

ADVANCE SHEET

The Dauphin County Reporter

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

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Bar Association Page

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The Dauphin County Reporter

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

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

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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF KAREN A. DIETRICH, late of Dauphin County, PA (died: May 6, 2025)

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

Executrix: Amy M. Lane, 4605 Fargreen Road, Harrisburg, PA 17110

jy4-18

ESTATE OF ANN J. YANCHULEFF, late of Harrisburg, Dauphin County, PA (died: April 29, 2025)

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

Executrix: Melissa M. Cop, 726 Penn Street, Bressler, PA 17113

Attorney: Joseph M. Farrell, Esquire, 201/203 South Railroad Street, P.O. Box 113, Palmyra, PA 17078

jy4-18

ESTATE OF WILLIAM J. BOSCHE, late of Harrisburg, Dauphin County, PA (died: June 15, 2025)

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

Co-Executors: William Joseph Bosche, 11 Tacoma St., Thurmont MD 21788; Joseph A. Bosche, 4919 Creek Drive, Harrisburg, PA 17112

jy4-18

ESTATE OF PETER T. MCCOLLUM, late of Lower Paxton Township, Dauphin County, PA (died: January 16, 2025)

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

Executor: Kenneth Scott McCollum, 6470 Conway Road, Harrisburg, PA 17111

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

jy4-18

ESTATE OF JUDITH JOEL OMOLO, late of Susquehanna Township, Dauphin County, PA (died: August 9, 2024)

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

Executrix: Christine Owiti, 89 Leedham St., Attleboro, MA 02703

Attorney: Jenni Chavis, Esquire, 800 Corporate Circle, Ste. 100, Harrisburg, PA 17110

jy4-18

ESTATE OF BETTY HINDS a/k/a BETTY J. HINDS a/k/a BETTY JANE HINDS, late of East Hanover Township, Dauphin County, PA (died: May 29, 2025)

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

Executor: Barry Brightbill, 441 North Meadow Lane, Harrisburg, PA 17112

Attorney: Jill M. Wineka, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102

jy4-18

ESTATE OF JAMES B. PANNEBAKER, a/k/a JAMES BOYD PANNEBAKER, late of Londonderry Township, Dauphin County, PA (died: April 28, 2025)

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

Executors: Renee E. Bench and The Bryn Mawr Trust Company, c/o Pannebaker & Mohr, P.C., 4000 Vine St, Suite 101, Middletown, PA 17057

Attorney: Kendra A. Mohr, Esquire, Pannebaker & Mohr, P.C., 4000 Vine St., Suite 101, Middletown, PA 17057

jy4-18

ESTATE OF DOLORES M. GARDNER a/k/a DOLORES MURLIN-GARDNER, late of Henderson City, Clark County, NV, formerly of Steelton Borough, Dauphin County, PA (died: April 9, 2025)

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

Executrix: Michelle M. Murlin, c/o Boswell Tintner & Piccola LLC, 3461 Market Street, Suite 105, Camp Hill, PA 17011

Attorney: Jeffrey R. Boswell, Esquire, Boswell Tintner & Piccola LLC, 3461 Market Street, Suite 105, Camp Hill, PA 17011

jy4-18

ESTATE OF DAVID A. BLOTTENBERGER, 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 Personal Representatives or attorney, and all persons indebted to the decedent to make payment to the Personal Representatives without delay.

Personal Representatives: Marjorie Schubauer, Carole Shanaman, c/o Bybel Rutledge LLP, 1017 Mumma Road, Suite 302, Lemoyne, PA 17043

Attorney: Alexandra M. Sipe, Esquire, Bybel Rutledge LLP, 1017 Mumma Road, Suite 302, Lemoyne, PA 17043 jy4-18

ESTATE OF AMOS E. FITZGERALD, 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Patrice S. Fitzgerald, c/o James D. Hughes, Esquire, SALZMANN HUGHES PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

Attorneys: SALZMANN HUGHES, P.C.

jy4-18

ESTATE OF DOUGLAS K. DOBAS a/k/a DOUGLASS K. DOBAS, late of Derry Township, Dauphin County, PA

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

Executrix: Susan W. Honeyman, c/o Deborah E. Crum, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Third Floor Harrisburg, PA 17110

Attorney: Deborah E. Crum, Esquire, SMIGEL, ANDERSON & SACKS, LLP, 4431 North Front Street, Third Floor, Harrisburg, PA 17110

jy4-18

ESTATE OF LINDA W. MEARS, late of Derry Township, Dauphin County, PA

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

Executrix: Rose E. Blessing, c/o Keith D. Wagner, P. O. Box 323, Palmyra, PA 17078

Attorney: Keith D. Wagner, P. O. Box 323, Palmyra, PA 17078

jy4-18

ESTATE OF JAMES R. NOTO a/k/a JAMES ROBERT NOTO, late of Susquehanna Township, Dauphin County, PA (died: January 22, 2022)

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

Executrix: Linda A. Noto, c/o Dominic A. Montagnese, Esquire, 624 N. Front St., Wormleysburg, PA 17043

Attorney.: Dominic A. Montagnese, Esquire, Cherevka Law P.C., 624 N. Front St., Wormleysburg, PA 17043 jy4-18

ESTATE OF PAUL A. ANDERSON, late of Lykens 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: Joel Howard Anderson and Bruce Edwin Anderson

Attorney: Aviv S. Bliwas, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 jy4-18

ESATE OF JAMES DOUGLAS WALMER, SR. a/k/a JAMES D. WALMER, SR., late of Derry Township, Dauphin County, PA (died: May 11, 2025)

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

Executrix: Trudy M. Walmer, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 jy4-18

SECOND PUBLICATION

ESTATE OF KATHERINE R. HARRITY a/k/a KATHERINE REYNOLDS HARRITY, 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Brian P. Harrity and Kevin A. Harrity

Attorney: Melanie Walz Scaringi, Esquire, Scaringi Law, 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110 jn27-jy11

ESTATE OF DAVID VINCENT STEVENS, 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, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043 jn27-jy11

ESTATE OF INDIA M. ALLEN, 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 Administrators or attorney, and all persons indebted to the decedent to make payment to the Administrators without delay.

Administrators: Lori Allen, 5201 Winding Way, Harrisburg, PA 17109; Brian Allen, 2413 Tracy Circle, Harrisburg, PA 17112 jn27-jy11

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

Executor: John Pepley, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227 jn27-jy11

ESTATE OF CLAIR LEE MAIN, late of Highspire Borough, Dauphin County, PA

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

Administratrix: Trishia J. Main,
Attorney: Jaron P. Castranio, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 jn27-jy11

ESTATE OF RONALD GEORGE SHAEFFER, a/k/a RONNIE G. SHAEFFER, 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Shelly Yohn and Scott Shaeffer

Attorney: Jaron P. Castranio, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 jn27-jy11

ESTATE OF C. HOWARD KINLOCH, JR., a/k/a CHARLES HOWARD KINLOCH, JR., late of Derry Township, Hershey, Dauphin County, PA

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

payment to the Co-Executors without delay.

Co-Executors: Jan Zaccanini; Charles H. Kinloch, III, c/o KLUXEN, NEWCOMER & DREISBACH, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601

Attorney: Melvin E. Newcomer, Esquire jn27-j11

ESTATE OF ELNER MANN, a/k/a ELNER M. MANN, a/k/a ELNER MILDRED MANN, late 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 L. Zeigler, 5984 Mayfair Dr., Harrisburg, PA 17112

Attorney: Gerald J. Shekletski, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 jn27-jy11

ESTATE OF MATTHEW TODD GRUNDON, late of Dauphin County, PA

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

Administratrix: Larissa A. Ebersole Grundon, 2037 Mapledale Road, Elizabethtown, PA 17022

Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033 jn27-jy11

ESTATE OF JOELA F. GARMAN, late of Dauphin County, PA

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

Executrix: Lorne L. Garman, 399 Mountain Road, Dauphin, PA 17018

jn27-jy11

ESTATE OF PATTY NEY, 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: Jeremy Lettich, 1 General Wayne Drive, Media, PA 19063

Attorney: Elizabeth T. Stefanide, Esquire, 339 W. Baltimore Avenue, Media, PA 19063 jn27-jy11

THIRD PUBLICATION

ESTATE OF DONNA M. NELSON, late of Millersburg 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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: Debra M. Underkoffler, 204 Nelson Terrace, Millersburg, PA 17061; Libbye A. Nevitt, 1022 Smyth Lane, Pennsburg, PA 18073

Attorney: Kevin S. Koscil, Esquire, Barley Snyder, 275 Grandview Avenue, Suite 201, Camp Hill, PA 17011

jn20-jy4

ESTATE OF JEAN C. PERKINS a/k/a JEAN CAROLYN PERKINS, late of Lykens Township, Dauphin County, PA (died: May 15, 2025)

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

Executrix: Lisa J. Perkins, 674 Bellevue Road, Lykens, PA 17048-8616

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jn20-jy4

ESTATE OF NANCY E. WOLFE a/k/a NANCY ELAINE WOLFE, late of Middle Paxton Township, Dauphin County, PA (died: May 18, 2025)

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

Executrix: Deborah E. Koons, 95 Sheibley Lane, Landisburg, PA 17040

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jn20-jy4

ESTATE OF RUTH ANN DAUBE, late of Dauphin County, PA (died: May 14, 2025)

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

Executor: Michael Mrozowski, 136 Kingswood Drive, Harrisburg, PA 17112

Attorney: Chad Julius, Esquire, 8150 Derry Street, Harrisburg, PA 17111

jn20-jy4

ESTATE OF DONALD EUGENE KOONS, a/k/a DONALD E. KOONS, late of West Hanover Township, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Chad Edward Koons

Attorney: Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoyne, PA 17043 jn20-jy4

ESTATE OF SAMUEL M. LETTERLOUGH, SR. a/k/a SAMUEL MCNEIL LETTERLOUGH, SR., late of Susquehanna Township, Dauphin County, PA

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

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

Executrix: Brooke Rene' Sterling, c/o Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112

Attorney: Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112; (717) 941-1218 jn20-jy4

ESTATE OF LOIS S. BROWN, a/k/a LOIS SUSKY BROWN, late of Lower Paxton Township, Dauphin County, PA (died: March 15, 2025)

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

Co-Executor: George Matthew Brown, 751 Twinbridge Drive, Wayne, PA 19087

Co-Executrix: Susan Romenesko, 2516 N. Summit Street, Appleton, WI 54914

Attorney: Diane S. Baker, P.O. Box 6443, Harrisburg, PA 17112-0443 jn20-jy4

ESTATE OF LINDA L. HEINBACH, late of Lower Paxton Township, Dauphin County, PA (died: April 11, 2025)

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

Executrix: Brittany Alibrando, 820 S. 16th Street, Lebanon, PA 17042

Attorney: Diane S. Baker, Esquire, P.O. Box 6443, Harrisburg, PA 17112-0443 jn20-jy4

ESTATE OF KIMBERLY A. SHAFFER, late of Swatara Township, Dauphin County, PA (died: March 1, 2025)

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

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

Administrator: Kelly I. Shaffer, c/o Katie Dang, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055 jn20-jy4

ESTATE OF JOHN PETER SLATICK, late of Susquehanna Township, Dauphin County, PA (died: June 23, 2024)

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

Executrix: Julie Shaw, 319 Crossfield Rd., King of Prussia, PA 19406

Attorney: Matthew R. Finer, Esquire, 174 Middletown Blvd., Ste. 300, Langhorne, PA 19047 jn20-jy4

ESTATE OF FRANCES G. GRUTZA, late of Susquehanna Township, Dauphin County, PA (died: December 30, 2024)

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

Executrix: Ann Davis, 9902 Wexford Drive, Portage, MI 49024 jn20-jy4

ESTATE OF JACOB B. MCCORKEL, JR., late of Derry Township, Dauphin County, PA

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

Co-Executors: Lorraine Lee McCorkel, Jacob Byron McCorkel III, c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042; Louise M. McCorkel, c/o Barley Snyder, 2755 Century Boulevard, Wyomissing, PA 19610

Attorney: Bret Wiest, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042; Brian R. Ott, Esquire, Barley Snyder, 2755 Century Boulevard, Wyomissing, PA 19610

jn20-jy4

ESTATE OF GERALDINE C. MANSBERGER, late of Middletown Borough, Dauphin County, PA (died: April 29, 2025)

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

Executrix: Karen Ann Cosey, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

jn20-jy4

ESTATE OF SCOTT A. RESSLER, late of Lykens Borough, Dauphin County, PA (died: October 10, 2018)

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 C.T.A. or attorney, and all persons indebted to the decedent to make payment to the Administratrix C.T.A. without delay.

Administratrix C.T.A.: 220 North 2nd Street, Lykens, PA 17048; Edna Day a/k/a Edna Dela Cruz Condes Ressler, 220 North 2nd Street, Lykens, PA 17048

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

jn20-jy4

ESTATE OF DONALD L. HEIMBAUGH, late of Susquehanna Township, Dauphin County, PA (died: September 5, 2024)

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

Executrix: Anita Kay Warfield, 530 Bonnymead Avenue, Harrisburg, PA 17111

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

jn20-jy4

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/21/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **2VITA, INC.** c/o URS AGENTS, LLC

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 206 Admirals Way, Philadelphia, PA 19146. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

jy4

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/24/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **KEEN STEPS INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Nevada.

The address of its principal office is 7092 Carter Trail, Boulder, CO 80301. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

jy4

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/20/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as

follows: **Wy'East Medical Corporation**
c/o National Registered Agents, Inc.

This corporation is incorporated under the laws of Oregon.

The address of its principal office is 16700 SE 120th Avenue, Clackamas, OR 97015. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. jy4

NOTICE IS HEREBY GIVEN that **Commonwealth Education Network**, a Pennsylvania nonprofit corporation with its registered office at 509 N 2nd Street, Harrisburg, PA 17101, Dauphin County, is now engaged in winding up and settling the affairs of said nonprofit corporation. The corporation will be filing a Voluntary Dissolution [Never Transacted Business] with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended).

McNees Wallace & Nurick LLC
100 Pine Street
jy4 Harrisburg, PA 17101

NOTICE IS HEREBY GIVEN that **Coverve 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 Delaware.

The address of its principal office under the laws of said jurisdiction is 533 Janet Ave., Ste. D, Lancaster, PA 17601-4724, and the address of its proposed registered office in Pennsylvania is Capitol Corporate Services, Inc. 125 Locust Street, Harrisburg, PA 17101. jy4

NOTICE IS HEREBY GIVEN **Adtalem Global Education Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 233 S Wacker Dr., Ste. 800, Chicago, IL 60606-6415, 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. jy4

NOTICE IS HEREBY GIVEN **Eudia FDL U.S., Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 32158 Camino Capistrano, Ste. 104-805 San Juan Capistrano, CA 92675. The Commercial Registered Office provider is Capitol Corporate Services, Inc. in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. jy4

NOTICE IS HEREBY GIVEN **Rakuten 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 800 Concar Dr., Ste. 175 San Mateo, CA 94402. The Commercial Registered Office provider is Incorporating Services, Ltd. in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. jy4

NOTICE IS HEREBY GIVEN **Kingsway America Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 10 S. Riverside Plz., Ste. 1520, Chicago, IL 60606, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/9/25, 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. jy4

NOTICE IS HEREBY GIVEN **Conveyor Therapeutics, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 200 Berkeley St., Boston, MA 02116, has registered to do business in Pennsylvania with the Department of State of the

Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/18/25, 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. jy4

NOTICE IS HEREBY GIVEN that **Maryland Care Management, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1201 Winterson Road, Ste. 400, Linthicum Heights, MD 21090, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/23/25, 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. jy4

NOTICE IS HEREBY GIVEN **Appraisify, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 9450 SW Gemini Dr., Ste. 34868, Beaverton, OR 97008-7105, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy4

NOTICE IS HEREBY GIVEN **REPLIT, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1001 E Hillsdale Blvd., Fl. 4, Foster City, CA 94404-1642, 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. jy4

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on June 23, 2025, with respect to a proposed non-profit corporation **Broken Kittens** which has been incorporated under the nonprofit Corporation Law of 1988.

A brief summary of the purposes for which said corporation is organized is: rescue, rehab, rehabilitation, and rehome of kittens and cats. jy4

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Mad Sweeney Productions, Inc.**, a corporation incorporated under the laws of the State of California, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 2900 W. Alameda Ave., Ste. 800, Burbank, CA 91505 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. jy4

NOTICE IS HEREBY GIVEN that the directors of **D.S. Marketing Inc.**, a PA For-Profit Corporation having its registered office at 350 Wisconsin St., Millersburg, PA 17061, approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding down and settling the affairs of said corporation in accordance with the provisions of the PA Business Corporation Law of 1988, as amended, effective 5/31/25.

CHEREWKA LAW, P.C., Solicitors
624 N. Front St.
jy4 Wormleysburg, PA 17043

NOTICE IS HEREBY GIVEN **SENSIVE SYSTEMS INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 3027 Miller Rd., Ann Arbor, MI 48103-2122, 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. jy4

NOTICE IS HEREBY GIVEN that the directors of **Warehousing of Millersburg, Inc.**, a PA For-Profit Corporation having its registered office at 350 Wisconsin St., Millersburg, PA 17061, approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding down and settling the affairs of said corporation in accordance with the provisions of the PA Business Corporation Law of 1988, as amended, effective 5/31/25.

CHEREWKA LAW, P.C., Solicitors
624 N. Front St.
jy4 Wormleysburg, PA 17043

NOTICE IS HEREBY GIVEN that the directors of **100 Church Street of Millersburg, LLC**, a PA Limited Liability Company having its registered office at 350 Wisconsin St., Millersburg, PA 17061 approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding down and settling the affairs of said corporation in accordance with the provisions of the PA Business Corporation Law of 1988, as amended, effective 5/31/25

CHEREWKA LAW, P.C., Solicitors
624 N. Front St.
jy4 Wormleysburg, PA 17043

NOTICE IS HEREBY GIVEN **PRSCA Medical Group, P.C.**, a foreign business corporation incorporated under the laws of California, with its princ. office located at 1212 Broadway Plaza, Ste. 2100, Walnut Creek, CA 94596, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy4

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Google Compare Auto Insurance Services Inc.**, a corporation incorporated under the laws of the State of California 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. jy4

NOTICE IS HEREBY GIVEN that **Roche TCRC, Inc.**, a foreign corporation formed under the laws of the State of Delaware with its principal office located at 150 Clove Rd., Fl. 7/Ste. 7, Little Falls, NJ 07424, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/20/25, 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. jy4

NOTICE IS HEREBY GIVEN that **National Association of Health Services Executives, Inc.**, a foreign nonprofit corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State of Maryland. The address of its principal office under the laws of said jurisdiction is 1308 19th St. NW, Ste. 400, Washington, DC 20036 and subject to section 109, the name of its proposed registered office in Pennsylvania is C T Corporation. jy4

NOTICE IS HEREBY GIVEN **COWARDLY DOG INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 888 7th Avenue, 4th Floor, New York, NY 10106. The Commercial Registered Office provider is Registered Agent Solutions, Inc. in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. jy4

NOTICE IS HEREBY GIVEN that **Freedom 2020, Inc.** 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 Mark Leverette, 1 California St., Ste. 2500, San Francisco, CA 94111-5426. The commercial registered office provider is in the care of

eResidentAgent, Inc. in Dauphin County.
The Corporation is filed in compliance
with the requirements of the applicable
provisions of 15 Pa. C.S. 412. jy4

NOTICE IS HEREBY GIVEN
DISTRIBUTION MANAGEMENT INC
which will use the name DM
DISTRIBUTION MANAGEMENT INC, a
foreign corporation formed under the
laws of the State of Missouri where its
principal office is located at 5 Research
Park Dr., St Charles, MO 63304, has
registered to do business in Pennsylvania
with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, PA, on 6/25/25, 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. jy4

NOTICE IS HEREBY GIVEN
Kishimoto.Gordon.Dalaya PC, a
foreign corporation formed under the
laws of the State of Virginia where its
principal office is located at 1101 15th St.
NW, St 200, Washington, DC 20005, has
registered to do business in Pennsylvania
with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, PA, on 6/18/25, 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. jy4

NOTICE IS HEREBY GIVEN that **ERC
Services, Inc.,** a foreign corporation
formed under the laws of the State of
Ohio where its principal office is located
at 3333 Richmond Rd., Ste. 210,
Beachwood, OH 44122, has registered to
do business in Pennsylvania with the
Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, PA, on 6/25/25, 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. jy4

NOTICE IS HEREBY GIVEN that
TraDigital Marketing Group, Inc., a
foreign corporation formed under the
laws of the State of NY, where its
principal office is located at 3400
Sherwood Rd., Easton, PA 18045-2002,
has or will register to do business in PA
with the Dept. of State of the
Commonwealth of PA, at Harrisburg, PA,
on 6/24/25, under the provisions of the
PA Business Corporation Law of 1988.
The registered office in Pennsylvania
shall be deemed for venue and official
publication purposes to be located at c/o
Business Filings Incorporated, Dauphin
County. jy4

NOTICE IS HEREBY GIVEN that
SETUPLY INC., a foreign corporation
formed under the laws of the State of DE,
where its principal office is located at 45
Lafayette Rd., #318, North Hampton, NH
03862-2451, has or will register to do
business in PA with the Dept. of State of
the Commonwealth of PA, at Harrisburg,
PA, on 6/23/25, under the provisions of
the PA Business Corporation Law of 1988.
The registered office in Pennsylvania
shall be deemed for venue and official
publication purposes to be located at c/o
Business Filings Incorporated, Dauphin
County. jy4

**FICTITIOUS NAME
NOTICES**

NOTICE IS HEREBY GIVEN, pursuant to
the provisions of the Fictitious Names Act
of 1982-295, as amended, (54 Pa. C.S.
Sec. 301, et seq.) of the filings with the
Pennsylvania Department of State, on
the 2nd Day of May, 2025, of the
Application for Registration of Fictitious
Name.

The names, styles or designations
under which said businesses are being or
will be carried on or conducted is **Inner
Golf,** and the location of the principal
place of business is 833 Dry Run Road,
Grantville, PA 17028.

The name and addresses of the persons
or entity owning or interested in said
business is Inner Golfdom LLC, 2350
Luce Street, Harrisburg, PA 17104.

BUZGON DAVIS LAW OFFICES
BRET M. WIEST, ESQUIRE
525 SOUTH EIGHTH STREET
LEBANON, PA 17042

jy4

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 12, 2025, for **Hostetter and Son Pro Painting** with a principal place of business located at 8822 Devonshire Heights Rd., Hummelstown, PA 17036 in Dauphin County. The individual interested in this business is Daniel H. Conner, also located at 8822 Devonshire Heights Rd., Hummelstown, PA 17036. This is filed in compliance with 54 Pa.C.S. 311.

jy4

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 12, 2025, for **VRL medical plug** with a principal place of business located at 925 Wood St., Steelton, PA 17113 in Dauphin County. The individual interested in this business is Lourdes Velazquez, also located at 925 Wood St., Steelton, PA 17113. This is filed in compliance with 54 Pa.C.S. 311.

jy4

MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY, PENNSYLVANIA

NO. 2025-CV-00122

CIVIL DIVISION

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR THE RCF 2
ACQUISITION TRUST
VS.
UNKNOWN HEIRS OF LINDA URAVIC
AND/OR OCCUPANTS**

TO THE DEFENDANTS:

YOU ARE HEREBY NOTIFIED that U.S. Bank National Association, not in its individual capacity but solely as owner trustee for the RCF 2 Acquisition Trust filed a Writ of Possession with regard to 3428 Old Orchard Road, Harrisburg, PA 17109 against you at No 2025-CV-00122 in the Civil Division of the Court of Common Pleas of Dauphin County, PA

wherein plaintiff seeks possession of said property.

PLAINTIFF'S ATTORNEY: HLADIK,
ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

jy4

215-855-9521

SECOND PUBLICATION

MISCELLANEOUS NOTICES

NOTICE OF AUDIT

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

NOTICE IS HEREBY GIVEN that the following accounts have been filed by the respective accountants in the Office of the Register of Wills or with the Clerk of the Orphans' Court Division of the Common Pleas of Dauphin County, as the case may be, and that the same shall be duly presented to the said Orphans' Court Division at the Office of the Court Administrator for Audit, Confirmation and Distribution of the said ascertained balances to and among those legally entitled thereto **August 6, 2025**. 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 August 5, 2025***.

1. KLINGER, JARED a/k/a JARED M. KLINGER, a/k/a JARED MATTHEW KLINGER, Deceased, First and Final Account of JEREMY J. KLINGER, Administrator.

2. STARE, ARLENE, G., Deceased, First and Final Account of BILLIE A. BRUNNER, Executrix.

June 23, 2025

Jean Marfizo King

jn27-jy4

Register of Wills &
Clerk of the Orphans' Court

Advertisements appearing for Third Time

Miscellaneous Notices

SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, July 17, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$155,566.69

PROPERTY situate in the Township of Halifax, Dauphin County, Pennsylvania
TAX ID No. 29-032-039-000-0000 aka 29-032-039

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

BEGINNING at an iron pipe at the western line of Highway Route No. 225; thence north forty-six degrees fifty-eight minutes west three hundred three and seventy-seven hundredths feet (N. 46° 58' W 303.77') to a stake; thence by Lot No. 71, Area B and Lot No. 2, Area A, south seventy-four degrees thirty minutes east two hundred seventy-three and twenty hundredths feet (S. 74° 04' W 30' E 273.20') to a stake on the western edge of said highway; thence by the same south seventeen degrees four minutes west one hundred forty and forty-eight hundredths feet (S. 17° 04' W 140.48') to an iron pipe, the place of BEGINNING.

BEING Lot No. 1, Area B on an unrecorded plan of Triangle Manor - n/k/a 3476 Peters Mountain Road.

BEING the same premises which Robert C. Myers, Jr., by deed dated 05/31/2011 and recorded 06/02/2011, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20110015048, granted and conveyed unto John A. Eberly, in fee.

PREMISES BEING: 3476 Peters Mountain Road, Halifax, PA 17032

SEIZED AND SOLD as the property of JOHN A. EBERLY by virtue of writ of execution No. 2024-CV-06625

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 3

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$339,929.43

PROPERTY situate in the Susquehanna Township, Dauphin County, Pennsylvania
TAX ID No. 62-053-007-000-0000

TRACT NO. 1:

ALL THAT CERTAIN lot or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, being Lot No. 7 on Plan of Mountindale Section 1, which Plan is recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book D, Volume 2, Page 37, more fully bounded and described as follows:

BEGINNING at a point on the east side of Custer Drive at the dividing line between Lots Nos. 6 and 7 on said Plan; thence along said dividing line between Lots Nos. 6 and 7, south sixty-two (62) degrees fifty-five (55) minutes thirty (30) seconds east, one hundred seventy-two and twenty-four hundredths (172.24) feet to a point; thence south three (03) degrees forty-nine (49) minutes west, sixty-four (64) feet to a point; thence south nine (09) degrees twenty (20) minutes east, ninety-two (92) feet to a point; thence south eighty-seven (87) degrees ten (10) minutes west, one hundred nine (109) feet to a point; thence north thirty-four (34) degrees thirty-seven (37) minutes thirty (30) seconds west, two hundred four and eighty-four hundredths (204.84) feet to a point on the eastern side of Custer Drive; thence along the eastern side of Custer Drive by a curve northeastwardly ninety-three and eighty-five hundredths (93.85) feet to a point, the place of BEGINNING.

TRACT NO. 2:

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

BEGINNING at a point on Custer Terrace being the dividing line between properties now or formerly of James L.

Advertisements appearing for Third Time

Miscellaneous Notices

Robinson and Nancy L. Robinson, husband and wife, and Deidre R. Coll and Marguerite Coll, being Lot No. 8, Section B, on Plan of Mountindale as recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book B, Volume 2, at Page 135 and Lot No. 7, Section I on Plan of Mountindale as recorded in said Recorders Office in Plan Book D, Volume 2, at Page 37, respectively; thence along the line dividing said lots as shown on said Plan south thirty-four (34) degrees thirty-seven (37) minutes thirty (30) seconds east two hundred four and eighty-four hundredths (204.84) feet to a point; thence along the southern lot line of Lot No. 8 aforesaid south eighty-seven (87) degrees ten (10) minutes west, which line is also described as south seventy-eight (78) degrees forty-eight (48) minutes thirty (30) seconds west in deeds from the Estate of E.B. Mitchell, et al, previously recorded, thirty-eight (38) feet to a point; thence along other lands now or formerly of James L. Robinson and Nancy L. Robinson, north twenty-four (24) degrees forty-two (42) minutes forty-three (43) seconds west, one hundred eighty-seven and sixty-two hundredths (187.62) feet to a point; thence along Custer Terrace on a curve to the left having a radius of one hundred eighty and no hundredths (180.00) feet to the point and place of BEGINNING.

TRACT NO. 3:

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

BEGINNING at a point on the boundary between lands now or formerly of James L. Robinson and Nancy L. Robinson, husband and wife, and land of Grantors herein at the southeast corner of Lot No. 7, as shown on Plan of Mountindale, Section I, recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book D, Volume 2, at Page 37; thence along other lands now or formerly of James L. Robinson and Nancy L. Robinson, south seventeen (17) degrees forty-one (41) minutes thirty (30) seconds east one hundred four and twenty-one hundredths (104.21) feet to a point; thence along the same south seventy-eight (78) degrees fifty-six (56) minutes west one hundred twenty-one and eighty-one hundredths (121.81) feet

to a point; thence continuing along the same course thirty-eight (38) feet to a point at lands now or formerly of W.D. Rutt, Jr.; thence north eleven (11) degrees four (04) minutes west one hundred three and thirty-six hundredths (103.36) feet to a point on the southern line of Lot No. 8, Section B as shown on Plan of Mountindale in Plan Book E, Volume 2 at Page 135; thence along said lands north seventy-eight (78) degrees forty-eight (48) minutes thirty (30) seconds east (which line is described as north eighty-seven (87) degrees ten (10) minutes east on the aforesaid Plan of Mountindale) thirty-eight (38) feet to a point at the southwest corner of Lot No. 7 on Plan of Mountindale first abovementioned; thence along the southern side of Lot No. 7 aforesaid north seventy-eight (78) degrees forty-eight (48) minutes thirty (30) seconds east one hundred nine and seventy-nine hundredths (109.79) feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Christopher C. Koch and Amanda Koch, by deed dated 11/20/2017 and recorded 12/04/2017 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20170031640, granted and conveyed unto Mark A. Montgomery, in fee.

PREMISES BEING 4537 Custer Terrace, Harrisburg, PA 17110

SEIZED AND SOLD as the property of MARK A. MONTGOMERY by virtue of a writ of execution No. 2024-CV-08571

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$142,549.48

PROPERTY situate in the First Ward of the City of Harrisburg, Dauphin County, Pennsylvania

TAX ID No. 01-023-019-000-0000

ALL THAT CERTAIN piece or parcels of land situate in the First Ward of the City of Harrisburg, Dauphin County, Pennsylvania, being Lot Numbered 655

Advertisements appearing for Third Time

Miscellaneous Notices

in the Plan of Harrisburg allotment laid out by the Iron City Freights Realty Company which said Plan recorded in the Office for the Recording of Deeds of said County in Plan Book II, Page 22, and which said Lots are bounded and described as follows:

Lot Numbered 655 being situate on the north side of Wayne Street, commencing one hundred two and fifty-five hundredths feet, more or less, west of the west side of Sixteenth Street; thence northwardly ninety-seven and five-tenths feet, more or less; thence westwardly sixty feet, more or less; thence southwardly ninety-seven and five-tenths feet, more or less; thence eastwardly sixty feet, more or less, to the place BEGINNING.

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

BEING KNOWN AND NUMBERED a 1516 Wayne Street, Harrisburg, Pennsylvania 17104

PARCEL ID(S): 01-023-019-000-0000

BEING the same premises which Vera J. White, by deed dated 06/17/2019 and recorded 06/25/2019, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20190014851, granted and conveyed unto Horace Hargrove, in fee.

SEIZED AND SOLD as the property of HORACE HARGROVE by virtue of writ of execution No. 2023-CV-06116

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6

CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$162,923.75

PROPERTY situate in Millersburg Borough, Dauphin County, PA

TAX ID No. 46-020-109 aka 46-020-019-000-0000

BEGINNING at a post on the southern side of North Street, thence along said

street north 77 degrees east, 33 feet to the eastern half of the same lot now or formerly of Gary J. Shaffer, et us.; thence along same, south 13 degrees east, 155 feet to Congress Alley; thence along said alley, south 77 degrees west, 33 feet to lands of Matthew D. Riland and Brandi L. Riland, late of Sara J. Snyder, thence by same, north 13 degrees west, 155 feet to the place of BEGINNING.

BEING the western half of Lot No. 232 as marked on the General Plan of Millersburg, Pennsylvania

HAVING THEREON ERECTED a 2½ story frame dwelling house and numbered as 418 North Street, Millersburg, Pennsylvania

BEING the same premises which Joseph L. Smey and Amy L. Smey, his wife, by deed dated 05/27/2022 and recorded 6/2/2022 in the Office of the Recorder of Deeds in and for Dauphin County, in Deed Instrument No. 20220016829, granted and conveyed unto Anthony D. Black.

SEIZED AND SOLD as the property of ANTHONY D. BLACK by virtue of a writ of execution No. 2024-CV-03754

PREMISES being 418 North Street, Millersburg, PA 17061

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

KIMBERLY J. HONG, ESQUIRE
JUDGMENT AMOUNT \$59,782.56

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

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

BEGINNING at a stake on the western line of 31st Street, also known as North 31st Street, as laid out on Plan of Lots hereinafter mentioned, said stake being located at distance of seventy (70) feet from the southeast corner of Lot No. 7 as laid out on said Plan; thence along the

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northern line of premises now or formerly of Jay A. Neuninger and wife, north 84 degrees 54' west, a distance of one hundred three and fifty-six one-hundredths (103.56) feet, more or less, to a point on the western line of Lot No. 6 as laid out on said Plan; thence along the western line of Lot Nos. 6 and 5, northwardly a distance of sixty and two one-hundredths (60.02) feet, more or less, to a point on a line which is parallel with and distant twenty-five (25) feet northwardly from the dividing line between Lot Nos. 6 and 5; thence through Lot No. 5 and along said line parallel with and distant twenty-five (25) feet northwardly from said dividing line south 84 degrees 54' east, a distance of one hundred two and twenty-six one-hundredths (102.26) feet, more or less, to a point on the western line of North 31st Street; thence along the western line of North 31st Street, south 5 degrees 6' west, a distance of sixty-five (65) feet to a stake, the place of BEGINNING.

BEING the northern forty (40) feet of Lot No. 6 and the southern twenty-five (25) feet of Lot No. 5 as laid out on Plan of Lots known as Revised Additions 2 and 3 to Raysor Place, duly recorded in the office of the Recorder of Deeds of Dauphin County, PA, in Plan Book V, Page 46, as revised by Plan of Street Revision and Extension duly recorded in Plan Book V, Page 104. 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 or conveyances.

HAVING thereon erected a one-story brick dwelling house.

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

BEING known and numbered as 304 N 31st Street, Harrisburg, PA 17109.

WITH all improvements erected thereon.

PARCEL No.: 62-033-201-000-0000

BEING the same property conveyed to Garrett V. Garnett, adult individual who acquired title by virtue of a deed from Dorothea M. O'Connor and William A. O'Connor, her husband, dated August 30, 2000, recorded September 5, 2000, as Document ID 30764, and recorded in Book 3759, Page 427, 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 Garrett V. Garnett, adult individual, Mortgagors herein, under Judgment No. 2024-CV-05898

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

ROBERT P. WENDT, ESQUIRE

JUDGMENT AMOUNT: \$141,418.53

SITUATE in: Lower Swatara Township, Dauphin County, Pennsylvania

TAX Parcel #: 36-005-233-000-0000

PREMISES Being: 1846 O'Hara Lane, Middletown, PA 17057

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

BEGINNING at a point on the northern right-of-way line of O'Hara Lane at the corner of Lot No. 110 and Lot No. 111, as shown on a Final Subdivision Plan of Twelve Oaks, Phase VI; thence by aforementioned dividing line, north 11 degrees, 32 minutes 33 seconds west, 121.07 feet to a point on the dividing line of Lot No. 100 and Lot No. 110; thence by aforementioned dividing line, north 76 degrees 57 minutes 10 seconds east, 136.11 feet to a point on the dividing line of Lot No. 109 and Lot No. 110; thence

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by aforementioned dividing line, south 11 degrees 32 minutes 33 seconds east, 124.64 feet to a point on the northern right-of-way line of O'Hara Lane; thence by aforementioned right-of-way line, south 78 degrees 27 minutes 27 seconds west, 136.07 feet to a point the place of BEGINNING.

BEING all of Lot No. 110 on a Final Subdivision Plan of Twelve Oaks, Phase VI.

CONTAINING 16,715.94 square feet.

BEING the same property conveyed from Catherine A. Benson to Beth Lawson, single person as set forth in deed recorded on 10/08/2007 in Instrument No. 20070040449, Dauphin County, Pennsylvania.

BEING known as Parcel Number 36-005-233-000-0000.

BEING known and numbered as 1846 O'Hara Lane, Middletown, PA 17057.

SEIZED AND SOLD as the property of Beth Lawson under judgment no. 2024-CV-05081

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$184,227.21

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

BEGINNING at a point at the common property corner of Lot #3 and Lot #4, said point being referenced and located, north 57 degrees 00 minutes 00 seconds east, a distance of 85.00 feet from the intersection of the southern right-of-way line of Douglas Alley and the eastern right-of-way line of Smith Alley; thence from said point of beginning along the southern right-of-way line of Douglas Alley, north 57 degrees 00 minutes 00 seconds east, a distance of 20.00 feet to a point at a common property corner of Lot #4 and Lot #5; thence along Lot #5, south 33 degrees 00 minutes 00 seconds east, a distance of 85.00 feet to a point

at a common property corner of Lot #4, Lot #5 and Lot #9; thence along Lot #9, south 57 degrees 00 minutes 00 seconds west, a distance of 20.00 feet to a point at a common property corner of Lot #3, Lot #4 and Lot #8; thence along Lot #3, north 33 degrees 00 minutes 00 seconds west, a distance of 85.00 feet to a point, said point being the point of BEGINNING.

SAID Lot #4 contains 1,700.00 square feet or 0.0390 acres.

BEING KNOWN AS: 2457 DOUGLAS STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 49-012-030-000-0000

BEING THE SAME PREMISES WHICH DIANE DUFFY-WOOLFORK BY DEED DATED 2/28/2006 AND RECORDED 3/6/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20060008331, GRANTED AND CONVEYED UNTO SCHIAVONI, LTD.

SEIZED AND SOLD as the property of Diane Duffy Woolfork a/k/a Diane Duffy-Woolfork under judgment no. 2025-CV-00364.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

MEREDITH H. WOOTERS, ESQUIRE

JUDGMENT AMOUNT: \$15,521.12

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

ALL THAT CERTAIN lot, piece or parcel of ground, townhouse unit and detached garage in the property known, named and identified as Rockledge, Section XV, XVI and XVII for which a Final Subdivision Plan dated May 26, 1987 is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book N-4, Pages 2-6 and which property is located in Derry Township, Dauphin County, Pennsylvania, being designated on such Subdivision Plan as Townhouse Plot No. D-186 with the detached garage Plot No. D-186.

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UNDER AND SUBJECT, nevertheless, to the Declaration of covenants, conditions and restrictions as recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 885, Page 431 and Amendments thereto and conditions, restrictions, rights of ways, easements and agreements of record.

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

BEING known and numbered as 2157 Wexford Road, Palmyra, PA 17078.

WITH all improvements erected thereon.

PARCEL No.: 24-085-173-000-0000

BEING the same property conveyed to Darlene F. Parker-Thomas, a married woman who acquired title by virtue of a deed from David R. Sandusky and Donna M. Sandusky, husband and wife, dated April 14, 1998, recorded April 15, 1998, in Book 3081, Page 170, 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 Darlene F. Parker-Thomas, a married woman, Mortgagors herein, under Judgment No. 2024-CV-08340

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$62,500.38

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF PENBROOK, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A POINT ON THE SOUTH SIDE OF HERR STREET, SAID POINT BEING 150 FEET EAST OF THE SOUTHEAST CORNER OF 27TH AND HERR STREETS; THENCE EASTWARDLY ALONG THE SOUTHERN LINE OF HERR STREET, 30 FEET TO A 16 FOOT WIDE ALLEY; THENCE SOUTHWARDLY ALONG SAID ALLEY, 180 FEET TO ANOTHER 16 FOOT WIDE ALLEY; THENCE WESTWARDLY ALONG THE NORTHERN LINE OF THE LAST MENTIONED ALLEY, 30 FEET TO A POINT AT OTHER LANDS NOW OR FORMERLY OF CHARLES Z. HOPPES; THENCE NORTHWARDLY BY LINE OF SAME, 180 FEET TO HERR STREET, THE PLACE OF BEGINNING.

BEING KNOWN AS: 2725 HERR STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 49-004-003-000-0000

BEING THE SAME PREMISES WHICH NICHOLAS CHIMIENTI, JR. HIGH SHERIFF OF THE COUNTY OF DAUPHIN BY DEED DATED 4/20/2023 AND RECORDED 5/26/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20230010920, GRANTED AND CONVEYED UNTO GAMMA ONE LLC.

SEIZED AND SOLD as the property of Gamma One LLC and Brian K. Rick AKA Brian Rick under judgment no. 2024-CV-01794.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$121,443.91

ALL THAT CERTAIN lot or piece of ground situate in Steelton Borough, County of Dauphin, Commonwealth of

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Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northwestern corner of Fourth Street and B Avenue; thence northwardly along the said Avenue, one hundred twenty-five feet (125') to Fourth Alley; thence eastwardly along the southern line of Fourth Alley, one hundred feet (100') to the eastern line of Lot No. 78; thence southwardly along said line of said lot, one hundred twenty-five feet (125') to Fourth Street aforesaid; thence westwardly along the northern line of Fourth Street, one hundred feet (100') to a point; the place of BEGINNING.

BEING Lots Nos., 75, 76, 77 and 78 on Plan #3, George W. Cumler, Estate, East End Extension, Steelton, Pennsylvania, dated September 15, 1919, and recorded in the Office for the Recording of Deeds in and for Dauphin County in Plan Book "H", Page 1. See also Plan Book "H", Page 26

BEING the same premises which Douglas L. Fargo and Diane M. Fargo, husband and wife, by deed dated July 28, 2006 and recorded in the Official Records of Dauphin County on August 1, 2006 as Instrument Number 20060030929 granted and conveyed unto Shawn S. Maydak, single person.

PREMISE being 2307 South 4th Street, Steelton, PA 17113

TAX Parcel Number: 57-017-016

SEIZED AND SOLD as the property of Shawn S. Maydak under judgment number 2023-CV-05627.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14

CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$55,108.19

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

ALL THAT CERTAIN tract or parcel of ground situate in the City of Harrisburg, County of Dauphin, and the Commonwealth of Pennsylvania, more

particularly bounded and described according to a survey made by D.P. Raffensperger, Registered Surveyor, dated December 22, 1953, as follows:

BEGINNING at a point on the northern line of Rumson Drive, 188.32 feet east of the northeast corner of the intersection of Kent Lane and Rumson Drive, also at the dividing line between Lots Nos. 5 and 6, Block "B" on hereinafter mentioned Plan of Lots; thence north 00 degrees 58 minutes 00 seconds west along same, through the center of a partition wall between premises herein described and premises located on Lot No. 5, Block "B" on said Plan, and beyond, 115.00 feet to a point at the dividing line between Lot No. 6, Block "B" on said Plan and lands now or late of Joseph W. Kline; thence north 89 degrees 02 minutes 00 seconds east along same, 36.75 feet to a point at the dividing line between Lots Nos. 6 and 7, Block "B" on said Plan; thence south 00 degrees 58 minutes 00 seconds east along same, 115.00 feet to a point on the northern line of Rumson Drive; thence westwardly along same, 36.75 feet to a point, the place of BEGINNING.

BEING Lot No. 6, Block "B" on Plan of Lots known as Wilson Park Homes, Inc., recorded in Wall Map Book 12, Dauphin County records.

HAVING thereon erected a 2-story dwelling house.

BEING known and numbered as 2934 Rumson Drive, Harrisburg, PA 17104.

WITH all improvements erected thereon.

PARCEL No.: 09-103-006-000-0000

BEING the same property conveyed to Lucreatia Perry, single woman who acquired title by virtue of a deed from Chat N. Hoang and Diane Vu Hoang, husband and wife, and Zachary Ngoc Hoang, single person, dated June 14, 2003, recorded June 24, 2003, at Book 4982, Page 629, 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 Lucreatia Perry, single woman, Mortgagors herein, under Judgment No. 2023-CV-06997

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15
DANIELLE R. DREIER, ESQUIRE
JUDGMENT AMOUNT: \$127,591.87

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

BEGINNING at a point on the northern right-of-way line of MacArthur Drive at the southwest corner of Lot #125; thence along said right-of-way line north 79 degrees, 30 minutes, 00 seconds west 52.00 feet to a point being the southeast corner of Lot #127; thence along Lot #127 north 10 degrees, 30 minutes, 00 seconds east 129.52 feet to a point at other lands of Blue Meadows Farm Phase IV; thence along said lands south 77 degrees, 00 minutes, 00 seconds east 52.05 feet to a point being the northwest corner of Lot #125; thence along Lot #125 south 10 degrees, 30 minutes, 00 seconds west 127.25 feet to a point, being the place of BEGINNING,

CONTAINING 6,676 square feet, more or less.

BEING Lot #126 on a Plan of Blue Meadows Farm, Phase IV recorded in Plan Book H, Volume 5, Page 94 and Plan Book L-5, Page 46.

HAVING THEREON ERECTED a two-story dwelling known and numbered as 6112 MacArthur Drive, Harrisburg, Pennsylvania 17112.

BEING the same premises which Scott R. Linn and Tracey L. Linn, husband and wife, by deed dated June 26, 1998 and recorded July 2, 1998, in the Office of the Recorder of Deeds in and for Dauphin

County, Pennsylvania, in Record Book 3143, Page 239, granted and conveyed unto James L. Hironimus and Valerie R. Hironimus, husband and wife, 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: 6112 MACARTHUR DR., HARRISBURG, PA 17112

PROPERTY ID: 35-118-087-000-0000

TITLE TO SAID PREMISES IS VESTED IN LEO J. MCNULTY AND NANCY J, MCNULTY husband and wife by DEED FROM JAMES L. HIRONIMUS AND VALERIE R. HIRONIMUS husband and wife, DATED 11/09/2010 RECORDED 11/09/2010 IN DEED BOOK Instrument #20100033699

SEIZED AND SOLD as the property of Leo McNulty a/k/a Leo J. McNaulty under judgment no. 2016-CV-09466.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$73,628.80

ALL THAT CERTAIN LAND AND PREMISES SITUATE IN THE ELEVENTH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WEST, SIDE OF NORTH SECOND STREET, SIXTY-FIVE (65) FEET NORTH OF THE NORTHERN SIDE OF MUENCH STREET; THENCE, NORTHWARDLY ALONG THE WEST SIDE OF NORTH SECOND STREET, THIRTY (30) FEET, MORE OR LESS, TO A POINT OPPOSITE THE CENTER OF THE PARTITION WALL BETWEEN PROPERTIES NO. 1906 AND 1908 NORTH SECOND STREET; THENCE, WESTWARDLY PARALLEL WITH MUENCH STREET, THROUGH THE CENTER OF SAID PARTITION WALL AND BEYOND, ONE HUNDRED (100) FEET, MORE, OR LESS, TO A FIVE FEET WIDE PRIVATE ALLEY; THENCE, SOUTHWARDLY ALONG SAID

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ALLEY, PARALLEL WITH NORTH SECOND STREET, THIRTY (30) FEET, MORE OR LESS, TO A POINT; THENCE, EASTWARDLY PARALLEL TO MUENCH STREET, ONE HUNDRED (100) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1906 NORTH 2ND STREET, HARRISBURG, PA 17102

PROPERTY ID NUMBER: 11-006-010

BEING THE SAME PREMISES WHICH TIMOTHY D. AINSLEY, III, CORRECTLY KNOWN AS TIMOTHY D. AINSLEY, II, AND SHERRI BAUER AINSLEY BY DEED DATED 10/14/2010 AND RECORDED 10/22/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20100031097, GRANTED AND CONVEYED UNTO CAROL HARRIS.

SEIZED AND SOLD as the property of Carol Harris under judgment no. 2024-CV-08244.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17

CHELSEA A. NIXON, ESQUIRE

JUDGMENT AMOUNT: \$550,676.97

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A PIN IN THE MIDDLE OF THE PUBLIC ROAD LEADING TO U.S. ROUTE #230, WHICH PIN IS IN THE CORNER OF LAND NOW OR LATE OF ROBERT G. LINDERMAN; THENCE THROUGH THE MIDDLE OF SAID ROAD NORTH FOURTY-FIVE DEGREES TWENTY MINUTES EAST (N 45° 20' E) FOUR-HUNDRED SIX (406) FEET TO AN IRON PIN; THENCE STILL THROUGH THE MIDDLE OF SAID ROAD NORTH FIFTY-SEVEN DEGREES FIFTY MINUTES EAST (N 57 DEGREES 50' E) ONE-HUNDRED THIRTY-TWO (132) FEET TO AN IRON PIN; THENCE SOUTH THIRTY-TWO DEGREES TEN MINUTES EAST (S 32 DEGREES 10' E) SIXTY-FOUR (64) FEET TO A STAKE; THENCE SOUTH SEVEN

DEGREES TEN MINUTES EAST (S 7 DEGREES 10' E) ONE-HUNDRED FORTY-EIGHT AND THREE-TENTHS (148.3) FEET TO A STAKE; THENCE SOUTH SEVENTY-SEVEN DEGREES FIFTY MINUTES WEST (S 77 DEGREES 50' W) NINETY-FOUR (94) FEET TO A STAKE; THENCE SOUTH FOURTEEN DEGREES TEN MINUTES EAST (S 14 DEGREES 10' E) TWO-HUNDRED SEVENTY-SIX (276) FEET, MORE OR LESS, TO A STAKE; THENCE ALONG LANDS NOW OR LATE OF TRUMAN E. HOMER, INC., SOUTH EIGHT-FOUR DEGREES (84) THIRTY MINUTES WEST (S 84 DEGREES 30' W) THREE-HUNDRED FIFTEEN (315) FEET, MORE OR LESS, TO A POINT IN THE LINE OF LAND NOW OR LATE OF EUGENE GOODHART; THENCE ALONG LANDS OF SAID EUGENE GOODHART AND ROBERT G. LINDERMAN NORTH THIRTY-FOUR DEGREES THIRTY MINUTES WEST (N 34 DEGREES 30" W) TWO-HUNDRED FOUR (204) FEET, MORE OR LESS, TO A POINT, THE PLACE OF BEGINNING.

CONTAINING three (3) acres, more or less.

TAX PARCEL NO. 34-025-055-000-0000

PREMISES Being: 503 Whitman Lane, Middletown, Pennsylvania 17057

BEING the same premises which Francis Leroy Oakley, Jr. and Marie Ann Oakley by deed dated November 21, 2008 and recorded December 8, 2008 in Instrument Number Instrument No. 20080043785, granted and conveyed unto Francis L. Oakley, Jr. The said Francis L. Oakley, Jr. died on May 22, 2024 without a will or appointment of an Administrator, thereby vesting title in Alecia Oakley a/k/a Alecia Oakley-Wire, known surviving heir of Francis L. Oakley, Jr. and unknown surviving heirs of Francis L. Oakley, Jr. by operation of law.

SEIZED AND SOLD as the property of Alecia Oakley a/k/a Alecia Oakley-Wire, known surviving heir of Francis L. Oakley, Jr., and unknown surviving heirs of Francis L. Oakley, Jr., under judgment no. 2017-CV-05297-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, 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
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$152,215.82**

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

BEGINNING at a point on Penn Street, which point is 80 feet north of the northeast corner of Penn Street and Boyd Avenue, being the center of a brick partition wall of this and adjoining house; thence eastwardly through the center of said brick partition wall 72 feet, more or less, to a three foot wide private alley; thence northwardly along the western side of said three foot wide private alley 16 feet, more or less, to lands now or formerly of Benjamin H. Engle; thence westwardly along said lands now or formerly of Benjamin H. Engle, and through the center of a brick partition wall of this and adjoining house 72 feet, more or less, to Penn Street; thence southwardly along the eastern side of Penn Street, 16 feet, more or less, to the place of BEGINNING.

PARCEL ID: 12-014-006-000-0000

PROPERTY Address: 1525 Penn Street, Harrisburg, PA 17102

BEING the same premises which Maryellen Smith, by deed dated August 1, 2008 and recorded September 2, 2008 at Inst No. 20080032622 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Maryellen Smith and Brandon Smith.

ALSO BEING the same premises which Maryellen Smith and Brandon Smith, by deed dated June 29, 2016 and recorded June 29, 2016 at Inst No. 20160016017 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Mary Ellen Smith

ALSO BEING the same premises which Mary Ellen Smith, by deed dated September 22, 2021 and recorded September 29, 2021 at Inst No. 20210034200 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Brandon E. Smith.

SEIZED AND SOLD as the property of Maryellen Smith and Brandon E. Smith a/k/a Brandon Smith under judgment number 2024-CV-08304

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 19
ADAM BARSKY, ESQUIRE
JUDGMENT AMOUNT: \$2,200,000.00**

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

TRACT NO. 1

BEGINNING at a stake on the northern line of Market Street at western line of property now or formerly of Edward F. Doehne, said point being opposite a point eight hundred fifty and zero hundredths feet (850.00') east of the eastern line of Twenty-First Street, measured along the southern line of Market Street; thence along the northern line of Market Street, south seventy-six degrees fifty-six minutes west, seven hundred forty-eight and zero hundredths feet (S 76° 56' W, 748.00') to a stake at eastern line of property of the City of Harrisburg; thence along line of property of the City of Harrisburg by the following courses and distances: north eighteen degrees fifty-six minutes east, three hundred eighty-four and zero hundredths feet (N 18° 56' 384.00') to a stake; north seventy-eight degrees twenty-five minutes west, four hundred thirty-six and five-tenths feet (N 78° 25' W, 436.5') to a stake; north seventy-three degrees forty-one minutes east, two hundred and zero hundredths feet (N 73° 41' E, 200.00') to a stake; north fifty-three degrees twenty-one minutes east, one hundred fifty and zero hundredths feet (N 53° 21' E, 150.00') to a stake; south sixty-eight degrees seven hundredths minutes east, three hundred sixteen and zero hundredths feet (S 68° .07' E, 316.00') to a stake; south seventy-seven degrees fifteen minutes east, three hundred eighty-three and three-tenths feet (S 77° 15' E, 383.3) to a stake at the western line of aforesaid property now or formerly of Edward F. Doehne; and thence along last mentioned property at right angles to Market Street; south thirteen degrees four hundredths minutes east, two

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hundred thirty-eight and zero hundredths feet (S 13° .04' E, 238.00') to the place of BEGINNING.

CONTAINING six and five-tenths (6.5) acres, more or less.

SAVING AND EXCEPTING therefrom the following described lot of land, forming part of the above-described tract, which the said Philip R. McDevitt, by his deed dated August 24, 1935 and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book "T," Volume 23, Page 503, granted and conveyed unto the City of Harrisburg.

BEGINNING at a corner being the western most corner of lands formerly of Philip R. McDevitt and thence along Reservoir Park, south seventy-eight degrees twenty-five minutes east, three hundred twenty-seven and two-tenths feet (S 78° 25' E, 327.2') to a corner; thence through land of said Philip R. McDevitt, north fifty-eight degrees thirty-four minutes west, one hundred fifty-five and three-tenths feet (N 58° 34' W, 155.3') to a corner; thence continuing through land formerly of Philip R. McDevitt, north sixteen degrees forty-six minutes west, forty-one and zero hundredths feet (N 16° 46' W, 41.00') to Reservoir Park; thence along Reservoir Park, south seventy-three degrees forty-one minutes west, one hundred eighty-five and zero hundredths feet (S 73° 41' W, 185.00') to the place of BEGINNING.

CONTAINING 12,650 square feet.

TRACT NO. 2

BEGINNING at a monument three hundred forty-six and zero hundredths feet (346.00') from the northern line of Market Street measured along a line between properties of Philip R. McDevitt and the City of Harrisburg, north eighteen degrees fifty-six minutes east; thence along property formerly of Philip R. McDevitt, north eighteen degrees fifty-six minutes east, thirty-eight and zero hundredths feet (N 18° 56' E, 38.00') to a monument; thence along last mentioned property, north seventy-eight degrees twenty-five minutes west, one hundred nine and three-tenths feet (N 78° 25' W, 109.3') to a point; thence south fifty-eight degrees thirty-four minutes east, one hundred eleven and zero hundredths feet (S 58° 34' E, 111.00') to the place of BEGINNING.

CONTAINING 1,949 square feet.

TRACT NO. 3

BEGINNING at the most north corner of property formerly of Philip R. McDevitt, said corner being also along the southern line of Reservoir Park; thence along line in common between two aforesaid properties, south fifty-three degrees twenty-one minutes west, one hundred fifty and zero hundredths feet (S 53° 21' W, 150.00') to a corner; thence south seventy-three degrees forty-one minutes west, fifteen and zero hundredths feet (S 73° 41' W, 15.00') to a corner; thence north sixteen degrees, forty-six minutes west, forty-four and zero hundredths feet (N 16° 46' W, 44.00') to a corner; thence north twenty-eight degrees fourteen minutes east, eighty-eight and zero hundredths feet (N 28° 14' E, 88.00') to a corner; thence north seventy-three degrees fourteen minutes east, eighty-five and zero hundredths feet (N 73° 14' E, 85.00') to a corner; thence south sixty-one degrees forty-six minutes east, one hundred twenty and zero hundredths feet (S 61° 46' E, 120.00') to a corner; thence north twenty-eight degrees fourteen minutes east forty-seven and zero hundredths feet (N 28° 14' E, 47.00') to a corner; thence south sixty-one degrees forty-six minutes east, three hundred ninety and zero hundredths feet (S 61° 46' E, 390.00') to a property formerly of Philip R. McDevitt; thence along last-mentioned property, north seventy-seven degrees fifteen minutes west, one hundred sixty and three-tenths feet (N 77° 15' W, 160.3') to a corner; thence along last mentioned property, north sixty-eight degrees seven minutes west, three hundred sixteen and zero hundredths feet (N 68° 07' W, 316.00') to the place of BEGINNING.

CONTAINING 29,748 square feet

TRACTS NO. 1, 2, AND 3 BEING the same premises which Rev. Peter S. Huegel, surviving Executor of the Last Will and Testament of Most Rev. Philip R. McDevitt, Bishop of the Diocese of Harrisburg, late of the City of Harrisburg, deceased, by a deed dated April 8, 1936 and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book C, Volume 24, Page 32, granted and conveyed unto Most Rev. George L. Leech, Bishop of the Diocese of Harrisburg, Trustee for the Roman Catholic Congregations of Harrisburg, Pennsylvania.

TRACT NOS. 1, 2, AND 3 BEING identified by the Dauphin County Tax

Miscellaneous Notices

Assessment Office as Tax Parcel #09-078-001.

TRACT NO. 4

BEGINNING at a point on the northern side of Market Street, said point being eight hundred fifty and zero hundredths feet (850.00') east of the eastern side of Twenty-First Street, as laid out on the City official map; thence at right angles to Market Street, north thirteen degrees four hundredths minutes west, two hundred thirty-eight and zero hundredths feet (N 13° .04' W, 238.00') to property now or formerly of the City of Harrisburg, known as Reservoir Park; thence along last mentioned property, south seventy-seven degrees fifteen minutes east, one hundred sixteen and seven-tenths feet (S 77° 15' E, 116.7') to a corner; and thence continuing along last mentioned property, south sixty-five degrees forty-eight minutes east, three hundred nine and two-tenths feet (S 65° 48' E, 309.2') to the northern side of Market Street; thence along the northern side of Market Street, south seventy six degrees fifty-six minutes west, three hundred fifty-one and zero hundredths feet (S 76° 56' W, 351.00') to the place of BEGINNING.

TRACT NO. 4 BEING the same premises which The Most Reverend William H. Keeler, Bishop of Harrisburg, In Trust for the Diocese of Harrisburg, by a deed dated June 28, 1984 and recorded in the Recorder of Deeds Office of Dauphin County in Record Book 510, Page 102, granted and conveyed unto The Most Reverend William H. Keeler, Bishop of Harrisburg, In Trust for the Bishop McDevitt High School.

TRACT NO. 4 BEING identified by the Dauphin County Tax Assessment Office as Tax Parcel #09-078-002.

PREMISES Being: 2200 Market Street, Harrisburg, PA 17103

PARCEL # 09-078-001 and 09-078-002 SEIZED AND SOLD as the property of William Penn Holdings, Inc. and Jeremy Hunter under judgment no. 2023-CV-02569.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 23

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$129,908.48

ALL THAT CERTAIN tract or parcel of land situate in the Village of Oberlin, Township of Swatara in the County of Dauphin and Commonwealth of Pennsylvania, more particularly described as follows according to survey by Ernest J. Walker, Registered Engineer, dated August 3, 1962, to wit:

BEGINNING at a point at an iron pin on the western line of Main Street being 100.9 feet by same in a northerly direction from Pleasant Avenue; thence north 80 degrees 30 minutes west 143 feet to the eastern line of a 20 foot wide alley; thence along said alley north 1 degree 54 minutes east 45.4 feet to an iron pin; thence south 80 degrees 30 minutes east 149 feet to an iron pin on the western line of said Main Street; thence along said Main Street south 9 degrees 30 minutes west 45 feet to a point, being the place of BEGINNING.

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

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

HAVING THEREON ERECTED A 1½ STORY FRAME DWELLING WITH A DETACHED 1 STORY FRAME GARAGE KNOWN AND NUMBERED AS: 1261 MAIN STREET, HARRISBURG, PA 17113

PARCEL #: 63-033-016-000-0000

BEING THE SAME PREMISES WHICH Michael David Smith, et ux., by deed dated May 27, 2022, and recorded May 27, 2022 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2022-0016336, granted and conveyed unto Bradley T. Blecher, also known as Bradley Blecher.

PREMISES Being: 1261 Main Street, Harrisburg, PA 17113

Advertisements appearing for Third Time

Miscellaneous Notices

TO BE SEIZED AND SOLD AS THE PROPERTY OF BRADLEY BLEECHER UNDER JUDGMENT NO. 2024-CV-08639

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 24
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$190,126.15**

ALL THAT CERTAIN parcel of land and improvements therein situate in the Township of Swatara, County of Dauphin, and Commonwealth of Pennsylvania, and designated as Parcel No. 630811100000000 and more fully described in a deed dated May 19, 1997 and recorded May 20, 1997 in Dauphin County in Deed Book 2851, Page 276, granted and conveyed unto Sandra D. Williams and Joseph R. Williams, husband and wife.

UNDER AND SUBJECT TO:

(a) Any and all easements, licenses, exceptions, reservations, covenants, agreements, conveyances and restrictions which affect the premises and are visible by inspection of the premises

(b) Any and all easements, licenses, exceptions, reservations, covenants, agreements, conveyances and restrictions contained in any and all prior agreements, leases, deeds, grants and conveyances affecting the premises.

(c) The Declaration of Covenants and Restrictions which is recorded in the office of The Recorder of Deeds for Dauphin County in Record Book 2315, Page 275, and the Supplemental Declaration of Covenants and Restrictions - Chatham Glenn for Phase VI, which is recorded in Dauphin County in Record Book 465, Page 29.

BEING the same premises which Joseph R. Williams and Sandra D. Williams, by deed dated 10/24/2006 and recorded 11/17/2006, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20060047326, granted and conveyed unto Vanny Son and Makara Doeur, in fee.

AND the said Makara Doeur, has departed from this life on or about 06/25/2021, thereby vesting title of the mortgaged premises unto Vanny Son and Arany Son.

TAX Parcel: 63-081-110-000-0000

PREMISES Being: 6164 Chatham Glenn Way, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Vanny Son and Arany Son a/k/a Arany Lyana Son, in her capacity as Administratrix and heir of the Estate of Makara Doeur under judgment no. 2025-CV-00236

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 25
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$244,311.30**

ALL THOSE CERTAIN tracts or parcels of land located in Edgemont, Susquehanna Township, Dauphin County, Pennsylvania, together with all improvements thereon erected, more particularly bounded and described as follows:

TRACT NO. 1 TRACT A

BEGINNING at a point which is located at the intersection of the westerly line of 23rd Street and the dividing line between Lots Nos. 13 and 14 on the hereinafter described Plan of Lots; thence from said point of beginning along the dividing line between Lots Nos. 13 and 14 a distance of fifty-six (56') feet to the easterly line of a fifteen (15') foot wide alley; thence from said point along the easterly line of the aforesaid fifteen (15') foot wide alley a distance of one hundred forty-six (146') feet to a point on the westerly line of 23rd Street; thence from said point along the westerly line of 23rd Street in a southerly direction, a distance of one hundred fifty-six (156') feet to a point; the point and place of BEGINNING.

BEING triangular in shape and being Lot No. 13 on the Plan of Edgemont, Plot No.4, Harrisburg, PA recorded in the Office of the Recorder of Deeds of Dauphin County in Plan Book F, Volume 10.

Miscellaneous Notices

TRACT B

BEGINNING at a point which is located at the intersection of easterly line of 22nd Street and the dividing line between Lots Nos. 21 and 22 on the Plan of Edgemont hereinafter more particularly referred to; thence from said point of beginning along the easterly line of 22nd Street, in a northerly direction a distance of seventy-five (75') feet to a point on the dividing line between Lots Nos. 18 and 19; thence, from said point, along the dividing line between Lots Nos. 18 and 19 in an easterly direction, a distance of one hundred twenty (120') feet, more or less to a point on the westerly line of a fifteen (15') foot wide alley; thence from said point along the westerly line of the aforesaid fifteen (15') foot wide alley, in a southerly direction, a distance of seventy-five (75') feet to a point on the dividing line between Lots Nos. 21 and 22; thence from said point along the dividing line between Lots Nos. 21 and 22, in a westerly direction, a distance of one hundred twenty (120') feet, more or less, to a point, the point and place of BEGINNING.

BEING Lots Nos. 19, 20 and 21 on the plan of Edgemont, Plot No.4, Harrisburg, PA recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book F, Volume 10.

TRACT NO. 2

BEGINNING at a point on the easterly line of 22nd Street which said point of beginning is more particularly located at the intersection of the easterly line of 22nd Street and the dividing line between Lots Nos. 18 and 19 on the Plan of Edgemont, Plot No. 4, hereinafter more particularly referred to; thence from said point of beginning along the easterly line of 22nd Street in a northerly direction, a distance of seventy-five (75') feet to a point on the dividing line between Lots Nos. 15 and 16; thence, from said point along the dividing line between Lot Nos. 15 and 16 in an easterly direction, a distance of one hundred twenty (120') feet, more or less, to a point on the westerly line of a fifteen (15') foot wide alley; thence, from said point, along the westerly line of the aforesaid fifteen (15') foot wide alley in a southerly direction, a distance of seventy-five (75') feet to a point on the dividing line between Lots Nos. 18 and 19; thence, from said point along the dividing line between Lots Nos. 18 and 19 in a westerly direction, a

distance of one hundred twenty (120') feet, more or less, to a point, the point and place of BEGINNING.

BEING Lots Nos. 16, 17 and 18 on the Plan of Edgemont, Plot No.4, Harrisburg, PA recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book F, Volume 10.

TRACT NO. 3

BEGINNING at a point on the easterly line of 22nd Street, which said point of beginning is more particularly located at the intersection of the easterly line of 22nd Street and the dividing line between Lots Nos. 22 and 23 on the Plan of Lots known as Edgemont, Plot No.4, hereinafter more particularly referred to; thence from said point along the easterly line of 22nd Street, in a northerly direction, a distance of twenty-five (25') feet to a point on the dividing line between Lot Nos. 21 and 22; thence, from said point along the dividing line between Lots Nos. 21 and 22, in an easterly direction, a distance of one hundred twenty (120') feet, more or less, to a point on the westerly line of a fifteen (15') foot wide alley; thence from said point along the westerly line of the aforesaid fifteen (15') foot wide alley, in a southerly direction, a distance of twenty-five (25') feet to a point on the dividing line between Lots Nos. 22 and 23; thence from said point along the dividing line between Lots Nos. 22 and 23 in a westerly direction, a distance of one hundred twenty (120') feet, more or less, to a point on the easterly line of 22nd Street, the point and place of BEGINNING.

ALL OF THE ABOVE TRACTS AND PARCELS OF LAND ARE UNDER AND SUBJECT TO all restrictions, reservations and rights of way of record or visible upon a view of the premises

BEING THE SAME PREMISES which Henderson and Sons LLC, a Pennsylvania Limited Liability Company, by deed dated December 10, 2019 and recorded on December 12, 2019, in the Dauphin County Recorder of Deeds Office as Instrument No. 20190032006, granted and conveyed unto Joshua Witman and Crystal A. Keys, as joint tenants with the right of survivorship.

BEING KNOWN as 1316 Edgemont Road, Harrisburg, PA 17109

PARCEL I.D. No. 62-027-105-000-0000

Advertisements appearing for Third Time

Miscellaneous Notices

SEIZED AND SOLD as the property of Joshua Witman and Crystal A. Keys under judgment no. 2024-CV-08094

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 26
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$99,729.37**

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

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

CONTAINING 3.232 SQUARE FEET.

MORE OR LESS BEING LOT NO. 109, SECTION A BLOCK 17 ROAD A ON THE PLAN OF PAXTON CROSSING, RECORDED IN PLAN BOOK L, VOL. 2, PAGE 56.

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

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 27
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$140,797.55**

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

BEGINNING at a point at the northeast corner of Twenty-Seventh and Greenwood Streets; Thence northwardly along the east side of Twenty-Seventh Street 75 feet to a point; Thence eastwardly at right angles to Twenty-Seventh Street and along the line of lands now or formerly of Edwin M. Hershey, 85 feet to a point at a 10 feet wide alley; Thence southwardly along the line of said alley 75 feet to a point on the north side of Greenwood Street; Thence westwardly along the north side of Greenwood Street 85 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 669 SOUTH 27TH STREET AKA 669 SOUTH TWENTY-SEVENTH STREET, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 13-076-009-000-0000

BEING THE SAME PREMISES WHICH EILEEN M. HOWER, EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF THERESA V. BORNE, DECEASED BY DEED DATED 6/10/2019 AND RECORDED 6/11/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN

Advertisements appearing for Third Time

Miscellaneous Notices

INSTRUMENT #20190013428, GRANTED AND CONVEYED UNTO DAVID WILLIAMS.

SEIZED AND SOLD as the property of David Williams under judgment no. 2025-CV-00822.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$42,065.77

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF LOWER PAXTON, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO ROBERT T. DEPEW & JASON T. DEPEW BY DEED RECORDED 06/05/1990 AS BOOK 1433, PAGE 235 AMONG THE OFFICIAL RECORDS OF DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

BEING KNOWN AS: 300 M STREET, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-048-019-000-0000

BEING THE SAME PREMISES WHICH ROBERT T. DEPEW BY DEED DATED 5/25/1990 AND RECORDED 6/5/1990 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1433 AT PAGE 235, GRANTED AND CONVEYED UNTO ROBERT T. DEPEW AND JASON T. DEPEW, AS JOINT OWNERS WITH RIGHT OF SURVIVORSHIP.

SEIZED AND SOLD as the property of Jason T. Depew under judgment no. 2024-CV-07838.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 29

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$102,951.41

ALL THAT CERTAIN tract or parcel of land with buildings and improvements therein erected situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING on North Street at the southeast corner of Lot No. 177, sixty (60) feet from Nineteenth (19th) Street; thence parallel with Nineteenth (19th) Street, northwardly one hundred ten (110) feet to Primrose Avenue; thence along said avenue westwardly twenty (20) feet to the northeast corner of Lot No. 178; thence by the line of said Lot southwardly one hundred ten (110) feet to North Street; thence eastwardly along said North Street twenty (20) feet to a point, the place of BEGINNING.

BEING known as 1846 North Street, Harrisburg, Pennsylvania.

HAVING THEREON erected a two mid one-half (2½) story frame house.

UNDER AND SUBJECT, nevertheless, to any conditions, easements, restrictions, reservations, and rights of way of recorder or that which a survey or physical inspection of the premises would Disclose.

BEING THE SAME premises which John S. Krum and Linda Krum, by deed dated 04/26/2021 and recorded 05/05/2021, in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Instrument No. 202100 I 5248, granted and conveyed unto Alanna R. Jones, in fee.

PROPERTY ADDRESS: 1846 N Street, Harrisburg, PA 17103

PARCEL: 15-015-034-000-0000

SEIZED AND SOLD as the property of Alonna R. Jones under judgment no. 2024-CV-02372.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, 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. 30
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT \$232,807.67**

ALL THAT UNEXPIRED LEASEHOLD OR TERM OF YEARS IN AND TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF MIDDLETOWN, DAUPHIN COUNTY, PENNSYLVANIA

BEING LOT NO. 14, BLOCK "L" ON THE REVISED PLAN OF OAK HILLS ADDITION NO. 1, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY IN PLAN BOOK "N" AT PAGE 49, MORE PARTICULARLY BOUNDED ANO DE SCRIBED AS FOLLOIWS:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF ROOSEVELT AVENUE THREE HUNDRED FORTY-ONE AND THREE ONE-HUNDREDTHS (341.03) FEET WEST OF THE SOUTHWEST CORNER OF ROOSEVELT AVENUE AND SPRUCE STREET; THENCE SOUTHWARDLY ALONG THE DIVIDING LINE BETWEEN LOTS NOS. 13 AND 14, BLOCK "L" ON SAID PLAN, ONE HUNDRED TWENTY (120) FEET TO A POINT; THENCE WESTWARDLY FIFTY-FIVE AND SIXTY-FIVE (55.65) FEET TO A POINT ON THE LINE OF LOT NO. 15, BLOCK "L"; THENCE NORTHWARDLY ALONG THE SAME ONE HUNDRED TWENTY (120) FEET TO A POINT ON THE SOUTHERN SIDE OF ROOSEVELT AVENUE; THENCE EASTWARDLY ALONG THE SAME FIFTY-EIGHT (58) FEET TO A POINT, THE PLACE OF BEGINNING.

ALSO KNOWN AS PARCEL NO. 42-12-15.

AKA: 122 EAST ROOSEVELT AVENUE, MIDDLETON, PA 17057.

TAX PARCEL #42-012-015

BEING the same premises which John M. Alexander and Revenda A. Alexander (deceased), his wife by deed dated February 22, 2002 and recorded in the Official Records of Dauphin County on March 11, 2002 in Deed Book Volume 4306, Page 438, as Instrument Number 2002027578 granted and conveyed unto John M. Alexander, an unmarried man.

PREMISES BEING: 122 East Roosevelt Avenue, Middletown, PA 17057

SEIZED AND SOLD as the property of Jonathan S. Alexander, known heir of John Alexander, deceased; Kristin Lynn Hoover, known heir of John M. Alexander, deceased; Unknown heirs,

successors, assigns and all persons, firms or associations claiming right, title or interest from or under John M. Alexander, deceased under judgment No. 2024-CV-00672.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 31
SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$149,922.71**

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

BEGINNING at a point in the easterly right of way line of Fulton Street (30 feet wide), said point being located south 19 degrees 39 minutes 03 seconds east, a distance of 121.88 feet from a 5/8-inch Steel Re-Bar set at the intersection of the southerly right of way line of Reily Street (80 feet wide) and the said easterly line of Fulton Street; thence along the said southerly side of Lot No. 43 (1413 Fulton Street), as shown on a Subdivision Plan dated March 25, 1991 and revised August 1, 1991 for Market Place Townhouses for The City of Harrisburg, prepared by C. W. Junkins Associates, Inc. and recorded in the Land Records of Dauphin County; North 70 degrees 20 minutes 57 seconds east, 91.44 feet to a point in line of Lot No. 58 of said plan (1412 Wyeth Street); thence along the southerly side of said Lot No. 58 and Lot No. 57 (1410 Wyeth Street) south 16 degrees 26 minutes 19 seconds east, 20.03 feet to a point at the northeast corner of Lot No. 45 of said plan (1409 Fulton Street); thence along the northerly side of said Lot No. 45 south 70 degrees 20 minutes 57 seconds west, 80.31 feet to a point in the aforesaid easterly line of Fulton Street; thence along said easterly line of Fulton Street north 19 degrees 39 minutes 03 seconds west, 20.00 feet to a point, the place of BEGINNING.

BEING Lot 44, Block B, on the Preliminary/Final Subdivision Plan of Market Place Townhouses Calder Street

Advertisements appearing for Third Time

Miscellaneous Notices

recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book G, Volume 5, Pages 31 through 37, inclusive.

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

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

TAX MAP NO. 06-018-012

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

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

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

in Section I of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 32

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$199,354.69

ALL THAT CERTAIN tract of land situate in the 14th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

THE SOUTHERN 10 feet of Lot 14, and all of Lot 13, w.s. 5th Street, having a total frontage on 5th Street of 30 feet and being 30 x 87 feet in size; assessed, inter alia, Ed. M. Hershey.

HAVING thereon erected a brick dwelling known as 3140 N. Fifth Street, Harrisburg, Pennsylvania.

BEING the same premises which Kathy Elizabeth Wakefield by deed dated February 20, 2020 and recorded in the Official Records of Dauphin County on March 5, 2020 as Instrument Number 20200006014 granted and conveyed unto James D. Barber.

PROPERTY ADDRESS: 421 Lewis Street, Harrisburg, PA 17110

TAX PARCEL Number: 14-020-024

SEIZED AND SOLD as the property of James D. Barber under judgment no. 2023-CV-08722.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 33
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$61,412.55**

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF ROYALTON IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 03/13/2003 AND RECORDED 03/18/2003, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 4801 AND PAGE 99.

TAX MAP OR PARCEL ID.: 53-001-025

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH IMPROVEMENTS THEREON ERECTED SITUATE IN THE BOROUGH OF ROYALTON, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR TODD W. BROWN AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, A SET STEEL REINFORCING BAR IN THE NORTHERN RIGHT-OF-WAY LINE OF PENN STREET AND THE EASTERN RIGHT-OF-WAY LINE OF WATER STREET AT THE SOUTHWEST CORNER OF LOT NO. 1 ON THE AFOREMENTIONED PLAN; THENCE NORTH THREE (03) DEGREES THIRTY-SEVEN (37) MINUTES ZERO (00) SECONDS WEST, A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH EIGHTY-SIX (86) DEGREES TWENTY-THREE (23) MINUTES ZERO (00) SECONDS EAST, A DISTANCE OF SIXTY (60) FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOT NO. 1 AND LOT NO. 2 ON THE AFOREMENTIONED PLAN; THENCE SOUTH THREE (03) DEGREES THIRTY-SEVEN (37) MINUTES ZERO (00) SECONDS EAST, A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF PENN STREET; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF PENN STREET SOUTH EIGHTY-SIX (86) DEGREES TWENTY-THREE (23) MINUTES ZERO (00) SECONDS WEST, A DISTANCE OF SIXTY (60) FEET TO A POINT, THE PLACE ON BEGINNING.

BEING ALL OF LOT NO. 1 ON THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR TODD W. BROWN RECORDED IN THE OFFICE OF THE RECORDER OF

DEEDS FOR DAUPHIN COUNTY IN PLAN BOOK "M", VOLUME 6, PAGE 51.

BEING A PART OF THE SAME PREMISES WHICH GREGORY LEE BROWN BY DEED DATED DECEMBER 27, 1991 AND RECORDED DECEMBER 30, 1991 IN THE OFFICE OF THE RECORDER OF DEEDS FOR DAUPHIN COUNTY IN RECORD BOOK 1676, PAGE 021

GRANTED AND CONVEYED UNTO TODD W. BROWN, THE GRANTOR HEREIN.

BEING the same premises which Todd W. Brown, single person, by deed dated March 13, 2003 and recorded in the Official Records of Dauphin County on March 18, 2003 in Deed Book Volume 4801, Page 99, granted and conveyed unto Bruce Gochenaur and Deborah Gochenaur, husband and wife, their heirs and assigns.

PROPERTY ADDRESS: 240R Water Street, Middletown, PA 17057

TAX PARCEL Number: 53-001-025-000-0000

SEIZED AND SOLD as the property of Deborah Gochenaur under judgment no. 2024-CV-01336

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 34
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$71,588.05**

PROPERTY SITUATE in the 5th Ward of the City of Harrisburg, Dauphin County, Pennsylvania

TAX ID No. 05-034-015

ALL THAT CERTAIN piece of land, with the improvements thereon erected situate in the 5th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Broad Street and Rose Street, formerly known as Rose Alley, THENCE southward along the eastern side of Rose Street fifty and fifteen one-hundredths (50.15') feet more or less to the northern line of other land now or formerly of Henry J. Cohen and Henrietta Weiss Cohen, his wife, and David Cohen, single person, being the

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northern line of a four feet wide private alley; THENCE eastwardly along said line parallel with and four (4) feet north of the northern line of land now or late of Albert L. Freedman, formerly part of the northern line of property known as No. 922 North Sixth Street, sixteen (16) feet, more or less, to the western line of property known as No. 429 Boas Street; THENCE northwardly along said line and for part of the distance thereof along the center line of the partition wall between houses known as Nos. 427 and 429 Boas Street, fifty two (52) feet, more or less to the southern side of Boas Street, and thence westwardly along the southern side of Boas Street, sixteen (16) feet, more or less, to Rose Street, the place of BEGINNING.

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

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

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

PREMISES BEING: 427 Boas Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of CHRIS L. KYNE, A SINGLE INDIVIDUAL by virtue of a writ of execution No. 2022-CV-08925

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 35

GERALDINE M, LINN, ESQUIRE

JUDGMENT AMOUNT: \$142,728.71

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

BEGINNING AT THE SOUTHEAST CORNER OF NORTH AND SIXTEENTH STREETS; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SIXTEENTH STREET SEVENTY (70) FEET TO THE LINE OF PROPERTY NO. 617 NORTH SIXTEENTH STREET; THENCE EASTWARDLY ON THE LINE PARALLEL WITH NORTH STREET NINETY-SEVEN AND ONE-HALF (97½) FEET TO A LINE WHICH WAS FORMERLY THE CENTER LINE OF A FIFTEEN (15) FEET WIDE ALLEY KNOWN AS YOUNG'S ALLEY, WHICH SAID ALLEY WAS VACATED BY THE COUNCIL OF THE CITY OF HARRISBURG BY ORDINANCE NO. 258, SESSION OF 1914-15; THENCE NORTHWARDLY ALONG SAID LINE SEVENTY (70) FEET TO THE SOUTHERN LINE OF NORTH STREET; THENCE WESTWARDLY ALONG THE SOUTHERN LINE OF SAID NORTH STREET NINETY-SEVEN AND ONE HALF (97½) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 621 NORTH 16TH STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 08-011-018-000-0000

BEING THE SAME PREMISES WHICH ALLEN B. DOCHTER, WIDOWER AND BETTY JANE DOCHTER, SINGLE BY DEED DATED 8/28/1969 AND RECORDED 9/2/1969 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 55 AT PAGE 139, GRANTED AND CONVEYED UNTO LORENZA ROSSUM AND ALBERTHA ROSSUM, HIS WIFE, THEIR HEIRS AND ASSIGNS.

SEIZED AND SOLD as the property of Oscar Rossum Sr., Administrator of the Estate of Lorenza Rossum, Deceased Mortgagor(s) and Albertha Rossum record Owner(s) under judgment no. 2022-CV-07702

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, 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. 37
HARRY B. REESE, ESQUIRE
JUDGMENT AMOUNT: \$140,584.05**

ALL that certain tract or piece of land situate in the Borough of Halifax, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the south side of Market Street on the line through the center of the partition wall between house Nos. 219 and 221 Market Street; thence southwardly along said line and through the center of said partition wall, and beyond, a total distance of two hundred one (201) feet to Cherry Alley; thence westwardly along the northern line of Cherry Alley twenty three (23) feet eight (8) inches, more or less, to the eastern line of property No. 217 Market Street, now of Beth Ann Gerecke and Erin Nicole Fischer, formerly of Raymond R. Kinsinger and Ruth E. Kinsinger, which is also the eastern line of Lot No. 15 on the Plan of Halifax; thence northwardly along the eastern line of said property No. 217 Market Street and said Lot No. 15 two hundred one (201) feet to Market Street; thence eastwardly along the southern line of Market Street twenty-three (23) feet eight (8) inches, more or less, to a point, at the place of BEGINNING.

BEING part of Lot No 17 on the Plan of the Town of Halifax.

HAVING THEREON ERECTED the western half of a double two and one-half (2½) story frame dwelling house, which western half is known.

HAVING thereon erected residential dwelling known and numbered as 219 Market Street, Halifax, Pennsylvania 17032

BEING TAX PARCEL NO. 28-006-020-000-0000

PREMISES BEING: 219 Market Street, Halifax, Pennsylvania 17032

BEING THE SAME PREMISES which Michael L. Blough and Susan A. Blough, by deed dated 3/24/2023 and recorded in the Office of the Recorder of Deeds of Dauphin County on 3/30/2023 in Instrument No. 20230006418, granted and conveyed unto Javier E. Jimenez-Colon.

UNDER AND SUBJECT NEVERTHELESS, to any and all covenants, conditions, casements, 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 Javier E. Jimenez-Colon, Mortgagor(s) herein, under Judgment No. 2024-CV-06143

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 38
THOMAS C. DYER, ESQUIRE
JUDGMENT AMOUNT: \$52,654.13**

ALL THAT CERTAIN piece or parcel and lot of land situate in the Township of Lower Swatara, County of Dauphin, Commonwealth of Pennsylvania; being known as Lot 6 on the Final Re-Subdivision Plan of Block B Lots 1-6 and Parcel A, Village of Georgetown recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book Y, Volume 5, Page 80; being more fully bounded and described as follows, to wit:

BEGINNING at a point on a southern right-of-way line of Rosedale Avenue (T-382) at the dividing line of Lot 100 and Lot 6, herein described; thence by said dividing line south 40 degrees 29 minutes 49 seconds west a distance of 126.00 feet to a point at the dividing line of Lot 19 of the final subdivision Plan for the Village of Georgetown Phase I, Plan Book Z, Volume 2, Page 7 and Lot 4; thence by said dividing line and beyond by Lots 20, 21 and 22, north 50 degrees

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40 minutes 15 seconds west a distance of 82.59 feet to a point at the dividing line of Lot 5 and Lot 6; thence by said dividing line north 40 degrees 28 minutes 57 seconds east a distance of 127.56 feet to a point on the southern right-of-way line of Rosedale Avenue (T-382); thence by said right-of-way line the following two courses and distances.

1. South 49 degrees 21 minutes 03 seconds east a distance of 4.16 feet to a point.

2. South 49 degrees 36 minutes 11 seconds east a distance of 78.07 feet to a point; the place of BEGINNING.

CONTAINING 10,446 square feet.

BEING under and subject to a 10' utility easement along the southern property line and all other easements and restrictions of record.

BEING THE SAME PREMISES which Thomas Kershaw (deceased) and Letasha Pritchett, sole surviving heir of the Estate of Thomas Kershaw (Deceased), by deed dated September 12, 2012 and recorded on September 12, 2012, in the Dauphin County Recorder of Deeds Office as Instrument No. 20120026841, granted and conveyed unto Letasha Pritchett, sole surviving heir of the Estate of Thomas Kershaw.

BEING KNOWN as 1500 Rosedale Avenue, Middletown, PA 17057

PARCEL I.D. No. 36-032-084-000-0000
SEIZED AND TAKEN in execution as the property of Letasha Pritchett, sole surviving heir of the Estate of Thomas Kershaw in execution of judgment no. 2025-CV-01071.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 39

JARED M. GREENBERG, ESQUIRE
JUDGMENT AMOUNT: \$87,885.17

LEGAL EXHIBIT A – Tax Parcel:

57-024-020

57-024-021

57-024-022

57-024-040

ALL THOSE four certain tracts or parcels of land situate in the Borough of Steelton, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a point on the south side of Third Street at a corner of Lot No. 72; thence eastward along said Third Street, 25 feet to a corner of Lot No. 74; thence southward along the same 110 feet to Second Alley; thence westward along the said alley 25 feet to corner of Lot No. 72 aforesaid; thence northward along the same 110 feet to the place of BEGINNING.

BEING Lot No. 73 in Plan No. 1 -- George W. Cumbler Estate, East End Extension, Steelton, Pennsylvania, 1905, recorded in the Office of the Recorder of Deeds for Dauphin County in Plan Book D, Page 9.

ALSO identified as Dauphin County Tax Parcel Number 57-024-020.

TRACT NO.2

BEGINNING at a point on the southern side of Third Street, which point is one hundred fifty (150) feet east of the corner of Third Street and Bridge Avenue, and on the eastern line of Lot No. 73, on Plan of Lots hereinafter mentioned, now of formerly of Dale M. Biesecker, thence southwardly along the eastern line of Lot No. 73, one hundred ten (110) feet to the northern line of Second Alley; thence eastwardly along the northern line of Second Alley, fifty (50) feet to the western line of Lot No. 76 on the hereinafter mentioned Plan of Lots; thence northwardly along the western line of said Lot No. 76, one hundred ten (110) feet to the southern line of Third Street; thence westwardly along the southern line of Third Street, fifty (50) feet to the point of BEGINNING.

BEING Lots Nos. 74 and 75 on Plan No. 1 George W. Cumbler Estate, East End Extension, Steelton, Pennsylvania, 1905, which plan is recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book "D", Page 9.

ALSO identified as Dauphin County Tax Parcel Number 57-024-021.

TRACT NO. 3

BEGINNING at a point on the southern line of South Third Street, which point is fifty (50) feet northwestwardly along South Third Street from the corner of South Third Street and Baldwin Avenue,

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which point is on the western line of Lot No. 80 on the Plan of Lots hereinafter referred to which is also the western line of property No. 2650 South Third Street now or formerly of Paul R. Fornwalt and Phyllis J. Fornwalt; thence southwestwardly along the western line of Lot No. 80, which is also the western line of property No. 2650 South Third Street, one hundred ten (110) feet to a point on the northern side of Second Alley; thence northwestwardly along the northern side of Second Alley seventy-five (75) feet to an iron pin on the eastern line of Lot No. 76 on said Plan now or formerly of Ruth E. Farley and Elizabeth H. Bisecker; thence northeastwardly along the eastern line of Lot No. 76, one hundred ten (110) feet to a point on the southern side of South Third Street; thence southeastwardly along the southern side of South Third Street seventy-five (75) feet to a point, the place of BEGINNING.

BEING Lots Nos. 77, 78 and 79 on Plan No. 1 of George Cumbler Estate East End Extension, Steelton, Pennsylvania, 1905, which plan is recorded in the Office of the Recorder of Deeds for Dauphin County, in Plan Book "D", Page 9. '

ALSO identified as Dauphin County Tax Parcel Number 57-024-022.

EXCEPTING AND RESERVING FROM THE ABOVE-DESCRIBED PIECE, LOTS 78 AND 79, WHICH WERE CONVEYED TO JESSE M. EVANS, JR. AND KATHY L. EVANS, HIS WIFE BY DEED DATED 12/12/73 AND RECORDED IN DEED BOOK K, VOLUME 60, PAGE 997.

TRACT NO.4

BEGINNING at a point on the southern side of South Third Street, at the line separating Lots Nos. 75 and 76 on Plan of George W. Cumbler's Executors recorded in Plan Book "D", Page 9: thence southwardly along said line 110 feet to Second Alley; thence eastwardly along the northern side of said alley 25 feet to an iron pin; thence northwardly along the line separating Lots No. 76 and 77, 110 feet to South Third Street; thence westwardly along the northern side of South Third Street, 25 feet to a point: the place of BEGINNING.

ALSO identified as Dauphin County Tax Parcel Number 57-024-040

TITLE TO SAID PREMISES VESTED IN Allan D. Ausman, and Jo Ann Curado, by Deed from Dale F. Biesecker, dated March 12, 2010, recorded March 25,

2010, Instrument Number 20100008097. The said Allan D. Ausman departed this life on November 10, 2023

TAX PARCEL No: 57-024-021-000-0000 & 57-024-022-000-0000 & 57-024-020-000-0000 & 57-024-040-000-0000

PREMISES KNOWN as: 2620 S 3rd Street, Steelton, PA 17113

SEIZED AND SOLD as the property of Jo Ann Curado a/k/a Jo Ann Ausman under judgment no. 2024-CV-05258.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

DANIELLE R. DREIER, ESQUIRE

JUDGMENT AMOUNT: \$201,540.39

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

BEGINNING at a point one hundred seventy-five (175) feet east of the intersection of Locust Lane and Rutherford Road; thence southwardly along the western line of Lot No. 10 in the hereinafter mentioned Plan, one hundred twenty-five (125) feet to a point; thence westwardly along the northern lines of Lots Nos. 22 and 7 on the hereinafter mentioned Plan, fifty (50) feet to a point; thence northwardly western line of Lot No. 10 in the hereinafter mentioned Plan, one hundred twenty-five (125) feet to a point; thence westwardly along the northern lines of Lots Nos. 22 and 7 on the hereinafter mentioned Plan, fifty (50) feet to a point; thence northwardly one hundred twenty-five (125) feet to a point on the south side of Locust Lane; thence eastwardly along the southern line of Locust Lane, fifty (50) feet to a point, the place of BEGINNING.

BEING part of Lot No. 9 on the Plan of Poplar Gardens, laid out by E.R. Donald and recorded in Plan Book "K", Page 92, erroneously stated as Page 84 in prior deed of record.

AND having erected thereon a one and one-half story frame dwelling.

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BEING the same premises conveyed by Sanford G. Oringer and Vivian M. Oringer by deed dated July 11, 1990 and recorded on July 17, 1990 in the Office of the Recorder of Deeds in and for Dauphin County in Book 1451, Page 131, to James L. Pfirmman, Grantor herein.

SUBJECT to the same restrictions and reservations as contained in the deed from Donald Realty Co., dated October 9, 1939, and recorded in the Recorders Office in and for Dauphin County in Deed Book "D", Vol. 25, Page 138, to Edward R. Donald.

UNDER AND SUBJECT to any existing covenants, easements, restrictions, encroachments, conditions, notations and agreements affecting the property, visible or of record.

BEING KNOWN AS: 4805 LOCUST LANE, HARRISBURG, PA 17109

PROPERTY ID: 35-060-175-000-0000

TITLE TO SAID PREMISES IS VESTED IN ALLEN M. BUTLER, MARRIED MAN BY DEED FROM JAMES L. PFIRMAN, SINGLE MAN, DATED DECEMBER 7, 2022 RECORDED DECEMBER 15, 2022 INSTRUMENT NO. 20220036000

SEIZED AND SOLD as the property of Allan M. Butler under judgment no. 2024-CV-07455.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 41

STEVEN P. KELLY, ESQUIRE

JUDGMENT AMOUNT: \$125,367.53

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

TRACT NO. 1

BEGINNING at a point on the western side of Houcks Road at the southern line of Lot No. 99 on the Plan of Lots hereinafter mentioned; THENCE southwardly along the western side of Houcks Road 50 feet to a point on the northern line of Lot No. 102 on said Plan; THENCE westwardly along the northern

line of said Lot No.102, 125 feet to the eastern line of Carson Avenue; THENCE northwardly along the eastern side of Carson Avenue 50 feet to the southern side of Lot No. 99; THENCE eastwardly along the southern side of Lot No. 99, 125 feet to a point, the place of BEGINNING.

BEING Lots Nos. 100 and 101 on Plan of Lots known as Hainlyn Plan No. 2, which Plan is recorded in the Office for the Recording of Deeds in and for Dauphin County in plan Book E, Page 18.

TRACT NO. 2

BEGINNING at a point on the western side of Houcks Road at the southern line of Lot No. 101 on the Plan of Lots hereinafter mentioned; THENCE southwardly along the western side of Houcks Road four (4) feet to a point; THENCE westwardly at right angles to Houcks Road, 125 feet to the eastern side of Carson Avenue; THENCE northwardly along the eastern line of Carson Avenue four (4) feet to the southern side of said Lot No. 101; THENCE eastwardly along the southern side of Lot No. 101, 125 feet to a point, the place of BEGINNING.

BEING the northern four (4) feet of Lot No. 102 on Plan of Lots known as Hainlyn, Plan No. 2, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book E, Page 18.

BEING THE SAME property or a portion of the same property conveyed to Juanita Turpin and David Torres by Instrument dated October 12, 2007 from Veronica F. Sparling and Bruce A. Smith, husband and wife filed on October 15, 2007 as Document Number 20070041350 in the Dauphin County records.

COMMONLY known as: 88 South Houcks Road, Harrisburg, PA 17109

PARCEL NO.: 3505206300000000

BEING Known as: 88 S Houcks Rd., Harrisburg, PA 17109

BEING the same premises which David Torres and Juanita Turpin by deed dated July 20, 2013 and recorded in the Office of Recorder of Deeds of Dauphin County on July 30, 2013 at Book 0, Page 0 granted and conveyed unto David Torres and Juanita Turpin.

TAX PARCEL No. 3505206300000000

PREMISES BEING: 88 S Houcks Rd., Harrisburg, PA 17109

TO BE SEIZED AND SOLD AS THE PROPERTY of David Torres and Juanita

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Turpin under judgment no. 2017-CV-08647-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42

NELSON DIAZ, ESQUIRE

JUDGMENT AMOUNT: \$134,876.44

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

BEGINNING at a point in the western line of lands now or formerly of the Norfolk Southern Railroad, which point is north twenty-three (23) degrees twenty (20) minutes west, a distance of thirty-seven (37) feet, more or less, from an iron pin at the southeast corner of other lands of Patricia A. Meyers; thence in a southwesterly direction along the land now or late of Patricia A. Meyers and part of the way through the center of the partition wall, one hundred forty-four and five tenths (144.5) feet to a point in the center line of Tuscarora Street; thence north twenty-nine (29) degrees thirty (30) minutes west, through the center line of said Tuscarora Street, fifteen and six tenths (15.6) feet to a point; thence east at right angles to Tuscarora Street and through the partition wall of adjoining property, one hundred forty-three and five tenths (143.5) feet to the line of land now or formerly of the Pennsylvania Railroad Company; thence along land of Pennsylvania Railroad Company, south seventy-three (73) degrees twenty (20) minutes east, fifteen and six tenths (15.6) feet to a point, the place of BEGINNING.

FOR INFORMATION ONLY: Parcel No. 62-002-082-000-0000

BEING also known as 4725 Tuscarora Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Kefas Industries, LLC under judgment no. 2023-CV-05682.

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43

NELSON DIAZ, ESQUIRE

JUDGMENT AMOUNT: \$133,841.83

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

BEGINNING at a point in the center line of Tuscarora Street at line of lands now or formerly of Edwin M. Staley; thence along same, north sixty-three (63) degrees zero (00) minutes east, one hundred forty-five (145) feet, more or less to an iron pin at property now or formerly of the Norfolk Southern Railroad; thence northwardly along the same, thirty-seven (37) feet, more or less to a point; thence westwardly along other lands now or late of Patricia A. Meyers, one hundred forty-four and five tenths (144.5) feet and through the center of a frame partition wall dividing a double property to the center line of Tuscarora Street; thence southwardly along the center line of Tuscarora Street, twenty-nine and five tenths (29.5) feet to the point and place of BEGINNING.

FOR INFORMATION ONLY: Parcel No. 62-002-083-000-0000

BEING also known as 4723 Tuscarora Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Kefas Industries, LLC under judgment no. 2023-CV-05689.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 44

NELSON DIAZ, ESQUIRE

JUDGMENT AMOUNT: \$108,341.41

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and

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being the Village of Rockville, Susquehanna Township, in the County of Dauphin, and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the western line of lands now or formerly of the Pennsylvania Railroad Company, which point is north twenty-three (23) degrees twenty (20) minutes west, a distance of fifty-two and six tenths (52.6) feet, more or less, from an iron pin at the southwest corner of lands now or late of Robert E. Miller and wife; thence in a southwesterly direction and part of the way through the partition wall of the adjoining property known as No. 4725 Tuscarora Street, one hundred forty-three and five tenths (143.5) feet to a point in the center line of Tuscarora Street; thence north twenty-nine (29) degrees thirty (30) minutes west, and continuing through the center line of said Tuscarora Street, fifteen and six tenths (15.6) feet to a point; thence east at right angles to Tuscarora Street and through the partition wall of adjoining property known as No. 4729 Tuscarora Street, and beyond, one hundred forty-two and five tenths (142.5) feet to the line of land now or formerly of the Pennsylvania Railroad Company; thence along land of Pennsylvania Railroad Company, south twenty-three (23) degrees twenty (20) minutes east, fifteen and six tenths (15.6) feet to a point, the place of BEGINNING.

FOR INFORMATION ONLY: Parcel No. 62-002-081-000-0000

BEING also known as 4727 Tuscarora Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Kefas Industries, LLC under judgment no. 2023-CV-05680.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 45
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$130,461.58

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN HALIFAX

BOROUGH, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF MARKET AND SECOND STREET IN SAID BOROUGH OF HALIFAX; THENCE SOUTH ALONG SECOND STREET ONE HUNDRED AND ONE-HALF FEET (100 ½ FEET) TO A LOT NOW OR FORMERLY OF DANIEL J. YUTRONICH, FORMERLY OF DR. JACOB K. SWEIGART; THENCE EAST ALONG SAID LOT SIXTY-ONE AND ONE-SIXTH FEET (61 1/6 FEET) TO LANDS NOW OR FORMERLY OF PENTTI J. NUPPONEN, NOW OR FORMERLY OF DR. JACOB K. SWEIGART; THENCE ALONG SAID NUPPONEN LANDS NORTH ONE HUNDRED AND ONE-HALF FEET (100 ½ FEET) TO MARKET STREET; THENCE ALONG THE SOUTHERN SIDE OF MARKET STREET WEST SIXTY-ONE AND ONE-SIXTH FEET (61 1/6 FEET) TO THE PLACE OF BEGINNING.

BEING PARTS OF LOT NOS. 11 AND 13 ON THE GENERAL PLAN OF THE BOROUGH OF HALIFAX RECORDED IN DEED BOOK H, VOLUME 1, PAGE 44, DAUPHIN COUNTY RECORDS.

BEING KNOWN AS: 201 MARKET STREET, HALIFAX, PA 17032

PROPERTY ID NUMBER: 28-006-013-000-0000

BEING THE SAME PREMISES WHICH OSEPH O'HARA, A SINGLE MAN BY DEED DATED 3/31/2011 AND RECORDED 4/4/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20110009588, GRANTED AND CONVEYED UNTO JEFFREY LEVAN, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Jeffrey Levan under judgment no. 2025-CV-01985.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 46
ROBERT P. DADAY, ESQUIRE
JUDGMENT AMOUNT: \$4,190.13

ALL THAT CERTAIN TRACT of land situate in the Township of Derry, Dauphin

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County, Pennsylvania, designated and known as all of Lot No. 294 and part of Lot No. 295 on a Plan of Lots, more particularly bounded and described as follows, to wit:

CONTAINING in front on the west side of Cocoa Avenue 45.4 feet and extending in depth westward of that width 150 feet to a 15 feet wide alley; the southern boundary line thereof being 34.6 feet north from the northwest corner of Cocoa Avenue and Areba Avenue and passing through the center of a partition wall between the property hereby conveyed and the property lying immediately south of the same.

COMPRISING all of Lot No. 294 and the most northerly 5.4 feet of Lot No. 295 on the Plan of Lots of the Town of Hershey.

BOUNDED on the north by Lot No. 293; on the south by the remaining portion of Lot No. 295; on the east by Cocoa Avenue and on the west by a fifteen-foot-wide alley.

HAVING thereon erected a two and one-half story double tile and stucco dwelling house known and numbered as No. 228 Cocoa Avenue, Hershey Pennsylvania.

TAX PARCEL No.: 24-016-034-000-0000

PROPERTY KNOWN As 228-228A Cocoa Avenue, Derry Township, Pennsylvania 17033

SEIZED AND SOLD as the property of 8219 Ventures, LLC under judgment no. 2023-CV-07956.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 47

ROBERT P. DADAY, ESQUIRE

JUDGMENT AMOUNT: \$3,922.31

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

BEGINNING at a point on the southerly line of "Q" Street, which point is in the line separating Lots Nos. 126 and 125 on the Plan hereinafter referred to; thence southwardly at right angles to "Q" Street

and along the line separating last said Lots on hundred fifty (150) feet to the northern line of "C" Avenue; thence westwardly along last said line fifty (SD) feet to a point in the line separating lots Nos. 127 and 128 on said Plan; thence northwardly and parallel with first said line and along the line separating last said lots one hundred fifty (150) feet to the southern line of "Q" Street; thence eastwardly along last said street fifty (SO) feet, to the point of BEGINNING.

BEING LOTS Nos. 126 and 127 on George W. Cumbler Estate Plan No. 1, as recorded in Plan Book "H", Page 1, as supplemented on Page 26

A SUPPLEMENTAL Plan No. 3, East End Extension, dated June 20, 1921 was recorded as stated herein in Plan Book "H", Page 26, on July 21, 1921. On this plan the dimensions of Lots Nos. 126 and 127 and the course and width of "Q" Street were changed according to the records of the Borough of Steelton these changes have not been adopted by the Borough Council which adopted a plan identical to the one recorded in Plan Book "H", Page 1, on April 9, 1917

THIS DEED is given subject to any right that the public or the purchasers of lots in the aforesaid plans may have, if any, in Second Street as shown by the supplemental plan recorded in Plan Book "H", Page 26

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-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.

HAVING THEREON erected a frame dwelling house known as No. 208 "Q" Street Steelton, Pennsylvania.

TAX PARCEL No.: 57-022-004-000-0000

PROPERTY KNOWN As 208 Q Street, Steelton, Pennsylvania

SEIZED AND SOLD as the property of Leonard Manning under judgment no. 2022-CV-06309.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, 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. 48

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$3,684.15

ALL THAT CERTAIN tract or piece of land situate in the First Ward of the Borough of Steelton, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwestern corner of South Third and Felton Streets; thence westwardly along the southern side of South Third Street one hundred seventy-five (175) feet to a point on the eastern line of Lot No. 140 on the Plan hereinafter referred to, and also of property No. 2142 South Third Street, now or late of Bernard L. Coates and Marie C. Coates; thence southwardly, at right angles to South Third Street along said Lot No. 140 and said property No. 2142 South Third Street, one hundred (100) feet to the northern side of Second Alley; thence eastwardly, along the northern side of Second Alley, one hundred seventy-five (175) feet to the western side of Felton Street; thence northwardly along the western side of Felton Street one hundred (100) feet to South Third Street, the place of BEGINNING.

BEING Lots Nos. 141, 142, 143, 144, 145, 146, and 147 on the Plan of Steelton Heights laid out by Fannie Heagy, which Plan is recorded in the Office of the Recorder of Deeds, in and for Dauphin County, in Plan Book "C", Page 36.

HAVING thereon erected a single three-story shingled frame dwelling house known as No. 2152 South Third Street, and also eight frame garages.

TAX PARCEL No.: 57-019-025-000-0000

PROPERTY KNOWN as 2152 S. 3rd Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Thomas J. Malatestinic, III under judgment no. 2019-CV-05197.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 49

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$1,793.51

ALL THAT CERTAIN tract or parcel of land located 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 in the southern line of Bessemer Street, which point is in the eastern line of property No. 310 Bessemer Street; thence eastwardly along the southern line of said Bessemer Street; thence eastwardly along the southern line of said Bessemer Street thirteen (13) feet, six (6) inches, more or less, to a point in the line of the adjoining premises seventy-seven (77) feet, more or less, to a point; thence westwardly in a line parallel with Bessemer Street thirteen (13) feet, six (6) inches, more or less, to a point in the line of property No. 310 Bessemer Street; thence northwardly along the eastern line of said property No. 310 Bessemer Street seventy-seven (77) feet, more or less, to the place of BEGINNING.

TAX PARCEL No.: 60-003-019-000-0000

PROPERTY KNOWN as 312 Bessemer Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Johnny H. Rosado under judgment no, 2019-CV-04669.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 50

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$4,218.46

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Steelton, Dauphin County and Commonwealth of Pennsylvania, shown as Lots numbered sixty-eight (68), sixty-nine (69), seventy-four (74) and seventy-five (75) on a certain Plan of Lots known as "The revised layout of the Steelton Park Trust, Eleventh Extension to the Soro" as laid out by Joseph M. Brightbill, November 18, 1915 and being recorded in the

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Recorders Office of Dauphin County, in Plan Book "H", Page 20; more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of Sixth Street at a corner of lot numbered seventy (70), thence in a southerly direction along the line of Sixth Street one hundred ten (110) feet to a point, the corner of lot numbered sixty-seven (67); thence at right angles to the line of Sixth Street and in an easterly direction along the line of lots numbered sixty-seven (67) and seventy-three (73) two hundred fifteen (215) feet to the southwestern line of Park Avenue; thence in a northwesterly direction along the line of Park Avenue one hundred and thirty-six and forty-nine one hundredths (136.94) feet to a point, the corner of lot numbered seventy (70) thence in a westerly direction along the line of lot

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.

TAX PARCEL No.: 58-001-027-000-0000

PROPERTY KNOWN as 235 S. 6th Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of John Zelko under judgment no. 2019-CV-05121.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 51 DAVID D. DUGAN, ESQUIRE JUDGMENT AMOUNT: \$4,417.19

ALL THAT CERTAIN piece or parcel of land situate in the Third Ward of the Borough of Steelton, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a survey by Robert L. Reed, Registered Surveyors, dated April 22, 1980, as follow:

BEGINNING at the southeast corner of Angle Avenue and Third Street; thence along the southeastern side of Angle Avenue, north 43 degrees 15 minutes

east 60 feet to a corner of premises now or late of Peter J. Aciri, et ux; thence along said-premises, south 46 degrees 45 minutes east 125 feet to a point on the northwestern side of Paxton Alley; thence along the same, south 43 degrees 15 minutes west 60 feet to a point on the northwestern side of Third Street, aforesaid; thence along the same, north 46 degrees 45 minutes west 125 feet to the point and place of BEGINNING.

HAVING thereon erected a one-story dwelling known as No. 302 Angle Avenue.

TAX PARCEL No.: 59-009-009-000-0000

PROPERTY KNOWN As 302 Angle Avenue, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Sheila L. Smith under judgment no. 2019-CV-05122.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 52 DAVID D. DUGAN, ESQUIRE JUDGMENT AMOUNT: \$3,599.04

ALL THOSE CERTAIN tracts of land situate, lying and being in the Borough of Steelton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Pine Street and western line of land formerly of L.H. Walter, said line being 87 feet, more or less, west of Bailey Street; thence along the line of land formerly of L.H. Walter in a northerly direction, 80 feet, more or less, to Paxton Alley, now vacated; thence westwardly along the line of said alley, 32 feet to a post and line of land formerly of George H. Stonesifer; thence in a southerly direction by line of said last mentioned land, 80 feet, more or less, to Pine Street; thence in an easterly direction along the north side of Pine Street, 32 feet to the place of beginning, as will more fully and at large appear, by reference to the general plan of lots laid out in the Third Extension of the Borough of Steelton by Henry A. Kelker, which

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said plan is recorded in the Recorders Office in and for Dauphin County in Plan Book "B", page 6.

HAVING THEREON ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE KNOWN AND NUMBERED AS: 237 PINE STREET, STEELTON, PA 17113.

THE SAID Paxton Alley in the rear of said lot was vacated by the ordinance of the Borough of Steelton in the year 1896, whereby one-half of said Alley adjoining said lot, to wit: a strip of land 10 feet in depth and 32 feet in width reverted to the predecessors in title (and thence to said Parties of the First Part) as abutting owners and the said strip of land is hereby conveyed to the Party of the Second Part.

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.

TAX PARCEL No.: 59-012-014-000-0000

PROPERTY KNOWN as 237 Pine Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Phanor Realty Group, LLC under judgment no. 2020-CV-08830.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 54

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$3,751.52

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Steelton, Dauphin County, Pennsylvania, more

particularly bounded and described as follows, to wit:

BEGINNING at the northeast intersection of Fourth and Spruce Streets; thence northwardly along the easterly line of said Spruce Street 125 feet; thence eastwardly and parallel to said Fourth Street 115 feet to the westerly line of Primrose Avenue; thence southwardly along the westerly line of said Primrose Avenue 125 feet to the northerly line of Fourth Street; thence westwardly along the northerly line of said Fourth Street, 115 feet to the place of BEGINNING.

TAX PARCEL No.: 58-007-043-000-0000

PROPERTY KNOWN As 320 Spruce Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Bryan S. Kratzer and Kelly S. Kratzer under judgment no. 2019-CV-04826.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 55

DAVID W. PARK, ESQUIRE

JUDGMENT AMOUNT: \$461,750.50

ALL THAT CERTAIN piece or parcel of land situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, as depicted in a Boundary Survey prepared by Melham Associates PC dated August 27, 2021, and more particularly bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the centerline of Shanois Street and the centerline of Paxton Creek; thence along the centerline of Paxton Creek the following eleven courses:

1) South twenty-six degrees fifty minutes forty-two seconds east a distance of seventy-five and six hundredths feet to a point in the center of Paxton Creek;

2) South twenty-five degrees thirty-seven minutes fifty-one seconds east a distance of thirty-eight and ninety hundredths feet to a point in the same;

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3) South twenty-five degrees zero minutes eight seconds east a distance of thirty-three and fifteen hundredths feet to a point in the same;

4) South twenty-four degrees nine minutes seven seconds east a distance of twenty-four and fifty-seven hundredths feet to a point in the same;

5) South twenty-two degrees forty-two minutes forty-five seconds east a distance of twenty-seven and seven hundredths feet to a point in the same;

6) South eighteen degrees Thirty-nine minutes eight seconds east a distance of forty-six and sixty-six hundredths feet to a point in the same;

7) South sixteen degrees nineteen minutes twenty-six seconds east a distance of forty-five and four hundredths feet to a point in the same;

8) South sixteen degrees fifty-nine minutes fifty-four seconds east a distance of twenty-four and ninety-four hundredths feet to a point in the same;

9) South fourteen degrees forty-three minutes seventeen seconds east a distance of twenty-seven and thirteen hundredths feet to a point in the same;

10) South sixteen degrees six minutes fifty-five seconds east a distance of fourteen and sixty-two hundredths feet to a point in the same;

11) South thirteen-degrees twenty minutes thirty-five seconds east a distance of seven and seventeen hundredths feet to a point in the center of Paxton Creek at lands now or formerly of the City of Harrisburg; Thence along lands now or formerly of the City of Harrisburg the following five courses;

12) North sixty-four degrees nineteen minutes thirty-three seconds west a distance of forty and forty-four hundredths feet to a point at lands now or formerly of the City of Harrisburg;

13) North seventy-one degrees fifty-two minutes sixteen seconds west a distance of sixty-six and zero hundredths feet to a point at the same;

14) North fifty-seven degrees eighteen minutes sixteen seconds west a distance of Ninety-seven and zero hundredths feet to a point at the same;

15) North fifty-two degrees fifty-seven minutes twelve seconds west a distance of one hundred forty-one and zero hundredths feet to a point at the same;

16) North forty-eight degrees thirty-nine minutes twenty-two seconds west a distance of one hundred forty-nine and

thirty-nine hundredths feet to a point at the intersection of lands now or formerly of the City of Harrisburg and the centerline of Shanois Street; Thence along the centerline of Shanois Street north seventy-six degrees sixteen minutes eight seconds east a distance of one hundred sixty-six and seven hundredths feet to a point in the centerline of Shanois Street; Thence continuing along the centerline of Shanois Street North Seventy-seven degrees thirty-five minutes thirty-six seconds east a distance of one hundred fourteen and twelve hundredths feet to a point at the intersection of the centerline of Shanois Street and the centerline of Paxton Creek, it being the place of BEGINNING.

THE above-described tract containing sixty-one thousand six hundred square feet gross, more or less (61,600 gross sq. ft. +/-) or one and four thousand one hundred forty-one ten-thousandths acres gross, more or less (1.4141 gross ac. +/-) and fifty-three thousand four hundred three square feet net, more or less (53,403 net sq. ft. +/-) or one and two thousand two hundred sixty ten-thousandths acres net, more or less (1.2260 net ac. +/-).

BEING THE SAME PREMISES which Cash Flow Management, LLC, a Pennsylvania limited liability company by deed dated January 27, 2023 and recorded January 27, 2023 in Dauphin County as Instrument No. 20230002056 conveyed unto Bethel, Inc., a Pennsylvania corporation, Defendant in the action Docketed to 2024-CV-04088 Civil Term.

PARCEL #01-049-033

PREMISES BEING: 901 Shanois Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Bethel, Inc. under judgment no. 2024-CV-04088.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 11, 2025, 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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CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
May 8, 2025

jn20-jy4

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
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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.

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3125 Walnut Street
Harrisburg, PA 17109
(717) 545-3774

Nathan Bitner, Esq.

**RONALD C.L. SMITH
FUNERAL HOME**

325 N. High Street
Duncannon, PA 17020
(717) 834-4515

Ronald C.L. Smith, Esq.

**JESSE H. GEIGLE
FUNERAL HOME, INC.**

2100 Linglestown Road
Harrisburg, PA 17110
(717) 652-7701

Wynne Miller, Esq.

**NEUMYER
FUNERAL HOME, INC.**

1334 North 2nd Street
Harrisburg, PA 17102
(717) 233-7814

Timothy J. Hobbs, Esq.

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MATTHEW CHABAL, III, ESQ.

Arbitrator/Mediator

mc@OptimalADR.com | 717.941.1213

