

# **ADVANCE SHEET**

## ***The Dauphin County Reporter***

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### **A WEEKLY JOURNAL CONTAINING DECISIONS RENDERED IN THE 12<sup>TH</sup> JUDICIAL DISTRICT**

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Commonwealth of Pennsylvania v. Michael Jose Roberts  
Bar Association Page

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# ***The Dauphin County Reporter***

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(Emergency measures) as this ordinance has never been enacted in the City of Harrisburg during a time that any of the individually named Plaintiffs or members of Plaintiff Association were residing in or traveling to the City.

Plaintiffs' Motion for Permanent Injunction is GRANTED. The City of Harrisburg is enjoined from enforcing ordinances §10-301.13 B and C (Parks – Hunting, firearms and fishing); §3-345.1 (Possession of firearms by minors); §3-345.4 (Lost and stolen firearms); and §3-345.2 (Discharging weapons or firearms) as these ordinances are preempted by the Uniform Firearms Act.

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**Commonwealth of Pennsylvania v. Michael Jose Roberts**

**No. 4523-CR-2022**

**Criminal Action – Attempted first-degree murder; conspiracy to commit first-degree murder; aggravated assault; and possession of a firearm by a prohibited person**

A court reviews the sufficiency of the evidence in the light most favorable to the verdict winner. A defendant challenging sufficiency must identify with specificity the elements on which the evidence is insufficient or they forfeit such challenge. The evidence sufficiently linked the defendant to the shooting.

A challenge to the weight of the evidence concedes that there is sufficient proof to sustain the verdict but asserts that a new trial is necessary because the jury's verdict is so contrary to the evidence as to shock the court's sense of justice. The jury's verdict was not contradicted by incontrovertible facts, contrary to human experience and the laws of nature, or based on mere conjecture.

Jurors are presumed to follow a court's limiting instructions. The co-defendant's reference to the defendant's juvenile record did not divert the jury's attention away from weighing the evidence impartially.

A prosecutor is permitted to respond to the closing argument of a defendant and is afforded considerable latitude in so doing. The prosecutor's closing was thus permissible.

The statute prohibiting possession of firearms by certain felons was not unconstitutional as applied to the defendant, who had a prior drug trafficking conviction and used a firearm during an attempted first-degree murder.

**Katie L. Adam, Esq.,** and **Meredith N. Pfundheller, Esq.,** counsel for the Commonwealth  
**Cory A. Leshner, Esq.,** counsel for Defendant, Michael J. Roberts

Tully, J., March 6, 2026

**OPINION**

The Defendant, Michael Jose Roberts and his co-defendants, Kani Little and Darrell Henderson, emptied their firearms into the home of Ruchama Saintilmont and her children in retaliation for her brother's actions earlier that day. Two rounds of their fusillade struck

Ms. Saintilmont's four-year-old, severely injuring her, and another round wounded her six-year-old. Based on this conduct, among other things, a jury found Roberts guilty of attempted murder, conspiracy to commit murder, and related offenses. He appeals, challenging the sufficiency and weight of the evidence, testimony by a co-defendant that Roberts was incarcerated, remarks made by the prosecutor during her closing argument, and the constitutionality of the statute prohibiting possession of firearms by individuals convicted of certain felonies.

### **Factual and procedural background**

On August 11, 2022, Kani Little and India Proctor were on a date at the SpringGate winery in Lower Paxton Township. (N.T. Vol. I at 151-52). While there, Little encountered Fritz Volcy and his friend, Mardoche.<sup>1</sup> As a result of an earlier incident, Volcy and Little exchanged words. (N.T. Vol. III at 737; Vol. V at 1094). Little, Volcy, and Mardoche then walked off together and an altercation ensued. (N.T. Vol. II at 208). During the fight, Mardoche stole a black bag that Little had been carrying, which contained his identification, cellular telephone, car keys and, more important, crack cocaine. (N.T. Vol. I at 161; Vol. III at 523). Volcy and Mardoche left the winery. Little found Ms. Proctor and she drove him back to Harrisburg. During the ride, Little was furious over the robbery and made several phone calls including one to a fellow drug dealer, Darrell Henderson. (N.T. Vol. I at 162, 164, 181; Vol. III at 521, 524). Ms. Proctor dropped Little off near Fifth or Sixth and Kelker Streets in Harrisburg, where he met Henderson, who was dressed all in black. (N.T. Vol. I at 163).

At Henderson's residence, he and Little discussed how to find Volcy and retrieve the bag and its contents. One connection presented itself immediately: Little's former girlfriend and the mother of his child, Alyssa Ford, was a close friend of Brianna Smith, who was Volcy's former girlfriend and the mother of his child. See (N.T. Vol. III at 525-26, 653; Vol. IV at 971). Smith's relationship with Volcy, notably, had been fractious and marked by abuse. (N.T. Vol. V at 1038, 1068). She had often turned to her cousin, Michael Roberts, for support and comfort during her relationship with Volcy and in the aftermath of their breakup. (N.T. Vol. V at 1038, 1046). As it turned out, on August 11, Ford and Smith were together at Ford's home. Henderson and Little showed up at Ford's home with firearms. (N.T. Vol. III at 659-60). Little confronted Smith and she agreed to call Volcy. (N.T. Vol. III at 661-62). Smith and Volcy, however, had been arguing most of the day. (N.T. Vol. III at 655; Vol. IV at 813). So, not surprisingly, Smith's request of Volcy to return Little's belongings and drugs was met with derision. Smith called Volcy again, this time claiming that Little and Henderson were threatening her. (N.Y. Vol. III at 526, 662). Volcy responded with laughter and said to go ahead and "kill Bri." (N.T. Vol. II at 393; Vol. III 661-62; Vol. IV at 818-19). Volcy's statements infuriated Smith, who then agreed to take Little and Henderson to him. (N.T. Vol. III at 526, 662, 665). At the time, Volcy was living on

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<sup>1</sup> It is unclear from the record whether this is a nickname, first, or last name.

Cumberland Street in Swatara Township with his sister, Ruchama Saintilmont, her children, and her nieces. (N.T. Vol. II at 239-40). But he left on the evening of August 11 to pick up some food and thus was not there for the shooting.

Before driving Little and Henderson to the Cumberland Street address, Smith placed several calls to Roberts. (N.T. Vol. III at 539, 702; Vol. IV at 819-20, 1001). She then picked up Roberts, who had Smith's firearm. (N.T. Vol. III at 541, 997-1002). At Ms. Saintilmont's home, Little, Henderson, and Roberts exited Smith's car. Henderson knocked on the front door, asking for "Broski." (N.T. Vol. II at 248; Vol. III at 545). When Ms. Saintilmont answered, she denied knowing anyone named "Broski," chastised them for knocking on her door at such a late hour, and closed the door. (N.T. Vol. II at 248-49, 265-66). Seconds later, Little, Henderson and Roberts began firing. (N.T. Vol. II at 218; Vol. III at 553-56). When they were done, Saintilmont's youngest daughter had been struck by bullets in her arm and chest, she was gasping for breath and fighting for her life. (N.T. Vol. II at 250, 256, 300). Her oldest suffered a glancing wound across her chest, bruising her lung. (N.T. Vol. II at 252). Miraculously, both children survived and no one else was injured.

Smith, Little, Henderson, and Roberts returned to Ford's residence. There, the defendants appeared to be excited over what they had done. (N.T. Vol. III at 670). They checked for news of the shooting and disposed of one of the firearms. (N.T. Vol. III at 561, 674; Vol. IV at 796, 842). At some point, Roberts deleted Smith's numbers from his cellular telephone call log and fabricated text messages to provide an alibi. See (N.T. Vol. IV at 839-42, 855-56, 897). Little and Ford left for North Carolina. (N.T. Vol. III at 677-79).

At Saintilmont's home, police interviewed Volcy and Mardoche. (N.T. Vol. II at 380). They also searched the residence, finding Little's black bag, his identification, and his drugs. (N.T. Vol. II at 443-44). Outside, police recovered 25 shell casings, a bullet, and bullet fragments. (N.T. Vol. II at 332, 336, 366; Vol. IV 937-40), Ballistics examinations later revealed that three firearms had been discharged at the scene. (N.T. Vol. IV at 945). Police obtained surveillance footage from SpringGate and a copy of a video of the fight involving Volcy, Little, and Mardoche. (N.T. Vol. II at 386-87). That information together with police interviews of Ms. Proctor and a woman Volcy met at SpringGate confirmed the events precipitating the shooting.

Ultimately, police interviewed Ford, Smith, Little, and Henderson. Over the course of several interview sessions, each minimized their involvement while at the same time implicating their codefendants. *E.g.*, (N.T. Vol. II at 392-97; Vol. III at 514-19, 587, 592, 595, 597; Vol. IV at 751, 753-54). Smith claimed that she had been coerced into driving Little, Henderson, and Roberts to the Cumberland Street address. Henderson admitted that he went to Ms. Saintilmont's home and knocked on her door but maintained that he was unarmed and had been grazed by a bullet fired by either Roberts or Little. (N.T. Vol. III at 545-56). More likely, the injury was a burn caused by the overheated barrel of Henderson's firearm. *C.f.* (N.T. Vol. V at 1111). Henderson, however, helped uncover one of the firearms

involved, taking police to Italian Lake in Harrisburg and reenacting where the firearm had been thrown. (N.T. Vol. IV at 858). Divers were then able to retrieve that gun. For his part, Little acknowledged the earlier robbery at SpringGate but asserted that he knew nothing about what happened at Ms. Saintilmont's home. (N.T. Vol. IV at 753-54). Finally, police obtained the cellular telephones of Ford, Smith, Little, Volcy, Henderson, and Roberts. Between their text messages, call logs, and location data, police finalized their investigation.

The Commonwealth charged Roberts with attempted first-degree murder, 18 Pa.C.S. § 901(a); conspiracy to commit first-degree murder, 18 Pa.C.S. § 903; aggravated assault for attempting to or causing serious bodily injury, 18 Pa.C.S. § 2701(a)(1); conspiracy to commit aggravated assault by attempting to or causing serious bodily injury, 18 Pa.C.S. § 903; aggravated assault on a victim under age 13, 18 Pa.C.S. § 2702(a)(9); aggravated assault by attempting to or causing bodily injury with a deadly weapon, 18 Pa.C.S. § 2702(a)(4); possession of a firearm by a prohibited person, 18 Pa.C.S. § 6105; carrying a firearm without a license, 18 Pa.C.S. § 6106; and, discharging a firearm into an occupied structure, 18 Pa.C.S. § 2707.1(a).

Roberts, Little, and Smith proceeded to a joint jury trial. Henderson pleaded guilty and testified for the prosecution. The Commonwealth dismissed the charges against Ford, and she too agreed to testify for the prosecution. The evidence presented at trial tracked the above factual narrative, with Henderson, Smith, and Little each testifying and providing conflicting and minimizing accounts of their roles in the shooting. The jury found Roberts guilty on all counts. At sentencing, this Court imposed a 20-to-40-year term of imprisonment on the attempted murder count and a consecutive 6-to-12-year term on the count for possession of a firearm by a prohibited person.

## **Discussion**

### **Sufficiency of the evidence**

The central inquiry on reviewing a sufficiency claim is not whether this Court believes that the evidence at trial established guilt beyond a reasonable doubt. See *Commonwealth v. Ratsamy*, 934 A.2d 1233, 1235 (Pa. 2007) (citing *Jackson v. Virginia*, 443 U.S. 307, 318-19 (1979)). Rather, this Court determines "whether the evidence believed by the fact-finder was sufficient to support the verdict." *Id.* at 1236. This undertaking requires that a court "view the evidence in the light most favorable to the verdict winner giving the prosecution the benefit of all reasonable inferences to be drawn from the evidence." *Commonwealth v. Widmer*, 744 A.2d 745, 751 (Pa. 2000) (citing *Commonwealth v. Chambers*, 599 A.2d 630 (Pa. 1991)).

Here, Roberts' statement of errors complained on appeal, see Pa.R.A.P. 1925(b), merely provides that: "Defendant respectfully avers that the Defendant's conviction is without sufficient evidence." He does not identify what elements of the numerous convictions lack sufficient proof. In the normal course, an appellant must specify the elements on which

the evidence is insufficient. See *Commonwealth v. McFarland*, 278 A.3d 369, 381 (Pa. Super. 2022). Such obligation is of particular import when, as here, a defendant has been convicted of several crimes with multiple elements. See *Commonwealth v. Gibbs*, 981 A.2d 274, 281 (Pa. Super. 2009). Absent this specificity, an appellant forfeits their sufficiency challenge. See *McFarland*, 278 A.3d at 381. In any event, we will assume, consistent with Roberts' defense at trial and his corresponding weight of the evidence claim, see *infra*, that his sufficiency argument is premised on the adequacy of the evidence linking him to the shooting.

On this point, the evidence is more than adequate. For starters, Roberts had motive—he and his cousin, Smith, were close,<sup>2</sup> (N.T. Vol. V at 1038, 1043), Volcy had been abusing her, and on the evening of the shooting encouraged Little and Henderson to kill her. (N.T. Vol. II at 393; Vol. III 661-62; Vol. IV at 818-19). Henderson testified that Roberts had a firearm and discharged it into Ms. Saintilmont's home. (N.T. Vol. III at 537, 542, 541, 548-56). Ford placed Roberts with Little, Henderson, and Smith. (N.T. Vol. III at 683, 701). And Smith testified that Roberts went with them to Ms. Saintilmont's home. (N.T. Vol. IV at 997-1007, 1015). While she also endeavored to minimize Roberts' role, she nevertheless rendered him an accomplice. See 18 Pa.C.S. § 306. Finally, Roberts' efforts in deleting from his cellular telephone call log the calls to and from Smith, the attempt to use text messages to craft an alibi, see (N.T. Vol. IV at 839-42, 855-56, 897), and looking up news about the shooting the next morning, see (N.T. Vol. IV at 842-43), all reflect consciousness of guilt. See *Commonwealth v. Pestnikas*, 617 A.2d 1339, 1347-48 (Pa. Super. 1992) (collecting cases) (holding evidence of consciousness of guilt may, along with other evidence, form a basis from which guilt can be inferred). The jury thus had a more than sufficient basis to find that Roberts participated in the shooting.

### **Weight of the evidence**

Roberts maintains "that the evidence adduced at trial failed to prove beyond a reasonable doubt that Defendant was involved with the underlying events and thus resulted in a conviction which was against the weight of the evidence." Roberts' framing of this claim, however, incorrectly conflates sufficiency of the evidence concepts with those bearing on evidentiary weight. To illustrate, a motion for a new trial based on grounds that the jury's "verdict is contrary to the weight of the evidence, *concedes* that there is sufficient evidence to sustain the verdict." *Widmer*, 744 A.2d at 751 (emphasis added). The challenge is thus addressed to the discretion of the trial court. See *Commonwealth v. Brown*, 648 A.2d 1177, 1189 (Pa. 1994). In exercising this discretion, a judge should not grant a new trial merely because the testimony conflicted, or because the judge on the same facts would have arrived

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<sup>2</sup> At sentencing, Roberts discounted having any relationship with Smith, asserting that he only knew her because she reached out for personal training and that she was neither a friend nor family. See (N.T. Sent. at 27). But his allocution on this aspect is flatly contradicted by Smith's testimony and the cellular telephone records, *e.g.*, text messages. See (N.T. Vol. V at 1038, 1043, 1046, 1068).

at a different conclusion. See *Thompson v. City of Philadelphia*, 493 A.2d 669, 672 (Pa. 1985). “[A] new trial should be awarded when the jury's verdict is so contrary to the evidence as to shock one's sense of justice[, making] . . . the award of a new trial is imperative so that right may be given another opportunity to prevail.” *Id.*

At the end of the day, “the jury is the ultimate fact-finder and the sole arbiter of the credibility of each of the witnesses.” *Commonwealth v. Clemmons*, 200 A.3d 441, 464 (Pa. 2019). “Issues of witness credibility include questions of inconsistent testimony and improper motive.” *Id.* A jury is entitled to resolve any inconsistencies in the Commonwealth's evidence in the manner that it sees fit. *Id.*; accord *Commonwealth v. Rivera*, 983 A.2d 1211, 1220 (Pa. 2009) (stating that “the trier of fact, in passing upon the credibility of witnesses, is free to believe all, part, or none of the evidence”). Here, there were inconsistent statements by the co-defendants to the police and, not surprisingly, inconsistencies in their trial testimony. But Ford, Henderson, and Smith repeatedly connected Roberts to the underlying events and shooting. And cellular telephone records further linked him to the crimes. In this Court's view, the verdict against Roberts was not contradicted by incontrovertible facts, contrary to human experience and the laws of nature, or based on mere conjecture. See *Thompson*, 648 A.2d at 316 (citation omitted).

#### **Error in limiting instruction**

Roberts argues that this Court erred in the composition of its limiting instruction when Smith mentioned that he had been “incarcerated for a short period of time when he was a juvenile.” (N.T. Vol. V at 1043). Counsel for Roberts requested an instruction, noting that it would be “completely inappropriate for the jury to consider that statement in any part of their deliberations.” In response, this Court cautioned the jury:

So, ladies and gentlemen, in a somewhat less than responsive answer to the Commonwealth's question, the witness made reference to what might appear to be a prior record on behalf of a codefendant. *You're hereby instructed to disregard that.* We're not even going to address it.

(N.T. Vol. V at 1045) (emphasis added). Counsel did not object following the instruction but now argues that this Court failed to advise the jurors that they should not consider the testimony in their deliberations.

In general, a mistrial is unnecessary where cautionary instructions are adequate to overcome prejudice. See *Commonwealth v. Chamberlain*, 30 A.3d 381, 422 (Pa. 2011). And jurors are presumed to follow a trial court's instructions. See *Commonwealth v. Travaglia*, 28 A.3d 868, 882 (Pa. 2011). Here, we specifically instructed the jury to disregard

Smith's testimony about Roberts' juvenile record. Roberts' argument that we should have told them to both disregard the testimony now and also later during deliberations is a distinction without a difference. In any event, the absence of additional language cautioning the jury to further disregard Smith's non-responsive reference Roberts' about juvenile record during deliberations did not, in our view, "divert the jury's attention away from its duty of weighing the evidence impartially." *Commonwealth v. Dillon*, 925 A.2d 131, 141 (Pa. 2007).

### **Failure to grant a mistrial based on the prosecutor's closing argument**

During her closing argument, the prosecutor endeavored to explain certain of the contradictory co-defendant testimony:

And I don't know if you noticed, but from the moment his [Little's] attorney started crossing Mr. Henderson, that's what they wanted you to know is that he is a rat 'cause it's the worst thing you can be on the street. It's the worst thing you can be.

When did Kani Little change his mind about what he was going to do in this case? When Brianna Smith took the stand and ratted him out, when she did the worst possible thing she could. You heard what was said. When you're a rat, you get what's coming to you. And he gave it back to her and made sure that her lies didn't stand unchallenged.

You're going to rat me out? I'm going to rat you out. I'm going to expose your lies. *So why does he say that Mikey Roberts isn't there? And I have to be extremely clear with you about what I'm about to say because I don't want you to misconstrue my point here in any way. Michael Roberts has a constitutional right to remain silent, to sit in the back of this courtroom and say nothing, and you cannot hold that against him. I am not asking you to. You cannot. That is the law of our land.*

But look at it from Kani Little's perspective. He has made the decision that he is about to take responsibility for this crime. He's about to serve time for it. She's already been a rat. It's not going to hurt his reputation if he turns on her. But Mikey Roberts didn't dime him out, so he's not going to do that to Mikey. He's not going to prison with a-rat on his sheet.

There's three guns. Michael Roberts was there. Kani Little lied to you. There's a whole lot of truth in what he said, but he had every single reason in the world to downplay his own

involvement and for the code of the streets, to be the man in the lifestyle he is, to leave Mikey out of it.

(N.T. Vol. V at 1191-93) (emphasis added). Counsel for Roberts objected, but importantly, stated, "I'm not asking for an instruction. I'm not asking for anything." (N.T. Vol. V at 1219). So this Court adhered to counsel's wishes. This is in no means a criticism of counsel, as his efforts appear to have been strategically grounded and given the conflicting co-defendant testimony, nothing would have been gained by an instruction highlighting Roberts' exercise of his constitutional right.

For the sake of completeness, however, we observe that the prosecutor's comments were premised on Little's trial testimony about the effect of being a "rat" or a snitch on one's reputation. See, e.g., (N.T. Vol. V at 1100, 1115-16). Moreover, the prosecutor was responding to the closing argument on behalf of Roberts that, among other things, emphasized Little's credibility over not identifying Roberts as being involved. See (N.T. Vol. V at 1161-64). A prosecutor is afforded considerable latitude in making arguments to the jury. See *Commonwealth v. Marshall*, 633 A.2d 1100, 1107 (Pa. 1993). And a prosecutor is permitted to respond to defense evidence with some oratorical flair. See *Commonwealth v. Ograd*, 894 A.2d 294, 340 (Pa. 2003). That's what happened here.

**As applied challenge to the constitutionality of the statute prohibiting the possession of firearms by certain prohibited felons**

In the bifurcated portion of the trial, the jury found Roberts' guilty of possessing a firearm in connection with the attempted murder and related offenses after having been convicted of controlled substance offenses under 35 P.S. § 780-113(a)(30). See *Commonwealth v. Roberts*, No. 4523-CR-2022, Criminal Information (Dauphin Co.). Roberts does not provide any analysis of his "as applied" constitutional challenge or identify whether it is based on his Second Amendment rights, those conferred under Article I, Section 21 of the Pennsylvania Constitution, or both.

We recognize, nevertheless, that the constitutionality of 18 Pa.C.S. § 6105 is currently before our Supreme Court on *Commonwealth v. Farmer*, 329 A.3d 449 (Pa. Super. 2023), *appeal granted*, 343 A.3d 180, 181 (Pa. 2025). The Superior Court has, however, upheld Section 6105 against an "as applied" constitutional challenge when, as here, the defendant was disqualified from owning or possessing a firearm based on controlled substance offense convictions. See *Commonwealth v. Randolph*, 343 A.2d 1248, 1259 (Pa. Super. 2024).

Further, as the Third Circuit Court of Appeals recently explained:

[W]hile [*United States v. Rahimi*] 602 U.S. 680 (2024) and *Range II* [*v. Atty. Gen.*, 124 F.4th 218 (3d Cir. 2024) (en banc)] did not purport to comprehensively define the metes and

bounds of justifiable burdens on the Second Amendment right, they do, at a minimum, show that disarmament is justified as long as a felon continues to “present a special danger of misus[ing firearms],” *Rahimi*, 602 U.S. at 698, 144 S. Ct. 1889, in other words, when he would likely “pose[ ] a physical danger to others” if armed, *Range II*, 124 F.4th at 232.

*Pitsilides v. Barr*, 128 F.4th 203, 210 (3d Cir. 2025). In *Pitsilides*, the Court of Appeals observed that “some offenses may offer conclusive evidence that someone poses such a danger.” *Id.* at 211. To that end, Judge Bibas has noted that burglars and drug dealers may be disarmed “because their past crimes were inherently dangerous.” *Folajtar v. Atty. Gen.*, 980 F.3d 897, 922 (3d Cir. 2020) (Bibas, J., dissenting) (observing that drug dealing is not necessarily violent, but it is *dangerous* because it often leads to violence); *see also United States v. Williams*, 113 F.4th 637, 663 (6th Cir. 2024) (holding that a person convicted of a crime is “dangerous,” and thus can be disarmed, if he has committed “a crime that inherently poses a significant threat of danger, including (but not limited to) *drug trafficking* and burglary”).

Here, Roberts’ prior felony convictions include drug trafficking and the possession of the firearm at issue occurred in connection with an attempted murder. Roberts therefore presented a special danger of misusing firearms when he possessed the firearm during the offenses of conviction.

For these reasons, Roberts’ judgment of sentence should be affirmed.

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## **ESTATE & TRUST NOTICES**

### **FIRST PUBLICATION**

**ESTATE OF LEO J. HIRSCH a/k/a LEO JOSEPH HIRSCH**, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Barbara A. Hartman, 335 Pine Street, Millersburg, PA 17061

**Attorney:** Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m20-a3

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**ESTATE OF MARY M. McCLAIN**, late of South Hanover Township, Dauphin County, PA (died: February 20, 2026)

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

**Executrix:** Jacquelynn L. Dean, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 m20-a3

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**ESTATE OF KELLY ANN ALLEN**, late of Elizabethtown, Dauphin County, PA (died: December 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:** Georgia Nicole Allen, 90 East Main St., Elizabethtown, PA 17023 m20-a3

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**ESTATE OF LOIS D. ADAMS**, late of Rush Township, Dauphin County, PA (died: February 20, 2026)

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

**Executrix:** Lori A. Buffington, 1128 East Wiconisco Avenue, Tower City, PA 17980

**Attorney:** Joseph P. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 m20-a3

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**ESTATE OF ROBERT L. WILLIAMSON**, late of Harrisburg, Dauphin County, PA (died: February 14, 2026)

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

**Administratrix:** Amy E. Mortorf

**Attorney:** David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; Office: (717) 939-9806; Email: [davidcmillerjr@proton.me](mailto:davidcmillerjr@proton.me) m20-a3

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**ESTATE OF THOMAS K. STIPE**, late of Middletown, Dauphin County, PA (died: February 9, 2026)

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

**Co-Executrices:** Barbara K. Chronister; Susan H. Durenleau

**Attorney:** David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057; Office: (717) 939-9806; Email: [davidcmillerjr@proton.me](mailto:davidcmillerjr@proton.me) m20-a3

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**ESTATE OF CAROL J. KISSINGER**, late of Washington Township, Dauphin County, PA (died: February 4, 2026)

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

**Executrixes:** Wanda Thompson, 1643 Ridge Rd., Klingerstown, PA 17941; Pam Arnold, 381 Hoy Rd., Millersburg, PA 17061 m20-a3

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**ESTATE OF DORIS R. DEMMY**, late of Lower Swatara 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 Executor without delay.

**Executor:** Christopher M. Demmy, c/o 327 Locust Street, Columbia, PA 17512

**Attorney:** Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512 m20-a3

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**ESTATE OF SHIRLEY A. STUBIN**, late of Swatara Township, Dauphin County, PA (died: April 23, 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:** Tina Lowe

**Attorney:** James M. Zugay, Esquire, 1253 Stonegate Road, Hummelstown, PA 17036 m20-a3

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**ESTATE OF JAMES S. LEONARD**, 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 Executrix or attorney, and all persons

indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Joan Schwanger, 1766 Heather Lane, Dauphin, PA 17018

**Attorney:** Ryan A. Webber, Esquire, Webber Law, PLLC, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055

m20-a3

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**ESTATE OF ELIZABETH CUSTER**, late of the Borough of Hummelstown, Dauphin County, PA

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

**Executor:** Richard D. Custer, c/o Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078

**Attorney:** Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078 m20-a3

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**ESTATE OF JEAN I. ROBINSON a/k/a JEAN IRENE ROBINSON**, late of Middletown Borough, Dauphin County, PA

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

**Co-Executors:** Debra E. Mackenzie and Bonnie J. Cavrigh, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

**Attorney:** Kevin D. Dolan, Esquire

m20-a3

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**ESTATE OF BARBARA R. DUKES a/k/a BARBARA RUTH DUKES**, late of Derry Township, Dauphin County

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

**Personal Representative:** Luanne R. Shearer, c/o Megan C. Huff, Esquire,

Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033  
m20-a3

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**ESTATE OF M. DONALD WAGENER, a/k/a MARION DONALD WAGNER, DONALD WAGNER, DON WAGNER,** 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Donald W. Wagner, 4003 Madison Avenue, Tyrone, PA 16686

**Attorney:** Jessica L. Fisher, Esquire, McQuaide Blasko, Gateway Centre, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648 m20-a3

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**ESTATE OF JAMES P. KIERNAN, JR., a/k/a JAMES PETER KIERNAN, JR.,** late of Lower Paxton Township, Dauphin County, PA (died: February 24, 2026)

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

**Executrix:** Emily M. Kiernan, 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 m20-a3

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**ESTATE OF JOSEPH M. VASCO,** late of Dauphin County, PA (died: January 29, 2019)

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:** Shaun E. O'Toole, 220 Pine Street, Harrisburg, PA 17101

**Attorney:** Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101 m20-a3

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**ESTATE OF KATHRYN P. ERB,** late of Derry Township, Dauphin County, PA (died: December 21, 2025)

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

**Administratrix:** Jane L. Erb, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 m20-a3

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**ESTATE OF FAYE I. HORNBERGER,** late of Millersburg Borough, Dauphin County, PA (died: January 15, 2026)

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

**Executor:** Dale A. Hornberger, 2522 Valley Drive, Lancaster, PA 17603

**Attorney:** Holly M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 m20-a3

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**ESTATE OF VIOLET M. SHADLE a/k/a VIOLET M. SCHADLE,** late of Swatara Township, Dauphin County, PA (died: January 30, 2026)

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

**Executrix:** Starr L. Long, 10 Pheasant Hill Drive, Halifax, PA 17032

**Attorney:** Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 m20-a3

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## **SECOND PUBLICATION**

**ESTATE OF GEORGE A. TICE**, late of South Hanover Township, Dauphin County, PA

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

**Executrix:** Victoria A. Hower

**Attorney:** Barley Snyder, Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042 m13-27

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**ESTATE OF ROSALIE A. SCHELL a/k/a ROSALIE ALBERTA SCHELL a/k/a ROSALIE SCHELL**, 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:** Gwynne Williams, c/o Melanie Walz Scaringi, Esquire, Scaringi Law, 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110 m13-27

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**ESTATE OF JANET B. YOST**, late of Conewago Township, Dauphin County, PA (died: November 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Tamara R. Yost, 7249 Schoolhouse Road, Hershey, PA 17033

**Attorney:** Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280 m13-27

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**ESTATE OF LEAH B. WALIZER**, late of Derry Township, Dauphin County, PA (died: December 25, 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:** Curtis J. Walizer, 60 Bittersweet Drive, Hershey, PA 17033

**Attorney:** A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280 m13-27

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**ESTATE OF MARY PULITI a/k/a MARY JOAN PULITI**, late of Lower Paxton Township, Dauphin County, PA

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

**Executrix:** Lisa Puliti, 1062 Plane Street, Middletown, PA 17057

**Attorney:** Peter J. Russo, Esquire, Law Offices of Peter J. Russo, P.C., 245 Grandview Ave., Suite 102, Camp Hill, PA 17011 m13-27

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**ESTATE OF SHEILA MARIE CLARK**, late of Dauphin County, Pennsylvania

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:** Leah Lewis, 66 E. Areba Avenue, Hershey, PA, 17033

**Attorney:** Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033 m13-27

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**ESTATE OF JACQUELINE Z. BENT a/k/a JACQUELINE ZETTLE BENT & JACQUELINE ANN BENT**, late of Lower Paxton Township, Dauphin County, PA (died: January 3, 2026)

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

**Executors:** Nancy B. Bobersky, 4312 New York Ct., Harrisburg, PA 17112; Barbara B. Pope; G. Tyler Bent, c/o Aaron C. Jackson, Esquire, 1215 Manor Dr., #202, Mechanicsburg, PA 17055

**Attorney:** Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Dr., #202, Mechanicsburg, PA 17055 m13-27

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**ESTATE OF AIMEE LOU SIMS a/k/a AIMEE LOU BALDWIN SIMS**, late of Lower Swatara Township, Dauphin County, PA (died: December 10, 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:** Zachary B. Sims, 1119 Floribunda Ln., Mechanicsburg, PA 17055

**Attorney:** Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Dr., #202, Mechanicsburg, PA 17055 m13-27

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**ESTATE OF LARRY DONNEL KELLY a/ka/ LARRY D. KELLY**, late of Swatara Township, Dauphin County, PA (died: October 5, 2025)

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

**Administratrix:** Leslie Y. Allsup-Kelly, c/o Grace M. Kent, Esquire, 2000 Linglestown Rd., #202, Harrisburg, PA 17110

**Attorney:** Grace M. Kent, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd., #202, Harrisburg, PA 17110 m13-27

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**ESTATE OF AMY CAROLYN KNEHANS**, late of Hummelstown, Dauphin County, PA (died: November 23, 2025)

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

make payment to the Administratrix without delay.

**Administratrix:** Cheryl Nabholz, 21907 Masters Circle, Estero, FL 33928

**Attorney:** Matthew D. Rossi, Esquire, 38 St. John St., P.O. Box 96, Schuylkill Haven, PA 17972 m13-27

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## **THIRD PUBLICATION**

**ESTATE OF M. CHESTER WISE a/k/a MARK CHESTER WISE**, late of Halifax Borough, Dauphin County, PA

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

**Co-Executors:** Randy L. Wise, Shelley K. Wise, 301 Armstrong Street, Halifax, PA 17032

**Attorney:** Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; 717-234-5600 m6-20

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**ESTATE OF GRACE L. BROOKER a/k/a GRACE LORETTA BROOKER**, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** John W. Brooker, c/o James D. Hughes, Esquire, SALZMANN HUGHES PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015

**Attorney:** ZALZMANN HUGHES, P.C. m6-20

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**ESTATE OF LARRY L. SHINDEL**, late of South Hanover Township, Dauphin County, PA

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

indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Sharon L. Shindel, c/o Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078

**Attorney:** Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078 m6-20

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**ESTATE OF H. MARGARET YENFER,** late of Middletown Borough, Dauphin County, PA

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

**Executrix:** Teresa M. Green, 55 Amanda Blvd., New Bloomfield, PA 17068

**Attorney:** Scott W. Morrison, Esquire, 6 West Main Street, P.O. Box 232, New Bloomfield, PA 17068 m6-20

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**ESTATE OF GERALD RAY YOCUM,** late of Lower Paxton, Dauphin County, PA (died: November 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:** Jannell E. Dupes c/o Eric J. Brunner, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055 m6-20

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**ESTATE OF DARLA M. PLOWMAN**

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:** Darlene M. Plowman, 2073 Creek Rd., Cooperstown, PA 16317

**Attorney:** Gregory J. Merkel, Esquire, DALE WOODARD GENT McFATE LAW FIRM, 1030 Liberty Street, Franklin, PA 16323 m6-20

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**ESTATE OF NANCY ANN SPIZZIRRI a/k/a NANCY SPIZZIRRI,** late of Steelton Borough, Dauphin County, PA

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

**Executrix:** Carol A. Muretic, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 m6-20

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**ESTATE OF PATRICIA A. BARDER,** late of Lykens Borough, Dauphin County, PA

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

**Executor:** David Barder, 546 Mohr Road, Millersburg, PA 17061

**Attorney:** Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethtown, PA 17023 m6-20

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**ESTATE OF STEPHEN V. WALLACE a/k/a STEPHEN WALLACE a/k/a STEPHAN WALLACE,** late of Gratz 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Barry Calhoun

**Attorney:** Todd F. Truntz, Esquire, SAIDIS, SHULTZ & FISHER, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050; 717-590-8529 m6-20

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**ESTATE OF TYLER L. NETTLETON,** late of South Hanover Township, Dauphin County, PA (died: January 10, 2026)

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

indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Linda Pierce-Tome, 134 Knoch Road, Saxonburg, PA 16056

**Attorney:** Jan Matthew Tamanini, Esquire, P.O. Box 61226, Harrisburg, PA 17106-1226 m6-20

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**ESTATE OF JEFFREY A. KUHNERT**, late of Dauphin County, PA (died: January 13, 2026)

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

**Executrix:** Cheryl Smith, 1424 Ford Ave., Harrisburg, PA 17109

**Attorney:** Chad J. Julius, Esquire, 8150 Derry Street, Harrisburg, PA 17111 m6-20

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**ESTATE OF DANA G. BEYER**, late of Lower Paxton Township, Dauphin County, PA

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

**Executrix:** Anne Marie Brandenburg, 3632 Rutherford Street, Harrisburg, PA 17111

**Attorney:** David C. Dagle, Esquire, Law Offices of Peter J. Russo, P.C., 245 Grandview Ave., Suite 102, Camp Hill, PA 17011 m6-20

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**ESTATE OF ERNEST E. D'ANGELO**, 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:** Teresa C. Sheaffer, c/o Matthew A. McKnight, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013 m6-20

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**ESTATE OF PAUL H. STEERE**, late of Middletown Borough, Dauphin County, PA (died: January 19, 2026)

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

**Executrix:** Diana M. Welsh, 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 m6-20

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## **FIRST PUBLICATION**

## **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Pennsylvania Pension Planners, Inc.** have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

BUTLER LAW FIRM  
1017 Mumma Road, Suite 204  
Lemoyne, PA 17043  
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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **BA&SH S.A.S. INC.**, a corporation incorporated under the laws of France 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. m20

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NOTICE IS HEREBY GIVEN **MEDICSCRIBE, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1776 Benjamin Franklin Pkwy., Unit 1612, Philadelphia, PA 19103-1268, 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. m20

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **DYMA Brands, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at 17800 Laguna Canyon Rd., Ste. 300, Irvine, CA 92618, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. m20

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NOTICE IS HEREBY GIVEN **Kidentify Corp.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 103 Foulk Rd., Ste. 202, Wilmington, DE 19803, 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. m20

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NOTICE IS HEREBY GIVEN **SBF Funding, Inc.**, a foreign business corporation incorporated under the laws of New York, with its princ. office located at 277 Park Ave., New York, NY 10172, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 277 Park Ave., New York, NY 10172. 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. m20

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NOTICE IS HEREBY GIVEN **Administrata, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 103 Foulk Road, Suite 202, Wilmington, DE 19803, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions

Act. The street address in the association's jurisdiction of formation is 251 Little Falls Drive, Wilmington, DE 19808. 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. m20

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NOTICE IS HEREBY GIVEN in compliance with the requirements of the applicable provisions of 15 PA. C.S/415 or /417, the undersigned registered foreign association hereby states that **Greystone & Co., Inc.** is not doing business in the Commonwealth and withdraws its registration to do business in this Commonwealth. The jurisdiction of formation is New York, with the PA registered agent being c/o: Corporation Service Company. This statement of withdrawal will take place effective 2/4/2026. m20

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NOTICE IS HEREBY GIVEN in compliance with the requirements of the applicable provisions of 15 PA. C.S/415 or /417, the undersigned registered foreign association hereby states that **HOSPITALITY SOFTNET, INC.** is not doing business in the Commonwealth and withdraws its registration to do business in this Commonwealth. The jurisdiction of formation is Delaware, with the PA registered agent being Corporation Service Company. This statement of withdrawal will take place effective 3/5/2026. m20

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NOTICE IS HEREBY GIVEN that **Ally Auto Receivables Trust 2026-1**, a foreign business trust formed under the laws of the State of Delaware and its principal office is located at 500 Woodward Ave, Detroit, MI 48226, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/26/26, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m20

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NOTICE IS HEREBY GIVEN that **St. Cecilia Senior Manager, Inc.**, a foreign corporation formed under the laws of the State of Ohio where its principal office is located at 2160 E 5<sup>th</sup> St., Dayton, OH 45403, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/9/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m20

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NOTICE IS HEREBY GIVEN **Bell Bank**, a foreign corporation formed under the laws of the State of North Dakota and with its principal office located at 520 Main Ave., Fargo, ND 58103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/11/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m20

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NOTICE IS HEREBY GIVEN **CONSTRUCTION ANGELS, INC.**, a foreign corporation formed under the laws of the State of Florida and with its principal office located at 4521 PGA Blvd., Ste 112, Palm Beach Gdns, FL 33418, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/27/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m20

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NOTICE IS HEREBY GIVEN **Divirod Inc** with a commercial registered office in Pennsylvania in care of Capitol Corporate Services, Inc., in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 4796 6<sup>th</sup> St., Boulder, CO 80304. This shall serve as official notice to creditors and taxing authorities. m20

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NOTICE IS HEREBY GIVEN **FleetGenius of NC, Inc** with a commercial registered office in Pennsylvania in care of PennCorp Servicegroup, Inc., in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 2525 Tarpon Rd., Naples, FL 34102. This shall serve as official notice to creditors and taxing authorities. m20

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NOTICE IS HEREBY GIVEN **Gatewise Incorporated**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 11819 Pennsylvania St., Carmel, IN 46032-4555, 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. m20

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NOTICE IS HEREBY GIVEN **CPCS Transcom Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 4201 Wilson Blvd., Ste. 325, Arlington, VA 22203-1859, 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. m20

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NOTICE IS HEREBY GIVEN **CTBIOTECH USA INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at Co Pramex international Corp, 1251 Ave. of The Americas, Fl. 3, New York, NY 10020, 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. m20

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NOTICE IS HEREBY GIVEN that **BnBuilders, Inc.**, a foreign corporation formed under the laws of the State of Washington where its principal office is located at 2815 Elliott Ave., Seattle, WA 98121, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/10/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. m20

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NOTICE IS HEREBY GIVEN that **Key 2 Recovery, 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 Ohio. The address of its principal office under the laws of said jurisdiction is 251 W. Garfield Rd Suite#289, Aurora, OH, 44202, and the address of its proposed registered office in Pennsylvania is 5235 North Front Street, Harrisburg, PA 17110. m20

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NOTICE IS HEREBY GIVEN that **Granderson Holdings, Inc.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of its jurisdiction is 100 N Barranca St., Ste. 900 Ofc M, West Covina, CA 91791-1662. The Commercial Registered Office provider is Corporation Service Company, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m20

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NOTICE IS HEREBY GIVEN that **Currence, Inc.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of its jurisdiction is 602 Main St., Ste. A, Belmar, NJ 07719-5130. 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. m20

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NOTICE IS HEREBY GIVEN that **BUYNOMICS USA INC.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of its jurisdiction is 614 N Dupont Hwy, Suite 210, Dover, DE 19901. The Commercial Registered Office provider is Nexa Corporate Solutions LLC in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. m20

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## **MISCELLANEOUS NOTICES**

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

**NO. 2025-CV-09780**

**CIVIL ACTION - LAW**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**CSMC 2018-RPL1 TRUST, PLAINTIFF  
VS.**

**NICOLE JEAN-LOUIS & LYONEL J.  
JEAN-LOUIS SR., MORTGAGOR AND  
REAL OWNER, DEFENDANT**

TO: NICOLE JEAN-LOUIS & LYONEL J. JEAN-LOUIS SR., MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 2221 Dover Road Harrisburg, PA 17112.

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

YOU ARE HEREBY NOTIFIED that Plaintiff CSMC 2018-RPL1 TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2025-CV-09780 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2221 Dover Road Harrisburg aka Lower Paxton, PA 17112 whereupon your

property will be sold by the Sheriff of Dauphin.

NOTICE

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

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

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

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

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
m20 215-627-1322

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**NAME CHANGE**  
**NOTICES**

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

**NO: 2025 CV 9313 NC**

**PETITION FOR CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on February 24, 2026 the Petition of Randy Nan Toolan was filed in the above-named court, requesting a decree to change his/her name from **Randy Nan Toolan** to **Randi Nan Toolan**.

The Court has fixed Tuesday, May 19, 2026 at 1:30 p.m. in Courtroom No. TBD, TBD Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. m20

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

**NO. 2025-CV-09547-NC**

**CHANGE OF NAME NOTICE**

NOTICE IS HEREBY GIVEN that on December 10, 2025, the Petition of Suzanne Purcell was filed in the above-named court, requesting a decree to change her name from **Suzanne Purcell** to **Suzanne E. Purcell**.

The Court has fixed Tuesday, May 19, 2026, at 1:30 p.m. in Courtroom No. TBD, Dauphin County Courthouse, 101 Market St., Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted.

NICOLE M. MARZZACCO  
Atty. for Petitioner  
TUCKER ARENSBERG, P.C., 300  
Corporate Center Dr., #200  
Camp Hill, PA 17011  
m20

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Advertisements appearing for First Time

**Miscellaneous Notices**

**SHERIFF SALE**

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

**SALE NO. 1  
MATTHEW C. FALLINGS, ESQUIRE  
JUDGMENT AMOUNT: \$102,614.19**

ALL THAT CERTAIN lot or piece of ground situate on the north side of Main Street in the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, containing in width on said Main Street, twenty-six (26) feet and extending northward the same width one hundred forty (140) feet to a twenty (20) feet wide alley; said lot or piece of ground having thereon erected a two-story frame dwelling house with a two-story back building, known and described as 585 Main Street, Lykens, Pennsylvania.

BOUNDED on the north by said twenty (20) feet wide alley; south by Main Street, west by property now or formerly of Alice Peril, et al., and on the east by the Commercial Hotel.

PARCEL NO.: 38-009-045

BEING Known as: 565 Main St., Lykens, PA 17048-1308

BEING the same premises which Kara Kuhn F/K/A Kara L. Shultz by deed dated October 07, 2021 and recorded in the Office of Recorder of Deeds of Dauphin County on October 15, 2021 at Instrument #20210036464 granted and conveyed unto Jacob Snyder.

SITUTATE in the Lykens

TAX PARCEL No. 38-009-045

PREMISES BEING: 565 Main St. Lykens, PA 17048-1308

TO BE SEIZED AND SOLD AS THE PROPERTY OF Jacob Snyder under Judgment No. 2025-CV-04446.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 2  
DAVID D. DUGAN, ESQUIRE  
JUDGMENT AMOUNT: \$1,825.85**

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. 2020-CV-08537.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 4  
CRISTINA L. CONNOR, ESQUIRE  
JUDGMENT AMOUNT: \$136,110.03**

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

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Clover Lee, a Condominium", located in the Township of West Hanover, County of Dauphin, Commonwealth of Pennsylvania, which has heretofore been

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**Miscellaneous Notices**

submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A, Section 3101, et seq, ("Act") by the recording in the Office of Dauphin County Recorder of Deeds of a Declaration dated May 19<sup>th</sup> 2000 and recorded on August 31<sup>st</sup> 2000 in Record Book 3756, Page 478, (1) Amended by a First Amendment dated October 25<sup>th</sup> 2000 and recorded on November 3<sup>rd</sup> 2000 in Record Book 3809, Page 591; (2) amended by a Second Amendment dated July 27, 2001 and recorded on August 3, 2001 in Record Book 4060, Page 593 and (3) amended by a Third Amendment dated May 28, 2003 in Record Book 4928, Page 605 being and designated in such Declaration as Unit No. 691, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration.

BEING known and numbered as 7500 Cloverlee Boulevard, AKA 7500 Clover Lee Boulevard, Harrisburg, PA 17112.

WITH all improvements erected thereon.

PARCEL NO.: 68-049-069-000-0000

BEING the same property conveyed to Jennifer L. Liartis who acquired title by virtue of a deed from Jessica O'Brien and Joshua A. Stefanic, by their Agent, Greg Kirkwood, dated October 29, 2010, recorded November 1, 2010, at Instrument Number 20100032147, Dauphin County, Pennsylvania records.

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

SEIZED AND TAKEN in execution as the property of Jennifer L. Liartis, Mortgages herein, under Judgment No. 2018-CV-07469-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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 5**

**KEVIN T. TONCZYCZYN, ESQUIRE**

**JUDGMENT AMOUNT: \$118,170.42**

BEING KNOWN and designated as Unit No. 5811-D situate in Meadowridge, The Condominiums of Hidden Lake, a condominium, together with an undivided 2.50% interest in the common elements of said condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, reservations, easements, agreements, charges and other provisions as set forth in the Master Deed of Meadowridge, The Condominiums of Hidden Lake, recorded in the Office of the Dauphin Clerk/Register in Deed Book 2099, Page 544 and Record Book 20099, Page 614; and amended in Record Book 2117, Page 120; Record Book 2117, Page 126; Record Book 2165, Page 459; Record Book 2165, Page 466; Record Book 2230, Page 47; Record Book 2230 Page 53; Record Book 2293, Page 553 and Record Book 2293, Page 559, as same may now or hereafter be further lawfully amended.

BEING the same property conveyed to Chris E. Kinsinger, single man, by deed from Linda C. Gustin and Martin L. Gustin, her husband dated July 31, 2012, recorded August 9, 2012 in Dauphin County Recorders of Deeds in Instrument#: 20120023244.

SEIZED AND SOLD as the property of Chris E. Kinsinger under Judgment No. 2025-CV-06064

PARCEL #35-122-036

PREMISES BEING: 5811 Hidden Lake Drive, Apt. D, Harrisburg, PA 17111

SITUATE in Lower Paxton Township

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Advertisements appearing for First Time

**Miscellaneous Notices**

**SALE NO. 6**

**ROBERT P. DADAY, ESQUIRE**

**JUDGMENT AMOUNT: \$2,423.75**

ALL THOSE CERTAIN tracts or parcel of land, together with the improvements thereon erected, situate in the Borough of Highspire, 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 south side of Willow Street sixty-five (65) feet east of the southeast corner of Willow Street and Franklin Street; thence eastwardly along the south side of said Willow Street twenty (20) feet to a point; thence southwardly in a line at right angles to said Willow Street one hundred and twenty (120) feet to the northern side of Cherry Alley; thence westwardly along the same twenty (20) feet to a point on lands now or late of Blanch I. Bailey; thence northwardly along the same in a line at right angles to Willow Street one hundred and twenty (120) feet to a point on the south side of Willow Street, the place of BEGINNING.

**TRACT NO. 2:**

BEGINNING at a point on the southern side of Willow Street forty-five (45) feet from the corner of Willow and Franklin Streets at line of property now or late of Harry E. Jones; thence along the line of Willow Street in an easterly direction twenty (20) feet to lands now or late of Frank E. Bailey; thence at right angles to Willow Street in a southerly direction and along the said last mentioned lands one hundred twenty (120) feet to a Cherry Alley; thence along the northern side of said alley in a westerly direction twenty (20) feet to the aforesaid lands now or late of Harry E. Jones; thence northwardly along the same one hundred twenty (120) feet to Willow Street, the place of BEGINNING.

TAX PARCEL No.: 30-023-015-000-0000

PROPERTY KNOWN as 505 Willow Street, Highspire, Pennsylvania 17034

SEIZED AND SOLD as the property of Scott A. Harbst, Jr. and Megan C. Harbst under Judgment No. 2022-CV-06295.

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, May 11, 2026, and distributions will be

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

**SALE NO. 7**

**KATHERINE M. WOLF, ESQUIRE**

**JUDGMENT AMOUNT: \$100,705.95**

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

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

BEGINNING at a point on the southern line of Maple Avenue, said point being the dividing line between Lots Nos. 8 and 17; thence along the western line of Lot No. 8, south forty-two degrees twenty-three minutes west (S. 42 degrees 23' W), a distance of one hundred forty and sixty-one hundredths (140.61) feet to a point on the northern line of Lot No. 18; thence along same, north forty-seven degrees, thirty-seven minutes west (N. 47 degrees 37' W.), a distance of one hundred forty-two (142.0) feet to a point on the southern line of Maple Avenue; thence along same, on the arc of a curve curving to the right with a radius of one hundred thirty-six and ninety-five one-hundredths (136.95) feet, a distance of one hundred twenty-three and thirty-one-hundredths (123.31) feet to a point of tangency; thence continuing along same, south seventy-four degrees, thirty minutes east (S. 74 degrees 30'), a distance of eighty-three (83.0) feet to a point, the place of BEGINNING.

BEING Lot No. 17 on the revised Plan of Triangle Manor, dated June 26, 1959, and recorded in Plan Book Y, Page 121, said Plan laid out by William B. Whittock, Registered Engineer.

BEING known and numbered as 17 Elm Avenue, Halifax, PA 17032.

WITH all improvements erected thereon.

PARCEL No.: 29-032-080-000-0000

BEING the same property conveyed to Matthew D. Lower and Monica A. Lower, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Matthew D. Lower and Monica A. Lower, husband and wife, formerly known as Monica A. Weaver, dated December 30, 2003, recorded January 8,

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2004, in Book 5329, Page 475, 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 Matthew D. Lower and Monica A. Lower, husband and wife, Mortgagors herein, under Judgment No. 2025-CV-05758

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

and conveyed to Michael T. Lockett, a married man, the Grantor herein  
BEING Tax Parcel #11-009-070.

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

PREMISES being 1905 N. 3<sup>rd</sup> Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of Conrad Lewis under Judgment No. 2024-CV-05634.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 9  
CHRISTOPHER E. RICE, ESQUIRE  
JUDGMENT AMOUNT: \$11,110.28**

ALL THAT CERTAIN tract or parcel of land 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 eastern side of North Third Street, which point is sixty-five (65) feet, more or less, north of the northeast corner of Third and Muench Streets at the southern line of property now or late of Catherine Hargest Fahrney, et vir.; thence eastwardly along said line, sixty (60) feet, more or less, to the western line of a three-foot wide alley; thence southwardly along said alley thirteen (13) feet, more or less, to the northern line of the property now or late of Nicolai Srignoli, et ux., being No. 1903 ½ North Third Street; thence westwardly along said line, sixty (60) feet and for part of said distance through the party wall separating property herein conveyed and property No. 1903 ½ North Third Street; to the eastern line of North Third Street; thence northwardly along said line thirteen (13) feet, more or less, to the place of BEGINNING.

BEING THE SAME PREMISES, which Craig D. Lewis, by his deed dated January 4, 2008, and recorded in the Office of Recorder of Deeds of Dauphin County on January 9, 2008 as Instrument No. 20080001028, granted

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**SALE NO. 10  
GERALDINE M. LINN, ESQUIRE  
JUDGMENT AMOUNT: \$132,438.30**

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

BEGINNING at a point on the westerly line of Sixth Street, said point being thirty-nine and thirty-eight hundredths (39.38) feet measured along the westerly line of Sixth Street at the corner of land of now or late Miriam C. Daugherty; thence in a northerly direction along the westerly line of Sixth Street sixteen and twenty-five hundredths (16.25) feet to a point; thence in a westerly direction on a line at right angles to Sixth Street and along the center line of the partition wall between houses Nos. 3156 and 3158 North Sixth Street and beyond one hundred (100) feet to Kemp Alley; thence in a southerly direction along the easterly line of Kemp Alley sixteen and twenty-five hundredths (16.25) feet to a point; thence in an easterly direction on a line at right angles to Kemp Alley and along the center of the partition wall between houses Nos. 3154 and 3156 North Sixth Street one hundred (100) feet to the westerly line of Sixth Street, the place of BEGINNING.

BEING KNOWN AS: 3156 NORTH 6<sup>TH</sup> STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 14-013-027-000-0000

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**Miscellaneous Notices**

BEING THE SAME PREMISES WHICH JOSE L. ULLOA AND ALTAGRACIA MANCEBO VILLAR BY DEED DATED 4/28/2023 AND RECORDED 5/1/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20230008795, GRANTED AND CONVEYED UNTO THOMAS SECHRIST, JR.

SEIZED AND SOLD as the property of Thomas Sechrist Jr. under Judgment No. 2025-CV-04099.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 11**  
**ROBERT W. WILLIAMS, ESQUIRE**  
**JUDGMENT AMOUNT: \$27,723.97**

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

BEGINNING at a point on the southern line of Forster Street 414 ½ feet east of the southeastern corner of Eighteenth and Forster Streets, opposite the center of a partition wall between houses No. 1843 and 1845; THENCE, southwardly at right angles to Forster Street by the center of said wall 110 feet to Brown Street; THENCE, eastwardly by the northern line of Brown Street 18 feet to a point opposite the center of partition wall between houses Nos. 1845 and 1847; THENCE, northwardly at right angles to Forster Street and by the center of the last-mentioned wall 110 feet to Forster Street; and THENCE, westwardly by the southern line of Forster Street 18 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Harold B. Talton, by deed dated July 24, 1998 and recorded on August 14, 1998, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 3179 at Page 148, granted and conveyed unto Harold B. Talton and Sara A. Talton, husband and wife.

BEING KNOWN as 1845 Forster Street, Harrisburg, PA 17103

PARCEL I.D. No. 15-014-014-000-0000 SEIZED AND SOLD as the property of Andrea R. Watts, as surviving heir of Sara A. Talton, deceased; Angela D. Watts, as surviving heir of Sara A. Talton, deceased; Yvonne L. Hill, as surviving heir of Sara A. Talton, deceased; and Unknown Surviving Heirs of Sara A. Talton, deceased under Judgment No. 2025-CV-05649.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 13**  
**DANIELLE A. COLEMAN, ESQUIRE**  
**JUDGMENT AMOUNT: \$89,990.60**

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

**PARCEL NO. 1**

BEGINNING at a point on the eastern side of Balthaser Street, said point being 180 feet north of the northeastern corner of Balthaser and Catherine Streets as shown on Plan of Lots of Maple Crest Manor, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Wall Map Book No. 4; thence northwardly, along the eastern side of Balthaser Street, 30 feet to a point in the southern line of Lot No. 4, Block "A", in Plan aforesaid; thence eastwardly, along said line, 150 feet to a point in the western line of Lot No. 37, Block "A", Plan aforesaid; thence southwardly, along said last mentioned line, 30 feet to a point in the northern line of Lot No. 2, Block "A", Plan aforesaid; and thence westwardly, along said last mentioned line, 150 feet to the place of BEGINNING.

BEING all of Lot No. 3, Block "A", Plan of Lots aforesaid.

SUBJECT TO valid restrictions of record. BEING the same premises which Lawrence E. Cook and Mary Jane Cook, formerly husband and wife, granted and conveyed by their deed dated April 20, 1999 to Lawrence E. Cook, single man,

Advertisements appearing for First Time

**Miscellaneous Notices**

and recorded in the office of the Recorder of Deeds of Dauphin County, Pennsylvania in Record Book 1267, Page 175.

THIS IS A CONVEYANCE between parent and child, and therefore, is exempt from Pennsylvania Realty Transfer Tax.

**PARCEL NO. 2**

BEGINNING at a point on the eastern line of Balthaser Street at the southern line of Lot No. 8, Block "A", Plan of Maple Crest Manor dated May, 1941, as last revised July 2, 1947, and remaining of record in the Office of the Recorder of Deeds in and for Dauphin County on Wall File No. 4; thence eastwardly, along the southern line of said Lot No. 8, 150 feet to the western line of Lot No. 11, Block "A", plan aforesaid; thence southwardly, along the western line of Lots Nos. 11 and 37, Block "A", Plan aforesaid, 120 feet to the northern line of Lot No. 3, Block "A", Plan aforesaid; thence westwardly, along the northern line of said Lot No. 3, 150 feet to the eastern line of Balthaser Street; thence northwardly, along the eastern line of Balthaser Street, 120 feet to the place of BEGINNING.

BEING all of Lots Nos. 4, 5, 6 & 7, Block "A", Plan of Maple Crest Manor.

SUBJECT TO valid restrictions of record.

BEING the same premises which Lawrence Eugene Cook and Mary Jane Cook, formerly husband and wife, granted and conveyed by their deed dated April 28, 1989 to Lawrence E. Cook, single man, and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Record Book 1267, Page 178.

BEING KNOWN AS: 1007 BALTHASER STREET, HARRISBURG, PA 17112

PROPERTY ID: 35-018-109-000-0000

TITLE TO SAID PREMISES IS VESTED IN LAWRENCE E. COOK, JR., AN ADULT INDIVIDUAL BY DEED FROM LAWRENCE E. COOK, SINGLE MAN, DATED MARCH 27, 1991 RECORDED APRIL 2, 1991 IN BOOK NO. 1549, AT PAGE 60

THE SAID LAWRENCE E. COOK, JR. HAVING DEPARTED THIS LIFE ON MARCH 4, 2025

SEIZED AND SOLD as the property of Lawrence E. Cook, Jr. under Judgment No. 2025-CV-06542.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 14  
DYLAN CHESH, ESQUIRE  
JUDGMENT AMOUNT: \$125,599.12**

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

BEGINNING at a stake on the eastern line of a circle at the northern end of Holly Dive (now known as Shawnee Street); thence in a northwesterly direction along the circumference of said circle having a one hundred (100) feet diameter, a distance of sixty (60) feet, more or less to a stake on line of Lot No. 46 on the hereinafter mentioned Plan; thence in a northwardly direction along line of last mentioned Lot No. 46 a distance of two hundred fifty (250) feet more or less to a stake on line of land now or late of Drawback; thence south eighty-nine (89) degrees east along land of last mentioned Drawback, one hundred eighty-six and forty-five hundredths (186.45) feet to a stake on line of land now or late of Irvin Moyer; thence south fifteen (15) degrees fifteen (15) minutes east along land of last mentioned Irvin Moyer two hundred ten (210) feet to a stake on the northern line of Lot No. 44; thence westwardly along the northern line of last mentioned Lot No. 44 two hundred thirty (230) feet more or to a stake on the eastern line of Holly Drive (now known as Shawnee Street), the place of BEGINNING.

PREMISES Being: 895 Shawnee Drive, Harrisburg, PA 17112

PARCEL ID: 68-017-005

TITLE is vested in John S. Golob by deed from John S. Golob and Brenda L. Golob, his wife dated August 27, 2018 and recorded on September 5, 2018 in the Dauphin County Clerk's/Register's Office as Instrument No.: 20180022246.

SEIZED AND SOLD as the property of John S. Golob under Judgment No. 2025-CV-07828

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

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Sheriff of Dauphin County, on Monday, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 16**  
**CAROLYN TREGLIA, ESQUIRE**  
**JUDGMENT AMOUNT: \$158,715.32**

ALL THAT CERTAIN parcel of land and premises, located in the First Ward of the Borough of Steelton, County of Dauphin, Commonwealth of Pennsylvania, described as follows:

**Parcel B:**

BEGINNING at a point in the center line of South Third Street at its intersection with the south side, extended, of F Avenue; thence north 44 degrees 37 minutes 30 seconds east, a distance of twenty-five (25) feet to a point on the western side of Parcel A, as shown on the hereinafter mentioned Plan of Lots; thence along the western side of Parcel A, south 45 degrees 22 minutes 30 seconds east, a distance of sixty (60) feet to a point; thence along the southern side of Parcel A, north 44 degrees 37 minutes 30 seconds east, a distance of one hundred (100) feet to a point at the western side of Third Alley (unopened and unimproved); thence along the western side of the aforementioned Third Alley, south 45 degrees 22 minutes 30 seconds east, a distance of eighty (80) feet to a pipe at the line of lands now or formerly of William A. Strickler et ux; thence along the eastern line of said lands now or formerly of Strickler, south 44 degrees 37 minutes 30 seconds west, a distance of one hundred twenty five (125) feet to a point in the center line of South Third Street (unopened and unimproved); thence along the center line of said unopened and unimproved Third Alley, north 45 degrees 22 minutes 30 seconds west, a distance of one hundred fifty (150) feet to a point, the place of BEGINNING.

BEING Parcel B, as shown on the Preliminary-Final Subdivision Plan for Lawrence T. Sweitzer and Gloria A. Sweitzer, his wife, which Plan is recorded in the Recorder of Deeds Office of Dauphin County, in Plan Book J, Volume 5, Page 1, recorded on February 19, 1992.

HAVING constructed thereon a one-story residence.

**Parcel A:**

BEGINNING at a point on the eastern side of South Third Street, said point being also at the former center line of F Avenue, said F Avenue having been vacated by Ordinance No. 85-4 of the Borough of Steelton; thence along the former center line of F Avenue, north 44 degrees 37 minutes 30 seconds east, a distance of one hundred (100) feet to a point at the western side of Third Alley (unopened and unimproved); thence along said unopened and unimproved Third Alley, south 45 degrees 22 minutes 30 seconds east, a distance of eighty (80) feet to a point at the dividing line between Parcel A and Parcel B, as shown on the hereinafter mentioned Plan of Lots; thence along the dividing line between Parcel A and Parcel B, south 44 degrees 37 minutes 30 seconds west, a distance of one hundred (100) feet to a point; thence continuing along the eastern side of Parcel B, north 45 degrees 22 minutes 30 seconds west, a distance of eighty (80) feet to a point, the place of BEGINNING.

CONTAINING 8,000 square feet.

BEING Parcel A, as shown on the Preliminary-Final Subdivision Plan for Lawrence T. Sweitzer and Gloria A. Sweitzer, his wife, which plan is recorded in the Recorder of Deeds Office of Dauphin County, in Plan Book J, Volume 5, Page 1, recorded on February 19, 1992.

PARCEL ID: 57-026-017-000-0000

BEING the same premises Joseph L. Sweitzer, individually and as Administrator of the Estate of Gloria A. Sweitzer, by deed dated 03/23/2022 and recorded 03/23/2022 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20220009189, granted and conveyed unto Joseph L. Sweitzer, in fee.

TAX Parcel: 57-026-017-000-0000 & 57-026-015-000-0000

PREMISES Being: 2855 S 3<sup>rd</sup> St., Steelton, PA 17113

SEIZED AND SOLD as the property of Joseph L. Sweitzer under Judgment No. 2025-CV-08644.

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, May 11, 2026, and distributions will be

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

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**SALE NO. 18**  
**ROBERT P. WENDT, ESQUIRE**  
**JUDGMENT AMOUNT: \$375,287.56**

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

BEGINNING at a point in Wayne Township, Dauphin County, Pennsylvania, said point being on the south right-of-way line of Miller Road (T-451) fifty (50) feet wide; thence along said Drive south 13 degrees 58 minutes 32 seconds east, 140.75 feet to a point; thence along remaining lands now or formerly of Gary E. and Joyce L. Miller, south 80 degrees 01 minutes 28 seconds west, 120 feet to a point, thence along Lot #5, north 9 degrees 58 minutes 32 seconds west, 167.49 feet to a point on the south right-of-way line of Miller Road (T-451); thence along the said right-of-way south 86 degrees 09 minutes 40 seconds east, 113.45 feet to the point of BEGINNING.

CONTAINING 17,651 square feet and being known and numbered as Lot 4 on a Subdivision Plan of Oakridge Estates, Phase I, prepared by Carl Poffenberger and dated September 17, 1979 and revised August 15, 1980 with said Subdivision Plan being recorded in the Recorder of Deeds Office of Dauphin County in Plan Book K-3, Page 62.

THE improvements thereon being known as 279 Miller Road, Halifax, Pennsylvania 17032.

BEING Parcel No. 67-003-043-000-0000

SEIZED AND SOLD as the property of Cynthia Dove under Judgment No. 2025-CV-02507.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 19**  
**ROBERT P. WENDT, ESQUIRE**  
**JUDGMENT AMOUNT: \$33,997.44**

ALL THOSE THREE (3) tracts of land situate in Wiconisco Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

**TRACT No. 1**

ALL that one house and half lot of ground situate on the south side of Pottsville Street, in the Township of Wiconisco, in the County of Dauphin and Commonwealth of Pennsylvania, it being the eastern part or one-half of that lot being or known as Lot No. 20 on the Plan of said town as laid out by Peter Shaefer; said one-half lot being twenty-five feet (25') in width and one hundred fourteen feet (114'), more or less, to an alley, bounded on the north by Pottsville Street; thence the south by an alley; on the east by Tract No. 2 here in; on the west by the western one half of said lot No. 20 which half is now or formerly owned by Floyd E. Wertz, Jr., et ux.

**TRACT No. 2**

BEGINNING on the south side of Pottsville Street at the intersection of property now or formerly of Vernon J. Miller; thence in a southerly direction along the property of Vernon J. Miller, one hundred fourteen feet (114') more or less, to an alley; thence westwardly along said alley twenty feet (20') more or less, to the intersection of Tract No. 1 herein; thence northwardly along Tract No. 1 herein, one hundred fourteen feet (114') more or less, to Pottsville Street; thence in an eastwardly direction along the south side of Pottsville Street, twenty feet (20') more or less, to the place of BEGINNING.

HAVING THEREON erected a two-story frame dwelling known as 423 Pottsville Street.

BEING FURTHER IDENTIFIED as Tax Parcel #69-006-147 and #69-006-148.

**TRACT No. 3**

BEGINNING at a point at the corner of Lot 21 on the south side of Pottsville Street; thence southwardly along the west side of Lot 22 to an alley; thence west along said alley a distance of 30 feet; thence northward in a direct line parallel to the south line to Pottsville Street; thence eastward along said street a distance of 30 feet to the place of BEGINNING.

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BEING known as Tax Parcel #69-006-149.

BEING the same property conveyed unto William L. Zimmerman and Kriss Neidlinger, as joint tenants with the right of survivorship and not as tenants in common by deed from Tansy L. Welsh and Kevin J. Keen, Co-Executors of the Estate of Melvin G. Keen, deceased, dated 01/16/2015 and recorded 01/27/2015 at Instrument No. 20150001900, Dauphin County Records.

BEING known and numbered as 423 Pottsville Street, Wiconisco, PA 17097.

TAX PARCEL #: 69-006-147; 69-006-148; 69-006-149

SEIZED AND SOLD as the property of William L. Zimmerman and Kriss Neidlinger under Judgment No. 2025-CV-05954.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 20  
CAROLYN TREGLIA, ESQUIRE  
JUDGMENT AMOUNT: \$116,511.19**

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

BEGINNING at an iron pin on the west side of Second Street at the southeast corner of the lands now or late of Isabelle Snyder, thence along Second Street south twenty-five degrees west forty-four and ten hundredths feet (S 25 degrees W 44.10') to an iron pin at the line of lands now of David Wertz, late of Clair H. Matter; thence along said Wertz lands north sixty-four degrees forty-two minutes eleven seconds west one hundred ninety-two and ninety-three hundredths feet (N 64 degrees 42' 11 W. 192.93') to an iron pin on the eastern side of sixteen (16) feet wide Pear Tree Alley; thence along said Pear Tree Alley north twenty-five degrees east forty-four and ten hundredths feet (N 25 degrees E. 44.10 to an iron pin at line of lands now or late of Isabelle Snyder; thence along said lands of Snyder south sixty-four degrees forty-minutes eleven seconds

east one hundred ninety-two and ninety-three hundredths feet (S 64 degrees 42' 11" E. 192.93') to an iron pin on the west side of Second Street, the point and place of BEGINNING.

HAVING THEREON ERECTED a single, two and one-half story frame, covered with Shingles dwelling, said premises being known and numbered as 26 N. Second Street, Halifax, Pennsylvania, according to a survey dated September 26, 1979 by Carl Poffenberger, P.E.

BEING the same premises which Natisha L. Robinson, by deed dated 6/29/2010 and recorded 7/2/2010 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20100018973, granted and conveyed unto Natisha L. Whitesel.

AND the said Natisha L. Whitesel died on November 25, 2023, thereby vesting title of the mortgaged premises unto Hunter Orion Whitesel, Administrator of the Estate of Natisha L. Whitesel, deceased.

TAX Parcel: 28-001-020-000-0000 aka 28-001-020

PREMISES Being: 26 N Second St., Halifax, PA 17032

SEIZED AND SOLD as the property of Hunter Orion Whitesel, Administrator of the Estate of Natisha L. Whitesel, Deceased under Judgment No. 2025-CV-05435.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 21  
CAROLYN TREGLIA, ESQUIRE  
JUDGMENT AMOUNT: \$139,869.01**

ALL THAT CERTAIN lot or piece of ground situate in Susquehanna Township, County of Dauphin, Commonwealth of Pennsylvania, being Lots Nos. 7 and 8 in Block "E" in a Plan of Lots known as Progress Extension laid out by Fishburn and Fox, more particularly bounded and described as follows:

BEGINNING at the northwest corner of Shell and Maple Streets; thence westwardly along the northern line of

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Maple Street 125 feet to the eastern line of Mayflower Avenue; thence northwardly along the eastern line of Mayflower Avenue, 60 feet to the division line of Lot No.6; thence eastwardly along the division line of Lot No. 6, 125 feet to the western line of Shell Street; and thence southwardly along the western line of Shell Street 60 feet to the corner of Shell and Maple Streets, the place of BEGINNING.

SAID PREMISES known as 99 Shell Street, Harrisburg, Pennsylvania.

BEING THE same premises which Babetta Bentley, by deed dated 10/24/2017 and recorded 11/01/2017, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20170028921, granted and conveyed unto Kenneth Lester III and Brandie Lester, in fee.

TAX Parcel: 62-035-078-000-0000

PREMISES Being: 99 SHELL STREET, Harrisburg, PA 17109

SEIZED AND SOLD as the property of Kenneth Lester III and Brandie Lester under Judgment No. 2024-CV-07830

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 23**

**M. TROY FREEDMAN, ESQUIRE  
JUDGMENT AMOUNT: \$48,059.71**

ALL THAT CERTAIN lot or piece of ground situate on the south side of a public road leading from Wiconisco to Williamstown in the Township of Wiconisco, in the County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of said road at the corner of a lot now or formerly owned by the estate of Elias Esterline, deceased, now owned by Charles Herman; thence along said lot south 3 degrees and 35 minutes west one hundred twenty-nine feet to a stone; thence along any alley by cemetery south 88 degrees 25 minutes west 84 feet to a point; thence in a northwardly direction in a straight line to a point in the south side of said Public Road and 86 feet in a

westwardly direction for the place of beginning, a distance of about 164 feet; thence from said point eastwardly along the southern side of said Public Road 86 feet to the place of BEGINNING.

HAVING thereon erected a dwelling house and other improvements.

BEING KNOWN AS: 605 POTTSVILLE ST., WICONISCO, PA 17097

PROPERTY ID: 69-010-021-000-0000

TITLE TO SAID PREMISES IS VESTED IN GENE G. SMELTZ AND BETTY A. SMELTZ, HIS WIFE BY DEED FROM GLORIA YANNUZZI AND EILEEN ZIMMERMAN, CO-ADMINISTRATORS OF THE ESTATE OF WILLIAM D SEIP, DECEASED, DATED NOVEMBER 1, 1988 RECORDED NOVEMBER 1, 1988 BOOK 1194, PAGE37

SEIZED AND SOLD as the property of Betty A. Smeltz AKA Betty Smeltz and Gene G. Smeltz AKA Gene Smeltz under Judgment No. 2025-CV-01659.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 24**

**M. TROY FREEDMAN, ESQUIRE  
JUDGMENT AMOUNT: \$33,918.55**

ALL those two certain lots or parcels of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, bounded and described as follows; to wit:

BEGINNING at a point on the north side of Locust Lane, forty-seven and sixty-eight one hundredths (47.68) feet west of the north-west corner of Locust Lane and Hollywood Drive, and also being at the dividing line between Lots Nos, 10 and 11, Block "B" on Plan of Lots hereinafter mentioned; thence westwardly along the northern side of Locust Lane, fifty (50) feet to a point on line of Lots No. 8, Block "B" on said Plan; thence northwardly along the dividing line between Lots Nos. 8 and 9. Block "B" on said Plan, one hundred fifty (150) feet to a point at the southwest corner of Lot No. 16 on said Plan; thence eastwardly along the dividing line between Lots Nos 9, 16, 10, and 15, Block "B" on said Plan,

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fifty (50) feet to a point on line of Lot No. 11, Block "B" on said Plan; thence southwardly along the dividing line between Lots Nos. 10 and 11, Block "B" on said Plan one hundred fifty (150) feet to a point on the northern side of Locust Lane, the place of BEGINNING.

BEING LOTS NOS. 9 and 10, Block "B", as shown on the Revised Plan of Penn-Wood Developments as laid out by Vernon N. Wood. August 19, 1949, a copy of which is docketed in the office of the Recorder of Deeds in and for Dauphin County, in Plan Book, "N", Page 11.

HAVING THEREON erected a one and one-half story masonry dwelling house known as 5210 Locust Lane

SUBJECT to the restrictions contained in the deed hereinafter referred to which is made a part hereof by reference.

BEING the same premises which Lee A. Patton, Executor of the Estate of Jennie R. Murray by his deed dated March, 1984 and recorded in the Office of the Recorder of Deeds in Book, Page granted and conveyed onto Lee A. Patton and Sue A. Patton, his wife grantors herein.

BEING KNOWN AS: 5210 LOCUST LN., HARRISBURG, PA 17109

PROPERTY ID: 35-064-021-000-0000

TITLE TO SAID PREMISES IS VESTED IN LEE A. PATTON AND SUE A. PATTON, HIS WIFE AND LANCE A. PATTON, WITH RIGHT OF SURVIVORSHIP BY DEED FROM LEE A. PATTON AND SUE A. PATTON, HIS WIFE, DATED DECEMBER 17, 1984 RECORDED DECEMBER 18, 1984 IN BOOK NO. 567, AT PAGE 296

THE SAID LEE A. PATTON HAVING DEPARTED THIS LIFE ON AUGUST 8, 2011

SEIZED AND SOLD as the property of Lance Patton a/k/a Lance A. Patton a/k/a Lee A. Patton and Sue A. Patton under Judgment No. 2025-CV-07935.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 25**

**ERIC ROCHKIND, ESQUIRE**

**JUDGMENT AMOUNT: \$44,025.56**

ALL THAT CERTAIN tract or piece of land situate in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and Plan thereof dated February 10, 1965, prepared by Ernest J. Walker, Registered Engineer, Camp Hill, Pennsylvania, as follows:

BEGINNING at a point on the eastern line of Dunkle Street, said point being 100 feet to a northerly direction from the northern line of Syndicate Street; thence continuing along Dunkle Street, north 15 degrees 00 minutes west, 20 feet to a point; thence north 75 degrees 00 minutes east, 115 feet to a point on the western line of Ice Alley, thence along the western line of Ice Alley, south 15 degrees 00 minutes east, 20 feet to a point, thence in a westerly directly through the center of a partition wall separating the premises herein described and the adjoining premises on the south, 75 degrees 00 minutes west, 115 feet to a point on the eastern line of Dunkle Street, the place of BEGINNING.

HAVING THEREON ERECTED a dwelling known as 631 Dunkle Street, Harrisburg, Pennsylvania, 17104.

TAX PARCEL NO. 13-052-039-000-0000

PREMISES BEING: 631 Dunkle Street, Harrisburg, PA 17104

BEING the same premises which BRANDI L. DRAKE, A SINGLE WOMAN by deed dated November 30, 2017, and recorded December 7, 2017, in Instrument Number 20170031973, granted and conveyed unto Antonio B. Eubanks.

SEIZED AND SOLD as the property of Antonio B. Eubanks under Judgment No. 2025-CV-07534.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 27**  
**ERIC ROCHKIND, ESQUIRE**  
**JUDGMENT AMOUNT: \$110,748.70**

ALL THAT CERTAIN lot or parcel of land situate in the Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and Plan thereof made by Ernest J. Walker, Professional Engineer, dated October 27, 1969, as follows:

BEGINNING at a point on the north side of Schuylkill Street, said point being fifty-two and five-tenths (52.5) feet of the northwest corner of Schuylkill and Howard Streets; thence along Schuylkill Street, south seventy-eight degrees west (S 78° W), eighteen and seventy-five hundredths (18.75) feet to a corner of premises known as No. 540 Schuylkill Street; thence along said premises, north twelve degrees west (N 12° W), one hundred forty-eight and twenty-four hundredths (148.24) feet to a point on the south side of Reel's Lane; thence along Reel's Lane, south eighty-seven degrees two minutes east (S 87°02' E), nineteen and forty-one hundredths (19.41) feet to a corner of premises known as No. 544 Schuylkill Street; thence along said premises and passing through the center of a partition wall, south twelve degrees east (S 12° E), one hundred forty-three and twenty-three hundredths (143.23) feet to the point and place of BEGINNING.

TAX PARCEL NO. 10-022-050-000-0000

PREMISES BEING: 542 Schuylkill Street, Harrisburg, PA 17110

BEING the same premises which Roz Diamond I Do LLC, a Pennsylvania Limited Liability Company by deed dated November 18, 2021, and recorded November 30, 2021, in Instrument Number 20210042065, granted and conveyed unto Ophelia Pressley-Smith.

SEIZED AND SOLD as the property of Ophelia Pressley-Smith under Judgment No. 2025-CV-08173.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 29**  
**NICOLE M. FRANCESE, ESQUIRE**  
**JUDGMENT AMOUNT: \$79,028.67**

ALL THAT CERTAIN MESSAGE AND TRACT OF LAND SITUATE IN THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA BOUNDS AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERN SIDE OF BRIGGS STREET 180 FEET FROM THE NORTHEAST CORNER OF BRIGGS AND SIXTEENTH STREET, AT LINE OF PROPERTY NOW OR LATE OF FRED H. OGDEN, THENCE SOUTHWARDLY AT RIGHT ANGLES TO BRIGGS STREET AND ALONG LINE OF SIDE PROPERTY 120 FEET TO A POINT, THENCE EASTWARDLY, PARALLEL WITH BRIGGS STREET 25 FEET TO POINT IN LINE WITH THE CENTER OF THE PARTITION WALL BETWEEN PROPERTY HEREBY CONVEYED AND PROPERTY NO. 1614 BRIGGS STREET, NOW OR LATE OF HARRY FRANKLIN HOPE AND MAUD MCFARLAND HOPE, THENCE SOUTHWARDLY AT RIGHT ANGLES TO BRIGGS STREET ALONG LINE OF SAID PROPERTY AND THROUGH THE CENTER OF THE PARTITION WALL THEREOF 120 FEET TO THE NORTHERN SIDE OF BRIGGS STREET, THENCE WESTWARDLY ALONG SIDE NORTHERN SIDE OF BRIGGS STREET 25 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS 1612 BRIGGS STREET.

TAX ID#: 08-009-020

BEING the same premises which Eugene Faulcon and his wife Rosetta M. Faulcon by deed dated July 28, 1980 and recorded in the Official Records of Dauphin County on July 29, 1980 in Deed Book Volume 141, Page 346, granted and conveyed unto Michael A. Stewart and Marsha C. Stewart his wife.

AND Marsha C. Stewart departed this life on January 10, 2018.

1612 Briggs Street, Harrisburg, PA 17103

TAX PARCEL Number: 08-009-020

SEIZED AND SOLD as the property of Michael A. Stewart, individually and as Administrator of the Estate of Marsha C. Stewart under Judgment No. 2025-CV-04130

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

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May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 30  
ROBERT FLACCO, ESQUIRE  
JUDGMENT AMOUNT: \$91,126.04**

ALL THAT CERTAIN lot or piece of ground situate, lying and being in the fifth Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, fronting on Second Street and bounded and described as follows, to-wit:

BEGINNING at a point on Second Street, twenty feet south from the southeast corner of Second Street and Sassafras Avenue, as the corner of property now or formerly of Catherine Wells; thence south along the line of Second Street, 15 feet to the corner of property of Susan F. Morgan; thence east along the line of said last mentioned property in a line parallel with Sassafras Avenue, 68 feet 6 inches to a three feet wide alley; thence north along the line of said alley towards Sassafras Alley and parallel with Second Street, 15 feet to property of said Catherine Wells; thence west along the line of said property, 68 feet six inches to the line of Second Street, the place of BEGINNING.

BEING the same premises which Pharma Enterprises, LLC, a limited liability company, by deed dated April 27, 2021 and recorded July 13, 2021 in the Office of the Recorder of Deeds in and for the County of Dauphin as Instrument No. 20210024448, granted and conveyed to Doyle Assets, LLC, a limited liability company.

PARCEL NO. 05-011-015-000-0000  
PREMISES BEING: 1113 North 2<sup>nd</sup> Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of Doyle Assets LLC under Judgment No. 2025-CV-01094

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 31  
HARRY B. REESE, ESQUIRE  
JUDGMENT AMOUNT: \$139,916.37**

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

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

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

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

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

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### **Miscellaneous Notices**

Condominium Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments.

THIS COVENANT shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

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

BEING TAX PARCEL NO. 62-087-115 PREMISES BEING: 221 Saddle Ridge Drive, Unit 40, Harrisburg, Pennsylvania 17110

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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#### **SALE NO. 33 JOHN MURPHY, ESQUIRE JUDGMENT AMOUNT: \$328,304.81**

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

BEGINNING at a point on the line of north side of State Street forty-six (46) feet from the northeast corner of State and Second Streets; thence along the line of the north side of State Street forty-six (46) feet to the corner of State Street and Church Alley; thence along the line of Church Alley at right angles

with State Street sixty-seven (67) feet to a post and to the line of the property of now or formerly the heirs of Mrs. Eckert, deceased; thence towards Second Street along the division lines of Lots Nos. 19 and 18 as laid out in the general Plan of Maclaysburg in the Orphans' Court Docket "D", Page 209, said line being the division line of the property of now or formerly the heirs of Mrs. Eckert, deceased, and the property hereby conveyed forty-six (46) feet, more or less, to a post, line late of F. Jordon, Esquire; thence by a line parallel with Church Alley, being the division line between the property late of F. Jordan (or Jordon), Esquire, and the property conveyed, sixty-six (66) feet seven and three-quarters (7 ¾) inches to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling known as 204 State Street, Harrisburg, Pennsylvania.

PARCEL # 04-017-006-000-0000.

BEING THE SAME PREMISES that John R. Zonarich and Doris T. Zonarich, his wife, and Orvetta Properties, LLC, a Pennsylvania limited liability company, equitable owner, by deed dated March 17, 2022 and recorded March 28, 2022 in the Office of the Recorder of Deeds in and for the County of Dauphin by Instrument Number 20220009632, granted and conveyed unto 204 State St, LLC a Pennsylvania limited liability company.

PREMISES BEING: 204 State Street, Harrisburg, PA 17101

SEIZED AND SOLD as the property of 204 State St, LLC under Judgment No. 2026-CV-00076.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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#### **SALE NO. 34 LEON P. HALLER, ESQUIRE JUDGMENT AMOUNT: \$67,049.07**

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

BEGINNING at a point on the north side of Holly Street, said point being one

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**Miscellaneous Notices**

hundred (100) feet west of the northwest corner of 19<sup>th</sup> and Holly Streets; thence northwardly along other lands now or late of Edwin M. Hershey and through the partition dividing the house hereby conveyed from the adjoining house and beyond, one hundred (100) feet to a ten (10) feet wide alley; thence westwardly along the southern side of said ten (10) feet wide alley twenty (20) feet to a point; thence southwardly at right angles to Holly Street along lands now or formerly of Edwin M. Hershey, one hundred (100) feet to a point on the north side of Holly Street; thence eastwardly along the north side of Holly Street twenty (20) feet to a point, 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 THE WESTERN ONE-HALF (½) PART OF A BRICK DWELLING HOUSE KNOWN AND NUMBERED AS: 1848 HOLLY STREET, HARRISBURG, PA 17104

PARCEL #: #09-065-061-000-0000

BEING THE SAME PREMISES WHICH Rickey Lee Gutshall, by deed dated March 31, 2011 and recorded April 1, 2011 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, at Instrument No. 2011-0009454, granted and conveyed unto Seydou Djibo and Saunder Fairrow, husband and wife. Saunder Fairrow died May 22, 2020, thereby vesting title in the subject premises to her husband, Seydou Djibo.

PREMISES BEING: 1848 Holly Street, Harrisburg, PA 17104

TO BE SOLD AS THE PROPERTY OF SEYDOU DJIBO UNDER JUDGMENT NO. 2025-CV-07063.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 35  
ERIC ROCHKIND, ESQUIRE  
JUDGMENT AMOUNT: \$72,083.84**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Lower Paxton, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated May 28, 1970, as follows:

BEGINNING at a point on the north side of Jordan Drive (formerly Grandview Drive) which point is a common corner of Lots Nos. 14 and 15 of said section, said point also being one hundred ninety-nine and twenty-two hundredths (199.22) feet east of the eastern line of Conway Road; thence by common line separating Lots Nos. 14 and 15 north twelve (12) degrees twenty (20) minutes west, a distance of one hundred seventy-two and sixteen hundredths (172.16) feet to a point; thence north seventy (70) degrees eight (8) minutes east, a distance of one hundred twenty-two and sixty-one hundredths (122.61) feet to a point a common corner of Lots Nos. 15 and 16 of said Section; thence south zero (00) degrees two (2) minutes west, along a common line separating latter said lots a distance of one hundred ninety-eight and ninety-nine one hundredths (198.99) feet to a point in the north line of Jordan Drive; thence along said Drive on a curve with a radius of five hundred then (510) feet to the left in a western direction a distance of seventy-nine and twenty-two hundredths (79.22) feet to a point, the place of BEGINNING.

BEING LOT No. 15, Section 2, on a Plan of Lots laid out by D.P. Raffensperger, Registered Surveyor, for Elmer Hodge, which Plan is recorded In Plan Book V, Page 7, Dauphin County records.

TAX PARCEL NO. 35-073-280-000-0000

PREMISES BEING: 6620 Jordan Drive, Harrisburg, PA I 7111

BEING the same premises which BERNETA SMITH AND ARNETA WALKER, HER MOTHER by deed dated August 16, 1990, and recorded August 20, 1990, in

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### **Miscellaneous Notices**

Deed Book 1465, Page 205, granted and conveyed unto the said Berneta Smith a/k/a Berneta W. Smith died on November 15, 2024. Letters of Administration were granted to Grady R. Smith, Executor of the Estate of Berneta Smith a/k/a Berneta W. Smith on November 15, 2024.

SEIZED AND SOLD as the property of Grady R. Smith, Executor of the Estate of Berneta Smith a/k/a Berneta W. Smith under Judgment No. 2025-CV-08604.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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#### **SALE NO. 36 ERIC ROCHKIND, ESQUIRE JUDGMENT AMOUNT: \$222,725.90**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Williams in the County of Dauphin and Commonwealth of Pennsylvania, more particularly described as follows: (formerly partly situate in Williams Township, Dauphin County and partly situate in Porter Township, Schuylkill County).

BEGINNING at an axel on the northern line of Legislative Route 22031 at the southwest corner of other lands now or late of Lucille Bendigo a/k/a Lucille Valibus; thence along the northern side of said Legislative Route, north eighty-nine degrees thirty-seven minutes west (N 89° 37' W) two hundred thirty-eight and ninety-six hundredths (238.96) feet to an axel at the southeast corner of lands now or late of Michael Shurskis; thence along the eastern line of said lands north seven degrees twenty-five minutes east (N 07° 25' E) six hundred seventy-eight and forty-four hundredths (678.44) feet to a stone at a fence at lands now or late of the Pennsylvania State Game Commission; thence along said lands and said fence south eighty-two degrees forty-seven minutes east (S 82°, 47' E) two hundred fifty-one and sixteen hundredths (251.16) feet (erroneously stated as 241.16 feet in previous deeds) to a set stone at other lands now or late of Lucille Bendigo a/k/a

Lucille Valibus; thence along the western line of said land south eight degrees thirty-nine minutes west (S 08° 39' W) six hundred fifty and twenty-two hundredths (650.22) feet to an axel on the north side of said Legislative Route 22031 the point and place of BEGINNING.

BEING Tract No. 1 as described in accordance with a Plan prepared by K.I. Daniel, Professional Engineer on May 2, 1977.

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

TAX PARCEL NO. 72-007-039-000-0000

PREMISES BEING: 1101 East Market Street, Tower City, PA 17980

BEING the same premises which THOMAS W. GREENE AND MARGARET M. GREENE, HUSBAND AND WIFE by deed dated December 14, 2018, and recorded January 2, 2019, in Instrument Number 20190000062, granted and conveyed unto Theodore R. Ferrara III and Lacy J. Ferrara, husband and wife.

SEIZED AND SOLD as the property of Theodore R. Ferrara III and Lacy J. Ferrara under Judgment No. 2025-CV-04684.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**Miscellaneous Notices**

**SALE NO. 37**

**ROBERT P. WENDT, ESQUIRE**

**JUDGMENT AMOUNT: \$144,442.89**

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

BEGINNING at a point on the southern line of Locust Lane, said point being four hundred twenty-six and seventy-four hundredths (426.74) feet west of the southwestern corner of North Thirtieth Street and Locust Lane as laid out on Plan of Lots known as Raysor Place, recorded in the Recorder's Office of Dauphin County, Pennsylvania in Plan Book "H", Page 90, and being the northwestern corner of land now or formerly of Charles E. Zeigler and Nan Spahr Zeigler, his wife; thence southwardly along the western line of land now or formerly of Charles E. Zeigler and wife, one hundred twenty-eight and eight tenths (128.8) feet to a point; thence westwardly along the northern line of premises adjoining on the south, a distance of sixty (60.00) feet to the eastern line of land formerly of Anna M. Graves; thence northwardly along the eastern line of land formerly of Anna Graves, a distance of one hundred twenty-nine (129.00) feet to a point on the southern line of said Locust Lane; thence eastwardly along the southern line of Locust Lane, a distance of sixty (60.00) feet to a point, the place of BEGINNING.

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

THE IMPROVEMENTS thereon being known as 2915 Locust Lane, Harrisburg, Pennsylvania 17109.

CONTAINING 17,800 square feet, more or less.

BEING known as Parcel Number 62-029-219-000-0000

SEIZED AND SOLD as the property of Hazel Jackson, in her capacity as Heir of Orville J. Jackson, deceased and the Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Orville J. Jackson, Deceased under Judgment No. 2025-CV-05666.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 38**

**JEFFREY S. CIANCIULLI, ESQUIRE**

**JUDGMENT AMOUNT: \$11,270,511.16**

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

BEGINNING at an iron pin on the western right-of-way line of the Eisenhower Boulevard (State Route 3001), said point also being the property corner now or late of George A. Souders and Patricia A. Souders; thence along the western right-of-way line of Eisenhower Boulevard by a curve to the right with a radius of eight hundred ninety-five and thirty-seven hundredths (895.37) feet, an arc length of one hundred sixty-one and forty-four hundredths (161.44) feet (erroneously stated in prior Title Deed as one hundred eighty-one and forty-four hundredths (181.44) feet), said arc being subtended by a chord bearing south two (02) degrees nine (09) minutes nineteen (19) seconds east (erroneously stated in said prior Title Deed as south two (02) degrees nine (09) minutes eighteen (18) seconds east), a distance of one hundred sixty-one and twenty-two hundredths (161.22) feet to a point on the western right-of-way line of Eisenhower Boulevard, said point also being the property corner now or late of Wendy's Old Fashioned Hamburgers of New York, Inc; thence leaving the western right-of-way line of Eisenhower Boulevard, along the property line now or late of Wendy's Old Fashioned Hamburgers of New York, Inc., by a curve to the left with a radius of fifty (50) feet, an arc length of twenty-eight and eight hundredths (28.08) feet, said arc being subtended by a chord bearing north seventy (70) degrees fifteen (15) minutes fifty-two (52) seconds west (erroneously stated in said prior Title Deed as north seventy (70) degrees fifteen (15) minutes thirty-eight (38) seconds west, a distance of twenty-seven and seventy-one hundredths (27.71) feet (erroneously stated in the

Advertisements appearing for First Time

**Miscellaneous Notices**

said prior Title Deed a twenty-seven and seventy-two hundredths (27.72) feet) to a point; said point being a property corner now or late of Wendys Old Fashioned Hamburgers of New York, Inc.; thence continuing along the property line now or late of Wendy's Old Fashioned Hamburgers of New York, Inc., north eight-six (86) degrees twenty-one (21) minutes and six (06) seconds west, a distance of one hundred seven and sixty-four hundredths (107.64) feet to a point, said point being a property corner now or late of Wendy's Old Fashioned Hamburgers of New York, Inc.; thence continuing along the property line now or late of Wendy's Old Fashioned Hamburgers of New York, Inc. by a curve to the left with a radius of twenty-eight (28) feet, an arc length of forty-three and ninety-eight hundredths (43.98) feet, said arc being subtended by a chord bearing south forty-eight (48) degrees thirty-eight (38) minutes fifty-four (54) seconds west, a distance of thirty-nine and sixty hundredths (39.60) feet to a point, said point being a property corner now or late of Wendy's Old Fashioned Hamburgers of New York, Inc.; thence continuing along the property line now or late of Wendy's Old Fashioned Hamburgers of New York, Inc.; south three (03) degrees thirty-eight (38) minutes fifty-four (54) seconds west, a distance of two hundred twenty-three and eighty-sixth hundredths (223.86) feet to a point, said point being a property corner now or late of Wendy's Old Fashioned Hamburgers of New York, Inc., said point also being the northern right-of-way line of Richardson Road (Township Road T-335); thence along the northern right-of-way line of Richardson Road north sixty (60) degrees thirty-one (31) minutes twenty-eight (28) seconds west, a distance of three hundred seven and thirty-five hundredths (307.35) feet to a point on the northern right-of-way line of Richardson Road, said point also being the property corner now or late of Aero Oil Company; thence leaving the northern right-of-way line of Richardson Road, along the property line now late of Aero Oil Company north three (03) degrees one (01) minute twenty-eight (28) seconds west, a distance of four hundred ninety-four and twenty-one hundredths (494.21) feet to an iron pin, said iron pin being the property corner

now or late of Aero Oil company thence continuing along the property line now or late of Aero Oil Company and now or late of George A. Souders and Patricia A. Souders south sixty (60) degrees thirty-one (31) minutes twenty-eight (28) seconds east a distance of five hundred (500) feet to an iron pin, said iron pin being a property corner now or late of George A. Souders and Patricia A. Souders; thence continuing along the property line now or late of George A. Souders and Patricia A. Souders south eighty-one (81) degrees fifty-one (51) minutes twenty eight (28) seconds east a distance of thirty and eight hundredths (30.08) feet to an iron pin on the western right-of-way line of Eisenhower Boulevard said iron pin being the point and place of BEGINNING.

BEING the same property which by Indenture dated November 2, 2007 and recorded in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania as Instrument No. 20070044804 was granted and conveyed by Middletown Realty Group, Inc., a Pennsylvania corporation, unto Shri Sai Middletown L.L.C., a Pennsylvania limited liability company.

PARCEL No. 36-007-081

PREMISES BEING: 815 South Eisenhower Blvd., Harrisburg, PA 17111

SEIZED AND SOLD as the property of Shri Sai Middletown, LLC under Judgment No. 2025-CV-00561.

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, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 39**  
**STANLEY J.A. LASKOWSKI, ESQUIRE**  
**JUDGMENT AMOUNT: \$1,402.29**

ALL THAT CERTAIN lot, parcel or tract of land located in the Township of Lower Paxton, County of Dauphin and the Commonwealth of Pennsylvania, more particularly described as Lot 11C as shown on a "Final Subdivision Plan for Willow Brook Phase No. IV" as prepared by Hartman and Associates Engineers and Surveyors, and bounded and described as follows, to wit:

## Advertisements appearing for First Time

### **Miscellaneous Notices**

BEGINNING at a point on the western right-of-way line of Day Star Drive (a twenty-four foot (24') wick private right-of-way) said point being referenced from a point at the intersection of the western right-of-way line of Day Star Drive with the extension of the southern right-of-way line of Day Star Drive (a thirty foot (30') wide private right-of-way) by the following courses: by the western right-of-way line of Day Star Drive north eleven degrees, fifty-one minutes, forty-eight seconds west (N 11° 51' 48" W) a distance of three and eighty feet (3.80') to a point; thence by an area designated as a proposed bus stop the following three (3) courses: 1) South seventy-eight degrees, eight minutes, twelve seconds west (S 78° 08' 12" W), a distance of eleven feet (11.00') to a point; 2) North eleven degrees, fifty-one minutes, forty-eight seconds west (N 11° 51' 48" W), a distance of eleven feet (11.00') to a point; 3) North seventy-eight degrees, eight minutes, twelve seconds east (N 78° 08' 12" E), a distance of eleven and one hundredth feet (11.01 ' ) to a point; thence by the western right-of-way line of Day Star Drive by a curve to the right having a radius of nine hundred eighty-seven feet (R=987.00') and an arc length of one hundred sixty-six and sixty-six hundredths feet (A/L= 166.66') to a point; thence by an area designated for common parking the following three (3) courses: 1) South eighty-eight degrees, twenty-seven minutes, forty-eight seconds west (S 88° 27' 48" W), a distance of twenty-one and two hundredth feet (21.02') feet to a point; 2) North one degree, thirty-two minutes, twelve seconds West (N 01° 32' 12 W), a distance of thirty-two (32.00'), to a point; 3) North eighty-eight degrees, twenty-seven minutes, forty-eight seconds East (N 88° 27' 48" E), a distance of twenty-one feet (21.00') to a point; thence by the western right-of-way line of Day Star Drive north one degree, thirty-two minutes, twelve seconds west (N 01° 32' 12" W), a distance of eighty-four and sixty-six hundredths feet (85.66') to a point; thence by an area designated for common parking the following three (3) courses: 1) South eighty-eight degrees, twenty-seven minutes, forty-eight seconds West (S 88° 27' 48" W), a distance of twenty-one feet (21.00') to a

point; 2) North one degree, thirty-two minutes, twelve seconds west (N 01° 32' 12" W), a distance of thirty-two feet (32.08') to a point; 3) North eighty-eight degrees, twenty-seven minutes, forty-eight seconds east (N 88° 27' 48" E), a distance of twenty-one feet (21.00') to a point; thence by a the western right-of-way line of Day Star Drive the following two (2) courses: 1) North one degree, thirty-two minutes, twelve seconds west (N 01° 32' 12" W), a distance of forty-four and eighty-nine hundredth feet (44.89') to a point; 2) by a curve to the right having a radius of forty feet (R=40.00'), and an arc length of five and seventy-nine hundredths feet (A/L=5.79') to a point; thence from said point of beginning by Lot No. 11 B of the aforementioned plan north eighty-eight degrees, twenty-seven minutes, forty-eight seconds east (N 88° 27' 48" E), a distance of one hundred fifty-five and fifty-two hundredth feet (155.52') to a point; thence by the western right-of-way line of Day Star Drive by a curve to the left having a radius of forty feet (R=40.00'), and an arc length of twenty-six and eighty-hundredth feet (A/L=26.80'), and having a chord bearing of south twenty-five degrees, fifty-seven minutes, six seconds west (S 25° 57' 06" W), and a chord length of twenty-six and thirty hundredths feet (26.30') to a point, the place of BEGINNING.

SAID LOT contains 3,440.60 square feet or 0.0790 acres.

BEING Lot 11 C on a "Final Subdivision Plan for Willow Brook Phase No. IV", as recorded in the Office of the Recorder of Deeds of and for the County of Dauphin, Commonwealth of Pennsylvania.

TAX PARCEL No.: 35-070-340-000-0000

PREMISES BEING: 1158 Day Star Drive, Harrisburg, Pennsylvania, 17111

TO BE SOLD as the property of Defendant, 1158 Ventures, LLC, under Judgment No. 2025-CV-7395 NT

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 11, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**Miscellaneous Notices**

**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  
February 5, 2026

m20-a3

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

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The Board of Directors of the Bar Association meets on the third Thursday of the month at the Bar Association headquarters. Anyone wishing to attend or have matters brought before the Board should contact the Bar Association office in advance.

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**

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