

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 JUDY ELAINE RICHMOND a/k/a JUDY E. RICHMOND, JUDY RICHMOND, late of Susquehanna Township, Dauphin County, PA (died: December 31, 2025)

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

Administratrix: Pearl Ann Henry, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457
jy3-17

ESTATE OF DANIEL R. GROSS, late of Harrisburg, Dauphin County, PA (died: December 13, 2025)

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

Executor: William K. Gross, 6222 Blue Bird Avenue, Harrisburg, PA 17112
jy3-17

ESTATE OF BETTY J. BOWMAN, 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Robert O. Bowman, 220 N. 4th Street, Halifax, PA 17032

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; 717-234-5600
jy3-17

ESTATE OF SANDRA L. BROWN, late of Dauphin Borough, Dauphin County, PA

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

Co-Executors: Robert Kevin Brown, 600 Nye's Lane, Dauphin, PA 17018; Kraig Eric Brown, 7 W. Mulberry Hill Road, Carlisle, PA 17013

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; 717-234-5600
jy3-17

ESTATE OF GEORGIANN W. NISSLEY, 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: Brandi-Jo Olivia Nissley
Attorney: Jaron P. Castranio, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043
jy3-17

ESTATE OF EDWARD H. STODDART a/k/a EDWARD HENRY STODDART, late of Susquehanna, 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: Lynn Foster a/k/a Beatrice Lynn Foster, 34 Lakeview Dr., Elizabethtown, PA 17022

Attorney: David H. Stone, Esquire, Stone Shekletski & Deluca, 414 Bridge Street, New Cumberland, PA 17070
jy3-17

ESTATE OF LOIS S. CONNAHAN, late of Hummelstown Borough, Dauphin County, PA (died: April 29, 2026)

The Register of Wills has granted Letters on the Estate of the Decedent.

Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Holly C. Martz, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280
jy3-17

ESTATE OF VIVIAN LOU BRASHEARS, 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: Deborah L. Haas, 6208 Elaine Avenue, Harrisburg, PA 17112

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043
jy3-17

ESTATE OF DONITA L. DIEKMANN a/k/a DONITA LOUELLEN L. DIEKMANN, late of Middletown, Dauphin County, PA (died: May 23, 2026)

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 David Rowe, c/o G. Katshir 900 Market St., Lemoyne PA 17043

Attorney: Gregory J Katshir, Esquire, 900 Market Street, Lemoyne PA 17043
jy3-17

ESTATE OF DARREL L. WAGNER, 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 Exec Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Brandi L. Fasnacht, Brooke E. Ludwig, Darrel L. Wagner II, and Brianna R. Chronister, c/o Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078
jy3-17

ESTATE OF MARLENE E. HOOVER a/k/a MARLENE H. HOOVER a/k/a MARLENE HOOVER, late of Middle Paxton Township, Dauphin County, PA (died: May 1, 2026)

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: Jill L. Heintzelman, 373 Sarhelm Road, Harrisburg, PA 17112

Attorney: Robin Holman Loy, Esquire, P.O. Box 97, New Bloomfield, PA 17068
jy3-17

ESTATE OF RUTH E. HEATH a/k/a RUTH ELIZABETH HEATH, late of Steelton Borough, Dauphin County, PA (died: May 16, 2026)

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

Executor: Scott T. Bowman, 377 S. Second St., Steelton, PA 17113

Attorney: Elizabeth B. Place, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950
jy3-17

SECOND PUBLICATION

ESTATE OF MARTHA FAYE NEELY, late of Lower Paxton Township, Dauphin County, PA

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

Executor: Bruce Neely, 188 Meadowview Road, Harrisburg, PA 17111

Attorney: Susan H. Confair, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Fl. 3, Harrisburg, PA 17110-1778 jn26-jy10

ESTATE OF MARK A. O'BOYLE, a/k/a MARK ANDREW O'BOYLE, late of Dauphin County, PA (died: May 14, 2026)

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: Sandy F. Deimler, 5219 N. Front Street, Apt. 2, Harrisburg, PA 17110

Attorney: Ronald L. Finck, Esquire, METTE, EVANS & WOODSIDE, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 jn26-jy10

ESTATE OF DONALD LEONARD SUDEN, late of Susquehanna Township, Dauphin County, PA

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

Administratrix: Jill D. Kyle, 410 Gilson Loop, The Villages, FL 32163

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoynne, PA 17043 jn26-jy10

ESTATE OF DENNIS J. MORGAN a/k/a DENNIS J. MORGAN, JR., late of Jefferson Township, Dauphin County, PA (died: May 25, 2026)

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: Bradley Fessler, 9 Gilbert Drive, Pine Grove, PA 17963

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245, State Route 209, Elizabethtown, PA 17023 jn26-jy10

ESTATE OF TARYN D. MORGAN a/k/a TARYN DAHNE MORGAN, late of Jefferson Township, Dauphin County, PA (died: May 21, 2026)

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: Bradley Fessler, 9 Gilbert Drive, Pine Grove, PA 17963

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jn26-jy10

ESTATE OF DAVID E. HOPPLE a/k/a DAVID ERNEST HOPPLE, late of West Hanover Township, Dauphin County, PA (died: March 5, 2026)

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: Steven C. Hopple, 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 jn26-jy10

ESTATE OF IRENE B. SMITH, late of Harrisburg City, Dauphin County, PA (died: April 16, 2026)

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: Harry T. Smith, 5756 Hidden Lake Dr., Harrisburg, PA 17111

Attorney: Elizabeth B. Place, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950 jn26-jy10

ESTATE OF CHARLENE K. BUCK, late of Lower Paxton Township, Dauphin County, PA (died: April 3, 2026)

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: Ryan G. Buck, 225 N. Clover Lane, Harrisburg, PA 17112

Attorney: Paul W. Kilgore, Esquire, Spittler, Kilgore & Enck, PC, 522 South Eighth Street, Lebanon, PA 17042

jn26-jy10

ESTATE OF RAYMOND F. CORCORAN a/k/a RAYMOND FRANCIS CORCORAN, RAYMOND CORCORAN, late of Harrisburg, Dauphin County, PA (died: November 2, 2025)

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

Executor: Jeffrey Corcoran, 141 Hummel Avenue, Lemoyne, PA 17043

Attorney: E. Ralph Godfrey, Esquire, 1250 North Mountain Road, Suite 9, Harrisburg, PA 17112

jn26-jy10

ESTATE OF KEITH M. CONVERY, late of Hummelstown 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: Maureen Robertson, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill PA 17011

jn26-jy10

ESTATE OF NANCY C. KREWSKY, a/k/a NANCY CONWAY KREWSKY, late of Susquehanna Township, Dauphin County, PA (died: April 29, 2026)

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

jn26-jy10

NOTICE OF TRUST ADMINISTRATION of THE FIRST AMENDMENT AND RESTATEMENT OF THE JAY KREWSKY LIVING TRUST dated July 28, 1998 (the "Trust"), following the death of Jay Krevsky, late of Susquehanna Township, Dauphin County, PA on August 27, 2025 (the "Decedent"), is hereby given.

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

Successor Death Trustee: Solomon Zal Krevsky, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C. 2320 N. 2nd St., Harrisburg, PA 17110

jn26-jy10

THIRD PUBLICATION

ESTATE OF STEPHEN ANDREW AUSTIN, 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: Emily M. Minahan (Austin), P.O. Box 265, Hummelstown, PA 17036

jn19-jy3

ESTATE OF LOIS M. LESHER, late of Washington Township, Dauphin County, PA (died: August 13, 2025)

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

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

Executrix: Sheila M. Shaw, 102 Parmer Drive, Halifax, PA 17032

Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032; 717-896-2666 jn19-jy3

ESTATE OF A. A. ALBARANO a/k/a ALBERT A. ALBARANO a/k/a ALBERT A. ALBARANO, JR., late of Londonderry Township, Dauphin County, PA (died: October 9, 2025)

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

Executor: Lancaster County Bible Church (LCBC Church), c/o 126 East King Street, Lancaster, PA 17602

Attorney: Randy R. Moyer, Esquire, 126 East King Street, Lancaster, PA 17602 jn19-jy3

ESTATE OF GARY L. CRAWFORD, late of Middletown, Dauphin County, PA (died: March 11, 2026)

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

Executrix: Susan K. Crawford, 677 Locust Street, Hummelstown, PA 17036 jn19-jy3

ESTATE OF THOMAS A. RUCCO, late of West Hanover Township, Dauphin County, PA

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

Executrix: Catherine A. Russo

Attorney: Jessica F. Greene, Esquire, WALTERS & GALLOWAY, PLLC, 54 East Main Street, Mechanicsburg, PA 17055 jn19-jy3

ESTATE OF SHIRLEY A. WHITENIGHT a/k/a SHIRLEY ANN WHITENIGHT, late of South Hanover Township, Dauphin County, PA (died: April 28, 2026)

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

Executrix: Lisa A. Whitenight, c/o Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280 jn19-jy3

ESTATE OF JANE M. WAGNER, late of Susquehanna Township, Dauphin County, PA

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

Administratrix: Elizabeth Ann DeLong, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Jeffrey R. Bellomo, Esquire jn19-jy3

ESTATE OF LARRY B. GREEN, late of Susquehanna Township, Dauphin County, PA (died: April 17, 2026)

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: Mrs. Jackie Bernard, 939 Chanticleer, Cherry Hill, N.J. 08003

Attorney: Gary L. Rothschild, Esquire, 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112 jn19-jy3

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **ADP TotalSource FL XVII, Inc.**, a foreign corporation formed under the laws of the State of Florida and its principal office is located at 10200 Sunset Dr., Miami, FL 33173, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/17/26, 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. jy3

NOTICE IS HEREBY GIVEN that **McDermott Remediation Co., Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 612 Warwick Rd., Haddonfield, NJ 08033, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/9/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Affinity eHealth Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 100 Allstate Pkwy, Suite 500, Markham, Ontario, Canada L3R 6H3, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/22/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Ally Auto Receivables Trust 2026-2**, a foreign business trust formed under the laws of the State of Delaware and with its principal office located at 500 Woodward

Ave., Detroit, MI 48226, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/18/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Ampure Charging Systems, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1960 Walker Ave., Monrovia, CA 91061, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/3/26, 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. jy3

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Stratis Inc.**, a corporation incorporated under the laws of the State of Wisconsin intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 4804 N 40th St., Sheboygan, WI 53083 and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. jy3

NOTICE IS HEREBY GIVEN that **Inhibikase Therapeutics, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1000 N. West Street, Suite 1200, Wilmington, DE 19801, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/18/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Celcuity Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 2800 Campus Dr., Ste. 140, Minneapolis, MN 55441, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/26/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Axia Solar Corp.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 300 Spectrum Ctr Dr., Ste. 500, Irvine, CA 92618, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/10/26, 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. jy3

NOTICE IS HEREBY GIVEN that **Kwizda, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 601 Pennsylvania Ave NW, Unit 900, Washington, DC 20004, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/20/26, 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. jy3

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 6/17/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **Advanced Dermatology Partners P.A.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 4315 Kingston Pike, Suite 210, Knoxville, TN 37919. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. jy3

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 6/22/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **EUOFINS MEDICAL DEVICE SERVICES, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 2672 Metro Blvd, Maryland Heights, MO 63043. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. jy3

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 18, 2026, for **WICONISCO FORWARD, INC.**, 327 Bear Gap Road, PO Box 28, Wiconisco, PA 17097. The Corporation has been Incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes: Provide Community Enhancements, Promotion of Public and Citizen Events.

GREGORY M. KERWIN, ESQUIRE
KERWIN & KERWIN, LLP
Attorneys-at-Law
4245 State Route 209
Elizabethville, PA 17023
717-362-3215

jy3

NOTICE IS HEREBY GIVEN **SAR Plymouth Food Inc.**, with a commercial registered office address in care of United Corporate Services, Inc. in Dauphin County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to 30 Broad St., 14th Fl., New York, NY 10004. This shall serve as official notice to creditors and taxing authorities. jy3

NOTICE IS HEREBY GIVEN **SJ South Hills Food Inc.,** with a commercial registered office address in care of United Corporate Services, Inc. in Dauphin County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to 30 Broad St., 14th Fl., New York, NY 10004. This shall serve as official notice to creditors and taxing authorities. jy3

NOTICE IS HEREBY GIVEN **Brymak & Associates, Inc.,** a foreign corporation formed under the laws of the State of Tennessee and with its principal office located at 1001 Progress Dr., Clarksville, TN 37040, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/18/26, 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. jy3

NOTICE IS HEREBY GIVEN **Vylor Inc.,** a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 1000 N. West St., Wilmington, DE 19801, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/18/26, 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. jy3

NOTICE IS HEREBY GIVEN **ENVELIO INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 501 Boylston St., FL 10 Boston, MA 021163769. 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. jy3

NOTICE IS HEREBY GIVEN **Taxi Driver, Inc.,** a foreign business corporation incorporated under the laws of New York, with its princ. office located at 200 Park Ave. S, Fl. 8, New York, NY 10003-1526, 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. jy3

NOTICE IS HEREBY GIVEN **Acrotech Biopharma Inc.,** a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 279 Princeton Highstown Rd., Ste. 103, East Windsor, NJ 08520, 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. jy3

NOTICE IS HEREBY GIVEN **EFM GLOBAL CORPORATION,** a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1700 Market St., Ste. 1005, Philadelphia, PA 19103-3920, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808-1674. 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. jy3

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 6/22/2026, with respect to a proposed nonprofit corporation, **The Korean American Bar Association of Philadelphia, Inc.,** which has been incorporated under the Nonprofit Corporation Law of 1988. The name and county of the commercial

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Exton, PA 19341-0673

Barley Snyder, LLP

MISCELLANEOUS
NOTICES

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

NO. 2024-CV-5634-NJ

CIVIL ACTION – LAW

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**MEMBERS 1ST FEDERAL CREDIT
UNION, PLAINTIFF
VS.
BIG DIAMOND HOLDINGS, LLC,
LISA BLACKSTON, AND CONRAD
LEWIS, DEFENDANTS**

NOTICE OF SALE
REAL PROPERTY

TO: Conrad Lewis, Defendant,
whose last known address is
220 Kempton Avenue
Harrisburg, PA 17111

YOU ARE HEREBY NOTIFIED that your house (real estate) at 1905 N. 3rd Street, Harrisburg, PA 17102 is scheduled to be sold at the Sheriff's Sale on September 10, 2026 (Postponed from June 11, 2026) at 10:00 a.m. in the Dauphin County Admin. Bldg., 4th Fl., 2nd & Market Streets, Commissioners Hearing Room, Harrisburg, PA 17101, to enforce the court judgment of \$11,110.28, obtained by Plaintiff above against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION

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

BEGINNING at a point on the eastern side of North Third Street, which point is sixty-five (65) feet, more or less, north of the northeast corner of Third and Muench Streets at the southern line of property now or late of Catherine Hargest Fahrney, et vir.; thence eastwardly along said line, sixty (60) feet, more or less, to the western line of a three-foot wide alley; thence southwardly along said alley thirteen (13) feet, more or less, to the northern line of the property now or

late of Nicolai Sgrignoli, et ux., being No. 1903 ½ North Third Street; thence westwardly along said line, sixty (60) feet and for part of said distance through the party wall separating property herein conveyed and property No. 1903 ½ North Third Street; to the eastern line of North Third Street; thence northwardly along said line thirteen (13) feet, more or less, to the place of BEGINNING.

BEING THE SAME PREMISES, which Craig D. Lewis, by his Deed dated January 4, 2008, and recorded in the Office of Recorder of Deeds of Dauphin County on January 9, 2008, as Instrument No. 20080001028, granted and conveyed to Michael T. Luckett, a married man, the Grantor herein.

UNDER AND SUBJECT to any conditions, easements, restrictions, reservations, exceptions, rights of way and/or set-back lines recorded in prior instruments, deeds and conveyances.

BEING Tax Parcel #11-009-070.

jj3

RICE PARK LAW LLC
79 E. Pomfret Street
Carlisle, PA 17013
(717)205-2215
Attorneys for Plaintiff

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

**ORPHANS' COURT DIV.
NO.: 2026-0041**

NOTICE TO: DANIELLE IGNAZZITTO

NOTICE IS HEREBY GIVEN that a Petition has been filed asking the Court to put an end to all rights you have to your child. KARA MAE NEVIUS, female, born 9/20/24, in Harrisburg, PA, and whose mother's last name is Ignazzitto. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom #7001, 7th Fl., York County Judicial Center, 45 N. George St., York, PA 17401 on Fri., 8/21/26, at 9:00 a.m. YOU ARE WARNED that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to

find out where you can get legal help.
York County Bar Assn., 137 E. Market St.,
York, PA 17401.

YOU ARE HEREBY notified that you may
contact my office for a copy of the
Petition prior to the hearing.

Respectfully submitted,
MARISA K. MCCLELLAN, Esquire,
TUCKER ARENSBERG, P.C., 300
Corporate Center Dr., #200
Camp Hill, PA 17011
717-221-7961

jy3 mmcclellan@tuckerlaw.com

NAME CHANGE **NOTICES**

CHANGE OF NAME HEARING

NOTICE IS HEREBY GIVEN that a
hearing on the Petition of **CAROL LYNN**
EINSIG ESPOSITO to change her name
to **CAROL LYNN EINSIG**, will be held on
Tuesday, August 25, 2026, at 1:00 P.M.,
in the Dauphin County Courthouse,
Courtroom No. 1, 101 Market Street,
Harrisburg, Pennsylvania.

All parties having an interest in this
matter are required to be in attendance.

Charles E. Petrie, Esquire
Supreme Court ID: 29029
3528 Brisban Street
Harrisburg PA 17111
717-561-1939
petriellaw@aol.com

jy3 Attorney for Petitioner

SECOND PUBLICATION

MISCELLANEOUS **NOTICES**

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

NO. 2026-CV-1351-CI

CIVIL ACTION – LAW

**IN RE: 2012 BMW
VIN: WBASP4C51CC899910**

NOTICE

TO: Yalun He
3104 Pineford Drive

Middletown, PA 17057

Yalun He
1169 Amber Lane
Harrisburg, PA 17111

YOU ARE HEREBY NOTIFIED that Karch
Auto, through counsel, has filed a Petition
to involuntarily transfer the title to the
vehicle identified below, of which you are
the owner. A hearing on the Petition has
been scheduled. The information is
provided to you consistent with the Court
Order entered in this matter:

Place of Hearing: Centre County
Courthouse, Courtroom No. 1, 102 South
Allegheny Street, Bellefonte, PA 16823

Date/Time of Hearing: August 24,
2026, at 1:00 p.m.

Year/Make/Model of Car: 2012 BMW
VIN: WBASP4C51CC899910

STOVER, McGLAUGHLIN
AND TORQUATO, P.C.
Ronald S. McGlaughlin, Esquire
Attorney ID No. 41531
Attorney for Petitioner
919 University Drive
State College, PA 16801
814-231-1850 telephone

jn26-jy10 rsmcg@nittanylaw.com

THIRD PUBLICATION

MISCELLANEOUS **NOTICES**

NOTICE OF AUDIT

TO LEGATEES, NEXT OF KIN, CREDITORS AND ALL OTHER PERSONS CONCERNED:

NOTICE IS HEREBY GIVEN that the
following accounts have been filed by the
respective accountants in the Office of
the Register of Wills or with the Clerk of
the Orphans' Court Division of the
Common Pleas of Dauphin County, as the
case may be, and that the same shall be
duly presented to the said Orphans'
Court Division at the Office of the Court
Administrator for Audit, Confirmation and
Distribution of the said ascertained
balances to and among those legally
entitled thereto **July 29, 2026**.
Pursuant to Pennsylvania Orphans' Court
Rule 2.7(b) (formerly Dauphin County

Orphans' Court Rule 6.10.1), objections to an account must be filed in writing with the Register or Clerk ***no later than the close of business on July 28, 2026.***

1. GAMBY, JOHN, M a/k/a JOHN MICHAEL GAMBY, Deceased, First and Final Account of Linda J. Gamby, Administratrix.

2. KROMER, BRUCE, MICHAEL a/k/a BRUCE M. KROMER, Deceased, First and Final Account of Lynn F. Kromer, Administratrix.

3. LEGO, VICKI, F, Deceased, First and Final Account of Jay S. Lego, Executor.

4. POWELL, WILLIAM, R a/k/a WILLIAM ROBERT POWELL, Deceased, First and Final Account of Gerald K. Morrison, Executor.

5. STEWART, ROBERT, E, Deceased, First and Final Account of Dorothy A. Byrne, Executrix.

June 16, 2026 Jean Marfizo King
 Register of Wills &
jn19-jy3 Clerk of the Orphans' Court

Advertisements appearing for Third Time

Miscellaneous Notices

SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, July 16, 2026, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$97,453.68

ALL THE FOLLOWING described real estate situate in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, to wit, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated September 24, 1968, as follows:

BEGINNING at the northeast corner of South 16th Street and Hunter Street, thence extending along the east side of 16th Street north 20 degrees west 20 feet to a corner of premises known as 415 South 16th Street, thence along said premises north 70 degrees east, 100 feet to the west side of a 4 feet wide alley thence along said alley south 20 degrees east 20 feet to the north side of Hunter Street, thence along the same south 70 degrees west 100 feet to the point and place of BEGINNING.

BEING Lot No. 240 on a Plan of Lots known as Brookwood which plan is recorded in Plan Book "A" Page 79, Dauphin County records.

Having thereon erected a two and one-half story brick dwelling known as No. 417 South 16th Street.

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

BEING the same premises which Dierich M. Kaiser and Karen R. Kaiser, by deed dated May 26, 2016 and recorded June 20, 2016, in the Office of the Recorder of Deeds in and for the County of Dauphin, under instrument number 20160015002, granted and conveyed unto Michael P. Olshefski, in fee.

ON OR ABOUT November 2, 2021, Michael P. Olshefski departed this life, thereby vesting title to the property unto Erin Piotroski-Olshefski, in her capacity

as heir of Michael P. Olshefski, Deceased, Matthew Olshefski, in his capacity as heir of Michael P. Olshefski, Shawn Olshefski, in his capacity as heir of Michael P. Olshefski, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Michael P. Olshefski, Deceased.

TAX PARCEL: 02-032-049-000-0000

PREMISES BEING: 417 S 16TH ST., Harrisburg, PA 17104

SEIZED AND SOLD as the property of Michael P. Olshefski under judgment no. 2022-CV-04071-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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2

JILL M. FEIN, ESQUIRE

JUDGMENT AMOUNT: \$249,970.35

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

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

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

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

Miscellaneous Notices

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

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

PARCEL# 13-081-008-000-0000
SEIZED AND SOLD as the property of Gayle D. Lawrence under judgment no. 2022-CV-07005-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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 3
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$288,831.00**

ALL THAT CERTAIN lot or tract of ground together with the improvements thereon erected, situate in Upper Township, Dauphin County, Pennsylvania, identified as Lot #26 on a Final Subdivision Plan for Section III of Rabbit Hill Estates, prepared by Burch Associates and recorded in Dauphin County Plan Book "W", Volume 8, Page 3, which premises are more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Wilt Boulevard at the southwest corner of Lot #45 on the aforesaid subdivision plan; thence along the said right-of-way line of Wilt Boulevard, north seventy-nine degrees (79) zero minutes (00') zero seconds (00") west, the distance of one hundred ninety and fifty-seven hundredths feet (190.57') to a point; thence along the arc of a twenty-five and zero hundredths feet (25.00') radius curve to the right, which curve is subtended by a chord lying to the north thereof, which chord has a bearing north thirty-one degrees (31) two minutes (02') thirty seconds (30") West and a chord distance of thirty-seven and thirteen hundredths feet (37.13'), an arc

distance of forty-one and eighty-five hundredths feet (41.85') to a point on the eastern right-of-way line of Edward Drive, north sixteen degrees (16) fifty-five minutes (55') zero seconds (00") east, the distance of ninety-four and forty-one hundredths feet (94.41') to a point at the southwest corner of Lot #27 on the aforesaid subdivision plan: thence along Lot #27 north seventy-three degrees (73) five minutes (05') zero seconds (00") east, the distance of two hundred eight and sixty-one hundredths feet (208.61') to a point on the western line of Lot #45 on the aforesaid subdivision plan: thence along Lot #45, south twelve degrees (12) one minute (01') thirty-four seconds (34") west the distance of one hundred and zero hundredths feet (100.00') to the point and place of BEGINNING.

CONTAINING 23.483 square feet. (0.54 acres)

BEING designated as Dauphin County UPI 65-032-117-000

UNDER AND SUBJECT to the following protective covenants, restrictions and rights for section 3 of Rabbit Hill Estates Development:

1. NO building shall be erected, altered, placed or permitted to remain on this lot other than for a single detached family dwelling not to exceed two stories in height with an attached private garage for not more than three automobiles. A professional business may be carried on as part of the residence.

2. THE ground floor area of the main structure, exclusive of porches and garages, shall not be less than 1,100 square feet for a one-story dwelling nor less than 700 feet (1st Floor) for a two story dwelling house.

3. ALL exposed areas shall be covered by a finished material which shall not include cement block, cinder block and unfinished lumber with at least 150 square feet of all exterior walls to be covered with brick or stone or combination of brick and stone.

4. NO Structure of a temporary character, trailer, mobile home, basement, tents, shack, garage, barn or other outbuildings shall be used on this lot at any time as a residence either temporarily or permanently.

5. NO dwelling house, garage, modular home, building or structure of any character or driveway or fence shall be erected, constructed, or maintained on

Advertisements appearing for Third Time

Miscellaneous Notices

said land, nor shall any addition to, charge, or alteration thereof be made unless and until the specification and plans showing the nature, kind, shape, height, material, floor plans, exterior color scheme, location, front and rear facings, and elevations, and statement of the approximate cost thereof and the grading plans of the premises to be built upon, shall have been submitted to and approved in writing by Developer or its duly authorized agent, and a copy thereof as finally approved lodged permanently with the Developer. The exterior of all custom and modular homes shall be an attractive combination of colors. The Developer shall have the right to decline to approve any such plans and specification submitted which are not suitable or desirable, in its opinion, for aesthetic or other reasons, taking into consideration the effect of the building or other structures as planned on the outlook for adjacent or neighboring properties, and whether the plans are keeping with and are in general harmony with the surroundings. Plans and specifications approval for new houses and future additions thereto shall have the written approval of the Developer prior to construction of a new house or addition.

6. ALL construction sites must be maintained as debris-free as is possible during the construction of any residence or permitted accessory building. All residence and permitted accessory buildings erected on the lot must be constructed in accordance with township codes and ordinances.

7. ALL persons purchasing a lot have up to two (2) years from the time of settlement to start the construction of the dwelling. However, all lots must be maintained for a general overall neat appearance. If at any time your lot needs attention, the Developer reserves the right to go onto the lot and do whatever is necessary. The Owner will be charged \$150-200 per servicing.

8. ALL houses, buildings, and other structures must be completed within (6) months after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the property owner or builder due to strikes, fires, severe weather, national emergency or national calamities. Houses and other dwelling structures may be temporarily

or permanently occupied until the exterior thereof having been completed. Upon Completion of construction, the Property Owner shall cause the contractor to immediately remove all equipment, tools, and construction material from the lot. Any damage to roads, bike paths, property owned by others caused by the contractor or other parties providing labor or services to the property owner shall be repaired by the contractor at the contractor's expense. Before the start of construction, the contractor shall pay the developer, the sum of one thousand dollars (\$1,000) to be used in the sole discretion of the developer to repair road damage or applied to other costs caused by the builder or other parties providing labor or services. The developer shall provide the contractor with a statement reflecting the use of said funds within thirty (30) days after final completion of all construction. The retainer of one thousand dollars (\$1,000) will be returned to the contractor by developer within thirty (30) days of completion of the driveway paving as long as no road damages or other damages were incurred.

9. NO poles or appliances upon which to hang or expose laundry shall be erected or maintained on said premises closer to the front line of said premises than the rear wall of the dwelling to be erected on the premises.

10. NO sign of any kind shall be displayed to the public view except for advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period. No Professional signs which exceed two feet by three feet shall be displayed, except those signs advertising the development by the developer or an open house/model house sign by the builder.

11. NO shrubbery or other substance shall be permitted to encroach directly on any boundary line; no fence shall be erected on the lot except in compliance with the swimming pool ordinance adopted upon Upper Paxton Township.

12. NO residential lot shall be subdivided, or its boundary lines changed, not shall application for same to be made to the Township, except with written consent of the developer or owner.

Advertisements appearing for Third Time

Miscellaneous Notices

13. ALL driveways shall be paved with concrete, brick, tile, asphalt, or architecturally enhanced concrete and be installed prior to occupancy of the dwelling thereon unless weather conditions do not so permit, in which case such driveway installation shall be completed as soon as reasonably possible thereafter and not later than the immediately following May 31. The only exception would be allowance of an additional six (6) months for any lot needing excessive fill that would take further time to settle with the written permission of the developer.

14. ALL final grading and seeding of the lot shall be accomplished so that no areas remain barren for more than 60 days after completion of construction of the dwelling house and any garage. Then final grading and seeding shall be stabilized with a protective cover to prevent or reduce soil erosion to a minimum.

15. NO animals, livestock or poultry of any kind shall be raised, bred, or kept on the lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, and maintained for any commercial purpose, and all such pets must be permanently maintained in the dwelling house.

16. NO noxious or offensive activity shall be carried on upon the lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Only automobiles and pickup trucks with current registration shall be permitted on the lot or on the streets in front of the lot in the subdivision.

17. A TV's and dirt bikes are not permitted to be driven on any individual lot or on development roads.

18. THE lot shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage of such disposed material shall be kept in a clean and sanitary condition.

19. THE owner of Lot #19 agrees to maintain the rock retaining wall, all plantings and grass areas at the entrance of the development to keep it looking attractive. The owner of Lots #20, 21, 22, 23 & 24 agree to keep rear yards free of debris and slopes maintained as these are visible from the entrance. The owner

of Lot #25 agrees to maintain the sign and entrance area to the development.

20. DEVELOPER reserves a sewer easement between Lot #40 and Lot #41

21. ENFORCEMENT shall be proceedings at law or in equity (by or on behalf of any lot owner) against any person or persons violating or attempting to violate any restriction or covenant either to restrain violation or to recover damages.

22. INVALIDATION of any one of these restrictions or covenants by judgment or court of order shall in no way affect any of the provisions which shall remain in full force and effect.

BEING the same premises which Michael Kevin Ricker, by deed dated 10/29/2018 and recorded 11/6/2018 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Instrument No. 20180028126, granted and conveyed unto Jason C. Trutt

PROPERTY ADDRESS: 148 EDWARD DR., Millersburg, PA 17061

PROPERTY SITUATE in the Upper Paxton Township, Dauphin County, Pennsylvania

TAX ID No. 65-032-117-000-0000

PARCEL#: 65-032-117-000-0000

SEIZED AND SOLD as the property of JASON C. TRUTT by virtue of a writ of execution No. 2022-CV-06272-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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$354,184.93

TRACT ONE

ALL THAT CERTAIN tract or parcel of ground, situate in the Sixth Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on North Front Street, which point is fifty (50) feet, one (1) inch south of the southeast corner of Front and Reily Streets; at the southern side or property now or late of the misses dock; thence eastwardly along the side of property now or late of the misses dock one hundred and two (102) feet four and

Advertisements appearing for Third Time

Miscellaneous Notices

one half inches (4 ½) more or less to a four feet wide private alley; thence southwardly along the western side of said four feet wide private alley twenty four (24) feet, and six (6) inches more or less to property now or late of S. M. Marshall; thence westwardly along the side of last mentioned property and through the center of a brick partition wall between this and adjoining house, and continuing westwardly along the side of said property one hundred and four (104) feet more or less to Front Street; thence northwardly along the eastern line of Front Street twenty four (24) feet six (6) inches to the place of BEGINNING.

HAVING thereon erected a large three story brick cottage roof dwelling house numbered 1425 North Front Street, Harrisburg, Pennsylvania.

TOGETHER with the right to use the four feet wide private alley in the rear of said Lot in common with the owners and occupiers of other property abutting thereon.

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

TRACT TWO

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

BEGINNING at a point on Front Street, which point is seventy-four feet seven inches (74'7") south of the southeast corner of Front and Reily Streets, being the center of a brick partition wall between this and adjoining house; thence eastwardly through the center of said brick partition wall one hundred and four (104') feet more or less, to a four (4') feet wide private alley; thence southwardly along the western side of said four (4') feet wide private alley twenty-four feet nine and one-half inches (24' 9 ½") more or less, to property now or late of C. Plank; thence westwardly along the side of the last mentioned property one hundred six (106') feet, more or less to Front Street; and thence northwardly along the eastern side of Front Street twenty-four feet, six inches (24' 6") to the place of BEGINNING.

HAVING thereon erected the southern one-half of a three story brick dwelling

house known as 1423 North Front Street, Harrisburg, Pennsylvania.

BEING the same premises which Philip Michael Clark and Emily R. Clark, by deed dated 03/14/2022 and recorded 03/23/2022, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20220009169, granted and conveyed unto Philip Michael Clark, in fee.

TAX PARCEL: 06-010-011-000-0000 & 06-010-010-000-0000

PREMISES BEING: 1423-1425 N Front St., Harrisburg, PA 17102

SEIZED AND SOLD as the property of Philip Michael Clark under judgment no. 2025-CV-07662.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5

ANDREW H. SHAW, ESQUIRE

JUDGMENT AMOUNT: \$207,887.86

ALL THAT CERTAIN unexpired leasehold or term of years (being for a term of 99 years from and after October 1, 1972) in and to all that certain tract of parcel of land located in the Borough of Middletown, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north side of Mill Street, which point is seventy-five and two-tenths (75.2) feet westwardly from Poplar Street, thence northwardly in a line at or near a right angle with said Mill Street ninety-two and five-tenths (92.5) feet to the line of Lot No. 18 on the Plan hereinafter referred to, at a point forty-five (45) feet westwardly from Poplar Street; thence westwardly along the line of said Lot No. 18 fifty-two and three-tenths (52.3) feet to a point; thence southwardly in a line at right angles to said Lot No. 18 on a line running along a fence or the former location of a fence twenty-one (21) feet to a point; thence southwestwardly fourteen and one-half (14½) feet to a mark at the house; thence westwardly in a line parallel with Mill Street aforesaid and along said house six (6) feet to a

Advertisements appearing for Third Time

Miscellaneous Notices

point; the corner of a house; thence southwardly along the line of said last mentioned house forty-three and ninth-tenth (43.9) feet to Mill Street and thence eastwardly along said Mill Street and thence eastwardly along said Mill Street fifty-five (55) feet to a point, the place of BEGINNING.

BEING part of Lot No. 19 on the Plan of the Emaus Orphan House according to a survey made by C.H. Hoffer on December 26, 1906, and having thereon erected and now being premises Nos. 15 and 17 Mill Street, Middletown, Pennsylvania.

AND THE SAID Susquehanna Bank, PA is now known as Susquehanna Bank.

UNDER AND SUBJECT to all of the terms and conditions of the original lease from the Principal and Trustees of the Emaus Orphan House and J. Henry May and Anna M. May, his wife, dated October 25, 1972, including the annual ground rental of \$36.00, payable semi-annually on April 1, and October 1, each year.

THE aforementioned lease with the said J. Henry May and Anna M. May, his wife, superseded the lease recorded in the Office of the Recorder of Deeds of Dauphin County Pennsylvania, in Miscellaneous Book D, Volume 8, Page 587, et seq.

SEE ALSO prior leasehold assignment in Dauphin County Deed Book T, Volume 36, Page 495, et seq.

SEE ALSO prior leasehold assignment in Dauphin County, Pennsylvania, in Deed Book B, Volume 33, Page 351, et seq., of which was a portion of the herebefore described premises was a part; the aforementioned lease dated October 25, 1972, with the said J. Henry May and Anna M. May, his wife, superseded the leasehold interest assigned by said last recited assignment as respected the portion thereof which is a pan of the heretofore described premises.

TAX PARCEL # 41-009-036

PREMISES BEING: 15 Mill Street, Middletown, PA 17057

SEIZED AND SOLD as the property of DBGhimire, LLC under judgment no. 2025-CV-05589.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$152,723.58

TRACT NO. 1:

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

BEGINNING on the eastern line of Second Street at the northern property line of Lot No. 30, Block "E", Plan of Lots remaining of record in the Office of the Recorder of Deeds in and for the County of Dauphin in Plan Book A-2, Page 66; thence northwardly along the eastern line of Second Street, 25 feet to the southern property line of Lot No. 28, Block and Plan aforesaid; thence eastwardly along the southern property line of Lot No. 28 aforesaid, 100 feet to the western line of a 15-foot wide alley (sometimes called Second Alley); thence southwardly (erroneously "northwardly" in some prior recorded documents) along the western line of said alley, 25 feet to the northern property line of Lot No. 50, Block and Plan aforesaid; thence westwardly along the northern property line of said Lot No. 50, 100 feet to the eastern line of Second Street, the place of BEGINNING.

TRACT NO.2:

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

BEING Lot No. 30 of Block "E", fronting on North Second Street, 25 feet, more or less, and extending back same width 100 feet to a 15-foot alley, known as Second Alley, in the Plan of Lots laid out by James D. Cameron and Elizabeth S. Cameron, his wife, which Plan is recorded in Plan Book A, Volume 2, Page 66.

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

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

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be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 507 NORTH 2ND STREET, STEELTON, PA 17113

PARCEL#: 60-014-008-000-0000
BEING THE SAME PREMISES WHICH Wanda A. Vanhorn, by deed dated March 25, 2020 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on March 26, 2020 to Instrument No. 2020-0007966, granted and conveyed unto Shamaia L. Ferguson.

TO BE SOLD AS THE PROPERTY OF SHAMAIA L. FERGUSON under Judgment No. 2025-CV-02603.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 7
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$93,289.46**

ALL THAT CERTAIN message, tenement and tract of land situate in the 7th Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Herr Street one hundred sixty-two (162) feet from the northeast corner of Seventeenth and Herr Streets at line property of 1716 Herr Street; thence northwardly along said line through the center of the partition wall between said property and property herein described one hundred (100) feet to a fifteen (15) feet wide alley; thence eastwardly along the southern line of said alley twenty (20) feet six (6) inches to line of property of 1720 Herr Street; thence southwardly along said line one hundred (100) feet to Herr Street; thence westwardly along the northern line of Herr Street twenty (20) feet six (6) inches to the place of BEGINNING.

PARCEL ID: 07-089-014-000-0000
COMMONLY KNOWN As: 1718 Herr Street, Harrisburg, Pennsylvania 17103

BEING the same premises which Mark Imler and Stacey L., Imler and Ricci Kessler and Gloria Kessler by deed dated 09/13/2023 and recorded 10/17/2023, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20230022569, granted and conveyed unto Angela W. Middleton, in fee

PROPERTY SITUATE in the 7th Ward of the City of Harrisburg, Dauphin County, Pennsylvania

TAX ID No. 07-089-014-000-0000

SEIZED AND SOLD as the property of ANGELA W. MIDDLETON by virtue of a writ of execution No. 2024-CV-03942

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 10, 2026, 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. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$566,826.52**

ALL THAT CERTAIN UNIT, BEING UNIT NO. 24 (THE "UNIT"). OF THE ESTATES AT MARGARET'S GROVE, A PLANNED COMMUNITY (THE "COMMUNITY"), SUCH COMMUNITY BEING LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, WHICH UNIT IS DESIGNATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ESTATES AT MARGARET'S GROVE, A PLANNED COMMUNITY (THE "DECLARATION") AND DECLARATION PLATS AND PLANS RECORDED AS AN EXHIBIT THERETO IN THE OFFICE OF THE DAUPHIN COUNTY RECORDER OF DEEDS AS INSTRUMENT NO.20080011058, TOGETHER WITH ANYAND ALL AMENDMENTS THERETO.

TOGETHER WITH THE UNDIVIDED ALLOCATED INTEREST APPURTENANT TO THE UNIT AS MORE PARTICULARLY SET FORTH IN THE AFORESAID DECLARATION, AS LAST AMENDED.

TOGETHER WITH THE RIGHT TO USE ANY LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT BEING CONVEYED HEREIN, PURSUANT TO THE DECLARATION AND DECLARATION PLATS AND PLANS, AS LAST AMENDED.

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UNDER AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS-OF; WAY, EASEMENTS AND AGREEMENTS OF RECORD IN THE AFORESAID OFFICE; AND TO MATTERS WHICH A PHYSICAL INSPECTION OR SURVEY OF THE UNIT AND COMMON ELEMENTS WOULD DISCLOSE

BEING KNOWN as: 2237 Chatham Way, Harrisburg, PA 17110

BEING the same premises which Thomas P. Murray and Linda K. Murray by deed dated April 25, 2024 and recorded in the Office of Recorder of Deeds of Dauphin County on May 29, 2024 at Instrument #20240010968 granted and conveyed unto Thomas P. Murray.

SITUATE in the Harrisburg TAX PARCEL No. 62-091-024-000-0000 PREMISES BEING: 2237 Chatham Way, Harrisburg, PA 17110

TO BE SEIZED AND SOLD AS THE PROPERTY OF Thomas P. Murray a/k/a Thomas Murray under judgment no. 2025-CV-09157.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 9
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$264,717.11**

ALL THAT CERTAIN lot or piece of ground situate in Derry Township, County of Dauphin, Commonwealth of Pennsylvania:

BEGINNING at a concrete monument said monument being the southwest corner of lands now or late of E. Grubb; thence by lands of Grubb, north seventy four degrees forty six minutes forty seconds cast four hundred sixty six and ninety hundredths foot to a monument at the northwest corner of land of C. Richard Miller; thence along lands of Miller south twenty four degrees twenty five minutes fifty seconds east one hundred ninety one and forty hundredths feet to a pin; thence continuing along same south sixty degrees forty three minutes thirty five seconds west two

hundred seventy seven and eighty hundredths feet to the southeast corner of Lot 3 Section "A" of Greenhill; thence along the eastern line of Lot 3 north twenty one degrees fifteen minutes sixteen seconds west one hundred fifty one and seventy seven hundredths feet to the northeast corner of Lot 3; thence along the northern line of Lot 3 in a westerly direction by a curve to the right with a radius of two hundred feet fifty six and fourteen hundredths feet to a point; thence by a curve to the left with a radius of one hundred twenty five feet one hundred five and forty five feet to a point on the eastern line of Greenhill Drive; thence along Greenhill Drive by a curve to the left with a radius of one hundred seventy five feet fifty three and sixty eight hundredths feet to the southeast corner of Lot 7; thence along the eastern line of Lot 7 north twenty one degrees fifteen minutes zero seconds west ninety nine and fifty nine hundredths feet to a concrete monument and the place of BEGINNING.

CONTAING 1.891 acres more or less, in accordance with a survey prepared by Gervit J. Betz Associates Inc. dated October 6, 1975.

HAVING THEREON ERECTED a two story frame dwelling house known and numbered 37 Greenhill Drive

PARCEL NO.: 24-056-067-000-0000

BEING KNOWN as: 1085 Greenhill Drive, Hummelstown, PA 17036

BEING the same premises which Robert A. Feeler and Marilynn J. Feeler, by deed dated February 2, 1983 and recorded in the Office of Recorder of Deeds of Dauphin County on March 7, 1983 at Book 357, Page 86 granted and conveyed unto Marilynn J. Feeler.

SEIZED AND SOLD as the property of Marilynn J. Feeler under judgment no. 2025-CV-08051.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 10

LAVANDA K. HARRIS, ESQUIRE
JUDGMENT AMOUNT: \$78,113.51

ALL THOSE CERTAIN two lots or pieces of ground situate in Elmtown, an Addition to the said Township of Wiconisco, County of Dauphin and Commonwealth of Pennsylvania, on the South side of Centre Street, the said lots being numbered on the plan of said town as Numbers Ninety-one (91) and Ninety-two (92) and bounded on the north by said Centre Street, on the east by Spring Street, on the south by an Alley and on the west by Lot Number Eighty-eight (88) on the plan of said Town.

TOGETHER with a two-story frame dwelling house and outbuildings thereon erected and known as 427 Center Street.

IT BEING the same premises which Donalds E. Schell, single, by his deed dated April 30, 2010, and recorded May 3, 2010, in the Recorder of Deeds Office of Dauphin County as Instrument Number 20100012008, granted and conveyed unto Laura R. Klinger. The said Cole Klinger is the husband of Laura R. Klinger and is joining in this deed to convey any and all interest he has in the aforesaid property as the result of his marriage to Laura R. Klinger. The said Laura R. Klinger and Cole Klinger, her husband, are the GRANTORS herein.

BEING KNOWN AS: 427 CENTER STREET, LYKENS, PA 17048

PROPERTY ID: 69-009-104-000-0000

TITLE TO SAID PREMISES IS VESTED IN NICHOLAS J. GRIMM, SINGLE BY DEED FROM LAURA R. KLINGER AND COLE KLINGER, WIFE AND HUSBAND, DATED JULY 24, 2017 RECORDED JULY 26, 2017 AT INSTRUMENT NO. 20170019325

SEIZED AND SOLD as the property of Nicholas J. Grimm under judgment no. 2025-CV-07466.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$161,099.66

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

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

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

WITH all improvements erected thereon.

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

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 12

JACQUELINE F. McNALLY, ESQUIRE

JUDGMENT AMOUNT: \$170,138.33

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

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 Akens Engineering Associates, Inc., and recorded in the Dauphin County Plan Book A, Volume 7, Pages 94 through 94.

BEING known as 6506 Terrance County, Harrisburg, PA.

ACCURACY of acreage content and/or square footage not guaranteed.

BEING the same premises which John Whooley and Deborah A. Whooley by deed dated November 26, 2011 and recorded in the Official Records of Dauphin County on December 2, 2011 as Instrument Number 20110033201 granted and conveyed unto Deborah A. Whooley.

PROPERTY COMMONLY Known as: 6506 Terrace Court, Harrisburg, PA 17111

TAX PARCEL Number: 35-128-054

SEIZED AND SOLD as the property of Deborah A. Whooley under judgment no. 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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13

GERALDINE M, LINN, ESQUIRE

JUDGMENT AMOUNT: \$131,761.11

ALL THAT CERTAIN lot or tract of land with improvements thereon erected, situated at 1403 Georgetown Road, the southern side thereof, east of Jefferson Drive, in Lower Swatara Township, Dauphin County, Pennsylvania, and being known as Lot No. 29, Block D, as shown on a Plan of the Village of Georgetown, as prepared by Huth Engineers, Inc., dated February 4, 1974, Drawing No. LA-1080-6, and recorded in

the Office of the Recording Deeds, etc., in and for Dauphin County, in Plan Book Z, Volume 2, Page 7, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of Georgetown Road, a corner of Lot No. 30, said point being located a distance of 145.02 feet southeasterly from the intersection of the southerly right-of-way line of Georgetown Road extended, and the easterly right-of-way line of Jefferson Drive extended; thence along Lot No. 30, Block D, south 37 degrees 17 minutes 00 seconds west, a distance of 120.45 feet to a point, a corner of Lot No. 24; thence along Lot No. 24, Block D, north 52 degrees 5 minutes 00 seconds west, a distance of 20.00 feet to a point, a corner of Lot No. 28; thence along Lot No. 28, Block D, north 37 degrees 17 minutes 00 seconds east, a distance of 120.00 feet to a point on the southerly right-of-way line of Georgetown Road; thence south 53 degrees 22 minutes 00 seconds east, a distance of 20.00 feet to a point, the place of BEGINNING.

CONTAINING 2,478.20 square feet.

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

BEING KNOWN AS: 1403 GEORGETOWN ROAD, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 36-032-064-000-0000

BEING THE SAME PREMISES WHICH DANIEL L. BRION, EXECUTOR OF THE ESTATE OF DORIS M. BRION BY DEED DATED 3/29/2021 AND RECORDED 3/29/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20210010161, GRANTED AND CONVEYED UNTO DEANNA EVA SALENIEKS.

SEIZED AND SOLD as the property of Deanna Salenieks AKA Deanna E. Salenieks AKA Deanna Eva Salenieks under judgment no. 2025-CV-08013.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14

CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$92,330.74

ALL THAT CERTAIN piece or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, being lot 100 on a Plan of Mountindale Addition-Phase 3A, said plan being recorded in the Office of the Recorder of Deeds of Dauphin County, in Plan Book "C", Volume 4, Page 51, mote particularly bounded and described as follows, to wit:

BEGINNING at a point on the aforesaid Plan, at the dividing line between Lot Nos. 99 and 100 on aforesaid Plan, at the right of way of Great Oak Lane on aforesaid Plan; thence continuing along the right of way of aforesaid Great Oak Lane along a curve, said curve having a radius of 650 feet, and an arc distance of 200.27 feet to another point on the right of way of Great Oak Lane on aforesaid Plan, at the dividing line between Lot Nos. 100 and 101 on aforesaid Plan; thence continuing along the dividing line between Lot Nos. 100 and 101 on aforesaid Plan, north 63 degrees 43 minutes 44 seconds west, for a distance of 271.98 feet to the point on the dividing line between Lot No. 100 and other lands now formerly owned by Custer Homes, Inc., being in Section 6B of Mountindale; thence continuing along the boundary line of Lot No. 100 and lands now or formerly owned by Custer Homes, Inc., being Section 68 of Mountindale, north 04 degrees 03 minutes 31 seconds east, for a distance of 115 feet to a point at the dividing line between Lot Nos. 100 and 99 on aforesaid Plan; thence continuing along the dividing line between Lot Nos. 100 and 89 on aforesaid Plan, south 81 degrees 22 minutes 55 seconds east for a distance of 298.92 feet to a point on the right of way of Great Oak Lane, the place of BEGINNING.

SUBJECT, NEVERTHELESS, to certain restrictive covenants as more particularly set forth in a Declaration of Restrictive Covenants, recorded in the Office of the Recorder of Deeds of Dauphin county, on or about May 4, 1984 and as found in Record Book 488, Page 410.

FUTHERMORE said tract is subject to such restrictions, conditions, setbacks and easements as appear on said Plan to include 30 foot building setback requirement and a 20 foot drainage easement.

PROPERTY SITUATE in the Susquehanna Township, Dauphin County, Pennsylvania

TAX ID No. 62-062-033-000-0000

BEING known and numbered as 4712 Great Oak Lane, Harrisburg, Pennsylvania, 17110

BEING the same premises which Mary E. Duka, by deed dated 06/28/2004 and recorded 06/28/2004, in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 5565, Page 26, granted and conveyed unto Shannon G. Duka-Smith, in fee.

SEIZED AND SOLD as the property of Shannon G. Duka-Smith under judgment no. 2025-CV-08258.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15

STEVEN P. KELLY, ESQUIRE
JUDGMENT AMOUNT: \$156,188.34

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF HUMMELSTOWN, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTERLINE OF NORTH DUKE STREET, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG THE SOUTHERN LINE OF RAILROAD STREET, SOUTH 51 DEGREES 15 MINUTES EAST, 170.90 FEET TO A STONE MONUMENT AT LANDS NOW OR FORMERLY OF GEORGE AND BETTY STOLTZ; THENCE ALONG SAID LANDS OF GEORGE AND BETTY STOLTZ, SOUTH 75 DEGREES 15 MINUTES WEST, 264.00 FEET TO AN IRON PIN; THENCE NORTH 2 DEGREES

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15 MINUTES EAST, 38.07 FEET TO A POINT IN THE CENTERLINE OF NORTH DUKE STREET; THENCE ALONG THE CENTERLINE OF NORTH DUKE STREET, NORTH 41 DEGREES 31 MINUTES EAST 181.83 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

APN#: 31-005-001-000-0000

PARCEL No.: 31-005-001-000-0000

BEING KNOWN as: 301 N. Duke Street, Hummelstown, PA 17036

BEING the same premises which Dennis Jay Kreiser and Jody Beth Kreiser by Deed dated September 26, 2015 and recorded in the Office of Recorder of Deeds of Dauphin County on October 21, 2015 granted and conveyed unto Yvonne A. Gleim.

SEIZED AND SOLD as the property of Yvonne A. Gleim under judgment no. 2025-CV-05488.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16

MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$55,478.68

ALL THAT CERTAIN piece or parcel of land, having thereon erected a three story brick dwelling house known and numbered as No. 1939 Whitehall Street, situate in the Ninth Ward in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the south side of Whitehall Street, said point being 20 feet more or less west of the northwest corner of Prospect and Whitehall Street; thence westwardly along the southern line of Whitehall Street 20 feet 6 inches to the center of a 5 feet wide private alley; thence southwardly through the center of said 5 feet wide private alley 70 feet more or less to a 5 feet wide alley; thence eastwardly along the northern line of said 5 feet wide private alley 23 feet more or less to line of adjoining property known as No. 1941 Whitehall Street; thence northwardly along the said line and through the center of a partition wall between said adjoining

property and the property herein described 59 feet and 6 inches more or less to the place of BEGINNING.

KNOWN and numbered as 1939 Whitehall Street.

PARCEL NO.: 09-074-023-000-0000

BEING KNOWN as: 1939 Whitehall St., Harrisburg, PA 17103-2558

BEING the same premises which Robert L. Miller, Sr. and Diane M. Shellenhamer by deed dated August 5, 2016 and recorded in the Office of Recorder of Deeds of Dauphin County on August 15, 2016 granted and conveyed unto Robert K. Howard.

SEIZED AND SOLD as the property of Robert K. Howard under judgment no. 2024-CV-07430.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17

CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$157,895.25

TRACT NO. 1

ALL THAT CERTAIN tract or parcel of ground situate in Susquehanna Township, Dauphin County, Pennsylvania, known and described as a portion of Plot No. 41 on Plan of Lots known as Colonial Acres, which Plan has been recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "G", Page 9, said portion of Plot No. 41 being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of Colonial Road, said point being one hundred thirty-three and fifteen hundredths (133.15) feet east of the northeast corner of Colonial Road and thirty-three (33) foot public road known as Mill Road; thence continuing northwardly and at right angles to Colonial Road, by other lands now or late of John P. Smeltzer and wife, one hundred forty-six and six-tenths (146.6) feet to an iron pipe on the line of Plot No. 33; thence along Plot No. 33 in an eastwardly direction, sixty and eleven hundredths feet (60.11) to an iron pipe; thence in a southwardly direction, one

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hundred forty-three and fifty-five hundredths (143.55) feet by the lands now or late of John P. Smeltzer and wife, to a point on the north side of Colonial Road; and thence westwardly along the north side of Colonial Road, sixty (60) feet to the Place of BEGINNING.

HAVING thereon erected a two-story dwelling house known and numbered as 3604 Colonial Road, Harrisburg, Pennsylvania.

TRACT NO. 2

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

BEGINNING at a point on the northern side of Colonial Road, said point being one hundred ninety-three and fifteen one-hundredths (193.15) feet east of the northeast corner of Colonial Road and 36th Street; thence in a northerly direction along the eastern line of land now or late of Charles W. Larsen, et ux, one hundred forty-three and fifty-five hundredths (143.55) feet to a point; thence in an easterly direction fifty-nine and fifty-seven one-hundredths (59.57) feet, more or less, to appoint said being the northwest corner of lands now or late of Luke R. Mumma, et ux, by deed recorded in Deed Book "N", Volume 39, Page 224; thence in a southwardly direction along the western line of lands now or late of Luke R. Mumma, et ux, one hundred forty and forty-eight one hundredths (140.48) feet to a point on the northern side of Colonial Road; thence in a westwardly direction along the northern side of Colonial Road; thence in a westwardly direction along said the northern side of Colonial Road, fifty-nine and fifty seven one-hundredths (59.57) feet to a point, the Place of BEGINNING.

BEING Lot No. 4 on the unrecorded Plan showing a Subdivision of Plots No. 33 and 41, "Colonial Acres", Plan Book "G", Page 9.

COMMONLY KNOWN as: 3604 Colonial Rd., Harrisburg, PA 17109-2117

PROPERTY SITUATE in the Susquehanna Township, Dauphin County, Pennsylvania

Tax ID No. 62-025-046-000-0000 A/K/A 62-025-046 and 62-025-04 7-000-0000 A/K/A 62-025-047

BEING the same premises which Estate of Christopher Michael Toyer, by deed

dated 09/20/2023 and recorded 09/21/2023, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20230020621, granted and conveyed unto Kathleen J. Royer, in fee.

AND the said Christopher Royer has departed this life on or about 12/17/2021, thereby vesting title of the mortgaged premises unto Kathleen J. Royer A/K/A Kathleen Joan Royer A/K/A Kathleen Royer A/K/A Kathleen Talley.

SEIZED AND SOLD as the Property of KATHLEEN J. ROYER by virtue of a writ of execution No. 2025-CV-08714

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$21,651.49

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

BEGINNING at a point on the southern line of Park Street one hundred sixty-four (164') feet and six (6") inches westwardly from the southwest corner of 19th and Park Streets at line of property No. 1847 Park Street; thence southwardly along said line through the center of the partition wall between said property and property herein described one hundred ten (110') feet to Ethel Street; thence westwardly along Ethel Street sixteen (16') feet and six (6") inches, more or less, to line of property No. 1843 Park Street; thence northwardly along said line one hundred and ten (110') feet to Park Street; thence eastwardly along the southern line of Park Street sixteen (16') feet and six (6") inches, more or less, to the place of BEGINNING.

HAVING THEREON erected a 3 story brick dwelling house known and numbered as 1845 Park Street, Harrisburg, Dauphin County, Pennsylvania.

THE SPACE between the houses of property herein described and the

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property adjoining on the west, being about five (5') feet in width and sixty-eight (68') feet in length shall be used by the owners and occupiers of said properties for ingress, egress and regress only, and as such shall be and remain open and unobstructed.

BEING THE SAME premises which Henry E. Brinkerhoff Jr. and wife Nancy J. Brinkerhoff, by deed dated 01/27/2006 and recorded 01/30/2006, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20060003578, granted and conveyed unto Rhoda Howard, in fee.

AND the said Rhoda L. Howard has departed this life on or about 06/01/2025, thereby vesting title of the mortgaged premises unto Lenette Y. Purdy Brown, known heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased, Denise L. Purdy, known heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased, Roy E. Purdy, known heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased, Vernon Purdy, known heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Rhoda L. Howard A/K/A Rhoda Howard, Deceased, Romaine E. Purdy, Known heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased, McDaniel Purdy, Jr., Known Heir of Rhoda L. Howard A/K/A Rhoda Howard, Deceased.

TAX PARCEL: 09-035-007-000-0000 A/K/A 09-035-007

PREMISES BEING: 1845 Park Street, Harrisburg, PA 17103

SEIZED AND SOLD as the property of Rhoda L. Howard under judgment no. 2025-CV-07957.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$47,708.84

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the Eleventh Ward of the City of Harrisburg, Dauphin Company, Pennsylvania, and bounded and described as follows:

BEGINNING at the point on the southern side of Muench Street 98 feet east of the southeastern corner of North Fourth and Muench Street at the line of lot now or formerly of John and Susan Wellein; thence eastwardly along the southern line of Muench Street, 14 feet to the line of land now or formerly of Clemuel B. Kitchen; thence southwardly, along the line of said last mentioned land, 81 feet to a 4 feet wide private alley; thence westwardly, along said alley, 14 feet to the line of lot now or formerly of John and Susan Wellein; thence northwardly, along the line of said last mentioned lot, 81 feet to the southern line of Muench Street at the place of BEGINNING.

HAVING thereon erected a two and one-half story frame dwelling house known as 415 Muench Street.

BEING known as Premises No. 415 Muench Street, Harrisburg, PA 17102.

BEING the same premises that Northwest Consumer Discount Company t/d/b/a Preis Consumer Discount Company, by Deed dated January 20, 2000 and recorded in the Dauphin County Recorder of Deeds in Deed Book 3607, Page 202, granted and conveyed unto Beulah C. Bass, in fee.

WHEREAS Beulah C. Bass died intestate on March 27, 2023.

AND WHEREAS the Register of Wills of Dauphin County granted Letters of Administration on the Estate of Beulah C. Bass to Constance M. Blake on April 4, 2024, under Estate No. 2224-0411, 2024.

AND WHEREAS Joseph T. Bass and Dwayne S. Bass are the sole heirs of the Estate of Beulah C. Bass, according to Pennsylvania laws of intestacy, and Dwayne S. Bass has disclaimed all interest in the estate of Beulah C. Bass, to which he is entitled under the intestate laws of the Commonwealth of Pennsylvania, leaving Joseph T. Bass as the sole remaining heir.

BEING THE SAME PREMISES which Constance M. Blake, acting as the Personal Representative of the Estate of Beulah C. Bass; Joseph T. Bass; and Dwayne S. Bass by deed dated April 15, 2024 and recorded April 15, 2024 in the Office of the Recorder of Deeds of

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Dauphin County as Instrument Number 20240007451 granted and conveyed unto Joseph T. Bass.

PARCEL NO: 11-016-054-000-0000.
SEIZED IN EXECUTION as the property of Joseph T. Bass on Judgment No. 2025-CV-08598.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$154,156.85

ALL THAT CERTAIN lot or tract of land in Lower Paxton Township, Dauphin County, Pennsylvania, as shown on a Plan of Lots recorded in Dauphin County Recorder's Office in Plan Book N, Page 83, being Lot Numbers 150 and 151 on abovementioned plan, more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the eastern line of Village Road, said stake being on the northern line of Lot number 152 on above-mentioned Plan; thence north along the eastern Line of Village Road two hundred (200) feet to a stake on the southern line of Lot number 149; thence east along the southern line of last mentioned Lot Number 149 two hundred thirty-eight and one-tenth (238.1) feet to a stake along line of land now or late of H. Gible; thence southwardly along line of land of last mentioned H. Gible two hundred (200) feet, more or less, to a stake on the northern line of Lot Number 152, thence westwardly along the northern line of last mentioned Lot Number 152 two hundred thirty-four and one-tenth (234.1) feet to a stake on the eastern line of Village Road, the place of BEGINNING.

BEING LOT Numbers 150 and 151 on abovementioned Plan.

BEING KNOWN AS: 401 VILLAGE ROAD, HARRISBURG, PA 17112

PROPERTY ID NUMBER: #35-029-111-000-0000

BEING THE SAME PREMISES WHICH JOHN H. SANDERS AND KAY B. SANDERS BY DEED DATED 5/22/2015 AND RECORDED 5/28/2015 IN THE OFFICE

OF THE RECORDER OF DEEDS IN INSTRUMENT #20150012564, GRANTED AND CONVEYED UNTO SARAH R. BENNER AND FREEMAN D. FISHER.

SEIZED AND SOLD as the property of Sarah R. Benner and Freeman D. Fisher under judgment no. 2024-CV-07188.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 23

STEVEN P. KELLY, ESQUIRE

JUDGMENT AMOUNT: \$115,740.60

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

ALL THAT CERTAIN LOT OR PIECE OF LAND, situate in the Ninth Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the southern side of Chestnut Street 97 feet west from the western line of South Seventeenth Street at line of property known as No. 1629 Chestnut Street; Thence in a southerly direction along the western line of said property, through the center of the frame partition wall between said property and the property herein described 78 feet to a 4 feet wide alley, which alley is to be used in common with owners and occupiers of other properties abutting thereon for ingress, egress and regress only; Thence westwardly along the northern line of said alley 15 feet to a point at line of property No. 1625 Chestnut Street; Thence northwardly along the eastern line of said property and the property herein described 78 feet to Chestnut Street; Thence eastwardly along the southern line of Chestnut Street 15 feet to the place of BEGINNING.

PARCEL No.: 09-052-094-000-0000

BEING Known as: 1627 Chestnut St., Harrisburg, PA 17104

BEING the same premises which Luisa Cribari by deed dated June 20, 2007 and recorded in the Office of Recorder of Deeds of Dauphin County on July 12, 2007 at Instrument #20070027814 granted and conveyed unto Luisa Cribari.

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SEIZED AND SOLD as the property of Ernest F. Cribari, solely in his capacity as known heir of Luisa Cribari, deceased under judgment no. 2025-CV-09797.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 24

DANIELLE R. DREIER, ESQUIRE
JUDGMENT AMOUNT: \$80,908.90

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the 10th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a point on the eastern side of Lexington Street 213 feet north of the northeast corner of Lexington and Radnor Streets at a line of property known as 2619 Lexington Street through the center of a partition wall between said property and property herein described, 80 feet, more or less, to Clark Street; THENCE northwardly along the western side of Clark Street 20 feet to line of property known as No. 2623 Lexington Street; THENCE westwardly by line of said property through the center of a party wall between said property and property herein described, 80 feet, more or less, to Lexington Street; AND THENCE southwardly along the eastern side of Lexington Street 20 feet to the place of BEGINNING.

BEING KNOWN AS: 2621 LEXINGTON ST., HARRISBURG, PA 17110

PROPERTY ID: 10-021-049-000-0000

TITLE TO SAID PREMISES IS VESTED IN EMMA J. GRAHAM, INDIVIDUAL BY DEED FROM ANDREW E. REDMOND AND JENNIFER L. REDMOND, HUSBAND AND WIFE, DATED OCTOBER 18, 2004 RECORDED NOVEMBER 5, 2004 BOOK 5751, PAGE 325

SEIZED AND SOLD as the property of Emma J. Graham under judgment no. 2026-CV-01107.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

ANDREW T. KRAVITZ, ESQUIRE
JUDGMENT AMOUNT: \$202,662.83

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

BEGINNING at a point on the northwest corner of Fourth and Locust Streets; thence in a southwesterly direction along the northern line of said Locust Street, 25 feet to line of lands, now or late of William Kenney; thence along said lands in a northwesterly direction, 70 feet, 6 inches to line of lands, now or formerly of P. N. Miller; thence in a northeasterly direction along said last mentioned lands, 25 feet to a point on said Fourth Street; and thence in a southeasterly direction along the western line of said Fourth Street, 70 feet, 6 inches to said Locust Street, at the point of BEGINNING.

BEING part of Lot No. 175 on Henry A. Kelker Plan of his Second Extension of the Borough of Steelton, aforesaid, (Plan Book "A", Page 73, Office for the Recording of Deeds, etc., in and for said County of Dauphin).

COMMONLY KNOWN AS: 239 Locust Street, Steelton, PA 17113

PARCEL: 59-013-031

BEING the same premises which R & K Realty Group LP by deed dated June 21, 2024, and recorded in the Official Records of Dauphin County on June 25, 2024, as Instrument 20240013111 granted and conveyed unto C&C Homes LLC.

BEING KNOWN AS: 239 Locust Street, Steelton, PA 17113

TAX PARCEL Number: 59-013-031

SEIZED AND SOLD as the property of C&C Homes LLC under judgment no. 2026-CV-00184.

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 10, 2026, 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. 27

MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$87,842.31

ALL THAT CERTAIN lot of ground and portion thereof situate in Lykens Borough, Dauphin County, Pennsylvania, bounded aid described as follows, to wit

BEGINNING at a the southeast corner of the intersection of Charles Avenue and North Second Street; thence along the southern side of said North Second Street, south eighty-one degrees twenty-eight minutes east seventy and thirty-eight hundredths feet (S 81 degrees 28' E, 70.38') to the northeast corner of lands now or formerly of Sarah E. Gutshall; thence along said lands now or formerly of Gutshall through the partition wall of a double dwelling house, south eight degrees thirty-two minutes west, one-hundred thirty-five feet (S 08 degrees 32' W, 135') to a point on the north side of Race Street extended; thence along the northern side of said street, north eighty-one degrees twenty-eight minutes west seventy and thirty-eight hundred feet (N 81 degrees 28' W, 70.38') to the northeast corner of the intersection of Race Street Extended and Charles Avenue; thence along the eastern side of said Charles Avenue, north eight degrees thirty-two minutes east one hundred thirty-five feet (N 08 degrees 32' E, 135') to the point and place of BEGINNING.

PARCEL NO.: 37-003-014000-0000

BEING KNOWN as: 732 N 2nd St., Lykens, PA 17048

BEING the same premises which Ronald Lee Hain by deed dated July 22, 2022 and recorded in the Office of Recorder of Deeds of Dauphin County on August 2, 2022 at granted and conveyed unto Richard P Womeldorf and Suzanne E. Womeldorf.

SEIZED AND SOLD as the property of Chris Crum, solely in his capacity as known heir for Suzanne E. Womeldorf, deceased and the unknown heirs of Suzanne E. Womeldorf, deceased under judgment no. 2024-CV-06250.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

ROBERT G. RADEBACH, ESQUIRE
JUDGMENT AMOUNT: \$71,461.90

ALL that certain message and 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 eastern line of North Fourth Street one hundred fourteen (114') feet north of the northeast corner of Fourth and Woodbine Streets; thence northwardly along Fourth Street twenty (20') feet to a point; thence eastwardly parallel with Woodbine Street ninety (90') feet to the western side of a four (4') feet wide private alley; thence southwardly along said alley twenty (20') feet to a point thence westwardly parallel with said Woodbine Street ninety (90') feet to the point or place of BEGINNING.

HAVING thereon erected a dwelling house known as No. 2213 North Fourth Street, Harrisburg, Dauphin County, Pennsylvania.

BEING designated as Dauphin County UPI: 10-039-102-000-0000.

BEING the same premises which The Tax Claim Bureau of Dauphin County, Pennsylvania, by deed dated June 12, 2017, and recorded August 28, 2017, in the Office of the Recorder of Deeds at Instrument No. 20170022354, granted and conveyed unto D & F Really a/k/a D & F Realty Holdings, LP.

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD as the property of Miguel Angel Padilla Cruz, Mortgage and Equitable Real Owner under Judgment No. 2025-CV-09503, in the Court of Common Pleas of Dauphin County, Pennsylvania.

PREMISES BEING: 2213 North 4th Street, Harrisburg, PA 17110

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 29
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$234,893.54**

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

ALL THAT CERTAIN lot or tract of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described according to a Revised Final Subdivision Plan of "Carrollton Estates", Phase III, recorded in Plan Book B, Volume 5, Pages 90-92 on September 13, 1990 as follows., to wit:

BEGINNING at a point on the southwest side of Mance Drive and a corner of Lot No. 33 on said Plan, thence extending along said lot south 25 degrees 44 minutes 24 seconds west 79.06 feet to a point a corner of Lot No. 42 on said Plan; thence extending along said lot south 89 degrees 07 minutes 55 seconds west 104.89 feet to a point the northeast side of Blarney Drive, thence extending along said Drive north 00 degrees 52 minutes 06 seconds west 55.00 feet to a point of tangency, thence extending along the curve to the right having a radius of 125.00 feet the arc distance of 25.25 feet to a point thence continuing north 10 degrees 42 minutes 23 seconds east 28.33 feet to a point of tangency at the intersection of Blarney Drive and Mance Drive, thence extending along said intersection along a curve to the right having a radius of 15.00 feet, the arc distance of 24.87 feet to another point of curve; thence continuing along the curve having a radius of 475.00 feet the arc distance of 83.28 feet to a point, thence continuing south 64 degrees 15 minutes 36 seconds east 40.00 feet to the point and place of BEGINNING.

BEING Lot No. 32.

BEING KNOWN AS: 4505 MANCE DRIVE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-004-377-000-0000

BEING THE SAME PREMISES WHICH RICHARD N. ROMAN BY DEED DATED 8/23/2019 AND RECORDED 8/30/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190021777, GRANTED AND CONVEYED UNTO JEREMY A. ENAIRE AND JERISSA A. COAXUM.

SEIZED AND SOLD as the property of Jerissa A. Coaxum and Jeremy A. Enaire under judgment no. 2026-CV-01985.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 30
ASHLEIGH LEVY MARIN, ESQUIRE
JUDGMENT AMOUNT: \$612,605.84**

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

BEGINNING at an iron pin on the southern line of Township Road T-407, known as Red Top Road, said iron pin also located at the northeast corner of Lot No. 6 on the hereinafter mentioned Partition Plan; thence along the eastern line of Lot No. 6, south twenty-two (22) degrees twenty-three (23) minutes thirty-seven (37) seconds east, a distance of one thousand one hundred thirty-four and fifty-nine hundredths (1,134.59) feet to an iron pin, said iron pin being located on the northern line of the land now or formerly of Albert L. Marie S. and Leonard S. Leo; thence continuing along the northern line of land now or formerly of said Albert L. Marie S. and Leonard S. Leo. North seventy-two (72) degrees three (03) minutes fifty-one (51) seconds east, a distance of four hundred five (405) feet to an iron pin, said iron pin being the southwestern corner of Lot No. 8 on the hereinafter mentioned Partition Plan; thence along the western line of Lot No. 8, north twenty-two (22) degrees twenty-three (23) minutes thirty-seven (37) seconds west, a distance of one thousand fifty-four and seventy-three hundredths (1,054.73) feet to an iron pin, said iron pin being the southern line of Red Top Road; thence continuing along the southern line of Red Top Road, south eighty-three (83) degrees one (01) minute seventeen (17) seconds west, a distance of four hundred eighteen and eighty-four hundredths (418.84) feet to an iron pin, the Place of BEGINNING.

BEING Lot No. 7 on the Final Partition Plan of a 140.947 acre tract of land for

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the Edward L Knackstedt Estate, dated September 23, 1983, as prepared by Robert G. Hartman, Jr., of Whittock and Hartman, recorded in Dauphin County Recorder of Deeds Office in Record Book 484, Page 502.

PARCEL # 35-066-064

PREMISES BEING: 6551 Red Top Road, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Shukri A. Rahman and Noor Abdulrahman under judgment no. 2025-CV-05518.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 31

ERIC ROCHKIND, ESQUIRE

JUDGMENT AMOUNT: \$57,591.21

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA; BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHERN LINE OF BROWNSTONE DRIVE AND IN THE DIVISION LINE BETWEEN LOTS NOS. 39 AND 38 ON THE PLAN OF LOTS HEREINAFTER MENTIONED; THENCE ALONG SAID DIVISION LINE NORTH SEVEN (7) DEGREES FIFTY (50) MINUTES EAST ONE HUNDRED FORTY-THREE AND SEVENTY-SIX ONE-HUNDREDTHS (143.76) FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS NOS. 39 AND 46; THENCE ALONG SAID DIVISION LINE NORTH FIFTY (50) DEGREES FORTY-NINE (49) MINUTES WEST ONE-HUNDRED TWENTY-ONE AND FIFTY-TWO ONE-HUNDREDTHS (121.52) FEET TO A POINT IN THE SOUTHEASTERN LINE OF EDGEHILL DRIVE; THENCE ALONG SAID LINE OF EDGEHILL DRIVE SOUTH THIRTY-NINE (39) DEGREES ELEVEN (11) MINUTES WEST ONE HUNDRED FIVE AND SEVENTY-ONE ONE-HUNDREDTHS (105.70) FEET; THENCE CONTINUING ALONG THE SAME BY A CURVE TO THE LEFT HAVING A RADIUS OF ONE HUNDRED TWENTY-FIVE (125) FEET, THE ARC DISTANCE OF SIXTY-

EIGHT AND FORTY ONE-HUNDREDTHS (68.40) FEET TO A POINT; THENCE CONTINUING ALONG THE SAME SOUTH SEVEN (7) DEGREES FIFTY (50) MINUTES WEST THIRTY-FIVE AND SIXTY-SEVEN ONE-HUNDREDTHS (35.67) FEET TO A POINT; THENCE ALONG THE JUNCTION OF THE EASTERN LINE OF EDGEHILL DRIVE WITH THE NORTHERN LINE OF BROWNSTONE DRIVE BY A CURVE TO THE LEFT HAVING A RADIUS OF FIFTEEN (15) FEET THE ARC DISTANCE OF TWENTY-THREE AND FIFTY-SIX ONE-HUNDREDTHS (23.56) FEET TO A POINT IN THE NORTHERN LINE OF BROWNSTONE DRIVE; THENCE ALONG SAID LINE OF BROWNSTONE DRIVE SOUTH EIGHTY-TWO (82) DEGREES TEN (10) MINUTES EAST ONE HUNDRED SIXTY-TWO AND ONE ONE-HUNDREDTHS (162.01) FEET TO A POINT, THE PLACE OF BEGINNING.

TAX PARCEL NO. 24-070-039-000-0000

PREMISES BEING: 23 Brownstone Drive, Hershey, PA 17033

BEING the same premises which YOLANDA PEREZ-REVERA, A SINGLE INDIVIDUAL by deed dated March 8, 2016 and recorded March 11, 2016 in Instrument Number 20160005582, granted and conveyed unto Michael S. Kellenberger. The said Michael S. Kellenberger died on March 24, 2025 without a will or appointment of an Administrator, thereby vesting title in Misty Jo Brown, Known Surviving Heir of Michael S. Kellenberger a/k/a Michael Sean Kellenberger and Unknown Surviving Heirs of Michael S. Kellenberger a/k/a Michael Sean Kellenberger by operation of law.

SEIZED AND SOLD as the property of Misty Jo Brown, Known Surviving Heir of Michael S. Kellenberger a/k/a Michael Sean Kellenberger and Unknown Surviving Heirs of Michael S. Kellenberger a/k/a Michael Sean Kellenberger under judgment no. 2025-CV-09644.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 33

KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$34,294.24

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

BEGINNING at a point on the southerly right-of-way line of Pebblebrook Lane, a 50.00 foot wide right-of-way, which said point is more particularly located at the intersection of the southerly right-of-way line of Pebblebrook Lane and the dividing line between Lots Nos. 5 and 6 on the Plan of Lots known as "Section One, Crooked Hill Farms"; thence from said point of beginning along the dividing line between Lots Nos. 5 and 6, south 19 degrees 05 minutes 43 seconds west, a distance of 105.52 feet to a point on the proposed northerly right-of-way line of Shutt Mill Road along a curve to the right having a radius of 505.00 feet, an arc distance of 68.40 feet to a point; thence from said point continuing along the same, north 62 degrees 30 minutes 33 seconds west, a distance of 6.72 feet to a point on the dividing line between Lots Nos. 4 and 5 on the aforesaid Plan of Lots; thence from said point along the dividing line between Lots Nos. 4 and 5, north 19 degrees 05 minutes 43 seconds east, a distance of 118.41 feet to a point on the southerly right-of-way line of Pebblebrook Lane; thence from said point along the southerly right-of-way line of Pebblebrook Lane along a curve to the right having a radius of 25.00 feet, an arc distance of 31.19 feet to a point; thence from said point continuing along the same along a curve to the left having a radius of 175.00 feet, an arc distance of 50.31 feet to a point, the point and place of BEGINNING.

HAVING THEREON ERECTED a dwelling house being known and numbered as 1680 Pebblebrook Lane, Harrisburg, Pennsylvania.

UNDER AND SUBJECT to the declaration of covenants dated July 12, 1976 and recorded in the Office of the Recorder of Deeds of Dauphin County on July 13, 1976 in Misc. Book "F", Volume 16, Page 45, and to all other restrictions, reservations and right-of-ways of record.

IT BEING THE SAME PREMISES which Bhawani S. Acharya and Damber K. Dahal, husband and wife, by a deed dated April 29, 2021 and recorded on

April 30, 2021 in the Recorder of Deeds Office of Dauphin County to Instrument No. 20210014588, granted and conveyed unto Matthew D. Fisher, the Grantor herein.

PREMISES BEING: 1680 Pebble Brook Lane, Harrisburg, PA 17110
PARCEL# 62-059-005-000-0000

SEIZED AND SOLD as the property of Matthew D. Fisher under judgment no. 2026-CV-01901.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34

GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$99,729.37

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF ROAD "A" (50.0 FEET WIDE); SAID POINT IS AT THE DISTANCE OF 177.71 FEET MEASURED IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH SIDE OF ROAD "A" FROM A POINT OF RADIUS ROUND CORNER, CURVING TO THE RIGHT INTO THE NORTHWEST SIDE OF ROAD "B" (50.00 FEET WIDE) WITH A RADIUS OF 15.00 FEET THE ARC DISTANCE OF 23.39 FEET; THENCE FROM THE BEGINNING POINT LEAVING ROAD "A" BY LOT 110, SOUTH 24 DEGREES 01 MINUTES WEST 92.12 FEET TO A POINT IN LINE OF COMMON AREA PAXTON CROSSING; THENCE BY SAME, THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 65 DEGREES 59 MINUTES WEST 23.54 FEET TO A POINT; (2) NORTH 07 DEGREES 01 MINUTES EAST 84.68 FEET TO A POINT ON THE SOUTH SIDE OF ROAD "A" THENCE ALONG THE SOUTH SIDE OF SAME, ON THE ARC OF THE CIRCLE CURVING TO THE RIGHT WITH A RADIUS OF 190.00 FEET; THE ARC DISTANCE OF 49.71 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.232 SQUARE FEET. MORE OR LESS BEING LOT NO. 109,

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Miscellaneous Notices

SECTION A, BLOCK 17 ROAD A ON THE PLAN OF PAXSON CROSSING, RECORDED IN PLAN BOOK L VOL.2 PAGE 56.

BEING KNOWN AS NO. 2315 IONOFF ROAD.

BEING KNOWN AS: 2315 IONOFF ROAD, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-056-015-000-0000

BEING THE SAME PREMISES WHICH PAXTON CROSSING, INC. BY DEED DATED 8/24/1976 AND RECORDED 9/2/1976 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK VOL. 62 AT PAGE 779, GRANTED AND CONVEYED UNTO JAMES STEVEN WILSON AND DEBRA JANE WILSON, HIS WIFE.

SEIZED AND SOLD as the property of Debra Jane Wilson under judgment no. 2022-CV-07296.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 35
MEGAN C. HUFF, ESQUIRE
JUDGMENT AMOUNT: \$61,690.87

SITUATE IN: Derry Township, Dauphin County, Pennsylvania, as more particularly described as follows:

ALL THAT CERTAIN lot, piece or parcel of ground, townhouse unit and detached garage in the property known, named and identified as Rockledge, Section X for which a Final Subdivision Plan dated January 7, 1987, is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book H-4, Pages 49 and 49A and which property is located in Derry Township, Dauphin County, Pennsylvania, being designated on such Subdivision Plan as Townhouse Plot No. D-160 with the detached Garage Plot No. D-160.

UNDER AND SUBJECT, nevertheless to the Declaration of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 885, Page 431 and amendments thereto and conditions, restrictions,

rights of ways, easements and agreements of record.

THIS PROPERTY is being conveyed under the additional restriction that the detached garage plot shall never be sold separately from the townhouse plot which restriction shall run with the land.

SUCH TOWNHOUSE unit is known as 1847 Wexford Road, Palmyra, Pennsylvania 17078.

BEING the same premises which Lyn E. Eisner, Executrix of the Estate of Frances W. Egli, Deceased, by deed, dated August 22, 1989, and recorded October 2, 1989, in the Office of Recorder of Deeds, Dauphin County, Pennsylvania, in Book 1330, Page 053, granted unto Richard T. Cook Jr., Defendant herein.

BEING TAX PARCEL #24-085-015-000-0000

PREMISES BEING: 1847 Wexford Road, Palmyra, Pennsylvania 17078

SEIZED AND SOLD as the property of Richard T. Cook Jr., Mortgagor, under Judgment No. 2025-CV-04168

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36
RUSSELL E. FARBIARZ, ESQUIRE
JUDGMENT AMOUNT: \$173,000.00

ALL THOSE CERTAIN two tracts of land situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING on the northern side of Chestnut Street, three hundred eighty-eight (388) feet east of the northeast corner of Nineteenth and Chestnut Streets and running thence eastwardly along the north side of said Chestnut Street, fifty-five (55) feet to a point which is one hundred seventeen (117) feet west of Twentieth Street, thence northwardly at right angles with Chestnut Street, thirty-six and three-tenths (36.3) feet to a point; Thence northeastwardly, fourteen and fourteen hundredths (14.14) feet to a point; Thence westwardly, parallel with Chestnut Street

Miscellaneous Notices

forty-five (45) feet to a point; thence eastwardly on a line parallel with Chestnut Street ten and four-tenths (10.4) to a point on line of land now or late of Merrill Holmes Caton; Thence southwardly along said Caton land, forty-six and three-tenths (46.3) feet to the place of BEGINNING.

TRACT NO. 2

BEGINNING at a point, which point is on the dividing line between land now or late of Robert C. Leitner, and land now or formerly of Merrill Holmes Caton, said point being three hundred eighty-eight (388) feet East of the eastern line of Nineteenth Street and forty-six and three-tenths (46.3) feet north of the northern line of Chestnut Street: thence northwardly along the aforesaid dividing line forty-three and seven-tenths (43.7) feet to a point; Thence eastwardly parallel with Chestnut Street, along lands now or formerly of Robert E. Thompson ten and fourtenths (10.4) feet to a point; Thence southwardly on a line parallel with Nineteenth Street and through the center of a partition wall and beyond, forty-three and seven-tenths (43.7) feet to a point: Thence westwardly on a line parallel with Chestnut Street, ten and four-tenths (10.4) feet to a point, the place of BEGINNING.

BEING part of the same premises which Joseph Medina, single man by deed dated February 22, 2023 and recorded February 28, 2023 in Dauphin County as Instrument No. 20230004219 conveyed unto Triple B Realty Group LLC, a Wyoming Limited Liability Company in fee.

PARCEL# 09-079-088-000-0000

PREMISES BEING: 1944 Chestnut Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Triple B Realty Group, LLC under judgment no. 2025-CV-06646.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37

KIMBERLY A. BONNER, ESQUIRE

JUDGMENT AMOUNT: \$29,100.50

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

BEGINNING at a point on the northern side of Somerset Street at the southwest corner of Lot No. 91 as shown on the Plan of Lots hereinafter mentioned; thence northwardly along said Lot No. 91, two hundred five and forty-four hundredths (205.44) feet to a point; thence north 77 degrees 38 minutes west seventy-eight and thirty-seven hundredths (78.37) feet to a point; thence southwardly and about parallel with first mentioned line, two hundred one and ninety-seven hundredths (201.97) feet to Somerset Street; and thence eastwardly along Somerset Street seventy-nine and twenty-seven hundredths (79.27) feet to the place of BEGINNING.

HAVING thereon erected a dwelling house known as No. 6410 Somerset Street; and being Lot No. 90 and the eastern portion of Lot No. 89 as shown of Plan of Rutherford Gardens, which is recorded in the Recorder's Office of Dauphin County in Plan Book "N", Page 9.

SUBJECT to certain restrictions as shown on said Plan and in and instrument recorder in said Recorder's Office of Dauphin County in Plan Book "N", Page 9.

IT BEING THE SAME PREMISES which Margarette W. Morrow by deed dated September 20, 2012 and recorded on October 3, 2012, in Dauphin County as Instrument Number 20120029283 conveyed unto Jose V. Frayre, Jr.

PREMISES BEING: 6410 Somerset Street, Harrisburg, PA 17111

PARCEL # 63-017-023

SEIZED AND SOLD as the property of Jose V. Frayre a/k/a Jose V. Frayre, Jr. under judgment no. 2025-CV-07884.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Miscellaneous Notices

SALE NO. 38

KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$42,031.27

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

BEGINNING at a point on the southern side of Derry Street, said point being now one hundred and thirty-five (135) feet (formerly one hundred twenty (120) feet) from the southeastern corner of thirty-first and Derry Streets (said Thirty-first Street being formerly sixty (60) feet wide. By an ordinance of the Borough of Paxtang approved the 30th day of August, A.D. 1922, vacated fifteen (15) feet on both the east and west side of said Street, making said Street thirty (30) feet in width); and running thence southwardly in a line running at right angles to the southern side of Derry Street, one hundred twenty (120) feet to the northern side of Pike Street; thence eastwardly along the northern side of Pike Street, forty (40) feet to a point; thence northwardly in a line running at right angles to the northern side of Pike Street, one hundred twenty (120) feet to the southern side of Derry Street; and thence westwardly along the southern side of Derry Street, forty (40) feet to the place of BEGINNING.

IT BEING THE SAME PREMISES which David E. Rittle, III, widow by deed dated August 17, 2021 and recorded on August 25, 2021, in Dauphin County as Instrument Number 20210029805 conveyed unto David E. Rittle, III.

PREMISES BEING: 3115 Derry Street, Harrisburg, PA 17111

PARCEL #47-035-006

SEIZED AND SOLD as the property of David E. Rittle, III a/k/a David Earl Rittle, III under judgment no. 2025-CV-03821.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 39

DAVID W. PARK, ESQUIRE
JUDGMENT AMOUNT: \$41,021.89

Address is 305 North 31st Street, Harrisburg, Pennsylvania 17109.

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

BEGINNING at a point on the eastern line of 31st Street, also known as North 31st Street, at the dividing line between Lot Nos. 9 and 10 as laid out on Plan of Lots hereinafter mentioned; thence along the eastern line of North 31st Street, north 5° 6' east, a distance of sixty-five (65) feet to a point five (5) feet north of the southern line of Lot No. 11 as laid out on said Plan; thence through Lot No. 11 and parallel with the dividing line between Lot Nos. 10 and 11, south 84° 54' east, a distance of one hundred and ten (110) feet to a point on the dividing line between Lot Nos. 11 and 12 as laid out on said Plan; thence along said line and also along the dividing line between Lots No. 10 and 13, south 5° 6' west, a distance of sixty-five (65) feet to a point on the dividing line between Lots No. 9 and 10 as laid out on said Plan; thence along said line, north 84° 54' west a distance of one hundred and ten (110) feet to a point, the place of BEGINNING.

BEING all of Lot No. 10 and the southern five (5) feet of Lot No. 11 as laid out on Plan of Lots known as Revised Additions 2 and 3 to Raysor Place, duly recorded in the office of the Recorder of Deeds of Dauphin County in Plan Book "V". Page 46, as revised by Plan of Street Revision and Extension recorded in Plan Book "V", Page 104.

HAVING THERON ERECTED a dwelling known as 305 North 31st Street.

BEING the same premises which Mary D. Kieffer, an unremarried widow, by her deed dated June 19, 2006 and recorded in the Office of the Recorder of Deeds of Dauphin County in Instrument No. 200060025309, granted and conveyed to Luis R. Jones, single man and Nittany J. Shields, single man as joint tenants with right of survivorship and not as tenants in common.

SUBJECT to the same rights, privileges, agreements, rights of ways, easements, utility easements as shown in said plan of lots, conditions, exceptions, restrictions and reservations as exist by

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Miscellaneous Notices

virtue of prior recorded instruments, plans, deeds, or conveyances.

THE CONVEYANCE in this deed of the one half interest of Luis R. Jones to Robert L. Jones is a conveyance between a child and parent and is therefore exempt from realty transfer tax.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title and interest, claim and demand whatsoever of the said Granters, either in law or in equity, or otherwise howsoever, of, in, and to or out of the premises herein described.

TO HAVE AND TO HOLD the said premises, with all and singular improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs, personal representatives and assigns and to the proper use and benefit of the Grantee, his heirs, personal representatives and assigns forever.

AND the granters, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree to and with the Grantee, his heirs, personal representatives and assigns, that they, the Granters and their heirs, personal representatives and assigns, all and singular the herein granted premises, with the appurtenances, unto the Grantee, his heirs, personal representatives and assigns, against the Granters and their heirs, personal representatives and assigns, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under him, her, or them or any of them, shall and will, subject as aforesaid, SPECIALLY WARRANT AND FOREVER DEFEND.

PREMISES BEING: 305 North 31st Street, Harrisburg, PA 17109

PARCEL #62-033-196

SEIZED AND SOLD as the property of Luis Jones, in his capacity as the Executor of the Estate of Robert L. Jones, Deceased under judgment no. 2026-CV-01406.

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 10, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

DAVID W. PARK, ESQUIRE

JUDGMENT AMOUNT: \$70,634.56

ALL THAT CERTAIN tract of land situate in Derry Township, County of Dauphin, and Commonwealth of Pennsylvania, described according to a survey made on January 2, 1947, as follows, to wit:

BEGINNNING at a point on the south side of West Granada Avenue, said point being 80 feet west from the southwest corner of West Granada Avenue and Linden Road; thence along West Granada Avenue in an easterly direction, 17.9 feet to a point; thence at right angles to West Granada Avenue and through the center of the partition walls of 107-108 West Granada Avenue in a southerly direction, 79 feet to a point at line of Tract No. 2 of the same survey; thence in a westerly direction, 19.9 feet to a point, thence in a northerly direction, 79 feet to a point on the south side to West Granada Avenue, the place of BEGINNING.

HAVING THERON ERECTED a two and one-half story frame dwelling house known as 108 W. Granada Avenue, Hershey, Pennsylvania.

BEING THE SAME PREMISES which C. Anne Miller, also known as C. Anne King, by deed dated August 10, 1983, and recorded December 23, 1983, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 449, Page 375, granted and conveyed unto David Eugene King and C. Anne King, his wife, Granters herein.

PARCEL NO.: 24-018-018

PREMISES BEING: 108 West Granada Avenue, Hershey, PA 17033

SEIZED AND SOLD as the property of Estate of Charles R. Price, Deceased; Richard Price, Solely as an Heir of Charles R. Price, Deceased; and Any and All Unknown Heirs, Successors in Interest, and Parties Holding Interest or Right to Title in The Estates of Charles R. Price, Deceased under judgment no. 2025-CV-07135.

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NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2026, 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
jn19-jy3 May 7, 2026

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
Phone: (717) 232-7536 Fax: 717-909-1917

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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
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
Phone: (717) 232-7536 Fax: 717-909-1917

FULL-TIME UNITED STATES MAGISTRATE JUDGE: The Judicial Conference of the United States has authorized the appointment of a full-time United States Magistrate Judge for the Middle District of Pennsylvania at Harrisburg, Pennsylvania, upon the retirement of the Honorable Susan E. Schwab as a United States Magistrate Judge, effective January 8, 2027. Interested persons may find further information at www.pamd.uscourts.gov.

jn26-jy10

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jy3-17

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