

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

**SALE NO. 1
CATHERINE APONTE, ESQUIRE
JUDGMENT AMOUNT: \$104,969.34**

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Highspire, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point and iron pin on the southerly right-of-way line of Walnut Street Extended, said point being two hundred twelve and 17/100 (212.17) feet along said right-of-way from the southeastern intersection of the right-of-ways of Walnut Street and Iron Avenue; thence south twenty-one (21) degrees eighteen (18) minutes four (04) seconds west a distance of one hundred forty-one and 01/100 (141.01) feet to an iron pin; thence north sixth (60) degrees eighteen (18) minutes fifty-one (51) seconds west a distance of eight-nine and 70/100 (89.70) feet to an iron pin; thence north twenty-two degrees no minutes no seconds east a distance of one hundred twenty-nine (129) feet to an iron pin; thence along the southerly right-of-way of Walnut Street Extended south sixth-eight (68) degrees no minutes no seconds east a distance of eight-seven and 17/100 (87.17) feet to an iron pin, the point of BEGINNING.

BEING the same premises, which Kevin D. Martin and Kathy L. Martin by deed dated September 23, 2004 and recorded in the Official Records of Dauphin County on September 29, 2004 in Deed Book Volume 5696, Page 361, as Instrument granted and conveyed unto Larry E. Miller and Karen F. Miller.

TAX PARCEL Number: 30-030-024
PREMISE BEING: 301 Walnut Street, Highspire, PA 17034

SEIZED AND SOLD as the property of Karen F. Miller, Larry E. Miller under Judgment Number 2023-CV-03173 (U.S. Bank Trust National Association as Trustee of the Lodge Series III Trust v. Larry E. Miller), with a judgment amount of \$104,969.34.

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

**SALE NO. 2
BENJAMIN HOEN, ESQUIRE
JUDGMENT AMOUNT: \$44,990.34**

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF HARRISBURG IN THE COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, FRONTING TWENTY (20) FEET ON THE NORTH SIDE OF STATE STREET, BETWEEN FOURTEENTH AND FIFTEENTH STREETS, AND EXTENDING BACK IN LENGTH OR DEPTH THEREFROM AT UNIFORM WIDTH ONE HUNDRED (100) FEET TO MILLER AVENUE, AND BEING LOT NO 6 ON THE PLAN OF LOTS AS LAID OUT BY MILLER AND LONG, WHICH PLAN IS RECORDED IN DAUPHIN COUNTY PLAN BOOK 'C', PAGE 16.

BEING TAX PARCEL NO. 08-018-037-000-000

PREMISES BEING: 1416 STATE STREET, HARRISBURG, PA 17103

SEIZED AND SOLD in execution as the property of Philip C. Brown, Mortgagors herein, under Judgment No. 2023-C V-04077.

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

**SALE NO. 3
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$224,873.20**

PROPERTY SITUATE in the East Hanover Township, Dauphin County, Pennsylvania
TAX ID No. 25-007-047-000-0000

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

BEGINNING at a point on the northern side of Ridge Road and at the dividing

Advertisements appearing for First Time

Miscellaneous Notices

line between Lot No. 5 and Lot No. 6 on the Plan of Lots hereafter mentioned; thence along the eastern line of Lot No. 5 north one degree forty-one minutes no seconds west (N 1 41' 00" E) two hundred (200) feet to a point; thence along other land of Edward W. Newlin and Harriet E. Newlin, his wife, south eighty-eight degrees nineteen minutes no seconds east (S 88 19' 00" E) one hundred fifteen feet to a point at the western line of Lot No. 7; thence along the western line of Lot No. 7 south one degree forty-one minutes no seconds west (S 1 41' 00" W) one hundred ninety-seven and thirteen one hundredths (197.13) feet to a point on the northern side of Ridge Road; thence along the northern side of Ridge Road south eighty-eight degrees no minutes no seconds west (S 88 0' 0" W) forty-four and seventy one hundredths (44.70) feet to a point; thence continuing along the northern side of Ridge Road, north eighty-eight degrees nineteen minutes no seconds west (N 88 19' 00" W) seventy and thirty-nine one-hundredths (70.39) feet to a point, the place of BEGINNING.

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

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

BEING the same premises which John M. Poe and Holly A. Poe husband and wife, by deed dated 12/07/2020 and recorded 12/10/2020, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 2020035511, granted and conveyed unto Bradley J. Hoffer and Jennifer L. Miller, in fee.

SEIZED AND SOLD as the property of BRADLY J. HOFFER AND JENNIFER L. MILLER by virtue of a writ of execution No. 2023-CV-04512

PROPERTY ADDRESS: 1349 Ridge Road Grantville, PA 17028

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 February 12, 2024, and distributions will

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

SALE NO. 4

DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$41,989.23

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

BEGINNING AT A POINT ON THE NORTHERN SIDE OF PENN STREET, WHICH POINT IS FIFTY-ONE (51) FEET WESTWARD FROM THE NORTHWESTERN CORNER OF PENN AND WYOMING STREET IN SAID BOROUGH; THENCE WESTWARDLY ALONG THE NORTHERN SIDE OF PENN STREET, TWENTY-FOUR (24) FEET SIX (6) INCHES TO A POINT DIRECTLY OPPOSITE THE CENTER OF A PARTITION WALL DIVIDING THE DOUBLE HOUSE ERECTED UPON THE LOT OF WHICH THIS IS A PART; THENCE NORTHWARDLY IN A LINE PARALLEL WITH WYOMING STREET, IN PART THROUGH THE PARTITION WALL, ONE HUNDRED SIXTY-NINE (169) FEET, MORE OR LESS, TO THE SOUTHERN SIDE OF A TWELVE (12) FEET WIDE ALLEY; THENCE EASTWARDLY ALONG THE SOUTHERN SIDE OF SAID ALLEY TWENTY-FOUR (24) FEET SIX (6) SIX INCHES TO A POINT, WHICH POINT IS A DISTANCE OF FIFTY-ONE (51) FEET WESTWARDLY FROM THE WESTERN LINE OF WYOMING STREET; THENCE SOUTHWARDLY IN A LINE PARALLEL WITH WYOMING STREET, ONE HUNDRED SIXTY-NINE (169) FEET, MORE OR LESS TO A POINT ON THE NORTHERN SIDE OF PENN STREET, THE PLACE OF BEGINNING.

BEING KNOWN AS: 423 PENN STREET, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 54-002-040-000-0000

BEING THE SAME PREMISES WHICH DAVID E. BAHAJAK AND SHENDY M. BAHAJAK, HUSBAND AND WIFE BY DEED DATED 6/27/2001 AND RECORDED 6/29/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4019 AT PAGE 373, GRANTED AND CONVEYED UNTO WILLIAM K. GOMBOC, SINGLE MAN.

Advertisements appearing for First Time

Miscellaneous Notices

SEIZED AND SOLD as the property of William K. Gomboc under judgment # 2023-CV-00747

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

SALE NO. 5
DANA MARKS, ESQUIRE
JUDGMENT AMOUNT: \$184,859.03

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF SWATARA, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE WESTERN LINE OF 61ST STREET, ALSO KNOWN AS LEGISLATIVE ROUTE NO. 22021, SAID IRON PIPE BEING ON THE NORTHERN LINE OF LAND NOW OR LATE OF ESTHER S. BINKLEY; THENCE SOUTH 87 DEGREES 45 MINUTES WEST ALONG THE NORTHERN LINE OF BINKLEY PROPERTY, A DISTANCE OF 112.90 FEET TO A STAKE ON THE EASTERN LINE OF LOT NO. 6; THENCE NORTH 00 DEGREES 55 MINUTES EAST ALONG THE EASTERN LINE OF LOT NO. 6, A DISTANCE OF 67.83 FEET TO A STAKE ON THE SOUTHERN LINE OF LOT NO. 2; THENCE NORTH 89 DEGREES 31 MINUTES EAST, A DISTANCE OF 112.56 FEET ALONG THE SOUTHERN LINE OF LOT NO. 2 TO A STAKE ON THE WESTERN LINE OF 61ST STREET; THENCE SOUTH 00 DEGREES 45 MINUTES WEST ALONG THE WESTERN 64.35 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING

BEING the same premises which Matthew C. Kemeny and Gail Kemeny, husband and wife by deed dated October 4, 2018 and recorded in the Official Records of Dauphin County on October 31, 2018 in Deed Book Volume xxx, Page xxx, as Instrument 20180027526 granted and conveyed unto Eugene Conrad, Jr., and Crystal Conrad, husband and wife forever.

180 North 61st Street, Harrisburg, PA 17111

TAX PARCEL Number: 63-017-089-000-0000

PREMISE Being: 180 North 61st Street, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Crystal Conrad, Eugene Conrad, Jr. Judgment Number 2023-CV-00737 (U.S. Bank National Association, not in its individual capacity but solely as trustee for RMP Trust, Series 2021 Cottage-TT-V v. Conrad), with a judgment amount of \$184,859.05.

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

SALE NO. 6
DANA MARKS, ESQUIRE
JUDGMENT AMOUNT: \$89,372.40

ALL THAT CERTAIN piece or parcel of land situate in the Thirteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described according to a survey of D. P. Raffensperger, dated July 30, 1962, as follows:

BEGINNING at a point on the northern line of Kensington Street, 278.33 feet east of the northeast corner of the intersection of Kensington Street and 24th Street; thence northwardly in a line at right angles to Kensington Street and through the middle of a partition wall between the premises herein described and premises 2438 Kensington Street, 100.75 feet to a point on the southern line of McCleaster Street; thence eastwardly along same, 16.25 feet to a point; thence southwardly through the middle of a partition wall between premises 2432 Kensington Street and the premises herein described, 100.75 feet to a point on the northern line of Kensington Street; thence westwardly along the same, 16.25 feet to a point, the place of BEGINNING.

HAVING thereon erected a two-story brick dwelling house being known and numbered as 2430 Kensington Street, Harrisburg PA 17104

UNDER AND SUBJECT, nevertheless, to restrictions, easements and conditions of prior record.

BEING the same premises which Kenneth W. Smith, Jr. and Karen L. Smith, by their deed dated December 23, 2002, recorded on December 30, 2002, in Record Book 4691, Page 1, Dauphin

Advertisements appearing for First Time

Miscellaneous Notices

County Records, granted and conveyed unto Mary E. Harden, grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, wood, waters, watercourses, rights, liberties privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; thence the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof.

AND the said grantor does hereby Warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

SEIZED AND SOLD as the property of Ut Thi a/k/a Ut T. Thai; Thanh T. Vo under judgment #2021-CV-05189

PARCEL 3: 13-027-018

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

SALE NO. 7
CHELSEA A. NIXON, ESQUIRE
JUDGMENT AMOUNT: \$178,818.41

THE FOLLOWING DESCRIBED PREMISES,

TRACT NO. 1:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH ANY IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY ERNEST J. WALKER, PROFESSIONAL ENGINEER, DATED OCTOBER 29, 1968, AS FOLLOWS:

BEGINNING AT A POINT, MARKED BY AN IRON PIN, ON THE SOUTHERN SIDE OF CHAMBERS HILL ROAD, SAID POINT BEING 123.08 FEET EAST OF THE INTERSECTION OF SAID CHAMBER HILL ROAD WITH A 33 FEET WIDE ROAD, KNOWN AS PORTER LANE; SAID POINT ALSO BEING IN THE DIVIDING LINE BETWEEN LOT NO. 2 AND LOT NO. 3 ON THE HEREINAFTER MENTIONED PLAN OF

LOTS;

THENCE ALONG THE SOUTHERN LINE OF SAID CHAMBERS HILL ROAD, SOUTH 82 DEGREES 37 MINUTES EAST, 62.25 FEET TO A BOLT IN THE LINE DIVIDING LOT NO. 3 AND LOT NO. 4 ON SAID PLAN OF LOTS;

THENCE ALONG THE LAST-MENTIONED LINE, SOUTH 11 DEGREES 45 MINUTES EAST, 120.83 FEET TO AN IRON PIPE;

THENCE SOUTH 89 DEGREES 42 MINUTES WEST, 60 FEET TO AN IRON PIPE IN THE LINE DIVIDING LOT NO. 2 AND LOT NO. 3 AFORESAID;

THENCE ALONG THE LAST-MENTIONED DIVIDING LINE, NORTH 11 DEGREES 45 MINUTES WEST, 129.33 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 3 ON A PLAN OF LOTS LAID OUT BY J.J. ESHENOUR, WHICH PLAN IS RECORDED IN PLAN BOOK "R", PAGE 92, DAUPHIN COUNTY RECORDS.

HAVING THEREON ERECTED A ONE AND ONE-HALF STORY FRAME DWELLING KNOWN AS NO. 7061 CHAMBERS HILL ROAD.

UNDER AND SUBJECT, NEVERTHELESS, TO EASEMENTS, RIGHTS-OF-WAY, CONDITIONS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, THOSE VISIBLE BY AN INSPECTION OF THE PREMISES.

TRACT NO. 2:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH ANY IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE, SAID PIPE BEING THE SOUTHWEST CORNER OF LANDS NOW OR LATE OF WILLIAM AND MARY BOLTERS DORF;

THENCE ALONG THE SOUTH LINE OF SAME, NORTH 89 DEGREES 42 MINUTES EAST, 60 FEET TO AN IRON PIPE;

THENCE ALONG THE WEST LINE OF LANDS NOW OR LATE OF L. D. FUOTI AND WIFE, SOUTH 3 DEGREES 5 MINUTES EAST, 236 FEET TO AN IRON PIPE;

THENCE ALONG OTHER LANDS NOW OR LATE OF J. J. ESHENOUR, SOUTH 84 DEGREES 14 MINUTES WEST, 47.5 FEET TO AN IRON PIPE;

THENCE ALONG THE EAST LINE OF LANDS NOW OR LATE OF PAUL VEREB AND WIFE, NORTH 6 DEGREES 5 MINUTES WEST, 241.3 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

Advertisements appearing for First Time

Miscellaneous Notices

TAX PARCEL NO.: 63-039-066-000-0000 & 63-039-048-000-000

PREMISES Being: 7061 Chambers Hill Road, Harrisburg, Pennsylvania 17111

BEING the same premises which THOMAS V. TRAINO, JOINED BY HIS WIFE, BEVERLY A. TRAINO by deed dated July 23, 2015 and recorded August 21, 2015 in Instrument Number 20150021364, granted and conveyed unto Jennifer Olszewski and Richard L. Olszewski, husband and wife.

SEIZED AND SOLD as the property of Jennifer Olszewski and Richard L. Olszewski under judgment #2020-CV-2811

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

SALE NO. 8
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$172,578.23

ALL THAT CERTAIN tract or parcel of land situate in Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a Plan made by D. P. Raffensperger Associates, Engineers and Surveyors, Camp Hill, Pennsylvania, dated March 22, 1976, as follows, to wit:

BEGINNING at a point on the eastern line of Fulton Road (T-302), said point being located and referenced as follows:

FROM a monument at the intersection of the southern line of LR-22026 and the eastern line of Fulton Road (T-302) south four (04) degrees thirty (30) minutes east, a distance of six hundred ninety (690) feet to a point at the division line of Lots No. 8 and 9 on the hereinafter mentioned Plan of Lots, said point being the place of BEGINNING;

THENCE along said division line north eighty-five (85) degrees thirty (30) minutes east, a distance of one hundred fifty (150) feet to a point at the division line of Lots No. 9 and 34 on said Plan of Lots;

THENCE along said division line south four (4) degrees thirty (30) minutes east, a distance of one hundred fifty (150) feet to a point at the division line of Lot No. 9

on said Plan of Lots and Lot No. 10 on Plan #2 Holly Hills;

THENCE along said division line south eighty-five (85) degrees thirty (30) minutes west, a distance of one hundred fifty (150) feet to a point on the eastern line of Fulton Road aforesaid;

THENCE along the eastern line of Fulton Road north four (4) degrees thirty (30) minutes west, a distance of one hundred fifty (150) feet to a point the place of BEGINNING.

BEING Lot #9 on Plan of Lots of Holly Hills, Plan #1, which Plan is recorded in the Office of the Recorder of Deeds, in and for Dauphin County in Plan Book "V", Volume II, Page 18.

BEING KNOWN AS: 1711 FULTON ROAD, DAUPHIN, PA 17018

PROPERTY ID NUMBER: 43-009-156
BEING THE SAME PREMISES WHICH ROBERT J. COLLINS AND ANN L. COLLINS, H/W BY DEED DATED 6/30/2006 AND RECORDED 7/10/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20060027301, GRANTED AND CONVEYED UNTO JASON E. NORNHOLD AND BRANDY L. NORNHOLD, H/W.

SEIZED AND SOLD as the property of Jason E. Nornhold and Brandy L. Nornhold under judgment #2019-CV-00353

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

SALE NO. 9
CRISTINA L. CONNOR, ESQUIRE
JUDGEMENT AMOUNT: \$84,541.45

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

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

BEGINNING at a point on the north side of Rudy Road, 463.63 feet east of the northeast corner of Rudy Road and Hale Avenue; thence northwardly through the center line of a partition wall between the

Advertisements appearing for First Time

Miscellaneous Notices

premises herein described and premises No. 2478 Rudy Road, 76.8 feet to a point; thence eastwardly 16.29 feet, more or less, to a point; thence southwardly through the center line of a partition wall between the premises herein described and premises No. 2482 Rudy Road, 75.64 feet to a point on the north side of Rudy Road; thence westwardly along the same, 16.25 feet to the place of BEGINNING.

BEING known and numbered as 2480 Rudy Road, Harrisburg, PA 17104.

WITH all improvements erected thereon.

PARCEL NO.: 13-010-010

BEING THE same property conveyed to Priscilla L. Dawson, a single woman who acquired title by virtue of a deed from Bruce A. Barilar, a married man, dated January 20, 2006, recorded January 31, 2006, at Instrument Number 20060003753, 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 Priscilla L. Dawson, a single woman, Mortgages herein, under Judgment No. 2023-CV-04428

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

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

SALE NO. 10
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$74,686.83

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

Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated July 24, 1965, prepared by Roy M. H. Benjamin, Harrisburg Pennsylvania, as follows:

BEGINNING at a point on the northeastern corner of the intersection of State Street and Third Avenue; thence along the eastern line of Third Avenue north twenty-three (23) degrees forty-five (45) minutes east ninety (90) feet to a point; thence south sixty-six (66) degrees fifteen (15) minutes east one hundred twenty (120) feet to a point; thence south twenty-three (23) degrees forty-five (45) minutes west ninety (90) feet to a point on the northern line of State Street; thence along the northern line of State north sixty-six (66) degrees fifteen (15) minutes west one hundred twenty (120) feet to a point, the Place of BEGINNING.

HAVING thereon erected a one and one-half story frame dwelling known and numbered as 498 State Street, Oberlin Gardens, Steelton, Pennsylvania.

BEING Lots Nos. 152, 153 and 154 on Plan of Oberlin Gardens, which Plan is recorded in Plan Book "G", Page 62.

BEING KNOWN AS: 498 STATE STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 63-029-065-000-0000

BEING THE SAME PREMISES WHICH HERBERT L. BENNER AND BETTY M. BENNER, HIS WIFE BY DEED DATED 9/10/1974 AND RECORDED 9/10/1974 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 61 AT PAGE 39, GRANTED AND CONVEYED UNTO LAWRENCE M. MILBERRY AND LALAR M. MILBERRY, HIS WIFE.

SEIZED AND SOLD as the property of the unknown heirs of Lalar Milberry deceased under judgment #2023-CV-00384

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

SALE NO. 11
JACQUELINE F. McNALLY
JUDGMENT AMOUNT: \$173,062.61

SITUATE IN: Swatara Township

Advertisements appearing for First Time

Miscellaneous Notices

TAX PARCEL Number: 63-010-051-000-0000

PREMISES BEING: 375 North 48th Street, Harrisburg, PA 17111

ALL THAT CERTAIN piece of parcel of land, with buildings and improvements thereon, situate in Swatara Township, Dauphin County, Pennsylvania, together with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at a point on the eastern side line of 48th (King Street), at the line of Lot No. 270 on the hereinafter mentioned Plan of Lots; thence north along 48th (King) Street sixty-two and one-half (62.5) feet to a point; thence east along a line bisecting Lot No. 271 on said Plan, two hundred fifty-four and fourteen hundredths (254.14) feet to a point at line of land now or late of Harry Z. Arney and Ruth R. Arney, his wife; thence south along said line sixty-three and forty-six hundredths (63.46) feet to a said line of No. 270; and thence west along line of said Lot two hundred forty-three and twelve hundredths (243.12) feet to 48th (King Street), the place of BEGINNING.

BEING the southern one-half of Lot No. 271 as shown on the Plan of Lots known as Sections C and D, Lawton Gardens, recorded in Dauphin County Plan Book "K", Page 27.

TITLE TO the subject property is vested with Keith Ward and Holly Sue Ward, his wife, by deed from Norwood C. Graeff and Eleanor E. Graeff, his wife, dated April 27, 2007 and recorded on May 4, 2007 with the Dauphin County Recorder of Deeds as Instrument Number 20070017907.

KEITH WARD departed this life intestate on or about October 17, 2014, vesting title by operation of law with his surviving spouse, Holly Sue Ward.

SEIZED AND SOLD as the property of Holly Sue Ward in suit of MCLP Asset Company, Inc. under judgment number 2023 CV 4550

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

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, ON 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, SECTION A, BLOCK 17 ROAD A ON THE PLAN OF PAXTON 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 #2022-CV-07296

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

SALE NO. 12
DANIELLE DiLEVA, ESQUIRE

Advertisements appearing for First Time

Miscellaneous Notices

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

SALE NO. 13
GREGORY JAVANDIAN, ESQUIRE
JUDGMENT AMOUNT \$88,364.71

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Middletown, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by William B. Whittock, Registered Professional Engineer, dated October 21, 1960, as follows:

BEGINNING at a point on the northerly line of Columbia Street at a distance of 60 feet west of the west line of Clinton Avenue; thence extending along the northerly line of Columbia Street, north 79° 30' west, 40 feet to a point in a corner; thence extending through the middle of Lot No. 116 on the hereinafter mentioned Plan of Lots, north 10° 30' east, 120 feet to a point on the southerly line of a 20 foot wide alley; thence along said alley, south 79° 30' east, 40 feet to a point on a corner; thence extending through the middle of Lot No. 117 on said Plan, south 10° 30' West, 120 feet to a point and place of BEGINNING.

BEING the western one-half of Lot No. 117 and the eastern one-half of Lot No. 116 on the Plan of Emaus Orphan House recorded in Orphans' Court Docket "T", Volume 2, Page 348, Dauphin County records.

HAVING THEREON erected known and numbered as 139 Columbia Street, Middletown, PA 17057

BEING TAX PARCEL No. 41-004-037-000-0000

PREMISES BEING: 139 Columbia Street, Middletown, PA 17057

BEING THE SAME PREMISES which Lorraine A. Vonada, Administratrix of the Estate of Charles E. Vonada, deceased, Wendy Smith and Duane Vonada, by deed dated December 11, 2007 and recorded January 14, 2008 in the Office of the Recorder of Deeds in and for Dauphin County in Instrument No. 20080001528, granted and conveyed unto Wendy J. Ruhmel, Personal Representative of the Estate of Lorraine A. Vonada.

LORRAINE A. VONADA departed this life on March 28, 2021.

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

SEIZED AND TAKEN in execution as the property of Wendy J. Ruhmel, Personal Representative of the Estate of Lorraine A. Vonada a/k/a Lorraine Anna Vonada, Deceased Mortgagors herein, under Judgment No. 2023-CV-4387

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

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

SALE NO. 14
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$205,358.75

ALL THAT CERTAIN piece or parcel of land situate, lying and being in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Wandering Way, a 50-foot wide right of way, which said point is more particularly located at the intersection of the southerly right of way line of Wandering Way and the dividing line between Lots Nos. 64 and 65 on the Plan of Lots known as Section Two, Crooked Hill Farms; thence from said point of beginning along a dividing line between Lots 64 and 65 on the aforesaid Plan of Lots, south 09 degrees 46 minutes 03 seconds, a distance of 62.41 feet to a point on the dividing line between Lots Nos. 64 and 83 on the aforesaid Plan; thence from said point along the dividing line between Lots Nos.

Advertisements appearing for First Time

Miscellaneous Notices

64 and 83, south 53 degrees 31 minutes 03 seconds west a distance of 95.00 feet to a point on the easterly right of way line of Creek Bed Drive; a 50-foot wide right of way; thence, from said point along the easterly right of way line of Creek Bed Drive, north 36 degrees 28 minutes 57 seconds west, a distance of 25.00 feet to a point; thence from said point continuing along the easterly right of way line of Creek Bed Drive, on a curve to the right having a radius of 125.00 feet, an arc distance of 70.10 feet to a point; thence from said point along a curve to the right having a radius of 25.00 feet, connecting the northerly line of Creek Bed Drive and the southerly line of Wandering Way, a distance of 39.27 feet to a point on the southerly right of way line of Wandering Way, north 85 degrees 39 minutes 04 seconds east, a distance of 82.00 feet to a point, the point and place of BEGINNING.

BEING Lot No. 64 on the Plan of Lots known as Section Two, Crooked Hill Farms, prepared by Gannett, Fleming, Coddry and Carpenter, Inc., dated July 1976 and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book W, Volume 2, Page 51-A.

BEING KNOWN AS: 1405 WANDERING WAY, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-059-064

BEING THE SAME PREMISES WHICH ANGELA M. JOHN AND DEBORAH ROE, AS JOINT TENANTS BY DEED DATED 5/6/2019 AND RECORDED 5/10/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190010651, GRANTED AND CONVEYED UNTO RANDY L. RUPPERT AND DENISE A. RUPPERT, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Denise A. Ruppert and Randy L. Ruppert under judgment #2022-CV-04296

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

SALE NO. 15
MICHAEL J. CLARK, ESQUIRE
JUDGMENT AMOUNT: \$181,140.92

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

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

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

TAX ID: 63-031-090

BEING the same premises that Nathaniel Lee Cole, a single individual and Alan J. Knisely and Dinah Knisely, husband and wife, by deed dated 8/5/2020 and recorded 8/13/2020 in the office of the Recorder of Deeds in the County of Dauphin, Commonwealth of Pennsylvania as Instrument No. 20200020717 granted and conveyed to Lawrence Rainey, an adult individual, and Chassity Davis, an adult individual, as joint tenants with the right of survivorship and not as tenants in common

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

Advertisements appearing for First Time

Miscellaneous Notices

CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

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

PROPERTY ADDRESS: 1390 Dayton Road, Hbg., PA 17113

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

SALE NO. 16

PATRICK J. WESNER, ESQUIRE

JUDGMENT AMOUNT: \$310,449.34

ALL THAT CERTAIN message, tenement and tract of land situate in the Township of West Hanover, Dauphin County, Pennsylvania, more Particularly bounded and described as follow, to wit:

BEGINNING on the eastern line of Morningstar Avenue on the Plan hereinafter mentioned at the line of Lot No. 105; thence south 78 degrees 18 minutes east, 150 feet to a point on line of Lot No. 117; thence south 11 degrees 42 minutes west, 66.32 feet to a point; thence south 17 degrees 37 minutes east, 19.83 feet to a point on line of Lot No. 107; thence along Lot No. 107 south 72 degrees 23 minutes west, 150 feet to a point on the eastern line of Morningstar Avenue; thence along the eastern line of Morningstar Avenue in an arc, as set forth on the Plan hereinafter mentioned, 131.16 feet to a point; thence north 11 degrees 42 minutes east, 29.77 feet to a point, the place of BEGINNING.

BEING Lot No. 106 on Plan of North Skyline View Park as recorded in Dauphin County Plan Book "T", Page 66.

HAVING THERON ERECTED a single-family dwelling known and numbered as 7566 Morningstar Avenue, Harrisburg, Pennsylvania 17112

PARCEL No.: 68-31-110

BEING KNOWN as 7566 Morningstar Avenue, Harrisburg, PA 17112

SEIZED AND TAKEN in execution as the property of Teresa Marie Becker f/k/a Teresa Zimmerman Mortgagor herein, under Judgment No. 2023-CV-4141

NOTICE is further given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds

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

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

SALE NO. 17

KATHERINE M. WOLF, ESQUIRE

JUDGMENT AMOUNT: \$192,615.50

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

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 on the northerly side of Kokomo Avenue, at the dividing line of Lot No. 37 and Lot No. 40 on the hereinafter mentioned Plan of Lots; thence north two (02) degrees four (04) minutes west along the same a distance of one hundred thirty and seventy-two hundredths (130.72) feet to a point on the dividing line of Lot No. 37 and Lot No. 38 on said plan; thence north eighty-seven (87) degrees fifty-six (56) minutes east along the same a distance of one hundred (100) feet to a point on the dividing line of Lot No. 37 and Lot No. 35 on said Plan; thence south two (02) degrees four (04) minutes east along the same and also along the dividing line of Lot No. 37 and Lot No. 36 on said Plan a distance of one hundred twenty-two and eight-tenths (122.8) feet to a point on the northerly side of Kokomo Avenue; thence westwardly along the northerly side of Kokomo Avenue a distance of one hundred and forty-five hundredths (100.45) feet to a point, the place of BEGINNING.

BEING Lot No. 37, Section 2, Plan of Kokomo Park, recorded at Plan Book "V", Page 144.

Advertisements appearing for First Time

Miscellaneous Notices

BEING known and numbered as 120 Kokomo Avenue, Hummelstown, PA 17036.

WITH all improvements erected thereon.

PARCEL No.: 31-055-037-000-0000

BEING the same property conveyed to Joseph Coleman and Stacy L. Coleman, husband and wife who acquired title by virtue of a deed from James G. Coleman and Margaret E. Coleman, his wife dated December 4, 2014, recorded December 15, 2014, at Instrument Number 20140030092, Dauphin County, Pennsylvania records.

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 Joseph Coleman and Stacy L. Coleman, husband and wife, Mortgagors herein, under Judgment No. 2016-CV-04336

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

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

SALE NO. 19
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$106,914.36

ALL THAT CERTAIN tract or parcel of land situate in the Village of Oberlin, Swatara Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey made by Milton H. Davis, Registered Surveyor, on September 18, 2001 and attached hereto as follows:

BEGINNING at an iron pin at the northeastern corner of land now or

formerly of Dusan D. Cuckovic, Jr. and on the western line of 40 feet wide Main Street, which iron pin is 43.0 feet north of the northern line of 14 foot wide unnamed alley, said alley extends west from the intersection of Main Street with Horner Avenue; thence from said iron pin at the place of beginning along the northern line of land now or formerly of Dusan D. Cuckovic, Jr., south 83 degrees, 45 minutes west, a distance of 100.00 feet to an iron pin on the eastern line of 16 foot wide Crooked Alley; thence along the eastern line of said Crooked Alley, north 6 degrees 15 minutes west, a distance of 97.00 feet to an iron pin at the southwestern corner of lands now or formerly of Robert C. Green; thence along the southern line of land now or formerly of Robert C. Green north 84 degrees 53 minutes 45 seconds east, and by a stone wall, 100.02 feet to a cut in the top of said stone wall at the southeastern corner of land now or formerly of Robert C. Green and at the western line of Main Street; thence along the western line of 40 foot wide Main Street, south 6 degrees 15 minutes east, a distance of 95.00 feet to the iron pin and place of BEGINNING.

CONTAINING 9,600.00 square feet or 0.2204 acres of land.

BEING KNOWN AS: 1219 MAIN STREET, HARRISBURG, PA 17113

PROPERTY ID NUMBER: 63-034-010-000-0000

BEING THE SAME PREMISES WHICH KENNETH C. PFAFF, JR. AND CHRISTINA A. PFAFF, TRUSTEES UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF KENNETH C. PFAFF, DECEASED BY DEED DATED 11/8/2011 AND RECORDED 11/21/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20110032024, GRANTED AND CONVEYED UNTO CHRISTOPHER K. PFAFF.

SEIZED AND SOLD as the property of Christopher K. Pfaff under judgment #2023-CV-06146

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

Miscellaneous Notices

SALE NO. 22
JOSEPH I. FOLEY, ESQUIRE
JUDGMENT AMOUNT: \$77,728.98

ALL THAT CERTAIN DESCRIBED LOT OF GROUND, WITH IMPROVEMENTS THEREON ERECTED, SITUATE IN THE SEVENTH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF VERBEKE STREET, ONE HUNDRED AND THIRTY (130) FEET EAST OF THE EASTERN SIDE OF SIXTEENTH STREET SAID POINT BEING THE EASTERN SIDE OF AN UNNAMED TWENTY (20) FEET WIDE STREET, THENCE EASTERLY ALONG THE SOUTHERN SIDE OF VERBEKE STREET FIFTY-FIVE (55) FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO VERBEKE STREET, NINETY-FIVE (95) FEET TO THE NORTHERN SIDE OF A FIFTEEN (15) FEET WIDE ALLEY; THENCE WESTERLY PARALLEL WITH VERBEKE STREET, FIFTY-FIVE (55) FEET TO THE EASTERN SIDE OF THE AFOREMENTIONED TWENTY (20) FEET WIDE STREET; THENCE NORTHERLY ALONG SAID STREET, NINETY-FIVE (95) FEET TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 07-084-018
PREMISES BEING: 1615 Verbeke Street, Harrisburg, Pennsylvania 17103
BEING the same premises which CECELIA BOWMAN, ADMINISTRATOR OF THE ESTATE OF ANNA T. BOWMAN, DECEASED by deed dated November 23, 2015 and recorded February 4, 2016 in Instrument Number 20160002817, granted and conveyed unto Cecelia Bowman. The said Cecelia Bowman died on February 4, 2016 without a will or appointment of an Administrator, thereby vesting title in Judith M. Bowman, known surviving heir of Cecelia Bowman, Ayana A. Bowman, known surviving heir of Cecelia Bowman, Nakpangi N. Bowman, known surviving heir of Cecelia Bowman, Scott Timothy Bowman, known surviving heir of Cecelia Bowman, and unknown surviving heir of Cecelia Bowman by operation of law.

SEIZED AND SOLD as the property of JUDITH M. BOWMAN, known surviving heir of Cecelia Bowman, AYANA A. BOWMAN, known surviving heir of Cecelia Bowman, NAKPANGI N. BOWMAN, known surviving heir of Cecelia Bowman, SCOTT TIMOTHY

BOWMAN, known surviving heir of Cecelia Bowman and UNKNOWN SURVIVING HEIR OF CECELIA BOWMAN under judgment #2022-CV-9522

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

SALE NO. 23
JOSEPH I. FOLEY, ESQUIRE
JUDGMENT AMOUNT: \$160,154.77

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

BEGINNING AT AN IRON PIN ON THE NORTHERN R.O.W. LINE OF BLUE BIRD AVENUE AT THE DIVISION LINE OF LOT NUMBER 585 AND NUMBER 586 ON THE HERINAFTER MENTIONED PLAN AND ALSO BEING 390.00 FEET EAST OF THE NORTHEAST CORNER OF BLUE BIRD AVENUE AND BLUE EAGLE AVENUE; THENCE BY THE EASTERN LINE OF LOT NUMBER 585 AND BEING LANDS OF JOHN HOOVER NORTH 5 DEGREES 00 MINUTES EAST 200.00 FEET TO AN IRON PIN ON LINE OF LANDS OF EMMETT GEIGER ALSO ON THE SOUTHERN LINE OF LOT NUMBER 530; THENCE BY AFORESAID LOT AND LANDS AND LOT NUMBER 531 SOUTH 85 DEGREES 00 MINUTES EAST 60.00 FEET TO AN IRON PIN ON THE WESTERN LINE OF LOT NUMBER 588 AND LANDS OF LEONARD ESPENSHADE; THENCE BY AFORESAID SOUTH 5 DEGREES 00 MINUTES WEST 200.00 FEET TO AN IRON PIN ON THE NORTHERN R.O.W. LINE OF BLUE BIRD AVENUE; THENCE BY AFORESAID NORTH 85 DEGREES 00 MINUTES WEST 60.00 FEET TO AN IRON PIN BEING THE PLACE OF BEGINNING.

BEING LOTS NUMBER 586 AND NUMBER 587 ON PLAN OF BLUE RIDGE MANOR, EXTENSION 1 AND 2, PLAN BOOK "J", PAGE 129.

TAX PARCEL NO. 35-022-086
PREMISES BEING: 6128 Blue Bird Avenue, Harrisburg, Pennsylvania 17112
BEING the same premises which DIANN K. RUDY (WIDOW) by deed dated

Advertisements appearing for First Time

Miscellaneous Notices

January 26, 2018 and recorded January 29, 2018 in Instrument Number 20180002389, granted and conveyed unto Brandi L. Bower and Brett M. Hain.

SEIZED AND SOLD as the property of Brandi L. Bower and Brett M. Hain under judgment #2023-CV-1619

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

SALE NO. 24
JOSEPH I. FOLEY, ESQUIRE
JUDGMENT AMOUNT: \$96,035.13

ALL THOSE CERTAIN TWO (2) Lots of ground Numbered 25 (erroneously stated as 15 in prior deed) and 26 in the Plan of Lots laid out by John Eshleman and known as "Evendale", an addition to Highspire, Borough of Highspire, County of Dauphin, Commonwealth of Pennsylvania, said Plan of Lots is duly recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "C", Volume 1, at Page 37, and bounded and described as follows, to wit:

BEGINNING with said Lots adjoining each other and each fronting on Second Street, thirty (30) feet and each extending the same width and in depth one hundred and twenty (120) feet to Rhoda Alley and bounded on the north by Rhoda Alley; on the south by Second Street; on the east by Lot No. 27; and on the west by Lot No. 24.

TAX PARCEL NO. 30-022-028-000-0000

PREMISES BEING: 440 2nd Street, Highspire, Pennsylvania 17034

BEING the same premises which DEBORAH E. OWENS, ADULT INDIVIDUAL by deed dated June 5, 2018 and recorded June 6, 2018 in Instrument Number 20180013860, granted and conveyed unto Barry R. Stine, Jr. and Nicole A. Stine, husband and wife.

SEIZED AND SOLD as the property of Barry R. Stine, Nicole A. Stine under judgment #2023-CV-05330

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

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

SALE NO. 25
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$79,854.01
CASE NUMBER: 2022-CV-07556

TAX ID Number(s): 35-104-065

LAND SITUATED in the Township of Lower Paxton in the County of Dauphin in the Commonwealth of PA

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

BEGINNING AT A POINT AT THE DIVIDING LINE OF LOT NO. 74 AND LOT NO. 75 AS SHOWN ON A FINAL DECLARATION PLAN OF FOUR SEASONS, PHASE II; THENCE BY THE SOUTHERN LINE OF LOT NO. 74 AND THE COMMON AREA SOUTH 59 DEGREES 5 MINUTES 9 SECONDS WEST 20 FEET TO A POINT ON THE EASTERN LINE OF LOT NO. 73; THENCE BY AFOREMENTIONED LOT LINE AND PARTIALLY THROUGH THE CENTER OF A PARTITION WALL, NORTH 30 DEGREES 54 MINUTES 51 SECONDS WEST 65 FEET TO A POINT ON THE NORTHERN LINE OF LOT NO. 74; THENCE BY AFOREMENTIONED LOT LINE AND THE COMMON AREA, NORTH 59 DEGREES 5 MINUTES 9 SECONDS EAST 20 FEET TO A POINT ON THE WESTERN LINE OF LOT NO. 75; THENCE BY AFOREMENTIONED LOT LINE AND PARTIALLY THROUGH THE CENTER OF A PARTITION WALL SOUTH 30 DEGREES 54 MINUTES 51 SECONDS EAST 65 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

BEING LOT NO. 74 AS SHOWN ON A FINAL SUBDIVISION PLAN OF FOUR SEASONS PHASE II, RECORDED IN PLAN BOOK T, VOLUME 3, PAGE 17, ALSO DESIGNATED AS 1153 CENTER COURT.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for Identification purposes only.

COMMONLY KNOWN as: 1153 Center Court, Harrisburg, PA 17111

Advertisements appearing for First Time

Miscellaneous Notices

BEING KNOWN AS: 1153 CENTER COURT, HARRISBURG, PA 17111

PROPERTY ID: 35-104-065

TITLE TO SAID PREMISES IS VESTED IN ELEANOR M. REEDER BY DEED FROM PAMELA S. KOURY DATED 09/15/2004 RECORDED 09/22/2004 BOOK 5687, PAGE 235

SEIZED AND SOLD as the property of Eleanor M. Reeder under judgment #2022-CV-07556

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

SALE NO. 26

DANIELLE DILEVA, ESQUIRE

JUDGMENT AMOUNT: \$112,447.05

ALL THAT CERTAIN tract or parcel of land located in the Borough of Highspire, Dauphin County, Pennsylvania more particularly bounded and described as follows:

BEGINNING at a point on the northwestern corner of Market Street and Lumber Street; THENCE along the north line of Market Street north seventy-six degrees and fifteen minutes, west one hundred seventy-seven and fifty-one hundredth feet (W 177.51') to a point on line of land belonging to party of the first part; thence along said land at right angles to Market Street north thirteen degrees forty-five minutes east one hundred thirty-four (134) feet to the middle of Bessemer Avenue (not yet opened); THENCE south seventy-six degrees fifteen minutes east along the center of Bessemer Avenue which is the Borough line two hundred seventy and forty-seven one-hundredths (270.47') feet to the western line of Lumber Street; THENCE along said Lumber Street south forty-eight degrees thirty minutes one hundred sixty-three and nine hundredths (163.09') feet to a point, the place of BEGINNING.

BEING KNOWN AS: 312 MARKET STREET, HIGHSPIRE, PA 17034

PROPERTY ID NUMBER: 30-006-014-000-0000

BEING THE SAME PREMISES WHICH FERN B. CHAJKOWSKI, WIDOW BY DEED DATED 10/30/2008 AND RECORDED

11/12/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20080041067, GRANTED AND CONVEYED UNTO LYNN H. STONEROAD, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Lynn Stoneroad under judgment #2022-CV-07691

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

SALE NO. 27

STEPHEN PANIK, ESQUIRE

JUDGMENT AMOUNT: \$69,552.08

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

ALL THAT CERTAIN eastwardly one-half (1/2) of lot or piece of ground with the two and one-half (2 1/2) story frame dwelling and other improvements thereon erected, situate on the northwardly side of South Second Street, in the Borough of Lykens, County and Commonwealth as aforesaid, marked and numbered as Lot Number four hundred fourteen (414) on the Plan of the Town (now Borough) of Lykens, laid out by Daniel Hoffman, C.E., in the year 1848.

BOUNDED in front or south by South Second Street; on the west by the western one-half (1/2) of said Lot Numbered four hundred fourteen (414); on the north by a twenty (20) feet wide alley; and on the east by Lot Number four hundred twelve (412).

CONTAINING in front on South Second Street twenty-five (25) feet, and extending northwardly of the same width one hundred forty (140) feet to the said twenty (20) feet wide alley.

HAVING THEREON erected a dwelling known as 133 South Second Street, Lykens, Pennsylvania.

BEING the same premises, which Cassandra A. Faust by deed dated 06/30/2014 and recorded 10/06/2014, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20140024098, granted

Advertisements appearing for First Time

Miscellaneous Notices

and conveyed unto Cassandra A. Faust, in fee.

AND THAT said Jeffrey A. Faust departed this life on 10/13/2013, whereby title vested in his wife Cassandra A. Faust.

TAX PARCEL: 38-008-051-000-0000
PREMISES BEING: 433 S. Second St., Lykens, PA 17048

SEIZED AND SOLD as the property of Cassandra A. Faust under judgment #2023-CV-06011

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

**SALE NO. 28
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$112,178.41
CASE NUMBER: 2022-CV-08238**

ALL THAT CERTAIN LOTS OR PARCELS OF GROUND SITUATED IN THE VILLAGE OF ENHAUT, TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

THE TWO (2) LOTS FRONTING ON NORTH STREET A TOTAL DISTANCE OF FIFTY (50) FEET, EACH LOT CONTAINING TWENTY-FIVE (25) FRONT FEET ON NORTH STREET AND EXTENDING BACK IN UNIFORM WIDTH THROUGH OUT TO PENN ALLEY, A DISTANCE OF ONE HUNDRED (100) FEET.

BEING LOTS NUMBERED 216 AND 217 ON THE PLACE OF LOTS LAID OUT BY JOSIAH A. DUNKLE, SAID PLAN BEING UNRECORDED AND BEING ENTITLED "PLAN OF HIGHLAND" HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS AND WHICH HAS THE ADDRESS OF 568 NORTH STREET, ENHAUT, PENNSYLVANIA 17113.

BEING THE SAME PREMISES CONVEYED UNTO L. EUGENE ANDERSON, A SINGLE MAN, BY VIRTUE OF DEED FROM DAVID S. GANG AND KERRI L. GANG, HUSBAND AND WIFE, DATED SEPTEMBER 30, 2005, RECORDED OCTOBER 20, 2005 IN BOOK 6241, PAGE 508, DAUPHIN COUNTY, PA.

PARCEL ID: 63-049-082-000-0000

(FOR INFORMATIONAL PURPOSES ONLY: 568 NORTH STREET, STEELTON, PA 17113 IS ALSO KNOWN AS 568 NORTH STREET, HARRISBURG, PA 17113 AND 68 NORTH STREET, ENHAUT, PA 17113)

PARCEL: 63-049-082-000-0000
PROPERTY ADDRESS: 568 NORTH STREET, STEELTON, PA 17113

BEING KNOWN AS: 568 NORTH STREET STEELTON, PA 17113

PROPERTY ID: 63-049-082-000-0000
TITLE TO SAID PREMISES IS VESTED IN L. EUGENE ANDERSON BY DEED FROM DAVID S. GANG AND KERRI L. GANG, DATED SEPTEMBER 30, 2005 RECORDED OCTOBER 20, 2005 IN BOOK NO. 6241, PAGE 508.

L. EUGENE ANDERSON IS DECEASED, DATE OF DEATH WAS OCTOBER 5, 2021

SEIZED AND SOLD as the property of MARLON ANDERSON, IN HIS CAPACITY AS HEIR OF L. EUGENE ANDERSON; LYNNWOOD SCOTT ANDERSON A/K/A SCOTTIE ANDERSON, IN HIS CAPACITY AS HEIR OF L. EUGENE ANDERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER L. EUGENE ANDERSON under judgement #2022-CV-08238

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

**SALE NO. 29
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$56,082.92**

ALL THOSE TWO certain lots or pieces of ground adjoining each other situate on the south side of Centre Street in Elmtown, (now part of Wiconisco), Wiconisco Township, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING numbers eighty-eight (88) and ninety (90) numbered eastward, as marked on the Plan of said Elmtown laid out by Daniel Hoffman, C.E., each lot having a frontage of forty (40) feet on the south side of Centre Street, and extending southward of the same width one hundred and forty (140) feet to an

Advertisements appearing for First Time

Miscellaneous Notices

alley; bounded on the north by Centre Street; on the east by Lot No. ninety-two (92); on the south by an Alley and on the west by Lot No. eighty-six (86).

TAX PARCEL NO. 69-009-103-000-0000

PREMISES BEING: 425 Center Street, Wiconisco, Pennsylvania 17097

BEING the same premises which DELMAR WIEST AND WANDA M. WIEST, HIS WIFE by deed dated December 21, 1994 and recorded December 23, 1994 in Deed Book 2343, Page 570, granted and conveyed unto Estate of Delmar D. Wiest a/k/a Delmar Wiest. The said Estate of Delmar D. Wiest aka Delmar Wiest died on July 28, 2019 without a will or appointment of an Administrator, thereby vesting title in Delmar Wiest, Jr., known surviving heir of Delmar Wiest, Craig Whary, known surviving heir of Delmar Wiest, Michele Silks, known surviving heir of Delmar Wiest, Jody Rhoads, known surviving heir of Delmar Wiest, and unknown surviving heir of Delmar Wiest by operation of law.

SEIZED AND SOLD as the property of Delmar Wiest, Jr., known surviving heir of Delmar Wiest, and Craig Whary, known surviving heir of Delmar Wiest, and Michele Silks, known surviving heir of Delmar Wiest, and Jody Rhoads, known surviving heir of Delmar Wiest, and unknown surviving heir of Delmar Wiest, under judgment #2023-CV-894

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

SALE NO. 30
EDEN R. BUCHER, ESQUIRE
JUDGMENT AMOUNT: \$216,878.21

SITUATE IN: Swatara Township, Dauphin County, PA

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

BEGINNING at a concrete monument located on the eastern line of Harrisburg Street, said concrete monument being 123.70 north of the northern line of Orchard Drive; said point also being

located at the northwest corner of lands now or formerly of Anthony S. and Francis M. Gornik; thence continuing along the lands now or formerly of Anthony S. and Francis M. Gornik, George and Elizabeth Jacob, and Robert P. and Beverly J. Eichelberger, south 80 degrees 00 minutes 00 seconds east, a distance of 216.00 feet to an iron pin, said iron pin located at the southwest corner of lands now or formerly of Martin Hoffman; thence continuing along the western lines of lands now or formerly of Martin Hoffman, north 10 degrees 00 minutes 00 seconds east, a distance of 151.00 feet to an iron pin; thence continuing along lands now or formerly of Christian J. Milletics and Irene Milletics, north 80 degrees 54 minutes 01 seconds west, a distance of 91.10 feet to a railroad strike; thence continuing north 80 degrees 00 minutes 00 seconds west, a distance of 25 feet to an iron pin, said iron pin located at the northeastern corner of Lot No. II on the hereinafter mentioned Plan of Lots; thence continuing along the eastern line of Lot No. II on the hereinafter mentioned Plan of Lots, south 10 degrees 00 minutes 00 seconds west, a distance of 124.57 to an iron pin; thence north 80 degrees 00 minutes 00 seconds west, a distance of 100 feet to an iron pin, said iron pin located on the eastern line of Harrisburg Street; thence continuing along the eastern line of Harrisburg Street, south 10 degrees 00 minutes 00 seconds west, a distance of 25 feet to a concrete monument, the place of BEGINNING.

BEING Lot 1 on the Preliminary/Final Plat David L. Settino Subdivision, situate in Swatara Township, Dauphin County, said Plan being recorded in the Recorder's Office in and for Dauphin County, Pennsylvania, on November 22, 1991, in Plan Book "H", Volume 5, Page 75.

SEE ALSO the reservation in deed from Grantors to the Borough of Steelton, dated December 22, 2003, and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 5312, Page 016 of the full free liberty and right at all times hereafter forever, to have and use a twenty (20) foot wide sanitary sewer easement, said easement located ten (10) feet on the northern and southern line of the six (6) inch sanitary sewer line as located on the aforementioned Preliminary/Final Plat David L. Settino Subdivision; Grantees,

Advertisements appearing for First Time

Miscellaneous Notices

their heirs and assigns, shall be responsible for any and all maintenance of said sanitary sewer line at their sole cost.

UNDER AND SUBJECT nevertheless to an access easement over the premises conveyed herein as more fully set forth in the deed from David Lee Settino and Anita Marie Settino to the Borough of Steelton, dated December 22, 2003 and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 5312, Page 016, which access easement provides for ingress, egress and regress over the two following portions of the premises conveyed herein, to wit:

(1) BEGINNING at a concrete monument located on the northern line of Harrisburg Street at the northwest corner of lands now or formerly of Anthony S. and Frances M. Gornik; thence continuing in a northerly direction along Harrisburg Street, north 10 degrees 00 minutes 00 seconds east, a distance of 25 feet to an iron pin, said iron pin located at the southeast corner of Lot No. 2 of the aforementioned Preliminary/Final Plat David L. Settino Subdivision; thence along the southern line of Lot No. II, north 80 degrees 00 minutes 00 seconds west, a distance of 100.00 feet to an iron pin; said iron pin being located at the southeast corner of Lot No. II; thence south 10 degrees 00 minutes 00 seconds west, a distance of 25 feet to a point, said point being located along the northern line of lands now or formerly of George and Elizabeth Jacob; thence continuing along the lands now or formerly of George and Elizabeth Jacob and Anthony S. and Frances M. Gornik, north 80 degrees 00 minutes 00 seconds west, a distance of 100 feet to a point, the place of BEGINNING.

(2) THAT portion of a bituminous drive located on the northwest corner of Lot No. I of the Preliminary/Final Plat David L. Settino Subdivision as depicted on said Plat and currently utilized as part of an access roadway to Sweet Briar Alley located in the Borough of Steelton.

UNDER AND SUBJECT nevertheless to easements, reservations, restrictions, conditions and rights-of-way of record.

BEING THE SAME PREMISES which Steve A. Juzbasic, Jr. by deed dated June 7, 2022 and recorded June 7, 2022 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania at

Instrument No. 20220017282, granted and conveyed unto Stonehedge Holdings LLC, a Pennsylvania limited liability company.

TAX PARCEL No.: 63-045-052-000-0000

PREMISES BEING: 51 South Harrisburg Street, Steelton, PA 17113

SEIZED IN EXECUTION as the property of Stonehedge Holdings, LLC on Judgment No. 2023-CV-6216-NT.

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

SALE NO. 32
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$17,602.28

ALL THAT CERTAIN lot or piece of land situate in Swatara Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated August 10, 1977 as follows:

BEGINNING at a point on the south side of Wayne Street said point being 135 feet east on the southeast corner of 32nd and Wayne Street; thence along the south side of Wayne Street, north 81 degrees 47 minutes 46 seconds east 60 feet to a corner of premises known as No. 3157 Wayne Street; thence along said premises south 8 degrees 12 minutes 14 seconds east, 100 feet to a point on the north side of Davenport Street; thence along the same south 81 degrees 47 minutes 46 seconds west 60 feet to a corner of premises known as No. 3209 Wayne Street, thence along the same north 8 degrees 12 minutes 14 seconds west 100 feet to the place of BEGINNING.

BEGINNING Lots. 125, 126 and 127 on Revised Harris Plan No. 5, recorded in Dauphin County Plan Book C, Page 52.

TAX PARCEL NO. 63-026-037-000-0000

PREMISES BEING: 3227 Wayne Street, Harrisburg, Pennsylvania 17111

BEING THE SAME PREMISES which CHRISTINE A. ISENBERG, SINGLE PERSON by deed dated May 17, 1994 and recorded May 23, 1994 in Deed Book 2224, Page 42, granted and conveyed unto Teresa Thomas a/k/a Teresa Smith

Miscellaneous Notices

and Mitchell Thomas. The said Teresa Thomas a/k/a Teresa Smith died on October 7, 2009 thereby vesting title in Mitchell Thomas by operation of law. The said Mitchell Thomas died on September 22, 2015. Letters of Administration were granted to Divia Darcel Hairston, Executrix of the Estate of Mitchell Thomas on March 2, 2016.

SEIZED AND SOLD as the property of Divia Darcel Hairston, Executrix of the Estate of Mitchell Thomas under judgment #2019-CV-1711

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

SALE NO. 33
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$18,725.29

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

BEGINNING AT A POINT ON THE WEST SIDE OF NORTH 15TH STREET; AND THE CORNER OF A 10 FEET WIDE ALLEY, SAID POINT BEING 100 FEET NORTHWARDLY FROM THE NORTH-WEST CORNER OF WALNUT AND FIFTEENTH STREETS; THENCE IN A WESTWARDLY DIRECTION ALONG SAID 10 FEET WIDE ALLEY, 94 FEET, MORE OR LESS, TO ANOTHER 10 FEET WIDE ALLEY, RUNNING PARALLEL WITH FIFTEENTH STREET; THENCE IN A NORTHWARDLY DIRECTION ALONG THE LINE OF LAST MENTIONED 10 FEET WIDE ALLEY, 16 FEET 6 INCHES TO A POINT AT OTHER LAND FORMERLY OF HARRY A. SHERK, NOW LOUISA BRENNEMAN ESTATE; THENCE IN AN EASTWARDLY DIRECTION ALONG THE LINE OF THE LAST MENTIONED LOT AND PARALLEL WITH THE SAID 10 FEET WIDE ALLEY THROUGH THE CENTER OF THE PARTITION WALL OF THE HOUSE HEREON ERECTED AND THE ADJOINING HOUSE 94 FEET, MORE OR LESS TO THE WEST SIDE OF FIFTEENTH STREET; THENCE IN A SOUTHWARDLY DIRECTION ALONG THE WESTERN LINE

OF SAID FIFTEENTH STREET, 16 FEET 6 INCHES TO THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A TWO-STORY BRICK AND FRAME DWELLING KNOWN AS NO. 208 NORTH FIFTEENTH STREET, HARRISBURG, PENNSYLVANIA.

TAX PARCEL NO. 08-019-062-000-0000

PREMISES BEING: 208 N. 15th Street, Harrisburg, Pennsylvania 17103

BEING the same premises which LONGFIELD CORPORATION, A PENNSYLVANIA CORPORATION by deed dated January 14, 1974 and recorded January 15, 1974 in Deed Book 60, Page 497, granted and conveyed unto Harold C. Anderson, Sr. The said Harold C. Anderson, Sr. died on December 18, 2015 without a will or appointment of an Administrator, thereby vesting title in unknown surviving heirs of Helen Anderson a/k/a Helen F. Anderson, Harold C. Anderson, III, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, Christine Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, Denise Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, Vernon Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, and Russell Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson by operation of law. The said Helen Anderson a/k/a Helen F. Anderson died on August 1, 2021 without a will or appointment of an Administrator.

SEIZED AND SOLD as the property of unknown surviving heirs of Helen Anderson a/k/a Helen F. Anderson, and Harold C. Anderson, III, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, and Christine Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, and Denise Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, and Vernon Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, and Russell Anderson, known surviving heir of Helen Anderson a/k/a Helen F. Anderson, under judgment #2023-CV-1719.

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

Miscellaneous Notices

SALE NO. 34
MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$160,802.20

SITUATE IN: Susquehanna Township, Dauphin County, PA

ALL THOSE CERTAIN lots or pieces of land, situate in Susquehanna Township, in the County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Green Court which point is 152.1 feet north of the northwest corner of Green Court and Houser Road; thence northwardly along the western line of Green Court 100 feet to a point at Lot No. 23; thence westwardly along the southern side of Lot No. 23, 144.06 feet to a point; thence southwardly along the eastern (erroneously stated as western in prior deed) side of North Second Street 100 feet to the north side of Lot No. 26; thence eastwardly along the same 138.06 feet to a point, the place of BEGINNING.

BEING Lot Nos. 24 and 25 in the Plan entitled "Plan of Riverview Park" recorded in Plan Book L, Page 40.

PARCEL NO. 62-008-165-000-0000

BEING the same premises which Dean R. Keller, single man, by deed dated July 18, 2018, and recorded on August 13, 2018, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania to Instrument No. 20180020041, granted and conveyed unto Gerylyn A. Sebastian, married woman.

SEIZED AND SOLD in execution as the property of Gerylyn A. Sebastian on Judgment No. 2023-CV-00049.

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

SALE NO. 35
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$63,715.11

ALL THAT CERTAIN lot or piece of ground situate on the north side of Market Street in the Borough of Pillow,

Dauphin County, Pennsylvania, being Lot 58 on the general Plan of said Borough, bounded and described as follows, to wit:

BEGINNING at a point on the northern side of West Market Street; thence along lands now or formerly of Roy C. Wetzel in a northerly direction, approximately two hundred eighteen feet (218') to a point on the southern side of Strawberry Alley; thence along the southern side of Strawberry Alley, in an easterly direction, approximately fifty feet (50') to a point; thence along lands now or formerly of David R. Witmer, et ux., in a southerly direction, approximately two hundred eighteen feet (218') to a point on the northern side of West Market Street, the point and place of BEGINNING.

TAX PARCEL NO. 64-002-028-000-0000

PREMISES BEING: 232 Market Street, Pillow, Pennsylvania 17080

BEING the same premises which COMMUNITY BANKS, N.A., A CORPORATION UNDER DULY ORGANIZED, INCORPORATED AND NOW EXISTING UNDER AND IN ACCORDANCE WITH THE LAWS OF THE UNITED STATES OF AMERICA by deed dated April 5, 1996 and recorded April 8, 1996 in Deed Book 2591, Page 436, granted and conveyed unto the said David E. Hoover died on July 25, 2021. Letters of Administration were granted to Kyle L. Romberger, Executor of the Estate of David E. Hoover on August 31, 2021.

SEIZED AND SOLD as the property of Kyle L. Romberger, Executor of the Estate of David E. Hoover under judgment #2023-CV-4335

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

SALE NO. 36
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$111,878.14

ALL THOSE TWO lots of ground, with the improvements thereon erected, situate in Susquehanna Township, Dauphin County, Pennsylvania, and being lots numbered seventeen and eighteen in Brock "A" on the Plan of "Greenhill", recorded in the Office for the

Advertisements appearing for First Time

Miscellaneous Notices

Recording of Deeds, etc. of Dauphin County, Pennsylvania, in Plan Book "C", Page 52.

EACH of said lots front twenty feet on Sixth Street and extending in depth one hundred and thirty feet to Long Alley.

AND having thereon erected a frame dwelling house numbered 3863 North Sixth Street.

BEING KNOWN AS: 3863 NORTH 6TH STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-015-064-000-0000

BEING THE SAME PREMISES WHICH NATHAN T. BENINTENDE AND MICHELLE L. BENINTENDE N/K/A MICHELLE L. LUNGER BY DEED DATED 11/30/2005 AND RECORDED 1/3/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 6347 AT PAGE 164, GRANTED AND CONVEYED UNTO ANGELA M. WILLIAMS.

SEIZED AND SOLD as the property of Angela M. Williams under judgment #2018-CV-02587

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

SALE NO. 37

THOMAS C. DYER, ESQUIRE

JUDGMENT AMOUNT: \$84,570.98

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

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

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

BEING THE SAME PREMISES which William C. Dietrich, single man, and Bryan K. Brown, single man, by deed dated January 30, 2002 and recorded on May 7, 2002, in the Dauphin County Recorder of Deeds Office at Deed Book

Volume 4375 at Page 456, granted and conveyed unto Charles J. Miller, Jr. and Lori A. Miller, husband and wife.

BEING KNOWN as 685 Railroad Street, Millersburg, PA 17061

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

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

SALE NO. 38

JUSTIN M. GEORGE, ESQUIRE

JUDGMENT AMOUNT: \$10,196.59

SITUATE in: Harrisburg, Dauphin County

TAX PARCEL #: 02-020-047

PREMISES BEING: 353 South 13th Street, Harrisburg, PA 17104

SEIZED AND SOLD: No. 2019-CV-9017-MU

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 2nd Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern side of South 13th Street, 16 feet of the north side of Swatara Street; thence north along the said east side of Swatara, a distance of 16 feet, to line of land, now or formerly of Samuel W. Zollinger, known as premises 351 South 13th Street; thence along said Zollinger land, in an eastern direction, a distance of 83 feet 10 inches to a point on western line of a 4 foot wide private alley; thence in a southern direction, along western line of said alley, a distance of 16 feet to a point on the line of land, now or formerly of A. W. Swengel; thence in a western direction line of Swengel property, a distance of 83 feet 10 inches to a point on the southern line of South 16th Street, the point and place of BEGINNING.

HAVING thereon erected a dwelling known as 353 South 13th Street, Harrisburg, Pennsylvania.

BEING Parcel No. 02-020-047.

Advertisements appearing for First Time

Miscellaneous Notices

BEING THE SAME PREMISES WHICH PA Deals, LLC, by deed dated December 29, 2008 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania on January 9, 2009, to Instrument No. 20080030358, granted and conveyed unto Randy A. Derr and LaRae Y. Derr.

SEIZED AND SOLD as the property of Randy A. Derr and Larae Y. Derr under judgment #2019-CV-09017

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

SALE NO. 39
JUSTIN M. GEORGE, ESQUIRE
JUDGMENT AMOUNT: \$21,624.67

SITUATE in: Harrisburg, Dauphin County

TAX PARCEL #: 09-082-030

PREMISES BEING: 1900 Bellevue Road, Harrisburg, PA 17104

SEIZED AND SOLD: No. 2022-CV-5715-MU

ALL that land situate in the Ninth Ward of the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Bellevue Road and Nineteenth Street; thence eastwardly along Bellevue Road sixteen (16) feet; thence northwardly through the corner of a brick partition wall and beyond one hundred (100) feet to Austin Street; thence westwardly along Austin Street sixteen (16) feet to Nineteenth Street; and thence southwardly along Nineteenth Street, one hundred (100) feet to the place of BEGINNING.

HAVING thereon erected a dwelling house known as No. 1900 Bellevue Road.

BEING Parcel No. 09-082-030.

BEING THE SAME PREMISES WHICH Francisco Irizarry by deed dated November 30, 2010 and recorded on March 22, 2011 in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, as Instrument No. 20110008384.

SEIZED AND SOLD as the property of Julio Diaz under judgment #2022-CV-05715

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

SALE NO. 40
DAVID C. ONORATO, ESQUIRE
JUDGMENT AMOUNT: \$153,899.87

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

BEGINNING at a point, said point being at the corner of a certain 40 foot wide road as appears on the Plan of Lots hereinafter mentioned; thence along the northerly line of said road in a southwesterly direction, a distance of 140.82 feet to a point; thence along the line of Lot No. 8 on the Plan of Lots hereinafter mentioned, north 34 degrees 56 minutes west, a distance of 195.70 feet to a point; thence along the line of Lot No. 6 on the Plan of Lots hereinafter mentioned, in a northeasterly direction 37.25 feet to a point; thence continuing along the same north 38 degrees 18 minutes 49 seconds west, a distance of 71.31 feet to a pipe; thence along lands now or late of Daniel Rambler, south 81 degrees 25 minutes 20 seconds east, a distance of 160.10 feet to a point; thence along the line of Lot No. 10 on the Plan of Lots hereinafter mentioned, south 32 degrees 1 minute east, a distance of 160.30 feet to a point, the place of BEGINNING.

CONTAINING .704 acres.

BEING Lot No. 9 on the Plan of Lots of Kenneth L. Koons and Patricia S. Koons, his wife, said Plan being recorded in Plan Book "L", Volume 2, Page 24, Dauphin County Records.

UNDER AND SUBJECT to rights-of-way and easements as appear on said Plan and rights-of-way and restrictions of records.

BEING THE SAME PREMISES which Jeffery A. Hannold and Christina L. Hannold, his wife, by deed dated July 11,

Advertisements appearing for First Time

Miscellaneous Notices

2006 and recorded on July 18, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060028567, granted and conveyed unto Carl C. Cobaugh and Gail M. Cobaugh, his wife. The said Carl C. Cobaugh departed this life on or about April 2021 thereby vesting title to Gail M. Cobaugh by operation of law. The said Gail M. Cobaugh departed this life on or about August 6, 2021. The Dauphin County Register of Wills has confirmed that no estate has been raised. Upon information and belief, her known heirs are Kelly Becker and Amy Cunningham. Whereby operation of law, title vests in known heirs, Kelly Beck, Amy Cunningham and the unknown surviving heirs of Gail M. Cobaugh.

BEING KNOWN as 2078 Reservoir Drive, Middletown, PA 17057

PARCEL I.D. No. 34-005-083-000-0000
SEIZED AND SOLD as the property of Kelly Becker, Amy Cunningham, and unknown surviving heirs of Gail M. Cobaugh, deceased under judgment #2023-CV-02591

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

extending southward the same width, between parallel lines, one hundred and forty feet (140') to a twenty feet (20') wide alley; bounded on the north by South Second Street and on the east by the eastern half of the same Lot Number Two Hundred (200) on the south by a twenty feet (20') wide alley and on the west by Lot Number Two Hundred and Two (202).

BEING THE SAME PREMISES which Dennis W. Chambers, a single man, by deed dated June 23, 2017 and recorded on July 11, 2017, in the Dauphin County Recorder of Deeds Office at Deed Book Volume at Page as Instrument No. 20170017661, granted and conveyed unto Carly Nauman, a single woman.

BEING KNOWN as 654 South 2nd Street, Lykens, PA 17048

TAX PARCEL No. 37-006-032-000-0000
PREMISES BEING known as 654 South 2nd Street, Lykens, PA 17048

SEIZED AND TAKEN in execution as the property of Carly Nauman, a single woman in execution of Dauphin County Judgment No. 2023-CV-03214.

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

SALE NO. 41
DAVID C. ONORATO, ESQUIRE
JUDGMENT AMOUNT: \$61,921.19

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

ALL THE FOLLOWING described half lot or piece of ground, situate and lying on the south side of South Second Street, in the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, being the western half of Lot Number Two Hundred (200) as marked in the Plan of the Town (now Borough) of Lykens, laid out by Daniel Hoffman in the year A.D. one thousand eight hundred and forty-eight (1848) and by W.W. Foster in A.D. eighteen hundred and sixty-three (1863); said half lot being twenty-five (25') in width fronting on said South Second Street and

SALE NO. 42
DAVID C. ONORATO, ESQUIRE
JUDGMENT AMOUNT: \$37,304.93

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

BEGINNING at a point in the northwest corner of Revere Street and a 20 feet wide alley, which point is 120.00 feet west of the northwest corner of 17th and Revere Streets; thence northwardly along said alley, 90.00 feet to the south side of a 15 feet wide alley; thence westwardly parallel with Revere Street and along said alley, 25.00 feet to a point at the line of property No. 1620 Revere Street; thence southwardly along said line and through the center of a partition wall and beyond, 90.00 feet to a point at the north side of Revere Street; thence eastwardly along the north side of Revere

Advertisements appearing for First Time

Miscellaneous Notices

Street, 25.00 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Karanja Wagichieng, a/k/a Wagichiengo, a single man, by his agent, Krestu Tsenoff, by deed dated July 14, 2026 and recorded on July 19, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060028768, granted and conveyed unto Vanny Son, adult individual and Makara Doeur, adult individual, as joint tenants with rights of survivorship. The said, Makara Doeur, departed this life on or about June 25, 2021 where, by operation of law, title vested solely in Vanny Son.

BEING KNOWN as 1622 Revere Street, Harrisburg, PA 17104

PARCEL I.D. No. 01-018-027-000-0000 SEIZED AND SOLD as the property of Vanny Son and The United States of America under judgment #2023-CV-06586

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

SALE NO. 43
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$143,926.13

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

BEGINNING at a point in the eastern line of Spruce Street one hundred ninety-five (195) feet north of the northeast corner of Spruce and High Streets in the division line between Lots Nos. 12 and 13 on the Plan of Lots hereinafter mentioned; thence along said division line north seventy two (72) degrees, fifty six (56) minutes east eighty two and sixty seven one hundredths (82.61) feet to the western line of land of Charles B. Wilbern; thence along the same north seventeen (17) degrees, four (4) minutes west sixty (60) feet to a point in the division line between Lots Nos. 11 and 12 as shown on said Plan; thence along said last mentioned division line south seventy two (72) degrees fifty six

(56) minutes west, eighty two and sixty seven one hundredths (82.67) feet to the eastern line of Spruce Street; and thence southwardly along the eastern line of Spruce Street south seventeen (17) degrees, four (4) minutes east, sixty (60) feet to the place of BEGINNING.

BEING Lot No. 12 on Plan prepared by John L. Goffhus and Frances C. Goffhus, his wife, by Rodney R. Waltermeyer, Registered Surveyor.

Under and subject to the following conditions, restrictions and reservations which shall be covenants running with the land:

1. No building or permanent structure of any kind shall be erected thereon within fifteen (15) feet of eastern line of Spruce Street or within five (5) feet of side lot lines.

2. Said lot shall be used for residential purposes only and no dwelling except one single dwelling shall be erected, thereon.

3. No dwelling shall be erected thereon of less than 7,500.00 construction cost, exclusive of the land, based on April 1, 1953 building costs.

4. The easternmost five (5) feet wide strip along the rear of said lot is reserved for erection, installation and maintenance of utility service serving all of the lots shown on said plan.

5. Such conditions, restrictions and reservations shall apply to all other Lots shown on said Plan except Lot No. 15.

6. Lot No. 15 is designated commercial, as well as residential and shall be subject to a building line fifteen (15) feet east of the eastern line of Spruce Street and fifteen (15) feet north from the north line of High Street.

BEING THE SAME PREMISES which Robert P. McGovern, joined by Rebecca McGovern, his wife, by deed dated June 21, 2006 and recorded on July 18, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060028601, granted and conveyed unto Robert P. McGovern and Rebecca McGovern, husband and wife.

BEING known as 524 Spruce Street, Middletown, PA 17057

PARCEL I.D. No. 42-023-003-000-0000 SEIZED AND SOLD as the property of Rebecca McGovern, a/k/a Rebecca L. McGovern and Robert McGovern a/k/a Robert P. McGovern under judgment #2023-CV-01302

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

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Miscellaneous Notices

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

CONDITIONS OF SALE

**The Highest and Best Bidder
Shall Be the Buyer TERMS**

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
November 9, 2023

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