; THENCE along land of Donald Shope south 76 degrees, 16 minutes, 20 seconds east, a distance of 40 feet to a point; THENCE along Lot No. 2-B, Section B, Rosedale, south 13 degrees, 43 minutes, 40 seconds west, a distance of 120 feet to a point on the northern right of way line of Market Street Extended; THENCE along the same north 76 degrees, 16 minutes, 20 seconds west a distance of 40 feet to a point, the place of BEGINNING.

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

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

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

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

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

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

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

SALE NO. 37

HARRY B. REESE, ESQUIRE

JUDGMENT AMOUNT\$ 136,434.58

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SEIZED AND SOLD as the property of Stephanie M. Anderosn a/k/a Stephanie M. Foster, Mortgagor(s) herein, under judgment No. 2020-CV-2615-MF

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

**SALE NO. 38
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$170,138.33**

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

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

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

BEING KNOWN as 6506 Terrace Court, Harrisburg, PA 17111

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

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

**SALE NO. 39
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$93,121.22**

ALL THAT CERTAIN lot of ground situate in the Borough of Millersburg, Dauphin

County, Pennsylvania, more particularly bounded and described as follows, to wit:

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

SAID lot being approximately thirty feet (30') on the east, approximately two hundred ten feet (210') on the south, approximately thirty feet (30') on the west and approximately two hundred and four feet (204') on the north.

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

BEING KNOWN as 685 Railroad Street, Millersburg, PA 17061

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

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

**SALE NO. 40
MICHAEL S. BLOOM, ESQUIRE
JUDGMENT AMOUNT: \$64,683.32**

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

BEGINNING at a point on the eastern side of North Fifth Street, 150.90 feet south of the southeast corner of the intersection of North Fifth Street and Schuylkill Street; thence eastwardly, at right angles to North Fifth Street, through the center of a partition wall between premises herein described and

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Miscellaneous Notices

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

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

SITUATE in the City of Harrisburg, County of Dauphin

TAX Parcel# 10-030-046

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

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

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

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
May 9, 2024

jn21-jy5

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

BAR ASSOCIATION PAGE
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Administrative Analyst: The Pennsylvania Board of Law Examiners is currently looking for an Administrative Analyst. The role involves analyzing applicants for admission to the Pennsylvania bar exam and overseeing the bar exams on-site. This is a full-time position with a 35-hour work week. Telework is an option for up to two days per week. The Pennsylvania Judiciary offers excellent medical benefits, a generous PTO package, and state retirement plans. Apply online [here](#). jn14-28

Associate Attorney: Dethlefs Pykosh & Murphy (DPM) is seeking an Associate Attorney to join our legal team. DPM is offering a very competitive salary to qualified candidates. The ideal candidate will have 3-5 years of experience practicing as an attorney with experience in municipal law and/or zoning and land use matters. Currently, the firm represents numerous municipal entities including townships, zoning hearing boards and municipal sewer authorities. For a complete job description and to apply online click [here](#). Candidates may also send a resume and cover letter directly to ewintermyer@dplglaw.com. Visit our website for more information on the firm. jn21-jy5

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

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