

ADVANCE SHEET

The Dauphin County Reporter (USPS 810-200)

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

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**THE
DAUPHIN COUNTY REPORTER**

**Edited and published by
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BAR ASSOCIATION
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(717) 232-7536
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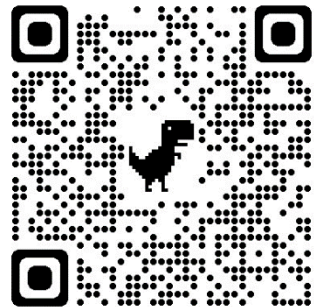


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**ESTATE & TRUST
NOTICES**

FIRST PUBLICATION

**ESTATE OF MARIAN BONAWITZ
a/k/a MARIAN LORRAINE
BONAWITZ**, late of Lykens Borough,
Dauphin County, PA (died: August 18,
2023)

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

Executor: David H. Bonawitz, 223 Main Street, Lykens, PA 17048

Attorney: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 s22-o6

**ESTATE OF JOHN H. MEASE a/k/a
JOHN HARRY MEASE**, late of Swatara Township, Dauphin County, PA (died: August 18, 2023)

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

Executrix: Carl A. Tressler, c/o George Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

Attorney: George Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 s22-o6

ESTATE OF WILLIAM V. SPOTTS, late of Harrisburg City, Dauphin County, PA

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

Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA

17043

Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 s22-o6

ESTATE OF CHERYL D. GILLESPIE, late of Susquehanna Township, Dauphin County, PA

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

Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043

Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 s22-o6

**ESTATE OF JOHN D. DEIMLER a/k/a
JOHN DAVID DEIMLER**, late of Middletown, Dauphin County, PA (died: January 15, 2023)

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

Executrix: Wendy A. Deimler, 676 Browning Drive, Hummelstown, PA 17036

Attorney: George Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 s22-o6

ESTATE OF LOIS J. SHRANATAN, late of the Middletown Borough, Dauphin County, PA

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

Executrix: Lauren J. Smith, c/o Mary-Jo Mullen, CPA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 s22-o6

ESTATE OF BONNIE L. WOLFGANG,
a/k/a BONNIE LOUISE WOLFGANG,
BONNIE WOLFGANG, late of Lower
Paxton Township, Dauphin County, PA
(died: July 22, 2023)

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

Executor: William Phillips

Attorney: Diane S. Baker, Esquire,
P.O. Box 6443, Harrisburg, PA 17112-
0443 s22-o6

ESTATE OF DOROTHY E. MIKAN
a/k/a DOROTHY EMMA MIKAN, late
of Harrisburg City, Dauphin County, PA
(died: April 15, 2023)

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

Administrator: Robert L. Haines, III,
2271 Joanne Avenue, Hummelstown, PA
17036

Attorney: Shannon Kerwin Sprow,
Esquire, Kerwin & Kerwin, LLP, 4245
State Route 209, Elizabethtown, PA
17023 s22-o6

ESTATE OF KATHRYN J. SWANGER
a/k/a KATHRYN JANE SWANGER,
late of Derry Township, Dauphin County,
PA (died: July 3, 2023)

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

Executor: Lonnie L. Swanger Riley, c/o
George Porter, Esquire, 909 E. Chocolate
Ave., Hershey, PA 17033

Attorney: George Porter, Esquire, 909
E. Chocolate Ave., Hershey, PA 17033
s22-o6

ESTATE OF ALBERT N. MORGAN
a/k/a ALBERT NORWOOD MORGAN,
late of Lykens Township, Dauphin
County, PA (died: August 28, 2023)

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

Co-Executors: Kathi M. Saltzman, 322
Creek Road, Klingerstown, PA 17941;
David M. Morgan, 542 Indian Trail Road,
Lykens, PA 17048

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethtown, PA 17023 s22-o6

ESTATE OF LINDA M. LIDDICK
a/k/a LINDA MARIE LIDDICK, late of
Halifax Township, Dauphin County, PA
(died: August 27, 2023)

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

Executor: Scott A. Liddick, 1044 North
River Road, Halifax, PA 17032

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethtown, PA 17023 s22-o6

ESTATE OF KATHY C. SIMS, late of
the Wiconisco Township, Dauphin
County, PA (died: July 10, 2023)

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

Administratrix: Angela Dietrich, 348
Waco Drive, Grantville, PA 17028

Attorney: Joseph D. Kerwin, Esquire,
Kerwin & Kerwin, LLP, 4245 State Route
209, Elizabethtown, PA 17023 s22-o6

ESTATE OF KATHLEEN L. EVANS
a/k/a KATHLEEN LOUISE EVANS,
late of Harrisburg, Dauphin County, PA

(died: June 5, 2023)

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

Executrix: Christine M. Harhigh, 20 Judy Lane, Harrisburg, PA 17112

Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109
s22-o6

SECOND PUBLICATION

ESTATE OF GEORGE RICHARD MILLER a/k/a GEORGE R. MILLER, late of Lower Paxton Township, Dauphin County, PA

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

Executrix: Barbara Ann Miller Shocker a/k/a Barbara A. Shocker

Attorney: Melanie Walz Scaringi, Esquire, Scaringi Law, 2000 Linglestown Rd., Suite 106, Harrisburg, PA 17110
s15-29

ESTATE OF WAYNE M. SCHUG, late of East Hanover Township, Dauphin County, PA (died: May 16, 2023)

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

Executrix: Pamela J. Ruddle, 241 Bahia Avenue, Hershey, PA 17033

Attorney: Brian J. Hinkle, Esquire, SIGMA LEGAL ADVISORS, P.O. Box 1268, Camp Hill, PA 17001
s15-29

ESTATE OF WILLIAM J. LORWEY, late of Harrisburg City, Dauphin County, PA (died: July 22, 2023)

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

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

Executrix: Janice O. Lewis, 2321 Forest Hills Drive, Harrisburg, PA 17112
s15-29

ESTATE OF GARRY M. FRETZ, late of South Londonderry Township, Lebanon County, PA (died: July 23, 2023)

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

Executor: Richard G. Fretz c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Garry M. Fretz, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
s15-29

ESTATE OF JAMES H. McCORKLE, late of Derry Township, Dauphin County, PA (died: June 21, 2023)

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

Co-Executors: Wayne D. McCorkle and Larry J. McCorkle, 240 McCorkle Road, Hershey, PA 17033

Attorney: A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280
s15-29

ESTATE OF GAYLE E. BENTZ, late of Harrisburg, Dauphin County, PA

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

Executrix: Madelynn R. Moyer

Attorney: Charles A. Ritchie, Jr., Esquire, Feather and Feather, P.C., 22

West Main Street, Annville, PA 17003
s15-29

ESTATE OF MICHAEL J. FABRIZIO a/k/a MICHAEL J. FABRIZIO JR., late of South Hanover Township, Dauphin County, PA

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

Executors: Michael E. Fabrizio; Glenda A. Payne, c/o Mark E. Halbruner, Esquire Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill PA 17011

s15-29

ESTATE OF EDWARD MESSNER, late of Lykens Borough, Dauphin County, PA

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

Executrix: Christine Keefer, 59 Galli Road, Halifax, PA 17032

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

s15-29

ESTATE OF ALAN S. WILT, late of Hummelstown Borough, Dauphin County, PA

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

Executrix: Shaade Kintz, c/o Eric Brunner, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA, 17055; (717) 697-3223

s15-29

ESTATE OF LOIS H. BAKER, late of Susquehanna Township, Dauphin County, PA (died: June 11, 2023)

The Register of Wills has granted

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

Executrix: Jody B. Tay, Post Office Box 11998, Harrisburg, PA 17108

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

s15-29

THIRD PUBLICATION

ESTATE OF BEVERLY ANN MILLER, late of Dauphin County, PA (died: June 15, 2023)

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

Executor: Linda Susan Thompson

Attorney: Morgan Cassel, Esquire, 624 North Front Street, Wormleysburg, PA 17043

s8-22

ESTATE OF EMORY G. MEYERHOFFER a/k/a EMORY GENE MEYERHOFFER, late of East Hanover Township, Dauphin County, PA (died: July 23, 2023)

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

Executrix: Jade R. Meyerhoffer, 1443 Rock Spring Road #96, Bel Air, MD 21014

s8-22

ESTATE OF WINNIFAYE L. PETERSON, late of Susquehanna Township, Dauphin County, PA (died: July 19, 2023)

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

payment to the Executor without delay.

Executor: David S. Deibler, 1071 Hahn Road, Dauphin, PA 17018 s8-22

ESTATE OF LLOYD L. HOFFMAN, JR., a/k/a LLOYD LESTER HOFFMAN, JR., Wiconisco Township, Dauphin County, PA (died: June 21, 2023)

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

Executor: Andrew C. Hoffman, 8113 Osborne Drive, Austin, Texas 78729

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 s8-22

ESTATE OF DOROTHY GRENIER, late of Dauphin County, PA, (died: March 22, 2011)

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

Executor: Craig D. Grenier

Attorney: Dominic Montagnese, Esquire, 624 North Front Street, Wormleysburg, PA 17043 s8-22

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **Alpine Ocean Seismic Survey, Inc.**, a foreign corporation formed under the laws of the State of New Jersey where its principal office is located at 155 Hudson St., Norwood, NJ 07648, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/15/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s22

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: **Panorama: Journal of the Association of Historians of American Art, Inc.** s22

NOTICE IS HEREBY GIVEN that **NO MEANS NO WORLDWIDE** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 1756 Greensboro Station Pl., #900, McLean, VA 22120. The commercial registered office provider is in the care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa.C.S. 412. s22

NOTICE IS HEREBY GIVEN that **Crow, Elkhorn & Casey Inc.** has filed a Certificate of Incorporation on September 8, 2023 in the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. s22

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **SADI PA, P.C.** s22

NOTICE IS HEREBY GIVEN that **Eiger Insurance Services, Inc** a foreign business corporation, applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 4124). The corporation is incorporated under the laws of the State of California. The address of its principal office under the laws of said jurisdiction is 2030 Main St., Suite 1300, Irvine, CA 92614, and the address of its proposed registered office in

Pennsylvania is 600 North Second Street,
Harrisburg, PA 17101. s22

NOTICE IS HEREBY GIVEN **ON-SITE SERVICES US, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 225 Teddington Pl., Burlington, Canada L7L 6X6, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. s22

NOTICE IS HEREBY GIVEN **SAVE THE DUCK USA INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 80 W. 40th Street, Suite 90-91, New York, NY 10018. The association's proposed registered office provider is Paracorp Incorporated in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. s22

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: **DTFS of Pennsylvania, INC.** The date of incorporation is 9/13/23. s22

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **The RAL Supply Group, Inc.**, a corporation incorporated under the laws of the State of New York intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 275 Wagaraw Rd., Hawthorne, NJ, 07506 and the name of its commercial registered office provider in Pennsylvania is United Corporate Services, Inc. s22

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of

15 Pa.C.S. Section 415 or 417, **BioMedion Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. s22

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 8/29/2023 under the Domestic Business Corporation Law, for **PENNSYLVANIA MUNICIPAL BOOKKEEPERS, INC.**, and the name and county of the commercial registered office provider is Corporation Service Company, Dauphin County. s22

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **KMLee Investments Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. s22

NOTICE IS HEREBY GIVEN that **Food For Foodies Corp.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is c/o Altieri Partners PLLC, 401 Park Avenue South, 10th Fl., New York, NY 10016. The commercial registered office provider is in the care of National Registered Agents, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. s22

NOTICE IS HEREBY GIVEN **Hudson Seller Corp.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 300 Broadway, Ste. 26, San Francisco, CA 94133, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808. The commercial registered office

provider in PA is Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. s22

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Novi Financial, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. s22

**FICTITIOUS NAME
NOTICES**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 30, 2023, for **whatabout flooring d/b/a** with a principal place of business located at 6059 Allentown Blvd., Ste. 118, Harrisburg, PA 17112 in Dauphin County. The individual interested in this business is Faris A. Rahman, also located at 6059 Allentown Blvd. Ste. 118, Harrisburg, PA 17112. This is filed in compliance with 54 Pa.C.S. 311. s22

**MISCELLANEOUS
NOTICES**

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

TERM NO. 2023-CV-01920

CIVIL ACTION – LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**M&T BANK, PLAINTIFF
VS.
MILDRED STANISIC A/K/A
MILDRED J. STANISIC, MORTGAGOR
AND REAL OWNER, DEFENDANT**

TO: MILDRED STANISIC AKA MILDRED J. STANISIC, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known

address is 2201 Market Street Harrisburg, PA 17103.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

YOU ARE HEREBY NOTIFIED that Plaintiff M&T Bank, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2023-CV-01920 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2201 Market Street, Harrisburg, PA 17103 whereupon your property will be sold by the Sheriff of Dauphin.

NOTICE

YOU HAVE BEEN sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

DAUPHIN COUNTY
LAWYER REFERRAL SERVICE
213 N. Front Street
Harrisburg, PA 17101
717-232-7536

Michael T. McKeever
Attorney for Plaintiff

KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
s22 215-627-1322

**NOTICE OF
ADMINISTRATIVE SUSPENSION**

NOTICE IS HEREBY GIVEN that the following **Dauphin County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 9, 2023, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The order became effective **September 8, 2023.**

Ballard, Sandra Ann
Cox, Anthony Darnell Jr.
Gillespie, Kevin D.
Lewis, John H. Jr.
Smith, Allen D.
Yost, Jon A.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
s22 Supreme Court of Pennsylvania

NOTICE OF AUDIT

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

NOTICE IS HEREBY GIVEN that the following accounts have been filed by the respective accountants in the Office of the Register of Wills or with the Clerk of the Orphans' Court Division of the Common Pleas of Dauphin County, as the case may be, and that the same shall be duly presented to the said Orphans' Court Division at the Office of the Court Administrator for Audit, Confirmation and Distribution of the said ascertained balances to and among those legally entitled thereto **October 25, 2023**. Pursuant to Pennsylvania Orphans' Court Rule 2.7(b) (formerly Dauphin County Orphans' Court Rule 6.10.1), objections to an account must be filed in writing with the Register or Clerk **no later than the close of business on October 24, 2023.**

1. FREDENBURGH, ROSEANNE M.,

Deceased, First and Final Account of
Lynne Radosevic, Executrix.

2. STRUNK, JOHN C., Deceased, First
and Final Account of Mark Himmelreich,
Administrator.

September 18, 2023 Jean Marfizo King
Register of Wills &
s22-29 Clerk of the Orphans' Court

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

NO.: 2022-CV-05608-MF

CIVIL DIVISION

SALE NO.: 11 OF OCTOBER 2023

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

**JENNIFER BURKHOLDER, IN HER
CAPACITY AS HEIR OF JUDITH B.
SCHIMMEL, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JUDITH B. SCHIMMEL,
DECEASED, DEFENDANT(S)**

NOTICE TO:

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

BEING PREMISES: 204 Thornwood Rd.,
Harrisburg, PA 17104

BEING in HARRISBURG, County of
DAUPHIN, Commonwealth of
Pennsylvania, 09-098-038-000-0000

IMPROVEMENTS consist of residential
property.

SOLD AS the property of Jennifer
Burkholder and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER JUDITH B. SCHIMMEL,
DECEASED.

YOUR HOUSE (real estate) at 204
Thornwood Rd., Harrisburg, PA 17104 is
scheduled to be sold at the Sheriff's Sale
on January 18, 2024 at 10:00 AM, at the
PA-DAUPHIN, DAUPHIN COUNTY
ADMINISTRATION BUILDING, CORNERS
OF SECOND & MARKET STREETS,

COMMISSIONERS HEARING ROOM,
HARRISBURG, PA 17101, to enforce the
Court Judgment of \$187,868.43 obtained
by, U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION
TRUST (the mortgagee), against the
above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

s22

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

CIVIL ACTION NO.: 2022-CV-08340

MORTGAGE FORECLOSURE

**U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF
THE CIM TRUST 2021-NRI,
MORTGAGE-BACKED NOTES, SERIES
20 21-NRL, PLAINTIFF
VS.**

**BERETTA J. LEWIS, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
MATTIE P. MANSFIELD, DECEASED
AND MATTIE P.
MANSFIELD AND MILFORD L.
MANSFIELD
ANY AND ALL KNOWN AND
UNKNOWN HEIRS,
EXECUTORS, ADMINISTRATORS
AND DEVEISEES OF THE
ESTATE OF MATTIE P. MANSFIELD,
DECEASED, DEFENDANTS**

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

TO: Any and All Known and Unknown
Heirs, Executors, Administrators and
Deveisees of the Estate of Mattie P.
Mansfield, Deceased
1103 3rd Avenue
Steelton, PA 17113
and
Beretta J. Lewis, solely in her capacity as
known heir of Mattie P. Mansfield,
deceased
1103 3rd Avenue
Steelton, PA 17113

YOUR REAL ESTATE at 1103 3rd Avenue,
Steelton, PA 17113 is scheduled to be
sold at the Dauphin County Sheriff's Sale
at Dauphin County Administration

Building, 4th Floor, Commissioner's
Hearing Room, Harrisburg, PA 17101
(location of sale) on October 19, 2023 at
10:00 AM to enforce the court judgment
of \$59,051.36 obtained by U.S. Bank
National Association, as indenture
trustee, for the holders of the CIM Trust
2021-NRI, Mortgage-Backed Notes,
Series 2021-NRI against you.

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

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

1. THE SALE will be canceled if you pay
to Stern & Eisenberg, PC the back
payments, late charges, costs and
reasonable attorney's fees due. To find
out how much you must pay, you may
call Stern & Eisenberg, PC, at telephone
number (215) 572-8111.

2. YOU MAY be able to stop the sale by
filing a petition asking the Court to strike
or open the judgment, if the judgment
was improperly entered. You may also
ask the Court to postpone the sale for
good cause.

3. YOU MAY also be able to stop the sale
through other legal proceedings.

YOU MAY need an attorney to assert
your rights. The sooner you contact one,
the more chance you will have of
stopping the sale. (See notice on page
two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR
PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE.

1. IF THE Sheriff's Sale is not stopped,
your property will be sold to the highest
bidder. You may find out the price bid by
calling Stern & Eisenberg, PC, at
telephone number (215) 572-8111.

2. YOU MAY be able to petition the
Court to set aside the sale if the bid price
was grossly inadequate compared to the
value of your property.

3. THE SALE will go through only if the
buyer pays the Sheriff the full amount
due in the sale. To find out if this has
happened you may call Stern &
Eisenberg, PC, at telephone number
(215) 572-8111.

4. IF THE amount due from the buyer is
not paid to the Sheriff, you will remain
the owner of the property as if the sale
never happened.

5. YOU HAVE a right to remain in the
property until the full amount due is paid
to the Sheriff and the Sheriff gives a deed
to the buyer. At that time, the buyer may

bring legal proceedings to evict you.

6. YOU MAY be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 780-6590 to determine the actual date of filing of said schedule.

7. YOU MAY also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

Dauphin County Bar Association
213 N. Front Street
Harrisburg, PA 17101
(717) 232-7536

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FAILINGS, ESQUIRE (326896)
MATTHEW FLECK, ESQUIRE (330498)
DANIEL P. JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
15 81 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

s22

SECOND PUBLICATION

**MISCELLANEOUS
NOTICES**

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

DOCKET NO. 2023-CV-6071

**PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF THE
SCHOOL DISTRICT OF THE CITY OF
HARRISBURG FOR THE
SALE OF REAL PROPERTY**

**NOTICE OF HEARING
ON THE PETITION OF THE BOARD
OF SCHOOL DIRECTORS OF THE
SCHOOL DISTRICT OF THE CITY OF
HARRISBURG FOR THE
SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of the School District of the City of Harrisburg for the Sale of Real Property ("Petition") and pursuant to Court Order, a hearing on the Petition will be held at 2:00 p.m. on October 17, 2023, in Court Room 6 of the Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101. The property to be sold, and the subject of the Petition, consists of approximately ±0.03 acres of land improved with a two-story row house located at 1916 Kensington Street, further identified as Parcel ID 13-013-020 in the City of Harrisburg, Dauphin County, PA. For further information, you may contact:

FOX ROTHSCHILD LLP
David H. Comer, Esquire
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

s15-29

FIRST PUBLICATION

**NAME CHANGE
NOTICES**

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

DOCKET NO: 2023-CV-5832-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on July 31, 2023 the Petition of Arin Kelly Ayala was filed in the above-named court, requesting a decree to change his name from **Arin Kelly Ayala** to **Aaron**

Anthony Ayala.

The Court has fixed Monday, November 6, 2023 at 1:30 p.m. in Courtroom No. 9, 2nd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. s22

LOOKING FOR ESTATE NOTICES

**OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?**

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search statewide to determine
whether a specific legal notice
has been published.**



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SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, October 19, 2023 at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

**MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$94,301.23**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE 15TH WARD OF THE CITY OF HARRISBURG (FORMERLY TOWNSHIP OF SUSQUEHANNA), COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE SOUTHERN SIDE OF BOAS STREET AT LINE OF LOT NO. 333 IN PLAN HEREINAFTER MENTIONED; THENCE WESTWARDLY ALONG BOAS STREET, 40 FEET TO LINE OF LOT NO. 336 ON SAID PLANS; THENCE SOUTHWARDLY ALONG SAID LOT NO. 336, 110 FEET TO A 20-FOOT-WIDE ALLEY; THENCE EASTWARDLY ALONG SAID ALLEY, 40 FEET TO SAID LOT NO. 333, 110 FEET TO THE PLACE OF BEGINNING.

BEING LOTS NOS. 334 AND 335 IN PLAN OF LOTS LAID OUT BY DAVID MUMMA FOR CAROLINE R. HALDERMAN AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF DAUPHIN AFORESAID IN PLAN BOOK B, PAGE 1.

UNDER AND SUBJECT TO THE SAME RIGHTS, PRIVILEGES, AGREEMENTS, RIGHT-OF-WAYS, EASEMENTS, CONDITIONS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS AS EXIST BY VIRTUE OF PRIOR RECORDED INSTRUMENTS, PLANS, DEEDS OF CONVEYANCE, OR VISIBLE ON THE GROUND.

BEING KNOWN AND NUMBERED AS 1939 BOAS STREET, HARRISBURG, PENNSYLVANIA 17103.

BEING THE SAME PREMISES WHICH DORIS STEVENSON AND THEODUS SWEET, BY CORRECTIVE DEED DATED MAY 2, 2008 AND RECORDED MAY 7, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN

COUNTY, PENNSYLVANIA IN INSTRUMENT NO. 20080016863, GRANTED AND CONVEYED UNTO DORIS STEVENSON, GRANTOR HEREIN. BEING THE SAME PREMISES WHICH NICHOLAS CHIMIENTI, JR., HIGH SHERIFF OF THE COUNTY OF DAUPHIN, BY DEED DATED OCTOBER 2, 2017 THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA IN INSTRUMENT NO. 20170026017, GRANTED AND CONVEYED UNTO LSF9 MASTER PARTICIPATION TRUST, GRANTOR HEREIN.

PARCEL ID 15-007-017-000-0000

BEING the same premises which LSF9 MASTER PARTICIPATION TRUST, BY HUDSON HOMES MANAGEMENT, LLC, AS ATTORNEY IN FACT, BY POWER OF ATTORNEY, RECORDED ON MARCH 27, 2019, INSTRUMENT NUMBER 20190006569 by deed dated 04/01/2019 and recorded in the Office of Recorder of Deeds of Dauphin County on May 24, 2019 at Instrument #20190011908 granted and conveyed unto IAN C. HEWSTON, THEIR HEIRS AND ASSIGNS

SEIZED AND SOLD as the property of Ian C. Hewston a/k/a Ian Hewston under judgment #2023-CV-00924

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2

**MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$94,120.00**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Lower Paxton, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, professional engineer, dated July 24, 1968, as follows:

BEGINNING at a point on the eastern line of Kay Street as shown on hereinafter mentioned Plan of Lots which point is one hundred twenty-three (123) feet, more or less, south of the southeast corner of Kay Street and Locust Lane; thence south eighty-nine (89) degrees fifty-two (52) minutes east one hundred thirty (130) feet to a point; thence south no (0) degrees eight (8) minutes west

Advertisements appearing for First Time

Miscellaneous Notices

sixty-five (65) feet to a point; thence north eighty-nine (89) degrees fifty-two (52) minutes west each on a line five (5) feet south of and parallel with the dividing line between lots 3 and 4 on hereinafter mentioned plan, a distance of one hundred thirty (130) feet to the eastern line of Kay Street; thence along the eastern line of Kay Street, north no (0) degrees eight (8) minutes east sixty-five (65) feet to a point, the place of BEGINNING.

BEING all of Lot No. 3 and the northern five (5) feet of Lot No. 4 on Plan of Lots known as Kent Gardens as recorded in Dauphin County Recorder's office in Plan Book "W", Page 125.

PARCEL No.: 35-086-051-000-0000

BEING KNOWN as: 1505 Kay Street, Harrisburg, PA 17109

BEING the same premises, which Richard I. Barger and Edna Jame Barger by deed dated June 21, 1996, and recorded in the Office of Recorder of Deeds of Dauphin County on June 24, 1996, at Book 2644, Page 085 granted and conveyed unto Anne F. Schaefer. Anne M. Flyzik a/k/a Anne F. Schaefer departed this life on August 29, 2021.

SITUTATE in the Harrisburg

TAX PARCEL No. 35-086-051-000-0000

PREMISES BEING: 1505 Kay Street, Harrisburg, PA 17109

TO BE SEIZED AND SOLD AS THE PROPERTY of the unknown heirs of Anne M. Flyzik a/k/a Anne F. Schaefer, deceased under judgement #2022-CV-04398

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 3

KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$103,246.50

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

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

BEGINNING at the intersection of the eastern line of Logan Street (40 feet wide) and the southern line of Maclay Street (60 feet wide); thence along the southern line of Maclay Street, north seventy (70) degrees, twenty-five (25) minutes east, a distance of fifteen and ninety-two, one hundredths (15.92) feet to a point at corner of land of Amel P. French; thence along land of Amel P. French, south twenty-nine (29) degrees, two (02) minutes east, a distance of one hundred three, and thirty nine, one hundredths (103.39) feet to a point in the northern line of four (4) foot Alley; thence along the northern line of said four (4) foot Alley, south sixty (60) degrees, fifty eight (58) minutes west, a distance of fifteen and seventy, one hundredths (15.70) feet to the intersection of the northern line of said four (4) foot Alley and the eastern line of Logan Street; thence along the eastern line of Logan Street, north twenty nine (29) degrees, two (02) minutes west, a distance of one hundred six (106.00) feet to the place of BEGINNING.

CONTAINING 1,644 square feet or 0.038 acre of land.

BEING known and numbered as 315 Maclay Street, Harrisburg, PA 17110.

WITH all improvements erected thereon.

PARCEL No.: 11-003-012-000-0000

BEING THE SAME property conveyed to Kathleen L. Shultz who acquired title by virtue of a deed from Redevelopment Authority of the City of Harrisburg, dated January 8, 2007, recorded January 17, 2007, at Instrument Number 20070002452, 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 Kathleen L. Shultz, Mortgagors herein, under Judgment No. 2022-CV-03894-MF

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

Advertisements appearing for First Time

Miscellaneous Notices

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4

MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$39,109.09

LAND SITUATED IN THE BOROUGH OF MIDDLETOWN IN THE COUNTY OF DAUPHIN IN THE COMMONWEALTH OF PA BEGINNING AT A STAKE SET AT A CORNER AT THE NORTHEASTERLY CORNER OF LAUREL AVENUE (50 FEET WIDE) AND DEATRICH AVENUE (60 FEET WIDE); THENCE EXTENDING ALONG THE NORTHERLY SIDE OF LAUREL AVENUE SOUTH 76 DEGREES 00 MINUTES EAST 100 FEET TO A STAKE, THENCE NORTH 14 DEGREES 00 MINUTES EAST 100 FEET TO A STAKE SET IN LINE OF LAND, NOW OF LATE OF DONALD SHOOP; THENCE ALONG SHOOP LAND NORTH 76 DEGREES 00 MINUTES WEST 100 FEET TO A STAKE ON THE EASTERLY SIDE OF DEATRICH AVENUE; THENCE ALONG THE SAID EASTERLY SIDE OF DEATRICH AVENUE SOUTH 14 DEGREES 00 MINUTES WEST 100 FEET TO THE FIRST MENTIONED STAKE AND PLACE OF BEGINNING.

COMMONLY KNOWN AS: 902 DEATRICH AVE., MIDDLETOWN, PA 17057-2823

TAX ID NUMBER(S): 42-029-043-000-0000

BEING the same premises which DOUGLAS K. SIMMS AND BARBARA L. SIMMS, HIS WIFE by deed dated 04/17/2015 and recorded in the Office of Recorder of Deeds of Dauphin County on 07/01/2015 at Book/Page or Instrument #20150016140 granted and conveyed unto DOUGLAS K. SIMMS.

SEIZED AND SOLD as the property of Douglas K. Simms under judgment #2023-CV-01520

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said

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

SALE NO. 5

DAVID W. RAPHAEL, ESQUIRE
JUDGMENT AMOUNT: \$55,906.32

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Borough of Millersburg, Dauphin County, Pennsylvania, bounded and described as follows in accordance with a survey prepared May 15, 1978 by Carl Poffenberger, Professional Engineer.

TRACT NO. 1-45-006-019

BEGINNING at a point on the northern right-of-way line of Union Street, said point being located a distance of twenty-two and fifty hundredths feet (22.50') from the northeast intersection of right-of-way lines of Union and Church Streets; thence along land of Eugene L. Schylaske, et ux, late of Jay R. Leshner and Thomas C. and Gloria J. Schell, on courses and distances of north four degrees fifteen minutes west eighty-five and thirty-three hundredths feet (N. 04° 15' W. 85.33') to a point; thence north eighty-five degrees forty-five minutes east two and zero hundredths feet (N. 85° 45' E. 2.00') to a point; and north four degrees fifteen minutes west forty-eight and sixty-seven hundredths feet (N. 04° 15' W. 48.67') to an iron pin; thence along land now or formerly of William C. and Gloria M. Stence on a course and distance of north eighty-five degrees forty-five minutes east eighteen and zero hundredths feet (N. 85° 45' E. 18.00') to an iron pin; thence along land of Robert E. Fisher, et ux, late of Thomas C. and Gloria J. Schell, on a course and distance of south four degrees fifteen minutes east one hundred thirty-four and zero hundredths feet (S. 04° 15' E. 134.00') through a partition wall to a point; thence along the northern right-of-way line of Union Street on a course and distance of south eighty-five degrees forty-five minutes west twenty and zero hundredths feet (S. 85° 45' W. 20.00') to the point of BEGINNING.

CONTAINING therein an area of 2,582.66 square feet, or 0.059 acres.

HAVING thereon erected half of a two and one-half story frame dwelling known and numbered as 507 Union Street, Millersburg, Pennsylvania.

TRACT NO. 2 - 45-006-031

Advertisements appearing for First Time

Miscellaneous Notices

BEGINNING at a "PK" nail on the eastern right-of-way line of Church Street, said point being located a distance of one hundred thirteen and zero hundredths feet (113.00') from the northeast intersection of right-of-way lines of Union and Church Streets; thence along the eastern right-of-way line of Church Street on a course and distance of north four degrees fifteen minutes west twenty-one and zero hundredths feet (N. 04° 15' W. 21.00') to a point; thence along land now or formerly of William C. and Gloria M. Stence on a course and distance of north eighty-five degrees forty-five minutes east twenty-four and fifty hundredths feet (N. 85° 45' E. 24.50') to an iron pin; thence along Tract No. 1 herein on a course and distance of south four degrees fifteen minutes east twenty-one and zero hundredths feet (S. 04° 15' E. 21. 00') to an iron pin; thence along lands of Eugene L. Schylaske, et ux, late of Jay R. Leshner, on a course and distance of south eighty-five degrees forty-five minutes west twenty-four and fifty hundredths' feet (S. 85° 45' W. 24.50') to the point of BEGINNING.

CONTAINING therein an area of 514.50 square feet of 0.012 acres.

TRACTS NO. 1 AND 2 BEING the same premises which Melissa A. Reynolds, Executrix of the Estate of Mary Alice Bonawitz, deceased, granted and conveyed to Isaac R. Shultz and Laura T. Shultz by a certain Executrix's Deed dated September 30, 2014 and recorded on October 2, 2014 in the Recorder of Deeds Office of Dauphin County as Instrument No.: 20140023719.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Party of the First Part of, in, to or out of the said premises, and every part and parcel thereof,

TO HAVE AND TO HOLD the same premises, with all and singular the appurtenances, unto the said Parties of the Second Part, their heirs and assigns, to and for the only proper use and behoof of the said Parties of the Second Part, their heirs and assigns forever.

PROPERTY BEING commonly known as 507 Union Street, Millersburg, PA 17061.

BEING Dauphin County Tax Parcel Numbers: 45-006-019 & 45-006-031.

IMPROVEMENTS thereon: Attached Residential Dwelling.

SEIZED AND TAKEN in execution as the property of Isaac R. Shultz and Laura T. Shultz under judgment #2023-CV-00367.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$78,473.05
CASE NUMBER: 2022-CV-08057

ALL THAT CERTAIN lot or piece of ground situate in the 4th Ward of the Borough of Penbrook, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

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

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

BEING the same premises which Christine L. Wise, single woman, by her deed dated March 2, 1998 and recorded April 1, 1998, in the Office of the Recorder of Deeds in and for the Dauphin

Advertisements appearing for First Time

Miscellaneous Notices

County, Pennsylvania, in Record Book 3068, Page 142, granted and conveyed unto Richard A. Detwiler. The said LaDawn Detwiler joins in this conveyance to relinquish any right, title, or interest she may have in said property due to her marriage to Richard A. Detwiler, the Grantors herein.

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

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

PROPERTY ID: 49-004-011

TITLE TO SAID PREMISES IS VESTED IN LUIS CRUZIGLESIAS BY DEED FROM RICHARD A. DETWILER AND LaDAWN C. DETWILER, DATED JUNE 12, 2007 RECORDED JUNE 20, 2007 INSTRUMENT NO. 20070024503

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$108,580.43

ALL THAT CERTAIN lot or piece of ground situate in Susquehanna Township, County of Dauphin, Commonwealth of Pennsylvania, the same being the southern twenty (20) feet of Lot #3, all of Lot #4, all of Lot #5, of Block "Q", shown on the Plan of Fishburn and Fox, known as "Progress Extension" as recorded in the Office of the Recorder of Deeds, in and for Dauphin County, in Plan Book "J", Page 34, which said lot is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Fishburn Street at the southerly line of the premises now or late of William B. Parson and Elsie V. Parson, his wife, said point being ten (10) feet southwardly from the southerly line of Lot #2 (of aforesaid Block and Plan); thence, westwardly along the said line of the said William B. Parson and Elsie V. Parson, his wife, a distance of one

hundred twenty-five (125) feet, more or less, to the easterly line of Dewberry Street; thence, southwardly, along said last mentioned line a distance of eighty (80) feet to a point in the northerly line of Lot #6 (of aforesaid Block and Plan), now or late, the premises of Williams H. Downes and Marian L. Downes, his wife; thence eastwardly along said northerly line of said Lot #6 a distance of one hundred twenty-five (125) feet, more or less, to the westerly line of said Fishburn Street; thence northwardly along said last mentioned line a distance of eighty (80) feet, more or less, to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Nancy and William Jacobs Co-Executors of the Estate of Rae Feeser, by deed dated 12/05/2014 and recorded 12/23/2014 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20140030758, granted and conveyed unto Ronald L. Worley, in fee.

TAX PARCEL: 62-036-008-000-0000

PREMISES Being: 405 Fishburn St., Harrisburg, PA 17109

SEIZED AND SOLD as the property of Ronald L. Worley under judgment #2022-CV-05287

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8
CHRISTOPHER DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$102,554.75

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE 10TH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY GERRIT J. BETZ, R.S. DATED MARCH 29, 1974, AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF NORTH FIFTH STREET, SAID POINT BEING 310 FEET SOUTH OF THE SOUTHWEST CORNER OF NORTH FIFTH STREET AND WICONISCO STREET; THENCE ALONG THE WEST SIDE OF NORTH FIFTH STREET, SOUTH TEN DEGREES THIRTY MINUTES EAST 30

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FEET TO A POINT; THENCE ALONG THE LINE DIVIDING PROPERTY NUMBER 2616 NORTH FIFTH STREET AND PROPERTY HEREIN DESCRIBED, SOUTH SEVENTY-NINE DEGREES THIRTY MINUTES WEST, 141.10 FEET TO A POINT ON THE EASTERN SIDE OF ATLAS ALLEY; THENCE ALONG THE SAME, NORTH TEN DEGREES THIRTY MINUTES WEST, 30 FEET TO A POINT; THENCE ALONG THE DIVIDING LINE BETWEEN PROPERTY NUMBER 2624 NORTH FIFTH STREET AND THE PROPERTY HEREIN DESCRIBED AND PASSING THROUGH THE CENTER OF A PARTITION WALL NORTH SEVENTY-NINE DEGREES THIRTY MINUTES EAST, 141.10 FEET TO A POINT ON THE WESTERN SIDE OF NORTH FIFTH STREET; THENCE ALONG THE SAME SOUTH TEN DEGREES 30 MINUTES EAST, 30 FEET TO A POINT, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A 2 1/2 STORY BRICK DWELLING KNOWN AS NUMBER 2622 NORTH FIFTH STREET.

APN: 10-035-013-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 2622 N 5th Street, Harrisburg, PA 17110

BEING THE SAME PREMISES which GRANTORS Marjorie A. Clayton and Marjorie C. Katzman and Ronald M. Katzman, by deed dated May 21, 1974 and recorded May 23, 1974 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 60, Page 998 granted and conveyed unto Robert C. Hume and Margaret E. Hume in fee.

AND THE SAID Robert C. Hume departed this life on or about February 20, 2020 thereby vesting title unto Margaret E. Hume as Administrator of the Estate of Robert C. Hume, deceased.

AND THE SAID Margaret E. Hume departed this life on or about August 6, 2022 thereby passing her interest unto Celestine Page, Connie Hume, Timothy Hume, and Robert Hume, Jr., known heirs of Margaret E. Hume and any unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Margaret E. Hume, deceased.

SEIZED AND SOLD as the property of Celestine Page, known heir of Margaret E. Hume, deceased, Connie Hume, known heir of Margaret E. Hume, deceased, Robert Hume, Jr., known heir of Margaret E. Hume, deceased, Timothy Hume, known heir of Margaret E. Hume,

deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Margaret E. Hume, deceased under judgment number 2023-CV-00074.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9
MEHMET BASOGLU, ESQUIRE
JUDGMENT AMOUNT: \$72,540.95
2023-CV-00078

BEING County Parcel No. 58-012-038

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

FRONTING twenty-five (25) feet on the eastern side of South Front Street and extending back of uniform width one hundred (100) feet to River Alley

BEING lot numbered one hundred one (101) of Plan of Lots laid out in Extension of Baldwin, now Steelton, by H.A. Kelker, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "A", No. 1, Page 29.

HAVING THERON erected a three (3) story brick building numbered 117 and 119 South Front Street, known as the "Fletcher House".

PROPERTY ADDRESS 117-119 South Front Street, Hbg. PA 17113

TO BE SOLD AS THE PREMISES OF ANSELMO CORDOVA

SEIZED AND SOLD as the property of Anselmo Cordova under judgment #2023-CV-00078

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 10
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$53,508.15
2022-CV-03543-MF

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

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

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

ALSO KNOWN AS 336 South 14th Street, Harrisburg, PA 17104

PARCEL ID 02-020-023-000-0000

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

SEIZED AND SOLD as the property of Pauline C. Martinez under judgment #2022-CV-03543

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$187,868.43

PROPERTY situate in HARRISBURG, Dauphin County, Pennsylvania

TAX ID No. 09-098-038-000-0000

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

BEGINNING at a point on the north side of Edgewood Road, said point being the northwest corner of Edgewood Road and Thornwood Road as shown on Plan of Lots hereinafter mentioned: thence northwardly, parallel with Thornwood Road, 148.1 feet to a point; thence in a westerly direction and along the southern line of Lots Nos. H-13 and H-12, 127 feet to a point; thence southwardly along the eastern line of Lot No. H-23, 119.7 feet to a point on the north side of Edgewood Road; thence in an easterly direction along the north side of Edgewood Road, 56.6 feet to a point, the place of BEGINNING.

BEING Lot No. H-24 on Plan of Bellevue Park, said Plan recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "G", Page 81

HAVING THEREON ERECTED a two (2) story, single dwelling of frame and stone construction with attached garage, now known as No. 204 Thornwood Road, "Bellevue Park", Harrisburg, Pennsylvania, formerly known as 2314 Edgewood Road.

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

BEING THE SAME PREMISES which Virginia G. Jeffries, widow, by her deed dated and recorded March 3, 1975 in Dauphin County Record Book P-61, Page 330, granted and conveyed unto Paul F. Coyne and Doris M. Coyne, his wife. Paul F. Coyne died November 1, 1981, vesting all right, title and interest in and to said property to Doris M. Coyne, Grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses; rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the revision and revisions, remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. To have

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and to hold all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to Grantees' proper use and benefit forever.

AND the said Grantor will Warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the date and year first above written.

BEING THE SAME PREMISES which Doris M. Coyne, widow, by deed dated 07/28/1995 and recorded 07/28/1995 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 2449, Page 180, granted and conveyed unto Judith B. Schimmel, an unmarried woman, in fee.

AND THE SAID Judith B. Schimmel hereby departed this life on or about 08/02/2020 thereby vesting title unto UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH B. SCHIMMEL, DECEASED and Jennifer Burkholder, IN HER CAPACITY AS HEIR OF JUDITH B. SCHIMMEL, DECEASED.

SEIZED AND SOLD as the property of JENNIFER BURKHOLDER by virtue of a writ of execution No. 2022-CV-5608-MF PROPERTY ADDRESS: 204 Thornwood Road, Harrisburg PA 17104

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12
HARRY B. REESE, ESQUIRE
JUDGMENT AMOUNT: \$193,813.43

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF A RUN WHICH COMES FROM THE PROPERTY NOW OR FORMERLY OF COL. S. W. FLEMING; THENCE SOUTH ONE DEGREE FORTY-FIVE MINUTES WEST FIVE HUNDRED SEVENTY-THREE

FEET ALONG THE LAND NOW OR FORMERLY OF COL. S. W. FLEMING AND WALTER STENCE AND THROUGH A CONCRETE MONUMENT ON THE NORTH BANK OF FISHING CREEK TO A POINT IN THE MIDDLE OF SAID FISHING CREEK; THENCE DOWN THE SAID CREEK NORTH SIXTY-TWO DEGREES FORTY-FIVE MINUTES WEST ONE HUNDRED FOURTEEN AND TWENTY-SIX HUNDREDTHS FEET TO ANOTHER POINT IN THE MIDDLE OF SAID FISHING CREEK; THENCE NORTH ONE DEGREE FORTY-FIVE MINUTES EAST FOUR HUNDRED FIFTY-FIVE FEET THROUGH A STAKE ON THE NORTH BANK OF SAID FISHING CREEK AT ONE END AND A STAKE ON THE SOUTH BANK OF THE AFORESAID RUN TO A POINT IN THE MIDDLE OF AFORESAID RUN; THENCE IN THE MIDDLE OF THE AFORESAID RUN NORTH FIFTY-FOUR DEGREES NO MINUTES EAST FIFTY-ONE AND TWO-TENTHS FEET TO A POINT; THENCE NORTH SIXTY-THREE DEGREES THIRTY MINUTES EAST SIXTY-EIGHT FEET TO THE POINT IN THE MIDDLE OF SAID RUN, THE PLACE OF BEGINNING.

HAVING THEREON erected residential dwelling known and numbered as 380 Mels Lane, Harrisburg, Pennsylvania 17112.

BEING TAX PARCEL NO. 43-035-008-000-0000

PREMISES BEING: 380 Mels Lane, Harrisburg, Pennsylvania 17112

BEING THE SAME PREMISES which Tyler Wade and Kayla M. Wade, Husband and Wife, by deed dated 8/24/2021 and recorded in the Office of the Recorder of Deeds of Dauphin County on 8/25/2021 in Instrument No. 20210029864, granted and conveyed unto Adam C. Powell.

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

SEIZED AND TAKEN in execution as the property of Adam C. Powell, Mortgagor(s) herein, under Judgment No. 2022-CV-08272

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

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distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13
MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$149,127.67

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

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

BEGINNING at a point on the northerly line of Scenery Place sixty-three and twenty hundredths (63.20) feet northwest of the northeasterly corner of the intersection of Scenery Place and Scenery Drive, also being at the dividing line between Lots Nos. 62 and 63 on the hereinafter mentioned Plan of Lots; thence northwestwardly along the northerly line of Scenery Place, the same being an arc of a curve to the left having a radius of ninety-two (92) feet, twenty-one and thirty-six hundredths (21.36) feet to a point; thence continuing northwestwardly along same forty and seventy-eight hundredths (40.78) feet to a point at the dividing line between Lots Nos. 63 and 64 on said Plan; thence north nine (09) degrees fifty (50) minutes twenty (20) seconds east along same one hundred thirty-nine and seventy-three hundredths (139.73) feet to a point at the dividing line between Lots Nos. 51 and 63 on said Plan; thence south eighty (80) degrees nine (09) minutes forty (40) seconds east along same sixty-five (65) feet to a point at the dividing line between Lots Nos. 61 and 63 on said Plan; thence south thirty-two (32) degrees thirty (30) minutes forty (40) seconds east along same thirty-five (35) feet to a point at the dividing line

between Lots Nos. 62 and 63 on said Plan; thence south twenty-three (23) degrees nine (09) minutes fifty (50) seconds west along same one hundred nineteen and twenty hundredths (119.20) feet to a point, the place of BEGINNING.

BEING LOT No. 63 on Plan of Lakevue Heights, said Plan recorded in Plan Book "T", Page 60, Dauphin County records.

HAVING THEREON erected a one-story ranch dwelling, with basement.

UNDER AND SUBJECT to the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING known and numbered as 810 Scenery Place, Harrisburg, PA 17109.

WITH all improvements erected thereon.

PARCEL NO.: 35-068-083-000-0000

BEING THE same property conveyed to Brittany L. Thorson, adult individual who acquired title by virtue of a deed from Maria V. Salinas, widow, dated April 12, 2019, recorded April 16, 2019, at Instrument Number 20190008348, 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 Brittany L. Thorson, adult individual, Mortgagors herein, under Judgment No. 2023-CV-01866

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 14
ALI M. AUDI, ESQUIRE
JUDGMENT AMOUNT: \$44,963.24

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

BEGINNING at a point on the southerly line of Forster Street which Points is 285 feet east of the southeasterly corner of 18th and Forster Streets; Thence along the southerly line of Forster Street, north 79 degrees 45 minutes east 18 feet to a Point; Thence through the center of a partition wall and beyond south 10 degrees 15 minutes east 110 feet to a point the northerly line of Brown Street; Thence along the same south 79 degrees 45 minutes west, 18 feet to a Point; Thence north 10 degrees 15 minutes west, 110 feet to a point, the place of BEGINNING.

HAVING THEREON erected a two-story brick dwelling house known and numbered as 1831 Forster Street, Harrisburg, PA17103.

TAX PARCEL: # 15-014-007-000-0000
COMMONLY KNOWN as: 1831 Forster Street, Harrisburg, PA 17103.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF MARY CARLTON under judgment #2023-CV-372

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15
JUDITH T. ROMANO, ESQUIRE
JUDGMENT AMOUNT: \$81,965.81

ALL THAT CERTAIN Unit, being Unit No. 513 (the "Unit"), of Cherrington, a condominium (the "condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Cherrington, a condominium (the "Declaration of Condominium") and Declaration Plats and Plans as recorded in the Office of the Recorder of Deeds of Dauphin County in Record Book 2371, Page 529, as

amended in Record Books 2414, Page 2456, Page 517; 2500, Page 592; and 2514, Page 599.

BEING the same premises which The Cherrington Group, by deed dated March 14, 1996, and recorded on March 21, 1996, Dauphin County Records as Deed Book 2580, Page 479, granted and conveyed unto Theresa Anne Strange.

TAX PARCEL: 62-073-078-000-0000
BEING KNOWN as 513 Cherrington Drive, Harrisburg, PA 17110.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THERESA ANNE STRANGE under judgment #2022-CV-5386

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$209,937.73

ALL THAT CERTAIN Unit, being Unit No. 7 (the "Unit"), of Monticello Heights, a Townhome Planned Community (the "Community"), located in Lower Paxton Township, Dauphin County, Pennsylvania, as designated in the Declaration of Covenants and Restrictions of Monticello Heights, a Townhome Planned Community (the "Declaration") and the Declaration Plat recorded as an exhibit thereto in the Office of the Recorder of Deeds for Dauphin County as Instrument No. 20090031928, together with any and all amendments thereto. TOGETHER with the undivided Allocated Interest appurtenant to the Unit as set forth in the Declaration, as last amended. TOGETHER with the right to use the Limited Common Elements appurtenant to the Unit, if any, pursuant to the Declaration and Declaration Plat, as last amended.

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

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BEING part of the same premises which Daniel S. Schiavoni, an adult individual, by deed dated December 18, 2007, and recorded December 19, 2007 in the Office of the Recorder of Deeds for Dauphin County as Instrument No. 20070050209, granted and conveyed unto Balanced Development Group, LLC, Grantor herein.

BEING known and numbered as 2787 Monticello Lane.

GRANTEES, for and on behalf of Grantees, their heirs, personal representatives, successor and assigns, by acceptance of this Deed, covenant and agree to pay all assessments, fees and/or charges as may be assessed against them or the Unit from time to time by the Executive Board of Monticello Heights Homeowners Association in connection with the Community, in accordance with the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 et seq. (the "Act"), and further covenant and agree that the Unit shall be subject to a lien for all amounts so assessed, except insofar as Section 5407(c) of the Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit and all subsequent owners thereof.

BEING THE SAME PREMISES which Balanced Development Group, LLC., a Pennsylvania Limited Liability Company, by deed dated 03/18/2011 and recorded 03/23/2011 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20110008499, granted and conveyed unto Matthew T. Hanshaw, an adult individual, in fee.

TAX PARCEL: 35-037-020-000-0000

PREMISES BEING: 2787 Monticello Lane, Harrisburg, PA 17112-3757

SEIZED AND SOLD as the property of Matthew T. Hanshaw under judgment #2022-CV-02840

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$57,538.00

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

BEGINNING at point on the south side of Boas Street, said point being 463.7 feet east of the southeast corner of Boas and 22nd Streets; thence eastwardly along the southern line of said Boas Street; 45.7 feet to a point at Lot No. 69 on said Plan hereinafter mentioned; thence southwardly along the western line of said Lot No. 69, 150 feet to York Street, thence westwardly along the northern line of said York Street, 33.5 feet to Lot No. 67; thence northwardly along the eastern line of said Lot No. 67, 149.5 feet to Boas Street, the place of BEGINNING.

BEING Lot No. 68 on the Plan of Penbrook Terrace, said Plan being recorded in the Office for Recording of Deeds and for Dauphin County in Plan Book "H", Page 99.

PARCEL #62-041-089-000-0000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 2223 Boas Street, Harrisburg, Pennsylvania 17103

BEING THE SAME PREMISES which William W. Helsel and Denise M. Helsel, husband and wife by deed dated May 25, 1994 and recorded June 2, 1994 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 2230, Page 364 granted and conveyed unto Anne Marie Reed, single woman, in fee.

SEIZED AND SOLD as the property of Amanda Reed, as Administratrix of the Estate of Anne Marie Reed a/k/a Anne M. Reed a/k/a Anne Reed, deceased under judgment number 2020-CV-10855-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 18
JEFF CALCAGNO, ESQUIRE
JUDGMENT AMOUNT: \$72,119.61

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

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

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

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

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

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

On or about November 2, 2021, Michael P. Olshefski departed this life, thereby vesting title to the property to Erin Piotroski-Olshefski, Matthew Olshefski, Shawn Olshefski, and Unknown Heirs.

TAX PARCEL: 02-032-049-000-0000
PREMISES BEING: 417 S. 16th St., Harrisburg, PA 17104

SEIZED AND SOLD as the property of ERIN PIOTROSKI-OLSHESFSKI, IN HER CAPACITY AS HEIR OF MICHAEL P. OLSHEFSKI, DECEASED; MATTHEW OLSHEFSKI, IN HIS CAPACITY AS HEIR OF MICHAEL P. OLSHEFSKI, DECEASED; SHAWN OLSHEFSKI, IN HIS CAPACITY AS HEIR OF MICHAEL P. OLSHEFSKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL P. OLSHEFSKI, DECEASED under judgment #2022-CV-04071

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
NATHALIE PAUL, ESQUIRE
JUDGMENT AMOUNT: \$288,831.00

ALL THAT CERTAIN LOT OR TRACT OF GROUND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN UPPER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, IDENTIFIED AS LOT #26 ON A FINAL SUBDIVISION PLAN FOR SECTION III OF RABBIT HILL ESTATES, PREPARED BY BURCH ASSOCIATES AND RECORDED IN DAUPHIN COUNTY PLAN BOOK "W", VOLUME 8, PAGE 3, WHICH PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WILT BOULEVARD AT THE SOUTHWEST CORNER OF LOT #45 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG THE SAID RIGHT-OF-WAY LINE OF WILT BOULEVARD, NORTH SEVENTY-NINE DEGREES (79) ZERO MINUTES (00') ZERO SECONDS (00") WEST, THE DISTANCE OF ONE HUNDRED NINETY AND FIFTY-SEVEN HUNDREDS FEET (190.57') TO A POINT; THENCE ALONG THE ARC OF A TWENTY-FIVE AND ZERO HUNDREDTHS FEET (25.00') RADIUS CURVE TO THE RIGHT, WHICH CURVE IS SUBTENDED BY A CHORD LYING TO THE NORTH THEREOF, WHICH CHORD HAS A BEARING NORTH THIRTY-ONE DEGREES (31) TWO MINUTES (02') THIRTY SECONDS (30") WEST AND A CHORD DISTANCE OF THIRTY-SEVEN AND THIRTEEN-HUNDREDTHS FEET (37.13'), AN ARC DISTANCE OF FORTY-ONE AND EIGHTY-FIVE HUNDREDTHS FEET (41.85') TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF EDWARD DRIVE AT ITS INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF WILT BOULEVARD; THENCE ALONG SAID EASTERN RIGHT-OF-WAY

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LINE OF EDWARD DRIVE, NORTH SIXTEEN DEGREES (16) FIFTY-FIVE MINUTES (55') ZERO SECONDS (00") EAST, THE DISTANCE OF NINETY-FOUR AND FORTY-ONE HUNDREDTHS FEET (94.41') TO A POINT AT THE SOUTHWEST CORNER LOT #27 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG LOT #27 NORTH SEVENTY-THREE DEGREES (73) FIVE MINUTES (05') ZERO SECONDS (00") EAST, THE DISTANCE OF TWO HUNDRED EIGHT AND SIXTY-ONE HUNDREDTHS FEET (208.61') TO A POINT ON THE WESTERN LINE OF LOT #45 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG LOT #45, SOUTH TWELVE DEGREES (12) ONE MINUTE (0.1') THIRTY-FOUR SECONDS (34") WEST THE DISTANCE OF ONE HUNDRED AND ZERO HUNDREDTHS FEET (100') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 23,483 SQUARE FEET (0.54 ACRES)

TAX PARCEL NO. 65-032-117-000-0000

PREMISES BEING: 148 EDWARD DRIVE, MILLERSBURG, PENNSYLVANIA 17061

BEING THE SAME PREMISES WHICH MICHAEL KEVIN RICKER BY DEED DATED OCTOBER 29, 2018 AND RECORDED NOVEMBER 6, 2018 IN INSTRUMENT NUMBER 20180028126, GRANTED AND CONVEYED UNTO JASON C. TRUTT.

SEIZED AND SOLD as the property of Jason C. Trutt under judgment #2022-CV-6272

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 20

**MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$158,818.00
NO. 2022-CV-9637**

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in Lower Paxton Township, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by

Herbert Associates, Inc., dated September 7, 1978, as follows, to wit:

BEGINNING at a point, said point being west of Lopax Road, a distance of 712.94 feet in a northerly direction along the dedicated western right-of-way of Lopax Road; thence south 67 degrees 30 minutes 54 seconds west, a distance of 25.93 feet from the intersection of the dedicated western right-of-way line of Lopax Road and the dedicated northern right-of-way line of Devonshire Heights Road; thence along the centerline of the partition wall between the premises herein described and Lot T-55 south 67 degrees 30 minutes 54 seconds west, a distance of 67.00 feet to a point; thence along Limited Common Area D-2 north 22 degrees 29 minutes 06 seconds west, a distance of 22.00 feet to a point; thence along the center line of the partition wall between the parcel herein described and Lot T-53 north 67 degrees 30 minutes 54 seconds east, a distance of 67.00 feet to a point; thence along Limited Common Area D-2 south 22 degrees 29 minutes 06 seconds east, a distance of 22.00 feet to a point, said point being the point of BEGINNING.

BEING Lot T-54 of Heatherfield, Phase III, Section I, Cluster I, as recorded in Plan Book D, Volume 3, Page 29.

ALSO KNOWN AS 542 Lopax Road, Harrisburg, PA 17112

PARCEL ID: 35-101-009-000-0000

BEING the same premises which Christen E. Valdez, a married woman by deed dated 09/28/2007 and recorded in the Office of Recorder of Deeds of Dauphin County on 10/02/2007 at Book/Page or Instrument #20070039714 granted and conveyed unto Joyce A. Moore, an adult individual.

SEIZED AND SOLD as the property of Joyce A. Moore under judgment #2022-CV-9637

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21

**MICHELLE PIERRO, ESQUIRE
JUDGMENT AMOUNT: \$34,776.95
NO. 2023-CV-591**

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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 THE SAME PROPERTY AS CONVEYED FROM PAMELA S. KOURY TO ELEANOR M. REEDER, AS DESCRIBED IN DEED BOOK 5687, PAGE 235, DATED 09/15/2004, RECORDED 09/22/2004.

COMMONLY KNOWN as 1153 Center Ct., Harrisburg, PA 17111

DAUPHIN COUNTY TAX PARCEL I.D. NO. 35-104-065-000-000

SEIZED AND SOLD as the property of Elanor M. Reeder under judgment #2023-CV-591

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 23
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$68,938.55

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY,

PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE AND PREPARED BY D.P. RAFFENSPERGER, REGISTERED SURVEYOR, DATED APRIL 21, 1961.

BEGINNING AT A POINT ON THE NORTHERN LINE OF HAZEL STREET, SAID POINT BEING ONE HUNDRED SIXTY (160) FEET IN A WESTERLY DIRECTION FROM WESTERN LINE OF KATHRYN AVENUE; THENCE ALONG THE NORTHERN LINE OF HAZEL STREET SOUTH EIGHTY (80) DEGREES FIFTY-ONE (51) MINUTES WEST ONE HUNDRED FIFTY (150) FEET TO A POINT ON LINE OF LANDS NOW OR LATE OF CYRUS JACOBS; THENCE IN A NORTHERLY DIRECTION ALONG SAID LANDS OF NORTH NINE (0.9) DEGREES (0.9) MINUTES WEST ONE HUNDRED FIFTY (150) FEET TO A POINT ON THE SOUTHERN LINE OF A FIFTEEN (15) FOOT WIDE ALLEY; THENCE ALONG THE SOUTHERN LINE OF SAID ALLEY NORTH EIGHTY (80) DEGREES FIFTY-ONE (51) MINUTES EAST ONE HUNDRED FIFTY (150) FEET TO A POINT; THENCE SOUTH NINE (0.9) DEGREES NINE (0.9) MINUTES EAST ONE HUNDRED FIFTY (150) FEET TO A POINT ON THE NORTHERN LINE OF HAZEL STREET, THE PLACE OF BEGINNING.

HAVING ERECTED HEREON ONE (1) STORY FRAME DWELLING HOUSE.

PARCEL ID: 43-016-038-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1031 Hazel Avenue, Dauphin, PA 17018

BEING THE SAME PREMISES which GRANTORS Floyd E. Knapp and Sylvia J. Knapp, by deed dated April 24, 1998 and recorded April 28, 1998 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 3090, Page 552 granted and conveyed unto David T. Sheetz and Roxann N. Sheetz in fee.

AND THE SAID David T. Sheetz departed this life on or about October 6, 2003 thereby vesting title unto Roxann N. Sheetz by operation of law.

SEIZED AND SOLD as the property of Roxann N. Sheetz under judgment number 2023-CV-02961

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions

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

SALE NO. 24

JOSEPH A. SULON, ESQUIRE
JUDGMENT AMOUNT: \$77,375.12

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

ALL THAT CERTAIN 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:

FRONTING fifty feet (50'), more or less, on South Second Street, and extending southward one hundred forty-three feet (143'), more or less, to an alley; adjoining on the east, land now or late of the Susquehanna Collieries Company and on the west by land now or late of M. D. Lehr.

IT BEING the same premises which Michael P. McCauley and Patricia J. McCauley, by a deed dated January 30, 2009 and to be recorded herewith in the Recorder of Deeds Office of Dauphin County, grated and conveyed unto Kenneth J. Schlegel, the MORTGAGORS herein.

PARCEL #37-006-027

PROPERTY ADDRESS: 634 South Second St., Lykens, PA 17048

SEIZED AND SOLD as the property of Kenneth J. Schlegel under judgment #2023-CV-02123

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25

DANIELLE M. DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$178,615.29

ALL THAT CERTAIN lot or piece of land situated in the Township of Swatara, County of Dauphin, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, which point is one hundred twenty (120) feet eastwardly of the intersection of Rupp Hill Road and Plainview Road; thence

along the western line of Lot No. 16, which Lot is described herein, north six (06) degrees twenty-two (22) minutes west, a distance of one hundred ten (110) feet to a point; thence north eighty-three (83) degrees thirty-eight (38) minutes east, a distance of one hundred (100) feet to a point; thence south six (06) degrees twenty-two (22) minutes east, a distance of one hundred ten (110) feet to a point on the northern line of Plainview Road; thence along the northern line of Plainview Road, south eighty-three (83) degrees thirty-eight (38) minutes west, a distance of one hundred (100) feet to a point, the place of BEGINNING.

BEING all of Lot 16, Section "B", of the revised Plan of Plainview recorded in Plan Book B-2, Page 44 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania.

BEING KNOWN AS: 5610 PLAINVIEW ROAD, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 63-066-058-000-0000

BEING THE SAME PREMISES WHICH BARBARA LYNN TONINI BY DEED DATED 1/31/2014 AND RECORDED 2/11/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #20140003160, GRANTED AND CONVEYED UNTO JACLYN F. LENKER.

SEIZED AND SOLD as the property of Jaclyn F. Lenker a/k/a Jaclyn Lenker under judgment #2019-CV-00341

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$101,673.93

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

BEGINNING at a point on the west side of South Third Street one hundred (100) feet northwardly from Walnut Street at the northeast corner of Lot No. 93 on the Plan of Lots hereinafter referred to,

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which is also the northeast corner of property No. 42 South Third Street; thence westwardly along Lot No. 93 and the northern lines of properties Nos. 42 South Third Street and 41 South Second Street a total distance of seventy-one (71) feet to the eastern line of property No. 37 South Second Street, formerly of Mary H. Gartlan, and now or late of Albert W. Reisch; thence northwardly along said eastern line of property No. 37 South Second Street twenty-five (25) feet to the southern line of Lot No. 91 on said Plan; thence eastwardly along said southern line of Lot No. 91, which is also the southern line of property Nos. 35 South Second Street and 36 South Third Street, a total distance of seventy-one (71) feet to South Third Street; then southwardly along South Third Street twenty-five (25) feet to a point, the place of BEGINNING.

BEING the eastern part of Lot No. 92 on the Plan of H. A. Kelker's Extension of Baldwin, which Plan is recorded in the Office for Recording of Deeds, etc., in and for Dauphin County, in Plan Book "A", Part 1, Page 29, (2).

HAVING thereon erected a 2 ½ story shingled frame dwelling known and numbered as No. 40 South Third Street.

TOGETHER with any rights or privileges which Charles E. Scott, his heirs and assigns, have in and to a certain sewer leading from said property No. 40 South Third over and across lot of property No. 37 South Street and emptying into the main sewer on Second Street as more specifically set forth in deed from Mary H. Gartlan, dated June 28, 1922, to Nick Ferencic, which deed is recorded in the Recorder's Office aforesaid in Deed Book "Y", Volume 18, Page 495.

BEING KNOWN AS: 40 S. 3RD ST., STEELTON, PA 17113

PROPERTY ID: 59-014-019-000-0000
TITLE TO SAID PREMISES IS VESTED IN STANLEY C. AMEY BY DEED FROM STANLEY C. AMEY AND CHRISTINE M. AMEY, HIS WIFE, DATED APRIL 12, 2013 RECORDED JUNE 19, 2013 INSTRUMENT NO. 20130019145

SEIZED AND SOLD as the property of Stanley C. Amey under judgment #2020-CV-09509

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said

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

SALE NO. 27
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$105,627.95

LAND SITUATED in the Borough of Middletown in the County of Dauphin in the Commonwealth of PA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE FIRST WARD OF THE BOROUGH OF MIDDLETOWN, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE STATE STREET AND A CORNER OF A TWENTY (20) FOOT WIDE ALLEY, KNOWN AS SCOTT ALLEY; THENCE ABOUT TWO HUNDRED (200) FEET TO A FOURTEEN (14) FEET ALLEY, KNOWN AS COMMERCIAL ALLEY THENCE ALONG SAID ALLEY ABOUT TWENTY-FIVE (25) FEET TO A LOT FORMERLY OF JACOB ZIMMERMAN AND SUBSEQUENTLY NOW OR FORMERLY OF FRANK B. NORTON; THENCE ALONG SAID LOT ABOUT TWO HUNDRED (200) FEET TO STATE STREET; THENCE ALONG STATE STREET ABOUT TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

BEING ONE-HALF (½) OF LOT NO.167 IN GENERAL PLAN OF PORTSMOUTH, NOW PART OF THE BOROUGH OF MIDDLETOWN, PENNSYLVANIA.

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

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.

BEING KNOWN AS: 32 STATE STREET, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 40-010-006-000-0000

BEING THE SAME PREMISES, WHICH EDDIE D. AMSPACKER AND LORI J. AMSPACKER, HIS WIFE BY DEED DATED 11/6/2009 AND RECORDED 11/23/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #20090039026, GRANTED AND CONVEYED UNTO DENISE E.

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GWILT, AN ADULT INDIVIDUAL, HER HEIRS AND ASSIGNS.

SEIZED AND SOLD as the property of Denise E. Gwilt under judgment #2022-CV-01308

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

**DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$52,294.69**

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Highspire, Dauphin County, Pennsylvania, being bounded and described according to a survey made by Gerrit J. Betz, Surveyor, dated October 2, 1990, as follows, to wit:

BEGINNING at a drill hole on the southeast corner of Vine Street and Market Street; thence along the said side of Market Street, south 73 degrees 10 minutes 00 seconds east, the distance of 16.75 feet to a drill hole at the dividing line between houses 151 and 153 Market Street; thence through the center line of a partition wall between houses 151 and 153 Market Street, south 16 degrees 50 minutes 00 seconds west the distance of 125.00 feet to a point on the north side of Steel Alley; thence along the said side of Steel Alley, north 73 degrees 10 minutes 00 seconds west the distance of 20.45 feet to a drill hole on the east side of Vine Street; thence along said Vine Street north 18 degrees 31 minutes 40 seconds east the distance of 125.06 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 151 MARKET STREET, HIGHSPIRE, PA 17034 A/K/A 17057

PROPERTY ID NUMBER: 30-005-022-000-0000

BEING THE SAME PREMISES WHICH MARILYN A. WELLS AND RANDALL WELLS, HUSBAND AND WIFE BY DEED DATED 1/13/2000 AND RECORDED 1/24/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3598 AT PAGE 171, GRANTED AND CONVEYED UNTO SHARON L. O'NEAL.

SEIZED AND SOLD as the property of Sharon L. O'Neal under judgment #2022-CV-03138

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 29

**NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$66,662.68
CASE NUMBER: 2023-CV-03472**

ALL THAT TRACT OR PARCEL of land and premises, situate, lying and being in the Township of Swatara in the County of Dauphin and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the northerly line of Derry Street, which point is 239.91 feet westwardly of the northwesterly corner of Rosewood Lane and Derry Street; thence along the northerly line of Derry Street, north 69 degrees 45 minutes west, 35.12 feet to a point; thence through the center of a partition wall and beyond, north 20 degrees 15 minutes east, 130 feet to a point; thence south 69 degrees 45 minutes east, 35.12 feet to a point; thence south 20 degrees 15 minutes west, 130 feet to a point, the place of BEGINNING.

HAVING THEREON erected a semi-detached, brick dwelling house known and numbered as 3776 Derry Street.

PARCEL: 63-006-132-000-0000

PROPERTY ADDRESS: 3776 DERRY ST., HARRISBURG, PA 17111

BEING KNOWN AS: 3776 DERRY ST., HARRISBURG, PA 17111

BEING PROPERTY ID: 63-006-132-000-0000

TITLE TO SAID PREMISES IS VESTED IN BARBARA JOAN McCLANE BY DEED FROM PAULINE TASCHNER DATED 08/21/1986 RECORDED 08/21/1986 BOOK 805, PAGE 139

SEIZED AND SOLD as the property of Barbara Joan McClane n/k/a Barbara M. Eitnier; Karl E. Eitnier under judgment #2023-CV-03472

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said

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

SALE NO. 31
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$312,088.09

ALL THAT CERTAIN parcel of land situate in West Hanover Township, Dauphin County, Pennsylvania, and being Lot 66 on a Plan for Millstone-Phase III, Plan recorded in the Office of the Recorder of Deeds in and for Dauphin County to Instrument Number 20140013827, and more particularly bounded and described as follows, to wit:

BEGINNING at a point; said point being a rebar being located along the western right-of-way line of Stoneridge Circle and the dividing line of Lot 66 and open space; thence along the western right-of-way line of Stoneridge Circle S 45 degrees 34 minutes 52 seconds W a distance of 100.00' to a rebar; thence along the dividing line of Lots 65 and 66 S 44 degrees 25 minutes 08 seconds W a distance of 133.70' to a rebar; thence along the dividing line of Lots 66 and open space N 49 degrees 19 minutes 55 seconds W a distance of 100.21' to a rebar; thence along the dividing line of Lots 66 and open space N 44 degrees 25 minutes 08 seconds E a distance of 140.25' to a point, said point being the place of BEGINNING.

BEING KNOWN AS: 7310 STONERIDGE CIRCLE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 68-022-500

BEING THE SAME PREMISES WHICH RIDGEWALL, LLC BY DEED DATED 11/4/2015 AND RECORDED 11/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20150028571, GRANTED AND CONVEYED UNTO MICHAEL A. CUFF AND TABBITHA A. BOSACK.

SEIZED AND SOLD as the property of Tabbitha A. Bosack and Michael A. Cuff under judgment #2020-CV-02890

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 33
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$163,080.48

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

BEGINNING at the northeast corner of Market and Twentieth (formerly Prospect) Streets; thence eastwardly, along the north side of Market Street, 50 feet to line of property now or late of Philip Menaker and Rebecca Menaker, his wife; thence northwardly, parallel with Twentieth Street and along the line of property last mentioned, 110 feet to the south side of Ethel Street; thence westwardly along the south side of Ethel Street, 50 feet to the east side of Twentieth Street; and thence southwardly, along the east side of Twentieth Street, 110 feet to the northeast corner of Market and Twentieth Streets, the place of BEGINNING.

BEING Lot No. 62 on the Plan of Section 1 of Lathmere Manor, recorded in the Office of the Recorder of Deeds for Dauphin County, on March 13, 1956, in Plan Book T, Page 45.

BEING THE SAME PREMISES which Dennes Garcia, by deed dated 04/02/2021 and recorded 04/07/2021 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20210011515, granted and conveyed unto Alesha Robinson, in fee.

TAX PARCEL: 09-076-044-000-0000

PREMISES BEING: 2000 Market St., Harrisburg, PA 17103

SEIZED AND SOLD as the property of Alesha Robinson under judgment #2022-CV-6623

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 34
TIMOTHY A. CIRINO, ESQUIRE
JUDGMENT AMOUNT: \$72,735.77
PLAINTIFF: M&T BANK
DEFENDANT: NICOLE M. GREEN

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

BEGINNING at a point on the west side of Chestnut Street one hundred and seventy-four (174) feet south of the southwest corner of Elmerton Avenue and Chestnut Street, which point is the dividing line between Lots No. 6 and No. 7 of the Plan of Lots known as Colonial Park Addition No. 2, which Plan is recorded in the Office for the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book H, Page 18; thence westwardly along the south side of Lot No. 6 on the Plan aforementioned one hundred thirty-five (135) feet to a stake; thence southwardly on a line parallel with the west side of Chestnut Street seventy-one (71) feet to a stake; thence at right angles to said last mentioned line in an easterly direction one hundred and thirty-five (135) feet to a stake on the west side of Chestnut Street; thence northwardly along the west side of Chestnut Street seventy-one (71) feet to a stake to the place of BEGINNING.

HAVING thereon erected a two and one-half (2 ½) story frame dwelling house.

TITLE TO SAID PREMISES VESTED IN NICOLE M. GREEN, SINGLE PERSON, by deed from LARRY J. WEVODAU, EXECUTOR OF THE ESTATE OF ELIZABETH H. WEVODAU, DECEASED, dated June 18, 2014, recorded June 25, 2014, Instrument Number 20140014924.

TAX PARCEL No: 35-050-161-000-0000 PREMISES KNOWN as: 117 North Chestnut Street, Harrisburg, PA 17109

TO BE SOLD as the property of Nicole M. Green under judgment #2023-CV-1420

DOCKET NO: 2023-CV-1420

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 35
HARRY REESE, ESQUIRE
JUDGMENT AMOUNT: \$168,147.16

ALL THOSE TWO (2) certain tracts of land, with the improvements thereon erected, situate, lying and being in the Township of Wiconisco, County of Dauphin and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a point on the south side of the public road leading from Wiconisco to Williamstown, at the northeast corner of lot formerly owned by James Esterline; thence in an eastwardly direction, along the south side or said public road, a distance of 40.00 feet to a point; thence in a southerly direction, parallel with the eastern boundary line, formerly of said James Esterline's lot, a distance of about 176.00 feet to an alley on the northern line of the said Evangelical Association Cemetery; thence in a westwardly direction, along the said alley, a distance of 40.00 feet to the southeast corner, formerly of said James Esterline's lot; thence in a northerly direction, along the eastern boundary line, formerly of said James Esterline's lot, a distance of about 184.00 feet to the place of BEGINNING.

Tract No. 2:

BEGINNING at a point on the northeast boundary, now or formerly of the Marlin F. Esterline lot; thence in a southerly direction, along the eastern boundary line formerly of said Marlin F. Esterline tract, a distance of 176.00 feet to a point on an alley; thence along said alley, a distance of 11.00 feet in an easterly direction to a point; thence, a distance of 28.00 feet in a northerly direction, in a line parallel with the western boundary of this tract; thence due west in a straight line, a distance of 8.00 feet to a point; thence north, in a line parallel to the western boundary of this tract, a distance of 148.00 feet, more or less, to a public road leading from Wiconisco to Williamstown; thence west again, a distance of 3.00 feet to the point of BEGINNING.

CONTAINING in area approximately 7,278.00 square feet, and/or 0.160 acres of land, more or less.

BEING THE same property conveyed from Hunter D. Enders to Jeffrey M. Ballard, as set forth in Instrument No. 20220005221, of record on 02/15/2022, in Dauphin County, Pennsylvania.

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BEING TAX PARCEL NO. 69-010-023-000-0000

PREMISES BEING: 609 Pottsville Street, Dauphin, Pennsylvania 17048

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

SEIZED AND TAKEN in execution as the property of Jeffrey M. Ballard, Mortgagor(s) herein, under Judgment No. 2023-CV-03221

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 36
MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$103,925.27**

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 Second Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at the corner of South Thirteenth Street and Hunter Avenue; thence along said Avenue 151 feet 10 inches to Buckthorn Avenue; thence along said Avenue towards Swatara Street 20 feet 9 inches to Lot Number 8, the property now or late of John McConkey; thence by the line of said Lot, 151 feet 10 inches to Thirteenth Street; thence by said street 20 feet 9 inches to Hunter Avenue, the place of BEGINNING.

BEING Lot No. 7 on a Plan of Lots known as "The Calder Plan Number One", and recorded in the Office of the Recorder of Deeds in and for the County of Dauphin in Plan Book "A", Page 111.

BEING known and numbered as 421 South 13th Street, Harrisburg, PA 17104. WITH all improvements erected thereon.

PARCEL NO.: 02-029-062-000-0000

BEING THE same property conveyed to Latoiya Nicole Robinson, unmarried who acquired title by virtue of a deed from Dung T. Nguyen, unmarried, dated December 27, 2019, recorded February 3, 2020, at Instrument Number 20200003049, 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 Latoiya Nicole Robinson, unmarried, Mortgagors herein, under Judgment No. 2022-CV-00724-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 37
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$143,346.42**

PROPERTY SITUATE in the Washington Township, Dauphin County, Pennsylvania TAX ID No. 66-011-090.

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

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BEGINNING at a point on the north side of PA State highway L.R. 199, (T.R. 209) leading from Elizabethtown to Millersburg, said point being adjacent to lands, now or formerly of Paul J. Lebo, et ux; thence along same and lands of Miles Deibler, north seventy (70) degrees twenty-five (25) minutes west, one hundred fifty (150) feet to a point; thence continuing along lands of Miles Deibler, north eighty-two (82) degrees thirty-five (35) minutes east, two hundred thirty-six (236) feet to lands of Dennis E. Bowman, et ux; thence along same, south seven (07) degrees twenty (25) minutes east, one hundred fifty (150) feet to a point on the north side of the aforementioned Highway; thence along same, south eighty-two (82) degrees thirty-five (35) minutes west, two hundred thirty-six (236) feet, more or less to the point at the place of BEGINNING.

BEING THE SAME PREMISES which Robert F. Tranauskus and Carol A. Tranauskus, husband and wife, by deed of even date, produced herewith and intending to be recorded, granted and conveyed unto Tyler J. Brown, a single man Mortgagor herein.

SEIZED AND SOLD as the property of TYLER J. BROWN, A SINGLE MAN by virtue of a writ of execution No. 2023-CV-03418

PROPERTY ADDRESS: 3985 State Route 209, Elizabethtown, PA 17023

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38
NATHALIE PAUL, ESQUIRE
JUDGMENT AMOUNT: \$131,701.22

ALL THAT CERTAIN LEASEHOLD ESTATE OR UNEXPIRED TERM OF YEARS IN AND TO ALL THAT CERTAIN TRACT OR PARCELS OF GROUND, SITUATE IN THE BOROUGH OF MIDDLETOWN, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF OAK HILL DRIVE THE DIVIDING LINE BETWEEN LOTS NOS. 45 AND 46,

ON THE PLAN OF LOTS HEREINAFTER MENTIONED; THENCE SOUTHWESTWARDLY ALONG SAID DIVIDING LINE AND THROUGH THE MIDDLE OF A PARTITION WALL BETWEEN THE DWELLING HOUSE ERECTED ON THE PREMISES HEREINAFTER DESCRIBED AND ON THE ADJOINING PREMISES, 132.64 FEET TO A POINT ON LINE OF LOT NO. 29 ON SAID PLAN; THENCE NORTHWARDLY ALONG THE LINE OF LOTS NOS. 29 AND 28; 23.44 FEET TO A POINT, THE DIVIDING LINE BETWEEN LOTS NOS. 46 AND 37 ON SAID PLAN; THENCE NORTHEASTWARDLY ALONG SAID DIVIDING LINE, 127.57 FEET TO A POINT ON THE SOUTH SIDE OF OAK HILL DRIVE; THENCE SOUTHEASTWARDLY ALONG THE ARC OR CURVE OF THE SOUTH SIDE OF OAKHILL DRIVE, 45 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 46 ON THE PLAN OF OAK HILLS ADDITION NO. 1, AS THE SAME REMAINS, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY AND REGISTER OF WILLS, TO ESTATE NO. 420, YEAR 1937.

UNDER AND SUBJECT, NEVERTHELESS, TO THE RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS AS THE SAME ARE MORE FULLY SET FORTH IN MISC. BOOK U, VOLUME 5, PAGE 83.

HAVING THEREON ERECTED A ONE-HALF OF A DOUBLE TWO-STORY BRICK DWELLING HOUSE KNOWN AS 324 OAKHILL DRIVE, MIDDLETOWN, PENNSYLVANIA 17057.

TAX PARCEL NO: 42-019-031-000-0000

PREMISES BEING: 324 OAK HILL DRIVE, MIDDLETOWN, PENNSYLVANIA 17057

BEING THE SAME PREMISES WHICH STEPHEN C. SHEMLER AND JILL R. SHEMLER, HUSBAND AND WIFE, BY DEED DATED APRIL 22, 2019 AND RECORDED APRIL 24, 2019 IN INSTRUMENT NUMBER 20190009114, GRANTED AND CONVEYED UNTO JASON MILLER.

SEIZED AND SOLD as the property of Jason Miller under judgment #2022-CV-10016

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions

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

SALE NO. 39

MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$67,071.94

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

ALL THAT CERTAIN messuage or piece of ground situated on the south side of Main Street, in the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, being the western part of Lot Number 972 bounded and described as follows, to wit:

BEGINNING at a distance of 343 feet east of the southeast corner of Main and Chestnut Streets and extending along Main Street 31 feet; thence southward 140 feet to an alley; thence westward along the alley 31 feet to Lot Number 971, now or formerly of Joseph F. Kramer, Harry Forman and Mayers Forman; thence northward along Lot Number 971, 140 feet to the place of BEGINNING.

BOUNDED on the north by Main Street, east by the other part of Lot Number 972, on the south by an alley and on the west by Lot Number 971.

BEING known and numbered as 822 Main Street, Lykens, PA 17048.

WITH all improvements erected thereon.

PARCEL NO.: 37-008-004-000-0000

BEING the same property conveyed to Christine M. Comer who acquired title by virtue of a deed from Justin S. Lehman and Sharon E. Lehman, husband and wife, dated February 28, 2020, recorded March 5, 2020, at instrument Number 20200006093, 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 Christine M. Comer, Mortgagors herein, under Judgment No. 2023-CV-02944

NOTICE is further, given to all parties in interest and claimants, a proposed schedule of distribution of the proceeds in the sale will be filed by the sheriff of

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$201,854.75
CASE NUMBER: 2023-CV-02689

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

BEGINNING at a point on the eastern right-of-way line of Catherine Street (a 50-foot right-of-way); said point being at a common property corner of Lot No. 11 and Lot No. 12 of the below referenced subdivision plan; thence along Lot No. 11 south 43 degrees 00 minutes 00 seconds east, a distance of 115.00 feet to a point on the western right-of-way Line of Jessamine Avenue (a 20-foot right-of-way); thence by the western right-of-way line of Jessamine Avenue south 47 degrees 00 minutes 00 seconds west, a distance of 25.00 feet to a point; thence by a curve, curving to the right, having a radius of 10.00 feet and an arc length of 15.71 feet to a point at the intersection of the western right-of-way line of Jessamine Avenue and the northern right-of-way line of Harrisburg Street (a 50-foot-right-of-way); thence along the northern right-of-way line of Harrisburg Street north 43 degrees 00 minutes 00 seconds west, a distance of 105.00 feet to a point at the intersection of the northern right-of-way line of Harrisburg Street and the eastern right-of-way line of Catherine Street; thence by the eastern right-of-way line of Catherine Street north 47 degrees 00 minutes 00 seconds east, a distance of 35.00 feet to a point, the place of BEGINNING.

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SAID lot contains 4,003.54 square feet or 0.092 acres.

BEING Lot No. 12 as shown on the final subdivision Plan of Catherine Place, recorded in the Office of the Recorder of Deeds for Dauphin County in Plan Book A, Volume 7, Page 5 through 8.

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

SUBJECT to the same rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on the ground.

PROPERTY ADDRESS: 392 JESSAMINE AVE., STEELTON, PA 17113

PARCEL NUMBERS: 58-004-068-000-0000

BEING KNOWN AS: 392 JESSAMINE AVE., STEELTON, PA 17113

PROPERTY ID: 58-004-068-000-0000

TITLE TO SAID PREMISES IS VESTED IN LORRAINE BUTLER NOON, WIDOW BY DEED FROM LORRAINE B. NOON (A/K/A LORRAINE BUTLER NOON), WIDOW, DATED DECEMBER 19, 2007, RECORDED DECEMBER 28, 2007 INSTRUMENT NO. 20070051430

SEIZED AND SOLD as the property of Lorraine Butler Noon a/k/a Lorraine B. Noon under judgment #2023-CV-02689

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 41
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$84,008.48

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GERRIT J. BETZ, REGISTERED SURVEYOR, DATED OCTOBER 23, 1979, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF CHAMBERS HILL ROAD (L.R. 22018) AT THE CORNER OF LANDS NOW OR LATE OF WILBUR J. WEIKEL

SAID POINT BEING MEASURED 160.00 FEET MORE OR LESS TO THE CENTER LINE OF INTERSECTION OF BECK COURT AND CHAMBERS HILL ROAD; THENCE ALONG LANDS NOW OR LATE OF WILBUR J. WEIKEL SOUTH 17 DEGREES 51 MINUTES 00 SECONDS EAST, THE DISTANCE OF 150.00 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 29 MINUTES 00 SECONDS WEST, THE DISTANCE OF 50.00 FEET TO AN IRON PIN AT THE CORNER OF LANDS NOW OR LATE OF WILLIAM J. WINDEMAKER; THENCE ALONG SAID LANDS NORTH 17 DEGREES 27 MINUTES 00 SECONDS WEST THE DISTANCE OF 153.75 FEET TO A POINT IN THE CENTER LINE OF CHAMBERS HILL ROAD; THENCE ALONG SAID ROAD SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST THE DISTANCE OF 60.00 FEET TO A POINT, THE PLACE OF BEGINNING.

TAX PARCEL NO.: 63-039-041-000-0000

PREMISES BEING: 6951 CHAMBERS HILL ROAD, HARRISBURG, PENNSYLVANIA 17111

BEING THE SAME PREMISES WHICH BRIAN BURNS AND KATHERINE R. BURNS BY DEED DATED MAY 14, 2015 AND RECORDED JUNE 15, 2015 IN INSTRUMENT NUMBER 20150014282, GRANTED AND CONVEYED UNTO BRIAN BURNS.

SEIZED AND SOLD as the property of Brian Burns under judgment #2022-CV-4468

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42
KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$155,005.04

Tract No. 1

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

BEGINNING at a point along the south side of West Market Street, which point is fifty (50) feet west of the intersection of West Market Street with a public road;

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thence south zero degrees thirty minutes east (S. 00° 30' E.) a distance of one hundred fifty (150) feet to a twelve (12) foot wide alley; thence south eighty-nine degrees thirty minutes west (S. 89° 30' W.) a distance of seventeen feet to a point; thence north five degrees thirty minutes east (N. 05° 30' E.) a distance of one hundred fifty-one (151) feet to West Market Street and the place of BEGINNING.

BEING a wedge-shaped tract of land, a part of Lot No. 17 as shown on a Plan of Lots as laid out for G.R. Wren by S.W. Cooper from a survey made by him and recorded in the Office of the Recorder of Deeds in and for the County of Dauphin in Plan Book H, Page 92.

Tract No. 2

ALL THAT CERTAIN lot or piece of ground situate in the west precinct of Williams Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Pottsville Street, now State Highway; thence continuing west along south side of said State Highway fifty (50) feet to Lot Number Seventeen (17); thence south along the eastern line of said Lot Number Seventeen one hundred fifty (150) feet to a twelve feet wide alley; thence east along the northern line of said alley thirty-three (33) feet to a public road and running north and south (said road now or formerly known as Orange Street); thence north along the western line of said Orange Street one hundred fifty-one (151) feet to said State Highway and the place of BEGINNING.

HAVING THEREON ERECTED a one-story frame business building, known as 602 W. Market Street, Williamstown, Pennsylvania. The lot herein conveyed being Lot Number Eighteen (18) on a Plan of Lots laid out by S.W. Cooper for George R. Wren, agent for George Frys estate, in 1925. Said plan being recorded in the Recorder of Deeds Office of Dauphin County, in Plan Book "H", at Page

PARCEL NO. 62-058-050

BEING the same premises, which is vested in Timothy P. Savage, by virtue of a deed from Timothy P. Savage and Nicole Savage, husband and wife, dated December 19, 2012 and recorded December 19, 2023 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania at Instrument Number 20120037728.

SEIZED AND SOLD as the property of Timothy P. Savage under judgment #2023-CV-00762

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$62,250. 77

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY BY G. J. BETZ, R. S. DATED APRIL 16, 1971, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF MULBERRY STREET 58 FEET EAST OF THE SOUTHEAST CORNER OF SOUTH 19TH AND MULBERRY STREETS; SAID POINT ALSO BEING AT LINE OF PREMISES NO. 1905 MULBERRY STREET; THENCE ALONG MULBERRY STREET NORTH 60 DEGREES 30 MINUTES EAST 18 FEET TO A POINT AT LINE OF PREMISES NO. 1909 MULBERRY STREET; THENCE ALONG SAID LINE SOUTH 29 DEGREES 30 MINUTES EAST 100 FEET TO THE NORTHERN LINE OF EUGENE ALLEY; THENCE ALONG SAID ALLEY SOUTH 60 DEGREES 30 MINUTES WEST 18 FEET TO LINE OF THE AFORESAID PREMISES NO. 1905 MULBERRY STREET; THENCE ALONG LAST SAID LINE NORTH 29 DEGREES 30 MINUTES WEST 100 FEET TO A POINT, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A 2 1/2 STORY BRICK DWELLING KNOWN AS NO. 1907 MULBERRY STREET.

BEING KNOWN AS: 1907 MULBERRY STREET, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 09-086-025-000-0000

BEING THE SAME PREMISES WHICH FRANCES MCGEE FORNEY, WIDOW BY DEED DATED 6/7/1971 AND RECORDED 6/9/1971 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK Z56 AT PAGE 694, GRANTED AND CONVEYED UNTO GEORGE L. KENNEDY AND GLORIA J. KENNEDY, HIS WIFE.

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SEIZED AND SOLD as the property of DENISE DAVIS solely in her capacity as heir of GEORGE L. KENNEDY, deceased; UNKNOWN HEIRS OF GEORGE L. KENNEDY, deceased; GEORGE KENNEDY JR., solely in his capacity as heir of GEORGE L. KENNEDY, deceased; MICHELLE KENNEDY solely in her capacity as heir of GEORGE L. KENNEDY, deceased; CYNTHIA WILKERSON solely in her capacity as heir of GEORGE L. KENNEDY, deceased under judgment #2022-CV-0130

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 44
CHRISTOPHER A. DeNARDO,
ESQUIRE
JUDGMENT AMOUNT: \$61,601.56

ALL THAT CERTAIN Unit, being Unit No. 29-165 (the "Unit"), of Woodland View at Waverly, A Condominium (the "Condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Woodland View at Waverly, A Condominium (the "Declaration of Condominium") and Declaration Plats and Plans recorded in the Office of the Dauphin County Recorder of Deeds in Record Book 3725, Page 15, together with any and all amendments thereto.

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

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

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

and survey of the Unit and Common Elements would disclose.

PARCEL ID: 62-083-080-000-0000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 165 Hunters Ridge Drive, Harrisburg, PA 17710

BEING THE SAME PREMISES which Waverly Woods Associates, by deed dated August 28, 2002 and recorded September 28, 2002 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 4516, Page 111 granted and conveyed unto Joseph C. Acri and Allyson B. Acri in fee.

SEIZED AND SOLD as the property of Joseph C. Acri and Allyson B. Acri under judgment number 2022-CV-08764

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 46
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$133,459.33

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

BEGINNING at a point on the eastern line of Thirty-Second Street at the northern line of Lot No. 53 on the Plan of Lots hereinafter mentioned and running; thence northwardly along the eastern line of Thirty-Second Street, twenty (20) feet, more or less, to a point on the line running through the center of the partition wall of the double brick dwelling house erected in part upon the lot hereby conveyed; thence eastwardly along the last mentioned line, one hundred twenty (120) feet, more or less, to a twenty (20) feet wide alley; thence southwardly along the western side of said alley, twenty (20) feet, more or less, to a point on the northern line of Lot No. 53 on said Plan; thence westwardly along the last mentioned line, one hundred twenty (120) feet to the place of BEGINNING.

BEING Lot No. 52 on the Plan of Lots known as "East Harrisburg Addition" said Plan being duly recorded in Plan Book "G", at Page 41, in the Dauphin County Recorder's Office.

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HAVING thereon erected the southern half of a double two-and-one-half story brick dwelling house now known as 21 North Thirty-Second Street, Harrisburg, Pennsylvania 17111.

UNDER AND SUBJECT to the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AS: 21 NORTH 32ND STREET, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 47-015-004-000-0000

BEING THE SAME PREMISES WHICH PAXTANG INVESTMENTS, LLC BY DEED DATED 4/23/2019 AND RECORDED 4/25/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190009188, GRANTED AND CONVEYED UNTO TERRELL ARCHER, AN ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Terrell Archer under judgment #2023-CV-00845

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 47
HARRY B. REESE, ESQUIRE
JUDGMENT AMOUNT: \$172,852.93

ALL 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 on the western line of Nineteenth Street 385 feet southwardly of the southwest corner of Hanover and Nineteenth Streets at the southern line of Lot No. 225, Plan of Lafayette; thence westwardly along said line 120 feet to a 20 feet wide alley; thence southwardly along said alley 40 feet to a line of Lot No. 228; thence eastwardly along said line, 120 feet to Nineteenth Street; thence northwardly along the western line of Nineteenth Street, 40 feet to the place of BEGINNING.

BEING LOTS No. 226 and 227 Plan of Lafayette.

PARCEL NO. 01-007-076-000-0000

BEING the same premises which Quit Ly, individually, by deed dated 09/15/2020 and recorded 10/08/2020 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20200027587, granted and conveyed unto N & R Group, LLC, a Limited Liability Company.

BEING the same premises which Mary E. Smith, a single woman, by deed dated 04/13/2006 and recorded 04/19/2006 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20060014769, granted and conveyed unto Quit Ly, an Adult Individual.

HAVING THEREON erected residential dwelling known and numbered as 1338 South 19th Street, Harrisburg, Pennsylvania 17104

PREMISES BEING: 1338 South 19th Street, Harrisburg, Pennsylvania 17104

BEING THE SAME PREMISES which N & R Group, LLC, a Pennsylvania Limited Liability Company, by deed dated 04/21/2021 and recorded in the Office of the Recorder of Deeds of Dauphin County on 04/23/2021 in Deed Instrument No. 20210013612 granted and conveyed unto Bryce A. Skaggs.

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

SEIZED AND TAKEN in execution as the property of Bryce A. Skaggs, Mortgagor(s) herein, under Judgment No. 2023-CV-02142

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for First Time

Miscellaneous Notices

SALE NO. 48
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$138,231.89

PROPERTY SITUATE in the Swatara Township, Dauphin County, Pennsylvania Tax ID No. 63-086-082-000-0000

ALL THAT CERTAIN tract or parcel of land situate in Swatara Township, Dauphin County, Pennsylvania, known as Lot Number Three Hundred Fifty-Five (355) of a Final Subdivision Plan Phase VII, of Wellington Manor (formerly Capital Ridge Townhomes), as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "B", Volume "9", Pages "53-54-55 & 56", more particularly bounded and described as follows to wit:

BEGINNING at a point on the eastern right-of-way line of Stephen Drive, said point also being the southwest corner of lands now or formerly of Highland Realty Trust; Then along lands now or formerly of Highland Realty Trust south 67 degrees 24 minutes 06 seconds east 120.00 feet to a point; Then along the dividing line between Lot 355 and Lot 524, Phase V, Wellington Manor (formerly Capital Ridge Townhomes) south 22 degrees 35 minutes 54 seconds west 30.00 feet to a point; Then along the dividing line between Lot 355 and Lot 356 north 67 degrees 24 minutes 06 seconds west 120.00 feet to a point on the eastern right-of-way line of Stephen Drive; Then along the eastern right-of-way line of Stephen Drive north 22 degrees 35 minute 54 seconds east 30.00 feet to a point, THE PLACE OF BEGINNING.

PARCEL NO.: 63-086-082-000-0000

BEING the same premises which Gemcraft Homes, Inc., by deed dated 02/26/2010 and recorded 03/17/2010, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Instrument No. 20100007339, granted and conveyed unto Taz M. Humes.

SEIZED AND SOLD as the property of TAX H. HUMES A/K/A TAZ HUMES by virtue of a writ of execution No. 2017-CV-7354

PROPERTY ADDRESS: 7532 Stephen Drive, Harrisburg PA 17111

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said

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

SALE NO. 49
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$124,481.60

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

BEGINNING at a point on the north side of Mulberry Street, said point being 297 feet east of the northeast corner of 19th Street and Mulberry Streets; thence along premises known as No. 1928 Mulberry Street and passing through the center of a partition wall, north 20 degrees 30 minutes west, 100 feet to a point on the south side of Larew Street; thence along the same, north 69 degrees 30 minutes east, 19 feet to a corner of premises known as No. 1932 Mulberry Street; thence along said premises, south 20 degrees 30 minutes east, 100 feet to a point on the north side of Mulberry Street, aforesaid; thence along the same south 69 degrees 30 minutes west, 19 feet to a point and place of BEGINNING.

HAVING thereon erected a two-story brick dwelling known as 1930 Mulberry Street.

BEING THE SAME PREMISES which Pietro Enterprises, Inc., a Pennsylvania Corporation, by deed dated March 17, 2006 and recorded on March 20, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060010405, granted and conveyed unto Cherie L. Irby.

BEING KNOWN as 1930 Mulberry Street, Harrisburg, PA 17104

PARCEL I.D. No. 09-087-014-000-0000
SEIZED AND SOLD as the property of Cherie L. Irby under judgment #2023-CV-0227

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, 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. 50
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$42,270.41

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

BEGINNING at a point on the north side of Ross Street, which point is at the northwestern corner of Ross Street and a four feet wide alley, 94.01 feet west of the northwest corner of Ross and Jefferson Streets; thence westwardly, along the northern line of Ross Street 14 feet 1 inch to the center of the partition wall between houses Nos. 628 and 630 Ross Street; thence northwardly along the center of said partition wall and beyond 79 feet to another 4 feet wide alley; thence eastwardly, along the southern line of said last mentioned alley, 13 feet to the first mentioned 4 feet wide alley; and thence along the eastern line of said alley 79 feet to the place of BEGINNING.

HAVING THEREON ERECTED a brick dwelling house known and numbered 630 Ross Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Mark Seymore and Debra Seymore, husband and wife, by deed dated November 17, 2007 and recorded on January 22, 2008, in the Dauphin County Recorder of Deeds Office as Instrument No. 20080002404, granted and conveyed unto Mohendra Persaud and Sanjina Shabnam, husband and wife.

BEING KNOWN as 630 Ross Street; Harrisburg, PA 17110

Parcel ID. No. 10-016-060-000-0000

SEIZED AND SOLD as the property of Mahendra Persaud a/k/a Mohendra Persaud and Sanjina Shabnam a/k/a Sanjina Shabnam under judgment #2023-CV-01563

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 52
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$101,957.82

ALL THAT CERTAIN lot or tract of land situate in Derry Township, County of Dauphin and Commonwealth of Pennsylvania, being known as Lot No. D-59 with the detached Garage Plot No. D-59, as shown on a certain Plan entitled Index Plan for Rockledge, Section XII and XIII, as recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book K-4, Pages 89-115.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1944 WEXFORD ROAD, PALMYRA, PA 17078

PARCEL #: 24-085-084-000-0000

BEING THE SAME PREMISES WHICH Andrew J. Thomas, et ux., by deed dated June 15, 2018 and recorded June 18, 2018 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, at Instrument No. 2018-0014804, granted and conveyed unto Alex Hopwood.

TO BE SOLD AS THE PROPERTY OF ALEX HOPWOOD under Judgment No. 2023-CV-1608

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for First Time

Miscellaneous Notices

**SALE NO. 53
EMMANUEL JO ARGENTIERI, ESQUIRE
JUDGMENT AMOUNT: \$162,352.36**

SITUATE IN: ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Middletown in the County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated November, 12, 1974, as follows:

BEGINNING at a point on the north side of Aspen Street at the dividing line between Lots Nos. 20 and 21 on the hereinafter mentioned Plan of Lots, said point being 1433 feet east of the northeast corner of Aspen Street and Roosevelt Avenue; thence along said dividing line north 8 degrees 9 minutes east 118.82 feet to a point at the southern right-of-way line of the Pennsylvania Turnpike, thence along said right-of-way line south 80 degrees 30 minutes east 60 feet to a point at the western line of Lot No. 22 on said Plan; thence along last said line south 8 degrees 9 minutes west 124.12 feet to a point on the north side of Aspen Street; thence along the north side of Aspen Street along a curve to the left with a radius of 276.83 feet, an arc distance of 60.48 feet to a point, the place of BEGINNING.

BEING Lot No. 21, Block 1, Section 1, as shown on Plan of Lots known as Oak Hills Addition No. 2, recorded in Plan Book "R", Page 24.

BEING known and numbered as 107 Aspen Street, Middletown, Pennsylvania.

BEING TAX Parcel ID No. 42-002-017-000-0000

TITLE TO SAID PREMISES IS VESTED in Bonnie J. Boltz, by Quit Claim Deed dated June 17, 2019 conveying from Thomas H. Boltz and Bonnie J. Boltz, recorded June 19, 2019, in Instrument #20190014417

SEIZED AND TAKEN in execution as the property of Thomas H. Boltz and Bonnie J. Boltz, Mortgagors herein, under Judgment No. 2023-CV-1970 MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
August 10, 2023

s22-06

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION
Opinions Not Yet Reported

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EXPERIENCED SOCIAL SECURITY ASSOCIATE ATTORNEY | Job Type: Full-time or Contract (Remote): Well-established and recognized Plaintiffs'/Claimants' injury law firm, based in Harrisburg, PA, is seeking an experienced associate attorney to represent clients in Social Security matters throughout Central, Northeastern and Southeastern PA. This is not an entry-level position. Responsibilities: The attorney will represent claimants before Administrative Law Judges on SSI/SSDI Claims and draft all writings required in preparation for hearings and/or appeals. Candidate must have good writing, communication, and oral argument skills as well as be an aggressive advocate and very organized. We will provide some training on all responsibilities, but prior experience is preferred. The associate attorney will carry his or her own caseload and supervise his/her support staff. Qualifications/ Requirements: • Prior experience successfully handling Social Security claims, hearings and appeals preferred • Experience in Federal District Court is preferred, but not required • Strong academic background with excellent research and writing skills required • Excellent verbal communication skills • Strong work ethic and commitment to excellence • Strong ethics and a desire to help disabled clients. Salary negotiable depending on experience, bonus structure and a comprehensive benefits package including relocation/moving expense reimbursement and other sign-on incentives will be available. We offer competitive salary and a comprehensive benefits package. For immediate consideration, please email your resume and references to: djarmon@klnivenlaw.com s15-29

SOCIAL SECURITY ASSOCIATE ATTORNEY | Job Type: Full-time, in main office: Well-established and recognized Plaintiffs'/Claimants' injury law firm, based in Harrisburg, PA, is seeking an associate attorney to represent clients in Social Security matters throughout Central, Northeastern and Southeastern PA. Responsibilities: The attorney will represent claimants before Administrative Law Judges on SSI/SSDI Claims and draft all writings required in preparation for hearings and/or appeals. Candidate must have good writing, communication, and oral argument skills as well as be an aggressive advocate and very organized. We will provide full training on all responsibilities. Once trained, the associate attorney will carry his or her own caseload. Qualifications/ Requirements: • Prior experience successfully handling Social Security claims, hearings and appeals a plus • Strong academic background with excellent research and writing skills required • Excellent verbal communication skills • Strong work ethic and commitment to excellence • Strong ethics and a desire to help disabled clients. We offer competitive salary and a comprehensive benefits package. For immediate consideration, please email your resume and references to: djarmon@klnivenlaw.com s15-29

STAFF ATTORNEY: Serves as legal counsel for the Harrisburg Housing Agency; represents the Agency in court proceedings and litigation; and provides legal services and counsel for the entire Agency. The Staff Attorney is a senior level position. Harrisburg Housing Authority is a federally funded nonprofit governmental entity. Established in 1938, our Agency's mission is to be a "Best in Class" Agency that: 1) Provides quality and affordable housing; 2) Works unyieldingly towards improving the quality of life for our residents; 3) Aggressively focuses on programming for individual and family self-sufficiency; 4) Develops and maximizes assets and resources for the benefit of our business interests; and 5) Affirmatively promotes fair housing. For job description and to find out how to apply, please click [here](#). s22-06

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IN RE: 2024 ARBITRATION
ASSIGNMENT CALENDAR

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

: NO - 2023-01-00007
: AO - 43-2023

ADMINISTRATIVE ORDER

AND NOW this 16th day of September, 2023,

The Court enters the following Arbitration Board Assignments for 2024:

BOARD #1

Thomas Brenner (Chair)
Abbie Trone
David Peiffer

WEEK OF

January 8, 2024

BOARD #2

Natalie Burston (Chair)
M. Pamela Fleck
Matthew Wyman

WEEK OF

February 12, 2024

BOARD #3

Stephanie DiVittore (Chair)
Thomas Gacki
Heather Verchick

WEEK OF

March 18, 2024

BOARD #4

Brooks Foland (Chair)
Brian Murren
Jennifer Lehman

WEEK OF

April 22, 2024

BOARD #5

Carol Steinour Young (Chair)
Caroline Robelen
Karen Taylor

WEEK OF

May 13, 2024

RECEIVED
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BOARD #6

Heather Paterno (Chair)
James Jones
Jennifer Sklarosky

WEEK OF

June 10, 2024

BOARD #7

Natalie Burston (Chair)
Brian Murren
Jane Meyer

WEEK OF

July 15, 2024

BOARD #8

Brooks Foland (Chair)
M. Pamela Fleck
Jennifer Sklarosky

WEEK OF

August 19, 2024

BOARD #9

Heather Paterno (Chair)
James K. Jones
David Peiffer

WEEK OF

September 16, 2024

BOARD #10

Stephanie DiVittore (Chair)
Thomas Gacki
Jennifer Lehman

WEEK OF

October 14, 2024

BOARD #11

Carol Steinour Young (Chair)
Caroline Robelen
Karen Taylor

WEEK OF

November 18, 2024

BOARD #12


Thomas Brenner (Chair)
Abbie Trone
Matthew Wyman

WEEK OF

December 16, 2024


The compensation is fixed at \$1300.00 for members and \$1650.00 for chairs per week served. The compensation shall be paid following each week served.

BY THE COURT:



John F. Cherry, President Judge

[Faint, illegible text, likely bleed-through from the reverse side of the page]

SEP 12 2023
I hereby certify that the foregoing is a true and correct copy of the original filed.


Notary

IN RE: IMPLEMENTATION OF
E-FILED IN PROTHONOTARY'S
OFFICE

IN THE COURT OF COMMON PLEAS
DAUPHIN COUNTY, PENNSYLVANIA

NO - 2023-CV-00007

AO - 44 - 2023

ADMINISTRATIVE ORDER

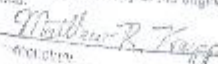
AND NOW, this 13th of September 2023, in order to begin the implementation process for electronic filing in the Dauphin County Prothonotary's Office in accordance with Dauphin County Local Rule of Civil Procedure 205.4 (A)(1), the Prothonotary shall be permitted to choose two or more law firms to file civil, divorce and custody documents electronically beginning September 18, 2023 in order to test the process. It is anticipated that this testing period shall last for thirty (30) days. Further administrative orders shall be forthcoming at the expiration of this thirty (30) day period.

BY THE COURT:


John F. Cherry, President Judge

SEP 18 2023

FILED
I hereby certified that this is a true and correct copy of the original
filed.


Matthew R. Krupp
Prothonotary

SEP 19 10:11:02
FILED
Prothonotary

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