

ADVANCE SHEET

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Commonwealth v. Lorenzo Johnson
Bar Association Page

261
Back Pages



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Commonwealth v. Lorenzo Johnson**No. 1544-CR-1996****Criminal Action – post-conviction request for DNA testing**

Section 9543.1 of Title 42 was enacted as a mechanism to exonerate wrongfully convicted individuals. It is thus remedial legislation and subject to liberal construction.

A motion for DNA testing under Section 9543.1 is intended to lead to a new post-conviction petition.

Trial courts may revisit their pretrial rulings without violating the law of the law of the case doctrine.

Plea agreements and their waivers are governed by contract principles and evaluated under an objective standard with the parties' objectives and context considered.

A plea agreement provision to "waive all claims in connection with this case" encompasses a request for DNA testing.

Subsequent developments in the law following a negotiated plea do not render the guilty plea involuntary or unknowing.

Waivers are enforceable unless they would result in a miscarriage of justice.

William R. Stoycos, Esq., attorney for the Commonwealth**Patrick Eagan, Esq., attorney for Lorenzo Johnson****Evans, P.J., September 10, 2026****OPINION AND ORDER**

A deal is a deal, and all things being equal, courts should refrain from altering and undermining the parties' bargained-for terms. *See generally Kansas v. Nebraska*, 574 U.S. 445, 470 (2015) (observing that "courts generally hold parties to the deals they make; and of course, courts should hesitate, and then hesitate some more, before modifying a contract"). Over nine years ago and during post-conviction litigation, Lorenzo Johnson entered into an agreement with the Commonwealth to resolve his murder case, which is 30-plus years old. He now seeks DNA testing in the hopes of finding a basis to explore a new collateral challenge.

I.**Factual background¹**

The factual recitation is borrowed from the Superior Court opinion, Common Pleas Court opinion, and Johnson's *nolo contendere* plea. See *Johnson*, No. 847 Hbg. 1997, 726 A.2d 1079; (N.T. 7/11/2017 at 6-10). The events at issue begin on a December morning in 1995. Johnson and his co-defendant, Corey Walker, who were routinely together, awoke in the same house. They left with Victoria Doubs to go to a nearby Kentucky Fried Chicken restaurant located at the intersection of 14th and Market Streets in Harrisburg. There, they saw Taraja Williams approaching. Walker confronted Williams over a debt.

Williams told Walker that he would get the money when Williams felt like it and that he was not afraid of Walker. An altercation ensued, with Williams beating Walker with a broomstick. In Johnson's presence, Walker was laughed at and embarrassed in front of his contemporaries. When it was over, Walker angrily and repeatedly stated, again while in Johnson's presence, that he intended to kill Williams.

Later that day the opportunity arose. Carla Brown observed Johnson, Walker, and Williams arguing in the Midnight Special Bar, which is located near the area of the earlier confrontation. The three men were thrown out of the bar. Once outside, they walked single file down the street with Walker in front, Williams in the middle, and Johnson in the rear. Walker wore a long leather overcoat and walked as if he had an object (a shotgun) hidden in his coat. At an alley between 1420 and 1422 Market Street, Walker entered followed by Williams with Johnson waiting outside the entrance. Carla Brown and Brian Ramsey said that Williams unwillingly entered the alley. In the alley, Walker shot Williams in the chest with a shotgun, killing him.

In the wake of the shooting, a witness, Aaron Dews, said that he saw two silhouettes running up a driveway from the direction of the alley. Ms. Brown said that she passed the alley but upon hearing the shotgun blast she cut through a different alley. At the murder scene, police recovered a partial shotgun—the barrel was missing. The following

¹ At the outset, we pause to acknowledge, as several judges have, that the proof implicating Johnson in the murder, while sufficient, was short of compelling. See, e.g., *Commonwealth v. Johnson*, No. 847 Hbg. 1997, 726 A.2d 1079 (Pa. Super. Sept. 29, 1998) (Schiller, J., concurring and dissenting); *Johnson v. Mechling*, 446 F. App'x 531 (3d Cir. Sept. 30, 2009), *rev'd*, *Coleman v. Thompson*, 566 U.S. 650 (2012) (per curiam).

day, Johnson fled from a Harrisburg detective, Kevin Duffin. Later, a friend of Johnson's attempted to bribe Ms. Doubs into providing false alibi information for Johnson.²

The Commonwealth charged Johnson and Walker with first-degree murder and criminal conspiracy to commit homicide. They proceeded to a jury trial and were convicted. The late Honorable Todd A. Hoover sentenced Johnson to a life term of imprisonment.

II.

Procedural background

Johnson appealed, arguing that the evidence was insufficient and that the verdict was against the weight of the evidence. The Superior Court affirmed. *See Johnson*, No. 847 Hbg. 1997, 726 A.2d 1079. Johnson filed a petition under the Post-Conviction Relief Act ("PCRA"), 42 Pa.C.S. §§ 9541-9546. The PCRA court dismissed the petition and the Superior Court affirmed. *Commonwealth v. Johnson*, No. 406 MDA 2002 (Pa. Super. July 17, 2002). Johnson then filed a second PCRA petition, which was also dismissed. *See Commonwealth v. Johnson*, No. 1688 & 1689 MDA 2005 (Pa. Super. June 15, 2006). Johnson also sought habeas corpus relief in federal court. *See Johnson*, 566 U.S. at 650.

Then, in 2013, Johnson commenced a third round of PCRA proceedings, this time based on the Commonwealth's violation of its obligations under *Brady* and newly discovered evidence. *See supra* note 2. After several years of litigation, the Commonwealth and Johnson reached an agreement. That agreement provided that Johnson's convictions for first-degree murder and conspiracy to commit murder would be reversed,³ and that the Commonwealth would amend the criminal information to include a count for third-degree murder and conspiracy to commit third-degree murder. *See* (N.T. 7/11/17 at 3, 15). Johnson agreed to enter a plea of *nolo contendere* or no contest to the added counts for a sentence of 10 to 20 years on the third-degree murder charge followed by five years of probation for the conspiracy. *See id.* at 3-4. The agreement effected his immediate release. *See id.* at

² In recounting the above factual background, we recognize that the complexion of this prosecution changed substantially following several exculpatory evidentiary disclosures by the Commonwealth during post-conviction proceedings. *See, e.g., Commonwealth v. Walker*, No. 2739-CR-199 (PCRA Opin. July 17, 2019) (finding that the Commonwealth suppressed evidence in violation of *Brady v. Maryland*, 373 U.S. 83 (1963)).

³ Although there is a docket entry stating, "Proceed to Court (Conviction Reversed)," there is no corresponding court order vacating Johnson's convictions for first-degree murder and conspiracy to commit murder. Instead, at Johnson's resentencing, the court stated that "the other counts are vacated. The prior sentencing order in this case issued by the late Todd A. Hoover is hereby ordered vacated[.]" (N.T. 7/11/17 at 15).

17. Importantly, the agreement stipulated that “Johnson agrees to cease all litigation and *waive all claims* in connection with this case.” *Id.* at 4 (emphasis added).

In June 2019, we granted Johnson’s request for an early termination of his probationary term. Then in January 2025, Johnson petitioned for DNA testing under the PCRA, 42 Pa.C.S. § 9543.1. Initially, the Commonwealth moved to dismiss based on Johnson’s waiver of all claims. We denied that motion. The parties have since submitted further filings addressing, among other things, the effect of Johnson’s waiver and his entitlement to DNA testing under the statute.

III.

Discussion

The General Assembly enacted Section 9543.1 as a mechanism to exonerate wrongfully convicted individuals and to identify the real perpetrators of the crimes. *See, e.g.*, Act of Oct. 24, 2018, P.L. 896, No. 147 (General Assembly’s findings and declarations). As remedial legislation, it’s subject to liberal construction. *See Commonwealth v. Hardy*, 337 A.3d 385, 414 (Pa. 2025). Relevant here, Section 9543.1 allows an individual to move for DNA testing at any time and regardless of whether they are serving a sentence, confessed, or pleaded guilty. 42 Pa.C.S. § 9543.1 (a)(4)-(5). The motion must identify the specific evidence to be tested, provide prima facie proof that identity was at issue, demonstrate that there is a reasonable probability that the testing would produce exculpatory evidence that the applicant is actually innocent, and include a sworn statement of the applicant’s actual innocence. 42 Pa.C.S. § 9543.1(a)(6)(i), (c)(1)-(4).

Waiver

We begin by considering whether Johnson waived his right to seek DNA testing. In so doing, we recognize that this Court denied the Commonwealth’s motion to enforce the waiver and dismiss Johnson’s petition. But that ruling, which was without explanation, was issued to allow the record to be fully developed and with the expectation that the United States Supreme Court might provide some clarity on post-sentencing appellate waivers with its opinion in *Hunter v. United States*, 146 S. Ct. 1702 (2026). For these reasons, we will reconsider our earlier ruling. *See Morgan v. Petrol. Products Equip. Co.*, 92 A.3d 823, 827 (Pa. Super. 2014). (explaining that trial judges may always revisit their own pretrial rulings without violating the law of the case doctrine).

For its part, the Commonwealth argues that the plea agreement is a contract, the parties are bound by its terms, and the current filing is merely a new form of litigation in connection with Johnson's criminal case. In the Commonwealth's view, the term "all" is broadly defined and encompasses the statutory right for DNA testing.

In response, Johnson asserts that "cease" refers to the former PCRA litigation and that he cannot "waive" future collateral challenges or those based on rights that have not yet accrued. At the time of Johnson's plea and sentencing, Section 9543.1 required that a petitioner be imprisoned. And the broadening of the DNA testing statute occurred after Johnson's release from imprisonment, thus allowing those released from imprisonment to seek DNA testing. Johnson also maintains that boilerplate waiver language cannot bar his request for DNA testing, as such restriction would be at odds with the public policy reflected in 9543.1, which, among other things, allows one to request DNA testing despite a guilty plea or a confession. Finally, Johnson points to the collateral consequences associated with his third-degree murder conviction.

In general, plea negotiations and plea agreements are governed by contract principles. See *Commonwealth v. Cosby*, 252 A.3d 1092, 1133-34 (Pa. 2021).⁴ When construing a plea agreement, Pennsylvania has followed the federal courts, applying an objective standard to the agreement in assessing what the parties reasonably understood its terms to mean. See *Commonwealth v. Kroh*, 654 A.2d 1168, 1172 (Pa. Super. 1995); *Commonwealth v. Fruehan*, 557 A.2d 1093, 1094 (Pa. Super. 1989). In this regard, the parties' objectives and context matter. See generally Alan Schwartz, *Karl Llewellyn and the Origins of Contract Theory*, 15 (Cambridge Univ. Sept. 22, 2009) (addressing the substantive aspects of Professor Llewellyn's contract theory).⁵ Because of the significant role plea negotiations have, courts routinely hold the Commonwealth to its promises. *E.g.*,

⁴ The reality of our criminal justice system is that most cases are resolved by plea agreements. See *Commonwealth v. Hainesworth*, 82 A.3d 444, 449 (Pa. Super. 2013 (en banc) (citation and internal quotation omitted)). Plea bargaining "is not some adjunct to the criminal justice system; it is the criminal justice system." *Missouri v. Frye*, 566 U.S. 134, 144 (2012) (quoting Scott & Stuntz, *Plea Bargaining as Contract*, 101 YALE L.J. 1909, 1912 (1992)).

⁵ Available at <https://www.cambridge.org/core/books/abs/jurisprudential-foundations-of-corporate-and-commercial-law/karl-llewellyn-and-the-origins-of-contract-theory/3478B999362555A47F7C962AF44ABCA9>

Commonwealth v. Zuber, 353 A.2d 441, 444 (Pa. 1976). Likewise, courts have enforced plea agreement terms, such as waivers, against defendants. *E.g.*, *United States v. Erwin*, 765 F.3d 219, 230-32 (3d Cir. 2014).

First, we look to the nature of Johnson’s motion. A motion for DNA testing under Section 9543.1 is “substantively and conceptionally distinct from other PCRA litigation.” *Hardy*, 337 A.3d at 390. But that does not mean that it’s a separate proceeding. A DNA test result based on Section 9543.1 is “intended to lead directly to a new PCRA petition.” *Hardy*, 337 A.3d at 391 (explaining that Section 9435.1 and the PCRA “work in harmony”). Johnson’s DNA motion is thus part and parcel to a future post-conviction claim.

Second, turning to the agreement’s terms, they provide that “Mr. Johnson agrees to cease all litigation and waive all claims in connection with this case.” (N.T. 7/11/17 at 4).⁶ We agree with Johnson that the “cease all litigation” phrase has a temporal connection. For example, cease means “to stop, forfeit, suspend, or bring to an end.” *Cease*, BLACK’S LAW DICTIONARY (12th ed. 2024). As the plea agreement arose in the context of PCRA litigation, ceasing litigation refers to the then current filing. However, the agreement to “waive all claims in connection with this case” has a broader sweep. “All” is defined as “the whole amount, quantity, or extent; as much as possible; every member or individual component; the whole number or sum; or every.” *All*, MERRIAM-WEBSTER ONLINE DICTIONARY (Sept. 4, 2026). And “claim” includes “a statement that something yet to be proved is true; the assertion of an existing right; any right to payment or to an equitable remedy.” *Claim*, BLACK’S LAW DICTIONARY (12th ed. 2024). To “waive all claims in connection with this case,” in our view, embraces a motion for DNA testing based, as it must be, on a *claim* of actual innocence.

To be sure, Johnson is correct that the enforceability of a collateral challenge waiver generally depends upon its reference in a plea agreement. *E.g.*, *Commonwealth v. Snook*, 230 A.3d 438, 442, 445 (Pa. Super. 2020). Here again, context matters. Johnson’s

⁶ In a post-sentence order, the late Honorable Lawrence F. Clark framed the language at issue as “Petitioner’s agreement to cease all litigation and to waive all claims *of every kind* in connection with this case.” (Order 7/11/18) (emphasis added). Pennsylvania adheres to the rule that a written sentencing order controls over a court’s oral pronouncement. See *Commonwealth v. Isabel*, 467 A.2d 1287, 1293 (Pa. 1983) (internal citations and quotations omitted); but *c.f.* *United States v. Chasmer*, 952 F.2d 50, 52 (3d Cir. 1991) (oral pronounced sentence controls over written judgment). In any event, Judge Clark issued his order one year after the resentencing, and the waiver component of the agreement was not otherwise written. In this instance, we are inclined to rely on the language as articulated in court.

case was not in the procedural posture of an initial guilty plea. Rather, the agreement arose during serial post-conviction proceedings. The parties use of broad language, “all claims in connection with this case,” is consistent with this context. They would have reasonably understood such language to end the litigation once and for all in exchange for Johnson’s immediate release from prison.

Third, Johnson argues that the change in the law after his plea agreement to allow a motion for DNA testing at any time and regardless of whether one is serving a sentence rendered his waiver unknowing. Not so. As the United States Supreme Court has explained, “where subsequent developments in the law expand a right that a defendant has waived in a plea agreement, that change does not make the plea involuntary or unknowing or otherwise undo its binding nature.” *United States v. Lockett*, 406 F.3d 207, 213 (3d Cir. 2005) (citing *United States v. Brady*, 397 U.S. 742, 757 (1970)). A plea agreement allocates risk between the two parties as they see fit. A later change in the law is one of those risks. See *Lockett*, 406 F.3d at 214 (citation omitted).⁷

Fourth and finally, Johnson maintains that enforcement of the waiver is at odds with the intent of the General Assembly and public policy. On this point, Johnson seeks to carve out an exception to the waiver based on the remedial objective of the DNA testing statute while arguing that boilerplate waiver language cannot override such objective. The language at issue, while not particularly technical, is not boilerplate either. See *generally Boilerplate*, BLACK’S LAW DICTIONARY (12th ed. 2024) (defining the term as “ready-made or all purpose that will fit in a variety of documents”). Presently, ceasing all litigation and waiving “all claims in connection with this case” is indicative of a specific, as opposed to all-purpose, application.

In any event, courts play a pivotal role in approving and implementing appellate waivers. See *Hunter*, 146 S. Ct. at 1712. Courts therefore have an interest in the standard for enforcing such waivers. See *id.* Waivers, like the one Johnson agreed to, are enforceable

⁷ When terms “allocate the risks of the bargain in a manner that the parties should have reasonably expected, they are enforceable—they are, to use the expression of Professor Llewellyn, ‘decent terms.’” *Germantown Mfg. Co. v. Rawlinson*, 491 A.2d 138, 146 (Pa. Super. 1985) (quoting J. MURRAY, MURRAY ON CONTRACTS § 353 (2d ed. 1974)). Here, when viewed in the context of years-long post-conviction litigation, terms that provided for Johnson’s immediate release from prison based on a no contest plea to a lesser charge in exchange for waiving “all claims in connection with this case,” are “decent.”

unless such enforcement would result in a miscarriage of justice. *See id.* 1713. In other words, whether it's the kind of error that would bring the judicial system into disrepute. *Id.*⁸ Courts thus apply this standard "sparingly and without undue generosity." *United States v. Wilson*, 429 F.3d 455, 458 (3d Cir. 2005) (quoting *United States v. Teeter*, 257 F.3d 14, 26 (1st Cir. 2001)). The error must be obvious and one that a court could not reasonably make. *See Hunter*, 146 S. Ct. at 1713. The character of the error is likewise important, *e.g.*, is it a fact issue, does it involve the statutory maximum punishment, a constitutionally infirm factor (like race), a constitutionally infirm condition of supervision, and did the defendant acquiesce in the result. *See id.* at 1714; *see also United States v. Khattak*, 273 F.3d 557, 563 (3d Cir. 2001). One example of a miscarriage of justice would be the court's acceptance of a guilty plea when the record fails to disclose evidence that satisfies an offense element. *E.g., United States v. Castro*, 704 F.3d 125, 139-41 (3d Cir. 2013). Unlike in *Castro*, Johnson's no contest plea colloquy included a factual basis sufficient to satisfy the elements of third-degree murder and conspiracy.

Here, we cannot say that Johnson's negotiated resolution of his case resulted in a miscarriage of justice based on the remedial purpose underlying the DNA testing statute.

IV.

Order

For these reasons, this 10th day of September 2026, Lorenzo Johnson's motion for post-conviction DNA testing is dismissed. Johnson has 30 days from the date of this order to file an appeal. *See* 42 Pa.C.S. § 9543.1(d)(3).

⁸ Pennsylvania has defined a "miscarriage of justice" in similar terms. For instance, a miscarriage of justice exists when the proceedings resulting in conviction were so unfair that no civilized society could tolerate it. *Commonwealth v. Szuchon*, 633 A.2d 1098, 1100 (Pa. 1993).

ESTATE & TRUST NOTICES

s25-o9

FIRST PUBLICATION

ESTATE OF FLORA S. ESPIRITU, late of Derry Township, Dauphin County, PA (died: March 27, 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: Florisa E. Zinghini, 130 Lonetown Road, Redding, CT 06896

Attorney: A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; 717-533-3280 s25-o9

ESTATE OF JAMES WILLIARD SEESE a/k/a JAMES W. SEESE a/k/a JAMES SEESE, late of Harrisburg, Dauphin County, PA

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

Executor: Samuel M. Books, 548 Morgan Drive, Middletown, PA 17057

Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 s25-o9

ESTATE OF GEORGE W. RODKEY, III, a/k/a GEORGE W. RODKEY, a/k/a GEORGE WASHINGTON RODKEY, late of Middletown Borough, Dauphin County, PA (died: August 1, 2026)

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

Executrix: Bonnie K. Griesemer, 606 Vine Street, Middletown, PA 17057

Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011

ESTATE OF DIANE B. USOFF a/k/a DIANE BERYL USOFF, late of Middletown Borough, Dauphin County, PA (died: July 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Diane B. Givler, 305 Lake Park Blvd. S, Unit 106, Carolina Beach, NC 28428

Attorney: Elizabeth B. Place, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110 s25-o9

ESTATE OF KIMBERLY BROOKS, late of Susquehanna Township, Dauphin County, PA (died: April 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Andrea G. Brooks, c/o Morgan Cassel, Esquire, 624 N. Front St., Wormleysburg, PA 17043

Attorney: Morgan Cassel, Esquire, Cherewka Law P.C., 624 N. Front St., Wormleysburg, PA 17043 s25-o9

ESTATE OF BEATRICE F. MOSER a/k/a BEATRICE GRACE MOSER, late of Swatara Township, Dauphin County, PA (died: July 18, 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: Douglas W. Moser, 2229 Flintlock Dr., Hummelstown, PA 17036

Attorney: Grace F. Kent, Esquire, Hazen Law Group, 2000 Linglestown Rd., #202, Harrisburg, PA 17110 s25-o9

**ESTATE OF GALE M. HARPER AND
NOTICE OF TRUST**

ADMINISTRATION of the GALE M. HARPER IRREVOCABLE TRUST, following the death of Gale M. Harper, late of Wayne Township, Dauphin County, Pennsylvania on June 26, 2026 (the "Decedent"), is hereby given. All persons having claims against the Decedent, Estate, or Trust are requested to present them for settlement and all persons indebted to the Decedent, Estate, or Trust are requested to make immediate payment to:

Executor and Trustee: Michael F. Harper, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 s25-o9

**ESTATE OF ELIZABETH W. SWISHER and NOTICE OF TRUST
ADMINISTRATION for the ELIZABETH W. SWISHER IRREVOCABLE TRUST**

dated January 25, 2019, following the death of Elizabeth W. Swisher, late of Conewago Township, Dauphin County, Pennsylvania on August 21, 2026 (the "Decedent"), is hereby given. All persons having claims against the Decedent, Estate, or Trust are requested to present them for settlement and all persons indebted to the Decedent, Estate, or Trust are required to make immediate payment to:

Executrix and Trustee: Vicky L. Wallace, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280 s25-o9

SECOND PUBLICATION

ESTATE OF ELDA C. WITMER, late of Derry Township, Dauphin County, PA (died: August 2, 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: Patricia M. Stefan, 11 Boxwood Drive, Hershey, PA 17033

Attorney: A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate

Avenue, Suite 300, Hershey, PA 17033;
717-533-3280 s18-o2

ESTATE OF RICHARD FOLSOM, late of Lower Paxton Township, Dauphin County, PA (died: December 9, 2024)

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

Executor: Mark S. Folsom, c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545

Attorney: Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545 s18-o2

ESTATE OF LOUISE B. SWARTZBAUGH a/k/a LOUISE BARTENSLAGER SWARTZBAUGH, late of Derry Township, Dauphin County, PA (died: August 5, 2026)

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

Executrices: Melodie B. Bedford, Cristal S. Sheaffer & Lisa R. Lithgow, 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 s18-o2

ESTATE OF DOROTHY J. MILLER, late of Susquehanna Township, Dauphin County, PA (died: August 16 2026)

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

Executor: Michael J. Miller, 902 Taberna Circle, New Bern, NC 28562

s18-o2

ESTATE OF WARREN L. WEAVER a/k/a WARREN WEAVER late of the Borough of Williamstown, 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: Nicholas A. Lentz, 4 Ferrebees Rd., Pine Grove PA 17963

Attorney: Karen E Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville PA 17901

s18-o2

ESTATE OF JAMES LEMUEL EYERLY, JR. late of Dauphin County, PA

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

Administratrix: Carine Veronique Kohe, 5885 Avis Lane, Harrisburg, PA 17112

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

s18-o2

ESTATE OF SANDRA L. WILHELM, late of Millersburg, 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: Donna L. Coleman, 808 Fairlane Drive, Millersburg, PA 17061

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

s18-o2

ESTATE OF JOSEPH S. PIZZURRO, late of Warren, Trumbull County, OH

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: JoAnn Hepler, c/o Laurie L. Watson, Paralegal, on behalf of Mary-Jo Mullen, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

s18-o2

ESTATE OF IRIS WILSON MAYBERRY, late of Dauphin County, PA

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

Executrix: Angeline D. Hanmer, 476 M Street, Harrisburg, PA 17112

s18-o2

THIRD PUBLICATION

ESTATE OF GARRY L. MEREDITH, late of Dauphin County, PA (died: March 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: Tamie Meredith, 1107 Fishing Creek Valley Rd., Harrisburg, PA 17112

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

s11-25

ESTATE OF JUANITA M. MCNEIL, late 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: Benita Basham, c/o Sean M. Shultz, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050

Attorney: Sean M. Shultz, Esquire, Saidis, Shultz & Fisher, 100 Sterling

Parkway, Suite 300, Mechanicsburg, PA
17050; 717-590-8529 s11-25

ESTATE OF REBECCA J. MEASE, 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: Pamela J. Wevodau c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esquire, CPA
s11-25

ESTATE OF JOHN BELTZ HALL, 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Melanie R. Hall c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esquire, CPA
s11-25

ESTATE OF LILLIAN A. HISSICK, late of Hershey, Dauphin County, PA

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

Executrix: Lorraine Romberger, 15 W. Larch St., Annville, PA 17033 s11-25

ESTATE OF THOMAS L. RUMPF, late of Derry Township, Dauphin County, PA (died: January 29, 2025)

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

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

Administratrix: Janice L. Black, 118 South Street, Harrisburg, PA 17101

Attorney: Ann E. Rhoads, Esquire, 244 West Main Street, Hummelstown, PA 17036 s11-25

ESTATE OF PATRICIA DAVIS, a/k/a PATRICIA J. DAVIS, late of Middletown, Dauphin County, PA

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

Administratrix: Karen Trader 620 Limestone Rd., Clarksburg, WV 26301

Attorney: JoAnn L. Ruchlewicz, Esquire, 1716 Olive St., Reading, PA 19604 s11-25

ESTATE OF FRANKLYN B. LEVY, late of Susquehanna Township, Dauphin County, PA (died: June 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Matthew J. Levy & Samuel D. Levy, c/o 135 N. George St., York, PA 17401

Attorney: Lisa M. Long, Esquire, CGA Law Firm, 135 N. George St., York, PA 17401 s11-25

ESTATE OF PATRICIA B. HEILNER, late of Lower Paxton Township, Dauphin County PA (died: June 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Frank Reichard, III, 5948 Mayfair Dr., Harrisburg, PA 17112; Cathy

Ann Baker, 1581 Mt. Wilson Ave.,
Lebanon, PA 17042

Attorney: Deborah L. Packer, Esquire,
P.O. Box 61680, Harrisburg, PA 17106
s11-25

ESTATE OF LINDA K. CARMO, late of
Harrisburg, Dauphin County, PA (died:
June 5, 2026)

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

Executor: Thomas L. Carmo, 242
Homestead Lane, Palmyra, PA 17078

Attorney: Kirk E. Mentch, Esquire,
5000 Ritter Road, Suite 202,
Mechanicsburg, PA 17055 s11-25

**ESTATE OF DELORIS J.
DAVENPORT**, late of Dauphin County,
PA

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

Executors: Charles W. High, II; Jeffrey
L. Gust, c/o William R. Kaufman, Esquire,
940 Century Drive, Suite B,
Mechanicsburg, PA 17055-4376 s11-25

ESTATE OF SUN TOK O'HARE, 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: Yong Hui Hendrix, c/o
Nikolaus & Hohenadel, LLP, 222 S. Market
Street, Suite 201, Elizabethtown, PA
17022

Attorney: Kevin D. Dolan, Esquire
s11-25

ESTATE OF LAURA A. HIESTER, late
of Dauphin County, PA (died: November
2, 2025)

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

Executor: Richard E. Hiester, Jr., 627
Vine Street, Middletown, PA 17057
s11-25

**ESTATE OF LINDA MAE LENKER
a/k/a LINDA LENKER**, late of Upper
Paxton Township, Dauphin County, PA
(died: January 22, 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: Shawn F. Scheidler, 31
Church Street, Halifax, PA 17032

Attorney: Robert G. Radebach,
Esquire, 912 North River Road, Halifax,
PA 17032; 717-896-2666 s11-25

**ESTATE OF SARA F. DOWELL a/k/a
SARA DOWELL**, late of Millersburg
Borough, Dauphin County, PA (died: July
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
Co-Executors or attorney, and all persons
indebted to the decedent to make
payment to the Co-Executors without
delay.

Co-Executors: Faye E. Miller, 902
William Street, Baltimore, MD 21230;
Cathy E. Ochenrider, 907 Meadow Lane,
Millersburg, PA 17061

Attorney: Robert G. Radebach,
Esquire, 912 North River Road, Halifax,
PA 17032; 717-896-2666 s11-25

ESTATE OF KENNETH R. ESTEP, late
Londonderry 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: Jane L. Estep, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: Jeffrey S. Shank, Esquire
s11-25

ESTATE OF LOY L. PATRICK, late of Dauphin County, PA

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

Executor: Terri Penvose, 1026 Island Point Drive, Winter Garden, FL 34787

s11-25

ESTATE OF MARGARET L. LEUSCHNER, late of Williams Township, Dauphin County, PA (died: August 7, 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: Greer Aukstakalnis, 159 North Chestnut Street, Williamstown, PA 17098

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s11-25

ESTATE OF LINDA L. BALMER, 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: Morgan L. Kupp, 808 Adelia Street, Middletown, PA 17057

Attorney: Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043 s11-25

ESTATE OF DEMETRIUS HATJOPOULOS, late of Lower Paxton Township, Dauphin County, PA

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

Executor: John D. Hatjopoulos

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

s11-25

ESTATE OF LORETTA T. SIEGFRIED, late of Lower Paxton Township, Dauphin County, PA (died: December 30, 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: Eric S. Siegfried, 3545 NW 50th Street, Miami, FL 33142

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

s11-25

ESTATE OF LON A. BLAIN, late of Lower Paxton Township, Dauphin County, PA (died: July 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Morgan Cassel, 624 N. Front St., Wormleysburg, PA 17043

Attorney: Morgan Cassel, Esquire, Cherewka Law P.C., 624 N. Front St., Wormleysburg, PA 17043 s11-25

ESTATE OF HOLLY S. ENGELMAN, late of Susquehanna Township, Dauphin County, PA. (died: August 8, 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: Rachel Stein, 328 Magnolia St., Highland Park, NJ 08904

Attorney: Linda J. Olsen, Esquire, Hazen Law Group, LLC, 2000 Linglestown Rd., #202, Harrisburg, PA 17110 s11-25

ESTATE OF EMMANUEL ONYIRIUKA, late of Lower Paxton Township, Dauphin County, PA (died: August 9, 2025)

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

Executors: Jonathan Onyiriuka, 408 4th St., Apt. 2, Brooklyn, NY 11215; Clarence Onyiriuka, 273 16th St., Apt. 925, Jersey City, NJ 07310

Attorney: Lindsey M. Hoelzle, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421 s11-25

ESTATE OF THOMAS W. SULLIVAN, III a/k/a TOM SULLIVAN, late of Harrisburg City, Dauphin County, PA (died: June 29, 2026)

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

Administrator: Robert C. Sullivan, 2432 Parkway Blvd., Harrisburg, PA 17103

Attorney: Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Dr., #202, Mechanicsburg, PA 17055 s11-25

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/15/2026 under the Domestic Business Corporation Law, for **Leader Holdings, Inc.**, and the name

and county of the commercial registered office provider is Corporation Service Company, Dauphin County. s25

NOTICE IS HEREBY GIVEN **Workspace Audio Visual Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 200 S. Wacker Dr., Ste. 1375, Chicago, IL 60606-5838, 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. s25

NOTICE IS HEREBY GIVEN **AM Appraisals, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2601 Mission St., San Francisco, CA 94110, 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. s25

NOTICE IS HEREBY GIVEN **Carewell Family, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 321 Romano Ave., Coral Gables, FL 33134-7245, 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. s25

NOTICE IS HEREBY GIVEN **Ezaki Glico USA Corporation**, a foreign corporation formed under the laws of the State of California and with its principal office located at 18022 Cowan, Ste. 110, Irvine, CA 92614, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/2/26, 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. s25

NOTICE IS HEREBY GIVEN that **Everest Global, Inc.**, a foreign corporation formed under the laws of the State of Texas where its principal office is located at 700 Central Expressway S, Ste. 400, Allen, TX 75013, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/3/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s25

NOTICE IS HEREBY GIVEN that **MULLAGH 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 1163 Inman Ave., Ste. 203, Edison, NJ 08820-4511. The Commercial Registered Office provider is NEXA CORPORATE SOLUTIONS LLC in Dauphin County. The association is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. s25

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 9/12/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **Razorpay Payments International Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is c/o Volker Steinle, 201 Spear Street, Suite 600, San Francisco, CA 94105. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. s25

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been

filed with the Pennsylvania Department of State on 9/2/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **FC PARKING, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Illinois.

The address of its principal office is 5401 Patton Drive, Suite 103, Lisle, IL 60532. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. s25

NOTICE IS HEREBY GIVEN **Phoenix Business, Inc.**, a foreign business corporation incorporated under the laws of Florida, with its princ. office located at 6021 Midnight Pass Rd., Unit 3, Sarasota, FL 34242-3213, 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. s25

NOTICE IS HEREBY GIVEN **NewtekOne, Inc.**, a foreign business corporation incorporated under the laws of Maryland, with its princ. office located at 4800 T Rex Ave., Ste. 120, Boca Raton, FL 33431-4479, 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. s25

NOTICE IS HEREBY GIVEN **Splendid Spoon, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 25 Andrews Drive, Woodland Park, NJ 07424, 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. s25

NOTICE IS HEREBY GIVEN
Professional Disc Golf Association, a foreign business corporation incorporated under the laws of Colorado, with its princ. office located at 3828 Dogwood Ln., Appling, GA 30802-3012, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. Fictitious Name: Professional Disc Golf Association, Inc. The street address in the association's jurisdiction of formation is 1900 W Littleton Blvd., Littleton, CO 80120-2023. 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. s25

NOTICE IS HEREBY GIVEN that
UVARNET INC., a foreign business corporation incorporated under the laws of the State of New York, received a Certificate of Authority/Foreign Registration in Pennsylvania on 3/29/2024, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 420 Columbus Avenue, Suite 301, Valhalla, NY 10595.

Its last registered office in this Commonwealth was located at: c/o Registered Agent Solutions, Inc., and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. s25

NOTICE IS HEREBY GIVEN that
Samsung SDI America, Inc., a foreign corporation formed under the laws of the State of California where its principal office is located at 4121 N Atlantic Blvd., Auburn Hills, MI 48326, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/2/26, 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. s25

NOTICE IS HEREBY GIVEN that
Southern Cleaning Service, Inc., a foreign corporation formed under the laws of the State of Alabama where its principal office is located at 13502 US Hwy 11 Springville, AL 35146, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 08/27/2026, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s25

NOTICE IS HEREBY GIVEN that
Complete HealthCare Resources - Eastern, Inc., a Pennsylvania corporation with its registered office located at 5235 North Front Street, Harrisburg, PA 17110, has filed a Certificate of Election to Dissolve with the Pennsylvania Department of State and is in the process of winding up its affairs in accordance with the Pennsylvania Business Corporation Law of 1988, as amended.

All persons having claims against the corporation are requested to present them in writing to the above address. This notice is being published pursuant to 15 Pa.C.S. § 1975.

Date: 9/17/26 s25

NOTICE IS HEREBY GIVEN **Colorcast, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 10900 Research Blvd., Ste. 160C PMB 3242, Austin, TX 78759-5718, 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. s25

NOTICE IS HEREBY GIVEN **Fleet Health, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1690 Madison Ave., Ste. 11187, New York, NY 10029, 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. s25

NOTICE IS HEREBY GIVEN that **Transformations: Adult & Geriatric Psychiatry, P.C.**, a Pennsylvania corporation, having its registered office is located at 60 N Union St., Middletown, PA 17057, has filed a Certificate of Election to Dissolve with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

Attorney: Dennis Hursh
60 N. Union Street
s25 Middletown, PA 17057

NOTICE IS HEREBY GIVEN that **Alta Genetics USA Tech Services 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 N8452 Airport Rd., Watertown, WI 53094-9520. The Commercial Registered Office Provider is Cogency Global Inc. in Dauphin County. The association is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. s25

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **ESI North America, Inc.** a corporation incorporated under the laws of the State of Michigan intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 32605 W12 Mile Rd., Ste 350. Farmington Hills, MI 48334 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. s25

NOTICE IS HEREBY GIVEN that **Nantucket House Antiques & Interior Design, Inc.**, a foreign business corporation incorporated under the laws of the State of Massachusetts, received a Certificate of Authority/Foreign Registration in Pennsylvania on 2/6/2020, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 2 S Beach Street, Nantucket, MA 02554.

Its last registered office in this Commonwealth was located at: c/o Corporation Service Company, and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. s25

NOTICE IS HEREBY GIVEN **Impact Tech, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 25 W. Cota St., Santa Barbara, CA 93101-3353, 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. s25

NOTICE IS HEREBY GIVEN **Ambi Robotics, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1610 5th St., Berkeley, CA 94710-1715, 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. s25

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 17, 2026, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed

nonprofit corporation is **Known By Name.**

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the exclusive purpose of: to serve vulnerable children and families in the Dominican Republic by providing housing support, food security, education assistance, medical care access, family support services, vocational training, and community development programs designed to promote long-term stability and self-sufficiency.

McNEES WALLACE & NURICK LLC
100 Pine Street
s25 Harrisburg, PA 17101

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **I.K. Hofmann USA, Inc.**, a corporation incorporated under the laws of the State of Georgia intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 5607 Glenridge Drive, Suite 400, Building # II, Atlanta, GA 30342 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. s25

MISCELLANEOUS NOTICES

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that the following Dauphin County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 12, 2026, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 11, 2026.

Downey, Wayne Francis III
Nti, Nana Owusu
Sloan, Doreena Lynn

Dana Belella, Assistant Director
The Disciplinary Board of the
s25 Supreme Court of Pennsylvania

IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY PENNSYLVANIA

NO. 2026-CV-02355

CIVIL ACTION-LAW

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE FOR
DEEPHAVEN RESIDENTIAL
MORTGAGE TRUST 2022-3,
PLAINTIFF
VS.**

**JOEL BROUGHTON AND KRISTEN
BROUGHTON, DEFENDANTS**

To: JOEL BROUGHTON AND KRISTEN
BROUGHTON
740 Hampton Court
Harrisburg, Pennsylvania 17112

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

YOU ARE HEREBY NOTIFIED that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-3 has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defendant, against you in the Court of Common Pleas of DAUPHIN County, Pennsylvania, docketed as case number 2026-CV-02355, seeking to foreclose the mortgage secured on your property located at 740 Hampton Court Harrisburg, Pennsylvania 17112.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice 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 claimed in the Complaint or 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg, PA 17101
(717) 232-7536

PADGETT LAW GROUP
Elana Mele Kachhi (315194)
1055 East Baltimore Pike, Suite 201
Media, PA 19063
s25 850-422-2520

SECOND PUBLICATION

MISCELLANEOUS **NOTICES**

**IN THE COURT OF COMMON PLEAS
OF LANCASTER COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW**

NO. CI-25-09233

JURY TRIAL DEMANDED

**BARBARA HAMMOND
448 BEAVER STREET
LANCASTER, PA 17603
PLAINTIFF
VS.
GABRIEL PEREZ
226 FORSTER STREET
HARRISBURG, PA 17102
AND
JESSICA PEREZ
5145 RIDGEVIEW DRIVE
HARRISBURG, PA 17112
DEFENDANTS**

AND NOW, this 2nd day of September, 2026, upon consideration of Plaintiff's Motion for Alternative Service in Accordance with Pennsylvania Rule of Civil Procedure 430, it is hereby

ORDERED that service of the Complaint upon Defendant Jessica Perez, in the above captioned matter be made by publication in Dauphin and Lancaster Counties containing the caption of the action, names of the parties, nature of the action and the following notice:

YOU HAVE BEEN SUED in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 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 BAR ASSOCIATION
Lawyer Referral Service
213 North Front Street
Harrisburg, PA 17101
717-232-7536

LANCASTER BAR ASSOCIATION
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
717-393-0737

s18-25

FIRST PUBLICATION

NAME CHANGE
NOTICES

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

DOCKET NO: 2026-CV-5161-NC

PETITION FOR CHANGE OF NAME
NOTICE

NOTICE IS HEREBY GIVEN that on July 6, 2026 the Petition of Emilie Jordan Laychock was filed in the above-named court, requesting a decree to change her name from **Emilie Jordan Laychock** to **Emilie Jordan Laychock Adams**.

The Court has fixed Tuesday, November 17, 2026 at 1:30 p.m. in Courtroom No. 1, 5th 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. s25

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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, October 15, 2026, at 10:00 A.M., the following real estate, to wit:

**SALE NO. 1
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$477,117.43**

PROPERTY situate in Swatara Township, Dauphin County, Pennsylvania
TAX ID No. 63-015-167-000-0000 aka 63-015-167

BEING PARCEL NUMBER 63-015-167
ALL THAT CERTAIN piece or parcel of land situate in Swatara Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point located in the centerline of Spring Creek Road; thence continuing along the centerline of Spring Creek Road, south 76 degrees 00 minutes east a distance of 130.00 feet to a point; thence south 03 degrees 00 minutes east a distance of 462.00 feet to a point; thence north 87 degrees 00 minutes west a distance of 57.70 feet to a point; thence south 03 degrees 45 minutes west a distance of 693.00 feet to a point; thence south 05 degrees 45 minutes east a distance of 462.00 feet to a point, said point being located on the northern line of land now or formerly of Electra Realty Company; thence continuing along the line of lands now or formerly of Electra Realty Company, north 86 degrees 49 minutes 23 seconds west a distance of 43.07 feet to a point; thence north 20 degrees 30 minutes west a distance of 41.25 feet to a point; thence south 83 degrees 30 minutes west a distance of 47.85 feet to a point; thence north 14 degrees 30 minutes west a distance of 825.00 feet to a point; thence north 19 degrees 00 minutes east a distance of 349.80 feet to a point; thence south 87 degrees 00 minutes east a distance of 155.10 feet to a point; thence north 06 degrees 00 minutes west a distance of 486.70 feet to a point, the place of BEGINNING.

CONTAINING 6.352 acres, more or less.

BEING the same premises which Dale R. Nagle, by deed dated 11/04/2021 and recorded 11/09/2021, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20210039671, granted and conveyed unto Abraham Chester, Jr. and Michele R. Taylor, tenants by the entireties, in fee.

SEIZED AND SOLD as the property of ABRAHAM CHESTER, JR. AND MICHELE R. TAYLOR by virtue of a writ of execution No. 2025-CV-01932

PREMISES BEING: 4990 Spring Creek Rd., Harrisburg, PA 17111

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 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
DANIELLE A. COLEMAN, 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

Miscellaneous Notices

GLORIA YANNUZZI AND EILEEN ZIMMERMAN, CO-ADMINISTRATORS OF THE ESTATE OF WILLIAM D. SEIP, DECEASED, DATED NOVEMBER 1, 1988 RECORDED NOVEMBER 1, 1988 IN BOOK NO. 1194, AT PAGE 37

SEIZED AND SOLD as the property of Betty A. Smeltz A/K/A Betty Smeltz and Gene G. Smeltz A/K/A 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, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 3
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$61,868.08**

ALL THAT CERTAIN piece or parcel of land situate in the 13th Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described according to survey of D. P. Raffensperger, Registered Surveyor, dated February 16, 1953, as follows, to wit:

BEGINNING at a point on the eastern side of South 27th Street, two hundred thirty-seven (237) feet north of the northeast corner of the intersection of South 27th Street and Greenwood Street; thence northwardly along the eastern line of South 27th Street, twenty (20) feet to a point; thence eastwardly along a line at right angles to South 27th Street, and through a partition wall between properties numbered 647 and 649 South 27th Street and beyond, eighty-five (85) feet to the western line of a fifteen (15) feet wide alley; thence southwardly along same, twenty (20) feet to a point; thence westwardly along line running at right angles to South 27th Street, through the center of a partition wall between properties numbered 649 and 651 South 27th Street and beyond, eighty-five (85) feet to a point on the eastern line of South 27th Street, the place of BEGINNING.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and

reservations of record, as the same may appear in this or prior instruments of record.

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

HAVING THEREON ERECTED A TWO-STORY BRICK DWELLING HOUSE KNOWN AND NUMBERED AS: 649 SOUTH 27TH STREET, HARRISBURG, PA 17111

PARCEL#: 13-076-002-000-0000

BEING THE SAME PREMISES WHICH Delores A. Lowery, et con., by deed dated August 31st, 1998, recorded September 3, 1998 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Deed Book 3195, Page 1, granted and conveyed unto Darlene C. Mayanja, now known as Darlene C. Washington. Darlene C. Mayanja n/k/a Darlene C. Washington died December 30, 2022, survived by her husband, Ricardo Lamarr Washington, Sr., and her children, Jamar Speaks Mukisa Hughes and Andrea Williams. Ricardo Lamarr Washington, Sr. died Jun 2025, survived by his children, Ricardo Lamarr Washington, Jr. and Shamika Harris.

TO BE SOLD AS THE PROPERTY OF MUKISA HUGHES, JAMAR SPEAKS & ANDREA WILLIAMS, in their capacity as known heirs of Darlene C. Washington f/k/a Darlene C. Mayanja, Deceased; and THE UNKNOWN HEIRS OF DARLENE C. WASHINGTON F/K/A DARLENE C. MAYANJA, DECEASED; and RICARDO LAMARR WASHINGTON, JR. & SHAMIKA HARRIS, in their capacity as known heirs of Ricardo Washington Sr., Deceased; and THE UNKNOWN HEIRS OF RICARDO LAMARR WASHINGTON, SR., DECEASED under judgment no. 2025-CV-10016.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 5

KEVIN T. TONCZYCYN, ESQUIRE

JUDGMENT AMOUNT: \$25,157.18

ALL THAT CERTAIN lot of land with the building thereon erected situate in the 4th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Liberty Street 65 feet, ¼ inch west of the northwest corner of Liberty Street and Church Street (formerly Avenue) at the center line of the partition wall between two three-story brick dwelling houses known as Nos. 208 and 210 Liberty Street; thence northwardly along the center line of said partition wall and the projection thereof 65 feet, 6 inches, more or less, to the southern line of property now or late of the Estate of Mrs. C. Kennedy, deceased, known as 610 Church Street; thence eastwardly along said line 13 feet, ¼ inch, more or less, to the western line of property known as No. 608 Church Street; thence; southwardly along said line and along the western line of a private alley 3 feet, 6 inches wide 65 feet, 9 inches, more or less, to the northern side of Liberty Street; thence westwardly along the northern side of Liberty Street 13 feet, ¼ inch, to the place of BEGINNING.

HAVING THEREON ERECTED a three brick dwelling house known as No. 210 Liberty Street, Harrisburg, PA, 17101

TOGETHER WITH the right to use the said private alley 3 feet, 6 inches wide in common with the owners and occupiers of other properties abutting thereon.

PARCEL NO. 04-016-018-000-0000

BEING THE SAME PREMISES which D&L Development Group, Inc., by deed dated April 10, 2003 and recorded April 21, 2003 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 4860, Page 001, granted and conveyed unto Mark A. Santanna, in fee.

SEIZED AND SOLD as the property of Mark A. Santanna under judgment number 2026-CV-01519

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6

CRISTINA L. CONNOR, ESQUIRE

JUDGMENT AMOUNT: \$130,832.50

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

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

BEGINNING at a stake and thence extending north eighty-seven degrees thirty-two minutes east two hundred eighteen and eight tenths feet (N. 87 degrees 32'E. 218.8') to a stake; thence extending north three degrees east three hundred twenty-nine feet (N. 3 degrees E. 329') to a stake; thence extending north eighty-nine degrees thirty-two minutes west two hundred thirty-four feet (N. 89 degrees 32' W. 234') to a stake; thence extending south zero degrees seventeen minutes west three hundred thirty-nine and one tenth feet (S. 00 degrees 17' W. 339.1') to a stake, the place of BEGINNING.

Containing 1.75 acres of land.

UNDER AND SUBJECT, in the said chain of title, to a certain reservation for a right for use as an ingress and egress over portions of land of the Grantor herein.

ACCESS RIGHT-OF-WAY:

ALL THAT CERTAIN portion of land situated in Jefferson Township; Dauphin County, Pennsylvania, being lands now of Rodney P. Wiest, as described in Deed Book 2145, Page 97, Parcel No. 33-003-032, and lands now of Rodney P. Wiest, as described in Deed Book 5126, Page 198, Parcel No. 33-003-0022, being identified as "Proposed 8' wide access right-of-way", on a plat titled "Proposed Access Right-of-Way Exhibit for lands of Rodney P. Wiest", as prepared by Light-Reigel & Associates, Inc., dated March 15, 2023, Project No. 23-00441 being more particularly described as follows:

BEGINNING at a point in Back Road (T-551), on the southern property line of Rodney P. Wiest, Parcel No. 33-003-032, said point being referenced, north 77° 30' 29" east, 66.64' from a ¾" LHA capped rebar (found), at the southwest corner of the aforementioned lands of Rodney P. Wiest, Parcel No. 33-003-932; thence, running through Back Road and running through the aforementioned lands of Rodney P. Wiest, Parcel No. 33-

Miscellaneous Notices

003-032 and running in and along the center of an existing 8' wide dirt lane known by current owners as Rod Lane, and running in and through the centerline of an existing 10" wide bridge crossing the North Fork Powells Creek, north 00° 47' 28" east, 59.86'; thence, continuing through the aforementioned lands of Rodney P. Wiest, Parcel No. 33-003-032 and running in and along the center of the aforementioned existing 8' wide dirt lane, the following three (3) courses and distances: 1) North 09° 05' 06" east, 148.64'; 2) along an arc of curve to the left, having a radius of 73.00', a delta angle of 58° 06' 27", an arc length of 74.03', and a chord bearing and distance of north 20° 02' 47" west, 70.90'; 3) along an arc of curve to the right, having a radius of 115.00', a delta angle of 97° 00' 14", an arc length of 194.70', and a chord bearing and distance of north 00° 35' 54" west, 172.26'; thence, leaving the said lands of Rodney P. Wiest; Parcel No. 33-003-032, and continuing in and along the aforementioned existing 8' wide dirt lane, and now running through other lands of Rodney P. Wiest, as described in Deed Book 5126, Page 198, Parcel No. 33-003-022, north 47° 54' 13" east, 49.15' to a point, on the common line of lands of Rodney P. Wiest, Parcel No. 33-003-022, and other line of lands of Rodney P. Wiest, as described in Deed Book 6263, Page 386, Parcel No. 33-003-031, said point being referenced north 00° 17' 00" east, 21.07' from a ¾" LHA capped rebar (found).

THIS EASEMENT shall be perpetual and shall run with the land.

BEING known and numbered as 4586 Back Road, Halifax, PA 17032.

WITH all improvements erected thereon.

PARCEL NO.: 33-003-031-000-0000

BEING the same property conveyed to James Knox, Jr. who acquired title by virtue of a deed from Emily Hoffman, Esquire, Administratrix D.B.N.C.T.A of the Last Will and Testament of Rodney P. Wiest, deceased, dated March 31, 2023, recorded April 3, 2023, as Instrument Number 20230006665, 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 James Knox, Jr., Mortgagors herein, under Judgment No. 2025-CV-03052

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$52,394.27

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

BEGINNING at a point on the eastern line of Hudson Street, which points 181 feet north of the northeast corner of Hudson and Pemberton Streets at line of land now or late of Heagy and Sharizer; thence eastwardly 110 feet to a point on the western line of Glen Street; thence southwardly along the western line of Glen Street 35 feet to a point; thence westwardly at right angles to Hudson Street 110 feet to the eastern line of Hudson Street; thence along the eastern line of Hudson Street 35 feet to a point, the place of the BEGINNING.

HAVING THEREON ERECTED a two story brick dwelling house known as 1139 Hudson Street.

TAX PARCEL NO. 01-006-036

BEING the same premises J. David Leaman and Jewel A. Leaman, by Deed dated 12/20/2001 and recorded 12/27/2001, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Book 4220, Page 32, granted and conveyed unto Ronald E. Rhinehart, in fee.

AND the said Ronald Elwood Rhinehart has departed this life on or about 07/07/2025, thereby vesting title of the mortgaged premises unto Gladys M. Rhinehart A/K/A Gladys M. Knouse, known heir of Ronald E. Rhinehart, Deceased, and Unknown Heirs, Successors, Assigns, and all Persons,

Advertisements appearing for Second Time

Miscellaneous Notices

Firms, or Associations Claiming Right, Title or Interest from or under Ronald E. Rhinehart, Deceased.

TAX PARCEL: 01-006-036-000-0000
AKA 01-006-036

PREMISES BEING: 1139 Hudson St.,
Harrisburg, PA 17104

SEIZED AND SOLD as the property of Gladys M. Rhinehart a/k/a Gladys M. Knouse, Known Heir of Ronald E. Rhinehart, Deceased; Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ronald E. Rhinehart, Deceased under judgment no. 2026-CV-00351

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$249,171.49

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

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements, situated in Susquehanna Township, Dauphin County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Park Road (50.00 feet wide), said point being located at the southeastern corner of Lot No. 29; then along the eastern boundary line of Lot No. 29, and through a 25.00 foot wide stormwater easement, north 22 degrees 19 minutes 34 seconds west, for a distance of 135.00 feet, to a point in line of lands now or formerly of Walter, Nisley and Walter, Inc.; then along said lands of Walter, Nisley and Walter, Inc. and said 25.00 foot wide stormwater easement, north 67 degrees 41 minutes 46 seconds east, for a distance of 75.00 feet, to a point in line of said lands of Walter, Nisley and Walter, Inc.; then along said lands of Walter, Nisley and Walter, Inc. and along the western boundary line of Lot No. 31, and through said stormwater easement, south 22 degrees 19 minutes 34 seconds

east, for a distance of 135.00 feet, to a point along the northern right-of-way line of Park Road (50.00 feet wide); then along said northern right-of-way line of Park Road, south 67 degrees 41 minutes 46 seconds west, for a distance of 75.00 feet, to a point and the place of BEGINNING.

CONTAINING therein 10,125 square feet and being Lot No. 30 on the Preliminary/Final Land Development Plan for Latshmere Hills, recorded in Dauphin County Plan Book F, Volume 8, Pages 87 through 90.

BEING known and numbered as 3204 Park Road, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 62-043-127-000-0000

BEING the same property conveyed to Sieta L. Achampong and Anthony Achampong, Jr. who acquired title by virtue of a deed from Reio Direct, Inc., a South Carolina corporation, dated August 21, 2006, recorded October 24, 2006, as Instrument Number 20060043869, 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 SOLD as the property of Sieta L. Achampong and Anthony Achampong, Jr. under judgment no. 2024-CV-04031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9

GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$225,945.47

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon, situate, lying and being, in the Township of Susquehanna, County of Dauphin and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of Green Street, which point is

Advertisements appearing for Second Time

Miscellaneous Notices

383.48 feet south of the southeastern corner of Green Street and Greenawalt Road; said point also being at the dividing line between Lots 269 and 270 as shown on the hereinafter mentioned Plan: thence in an easterly direction, along the southern line of Lot 270, for a distance of 100 feet to a point; thence in a southerly direction, along the western line of Lots 261 and 262, by a curve to the left, having a radius of 150 feet, for an arc distance of 51.21 feet to a point in Lot 268; thence through Lot 268, in a westerly direction, for a distance of 100 feet to a point on the eastern line of Green Street; thence in a northerly direction, by a curve to the right, having a radius of 250 feet, for an arc distance of 85.36 feet, the place of BEGINNING.

CONTAINING in area, approximately 7,100.00 square feet, and/or 0.16 acres of land, more or less.

BEING KNOWN AS: 3813 GREEN STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-015-222-000-0000

BEING THE SAME PREMISES WHICH KEVIN WALLER AND JESSICA WALLER BY DEED DATED 2/22/2022 AND RECORDED 3/3/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20220007037, GRANTED AND CONVEYED UNTO DANA WOOD.

SEIZED AND SOLD as the property of Unknown Heirs of Dana Wood; April Wood solely in her capacity as heir of Dana Wood, Deceased; Danielle Venezaile solely in her capacity as heir of Dana Wood, Deceased; Danay Wood solely in her capacity as heir of Dana Wood, Deceased; Zoe Wood solely in her capacity as heir of Dana Wood, Deceased under judgment no. 2025-CV-02157.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

DYLAN CHESS, ESQUIRE

JUDGMENT AMOUNT: \$40,951.86

ALL THAT CERTAIN tract or parcel of land located in Lower Swatara Township, Dauphin County, Pennsylvania, more

particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of, Brentwood Drive, said point being located and referenced 132.45 feet east from the eastern extremity of an arc connecting the southern right-of-way line of Brentwood Drive with the eastern right-of-way line of Mountainview Road; thence from said point of beginning along the southern right-of-way line of Brentwood Drive, south 76 degrees 16 minutes 20 seconds east, 24 feet to a point; thence by Lot No. 43-c, south 13 degrees 43 minutes 40 seconds west, 107.87 feet to a point; thence by Lot No. 14, north 76 degrees 16 minutes 20 seconds west, 24 feet to a point; thence by Lot No. 43-a, north 13 degrees 43 minutes 40 seconds east, 107.87 feet to a point, the place of BEGINNING.

SAID LOT containing 2,588.86 square feet and is subject to a 7.5 foot wide pedestrian and utility easement along the southern property line.

BEING Lot No. 43-b, Rosedale (West), Lower Swatara Township, Dauphin County, Pennsylvania, which plan is recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book I, Volume 3, Page 62.

PREMISES BEING: 2084 Brentwood Drive, Middletown, PA, 17057

PARCEL ID: 36-012-271-000-0000

TITLE is vested in Kelly M. Bauman, single woman, by deed from Patricia Fasnacht, widow, dated 11-29-2000 and recorded on 12-01-2000 in the Dauphin County Clerk's/Register's Office as Book 3824, Page 21.

SEIZED AND SOLD as the property of Kelly M. Bauman under judgment no. 2026-CV-01702

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

YVONNE GANLEY, ESQUIRE

JUDGMENT AMOUNT: \$56,408.86

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE

Advertisements appearing for Second Time

Miscellaneous Notices

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF DAUPHIN, AND TOWNSHIP
OF SWATARA, BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LOT
LINE ALONG THE NORTHERN SIDE OF
RUTHERFORD STREET, 419.29 FEET
EAST OF THE MONUMENT ERECTED AT
THE INTERSECTION OF THE LOT LINE
ALONG RUTHERFORD STREET WITH THE
LOT LINE ALONG WILHELM ROAD, AT
THE DIVISION LINE BETWEEN LOTS 79
AND 78; THENCE NORTHWARDLY ALONG
SAID DIVISION LINE AT RIGHT ANGLES
TO RUTHERFORD STREET: 110 FEET TO
A POINT; THENCE EASTWARDLY
PARALLEL WITH RUTHERFORD STREET,
35.20 FEET TO THE DIVISION LINE
BETWEEN LOTS 78 AND 77; THENCE
SOUTHWARDLY ALONG THE LAST
MENTIONED DIVISION LINE AND
PASSING THROUGH THE PARTITION
WALL SEPARATING THE HOUSE
ERECTED ON THE PREMISES HEREIN
DESCRIBED FROM THE PREMISES
ADJOINING ON THE EAST AND BEYOND,
110 FEET TO THE LOT LINE ALONG
RUTHERFORD STREET; THENCE
WESTWARDLY ALONG THE LOT LINE
ALONG RUTHERFORD STREET, 35.20
FEET TO A POINT, THE PLACE OF
BEGINNING.

BEING LOT NO. 78 ON REVISED PLAN
OF HARRISBURG ESTATES, INC., AS
RECORDED IN DAUPHIN COUNTY WALL
MAP BOOK PAGE 3.

SUBJECT TO THE SAME RIGHTS,
PRIVILEGES, AGREEMENTS, RIGHTS OF
WAYS, EASEMENTS, CONDITIONS,
EXCEPTIONS, RESTRICTIONS AND
RESERVATIONS AS EXIST BY VIRTUE OF
PRIOR RECORDED INSTRUMENTS,
PLANS, DEEDS OR CONVEYANCES.

HAVING THEREON ERECTED A TWO
STORY BRICK AND ASBESTOS SHINGLE
ONE-HALF OF A DOUBLE, DWELLING
HOUSE, KNOWN AS NO. 3724
RUTHERFORD STREET.

PROPERTY ADDRESS: 3724 Rutherford
Street, Harrisburg, PA 17111

TAX ID: 63-006-013-000-0000

BEING the same premises which
Edward Lee Dibeler and Mary Ester
Dibeler, his wife, by deed dated August
27, 1984, and recorded in the Official
Records of Dauphin County on August
27, 1984, in Deed Book Volume 530,
Page 520, *et seq.*, granted and conveyed
unto Edward L. Dibeler, Jr.

SEIZED AND SOLD as the property of
The Estate of Edward Lee Dibeler, Jr.
A/K/A Edward L. Dibeler, Jr., Deceased,
Judgment Number 2026-CV-01836

NOTICE is further given to all parties in
interest and claimants. Schedule of
proposed distributions will be filed by the
Sheriff of Dauphin County, on Monday,
November 9, 2026, and distributions will
be made in accordance with the said
schedule unless exceptions are filed
thereto within ten (10) days thereafter.

SALE NO. 12

KEVIN E. CORDERO, ESQUIRE

JUDGMENT AMOUNT: \$166,611.65

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

HAVING a frontage of forty-seven (47)
feet, six (6) inches on East Market Street,
(formerly known as Valley Street) and
extending back the distance of one
hundred fifty (150) feet of even width;
being bounded on the west by lands now
or formerly of J. W. Park, on the east by
lands now or formerly of E. G. Savage,
on the north by East Market Street and
on the south by an Alley.

HAVING thereon erected a dwelling
house.

PARCEL NO. 70-006-004-000-0000

BEING KNOWN AS: 218 E MARKET
STREET, WILLIAMSTOWN, PA 17098

PROPERTY ID: 70-006-004-000-0000

TITLE TO SAID PREMISES IS VESTED
IN JASON BODEY, AS SOLE OWNER BY
DEED FROM PETER PRITISKUTEH,
DATED SEPTEMBER 27, 2022,
RECORDED OCTOBER 5, 2022, AT
INSTRUMENT NO. 20220029800

SEIZED AND SOLD as the property of
Jason Bodey under judgment no. 2025-
CV-09949.

NOTICE is further given to all parties in
interest and claimants. Schedule of
proposed distributions will be filed by the
Sheriff of Dauphin County, on Monday,
November 9, 2026, and distributions will
be made in accordance with the said
schedule unless exceptions are filed
thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 13

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$363,915.86

ALL THAT CERTAIN piece or parcel and tract of land and premises, situate, lying and being in Susquehanna Township, County of Dauphin, Pennsylvania, being Lot No. 90 on the Plan of Mountindale Addition, Phase 111B, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book J, Volume 4, Page 46, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the right of way of Rock Ledge Drive, at the dividing line between Lots No. 89 and 90 on the aforesaid Plan; thence continuing along said the dividing line between Lots No. 89 and 90 on the aforesaid Plan, south 35 degrees, 51 minutes 47 seconds west, for a distance of 192.09 feet to a point on the dividing line between Lots No. 90 and 93 of Mountindale Addition, Phase 111A, as appearing on aforesaid Plan; thence, continuing along the dividing line of Lots No. 90 and 93 and thereafter Lot No. 92 of Mountindale Addition Phase 111B, as appearing on aforesaid Plan, south 34 degrees 10 minutes 35 seconds east, for a distance of 141.21 feet to a point at the dividing line between Lots No. 90 and 91, as appearing on aforesaid Plan: thence continuing along the dividing line between Lots No. 90 and 91, as appearing on the aforesaid Plan, north 57 degrees 26 minutes 32 seconds east for a distance of 215 feet to a point on the right of way of Rock Ledge Drive as appearing on the aforesaid Plan; thence continuing along the fight of way of Rock Ledge Drive as appearing on the aforesaid Plan along a curve, said curve having an arc distance of 216.90 feet, and a radius of 575.89 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to those restrictions, conditions, setbacks and easements as set forth in Plan Book J, Volume 4, Page 46, and also those Restrictive Covenants as found in Dauphin County Record Book 1017, Page 585.

THE IMPROVEMENTS thereon being known as 4704 Rockledge Drive, Harrisburg, Pennsylvania, 17110.

BEING the same premises which Robert F. Carter and Carolyn J. Carter by deed dated February 23, 2023 and recorded in

the Official Records of Dauphin County on February 23, 2023 as Instrument 20230003895 granted and conveyed unto Carolyn J. Carter and Robert F. Carter, II.

CAROLYN J. Carter departed this life on June 20, 2025.

PROPERTY ADDRESS: 4704 Rockledge Drive, Harrisburg, PA 17110

TAX PARCEL Number: 62-066-011-000-0000

SEIZED AND SOLD as the property of Carolyn J. Carter, deceased, and Robert F. Carter, II under judgment no. 2024-CV-03012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15

LaVANDA K. HARRIS, ESQUIRE

JUDGMENT AMOUNT: \$75,063.05

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Penbrook, Dauphin County, Pennsylvania, being more particularly described as follows:

BEGINNING at a point on the west side of Butler Street, said point being fifty-five and one-half (55 ½) feet, more or less, north of the northwest corner of Butler Street and Baker Alley; thence westwardly and through the center of the partition of the house thereon erected and house on the north and extending beyond one hundred fifty (150) feet to Curtin Street; thence southwardly along the eastern line of said Curtin Street twenty-five and one-half (25 ½) feet, more or less, to a point at line of property now or formerly of William Shutt; thence eastwardly by line of same one hundred fifty (150) feet to Butler Street; thence northwardly along the western side of said Butler Street, twenty-five and one-half (25 ½) feet, more or less, to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known and numbered as 39 Butler Street.

Advertisements appearing for Second Time

Miscellaneous Notices

BEING THE SAME PREMISES which Anita Steward, Trustee of the Russell V. Steward Trust, by Deed dated December 6, 2010 and recorded January 12, 2011 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania in Instrument Number 20110001536, granted and conveyed to Michael A. Kurtz, in fee.

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

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

TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantor covenants that, except as may be herein set forth, he does and will forever SPECIALLY WARRANT and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against Grantor and all other persons lawfully claiming the same or to claim the same or any part thereof, by, from or under it, them or any of them.

BEING KNOWN AS: 39 BUTLER ST., HARRISBURG, PA 17103

PROPERTY ID: 49-012-015-000-0000
TITLE TO SAID PREMISES IS VESTED IN DARYL T. BARBER, A SINGLE PERSON BY DEED FROM MICHAEL DON KURTZ, AGENT FOR MICHAEL A. KURTZ, DATED JUNE 16, 2017, RECORDED JUNE 30, 2017, AT INSTRUMENT NO. 20170016795

SEIZED AND SOLD as the property of Daryl T. Barber under judgment no. 2026-CV-02987.

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16

KEVIN E. CORDERO, ESQUIRE

JUDGMENT AMOUNT: \$40,188.38

TRACT NO. 1:

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

BEGINNING at an iron pin on the northern side of the right-of-way of Pennsylvania State Highway L.R. 22031; thence extending along the eastern boundary of the John Hoffman property, north ten degrees six minutes west (N. 10° 06' W.), one hundred fifty-five feet (155') to a point; thence extending along other Romberger lands, north seventy-nine degrees fifty-four minutes east (N. 79° 54' E.), one hundred feet (100') to a point; thence extending along the western boundary of the Daniel Witmer property, south ten degrees six minutes east (S. 10° 06' E.), one hundred fifty-five feet (155') to a point on the northern side of the right-of-way of L.R. 22031; thence extending along the northern side of the right-of-way of L.R. 22031, south seventy-nine degrees fifty-four minutes west (S. 79° 54' W.), one hundred feet (100') to the place of BEGINNING.

SAID DESCRIPTION is taken from a Survey made by K. I. Daniel, Registered Engineer, on May 18, 1972, a copy of which is recorded at Deed Book O, Volume 58, Page 585.

TRACT NO. 2:

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

BEGINNING at an iron pin at the southeast corner of Lot No. 3 on the hereinafter mentioned Subdivision Plan; thence along the eastern line of said Lot No. 3, north two degrees fifty-seven minutes forty-five seconds west (N. 02° 57' 45' W.) 91.65 feet to an iron pin at other lands now or late of John H. Klase; thence along the same, north eighty-

Miscellaneous Notices

seven degrees two minutes fifteen seconds east (N. 87° 02' 15" E.) 100.00 feet to an iron pin at the northwest corner of Lot No. 5 on the hereinafter mentioned Subdivision Plan; thence along the western line of said Lot No. 5, south two degrees fifty-seven minutes forty-five seconds east (S. 02° 57' 45" E.) 91.65 feet to an iron pin at the northeast corner of other lands now or late of Robert S. Maurer and Margaret I. Maurer, his wife; thence along the northern line of the same, south eighty-seven degrees two minutes fifteen seconds west (S. 87° 02' 15" W.) 100.00 feet to an iron pin, the point and place of BEGINNING.

SAID LOT is designated Lot No. 4 on a Subdivision Plan prepared by William A. Burch, Professional Land Surveyor, for John H. Klase, dated August 22, 1983, and recorded in the Recorder of Deeds Office of Dauphin County in Plan Book "T", Volume 3, Page 43.

SAID lot contains 9,165 square feet or 0.2104 acres.

SUBJECT to the general notes set forth on said Subdivision Plan.

TRACT NO. 1 being the same premises which Allen D. Romberger and Esther M. Romberger, his wife, by their deed dated June 12, 1972, and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book "O", Volume 58, Page 583, granted and conveyed unto Robert S. Maurer and Margaret I. Maurer, his wife.

TRACT NO. 2 being the same premises which John H. Klase, single man, by his deed dated November 28, 1983, and recorded in the Recorder of Deeds Office of Dauphin in Record Book 443, Page 137, granted and conveyed unto Robert S. Maurer and Margaret I. Maurer, his wife.

TRACT NO. 1 has erected thereon a dwelling house known as 1204 Pottsville Street, Lykens, Pennsylvania.

BEING known as: 1204 Pottsville Street, Lykens, PA 17048

PROPERTY ID: 69-011-063-000-0000, 69-011-076-000-0000

TITLE TO SAID PREMISES IS VESTED IN NATHANIEL D. STROUP AND JOANNA M. RODICHOK BY DEED FROM ALAN J. MAURER, EXECUTOR OF THE ESTATE OF MARGARET I. MAURER, DECEASED, DATED JUNE 28, 2001 RECORDED JULY 10, 2001 IN BOOK NO. 4032, AT PAGE 249

SEIZED AND SOLD as the property of Nathaniel D. Stroup and Joanna M. Rodichok under judgment no. 2026-CV-02270.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 17
DANIELLE A. COLEMAN, ESQUIRE
JUDGMENT AMOUNT: \$157,381.75**

ALL THOSE TWO CERTAIN lots or parcels of land situate in Lower Paxton Township, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT #1:

BEGINNING at a stake on the east right-of-way line of Quail Hollow Road, 15 feet north from the tangential intersection of Quail Hollow Road and Nantucket Road; thence north 7 degrees 43 minutes east 40.30 feet to a stake, the dividing line of Lots Nos. 3 and 4; thence along said line south 82 degrees 17 minutes east 130 feet to a stake on the west right-of-way line of L.R. 22021 (Colonial Road); thence along said right-of-way line south 7 degrees 43 minutes west 25.30 feet to a stake; thence by a curve to the right by a radius of 30 feet and an arc length of 47.12 feet to a stake on the north right-of-way line of Nantucket Road; thence along said right-of-way line north 82 degrees 17 minutes west 85 feet to a stake; thence by a curve to the right by a radius of 15 feet an arc length of 23.56 feet to a stake, the point and place of BEGINNING.

BEING a portion of Lot No. 3 on Plan of Lots known as Section "A" Olde Colonial Village, which Plan is recorded in the Dauphin County Plan Book "B", Volume 2, Page 20.

TRACT #2:

BEGINNING at a stake on the east right-of-way line of Quail Hollow Road at the dividing line of Lots Nos. 3 and 4; thence along said right-of-way, north 7 degrees 43 minutes east 87.27 feet to a stake; thence still by the said right-of-way line by a curve to the left by a radius

Advertisements appearing for Second Time

Miscellaneous Notices

of 175 feet and an arc length of 12.74 feet to a stake on the dividing line of Lots Nos. 4 and 5; thence along said line south 82 degrees 17 minutes east 130.46 feet to a stake on the west right-of-way line of L.R. 22021; thence along said right-of-way line south 7 degrees 43 minutes west 100 feet to a stake on the dividing line of Lots Nos. 3 and 4; thence by said line north 82 degrees 17 minutes west 130 feet to a stake, the point and place of BEGINNING.

BEING Lot No. 4 on the above-mentioned Plan of Lots;

BEING KNOWN AS: 1325 QUAIL HOLLOW ROAD, HARRISBURG, PA 17112
PROPERTY ID: 35-092-008-000-0000

TITLE TO SAID PREMISES IS VESTED IN CHARLES B. SMELTZ, JR. BY DEED FROM STANLEY E. SCHNEIDER AND CORY R. SCHNEIDER, DATED OCTOBER 30, 2013, RECORDED OCTOBER 31, 2013, AT INSTRUMENT NO. 20130033733

THE SAID LINDA SMELTZ HAVING DEPARTED THIS LIFE ON 1/1/1900

SEIZED AND SOLD as the property of Charles H. Smeltz, Jr. under Judgment no. 2024-CV-02711.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$146,608.91

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

BEGINNING at a point on the northern side of Calder Street one hundred seventy seven feet six inches (177' 6") eastwardly from Front Street at a corner of other or adjoining property; thence northwardly along the line of said property fifty eight feet and seven inches (58' 7") more or less to a three foot (3') wide alley running in the rear of the property hereby conveyed; thence eastwardly along the southern line of said alley fifteen feet and six inches (15'

6") to the line of the adjoining property; thence southwardly along the line of said last-mentioned property fifty eight feet and seven inches (58' 7") more or less to Calder Street; thence westwardly along the line of said Calder Street fifteen feet and six inches (15' 6") to the place of BEGINNING, with the use of the said alley in common with the owners of other properties abutting thereon.

HAVING erected thereon a three story brick row house known as 108 Calder Street.

BEING THE SAME PREMISES WHICH John M. Harnish and Charles M. Harnish, single men and as individuals; and John M. Harnish, Executor of the Last Will and Testament of Eleanor H. Harnish, by their deed dated June 20, 1974, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on June 24, 1974, in Deed Book Y, Volume 60, Page 644, granted and conveyed unto Ronald B. Purtle. The said Shelba J. Purtle joins in this conveyance to transfer any right, title and interest that she might have in the above-described premises as the wife of Ronald B. Purtle, Granters herein.

BEING the same premises which Walter K. Nattress and Frank C. Hummert, Jr., by deed dated 10/08/2020 and recorded 10/21/2020, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20200029102, granted and conveyed unto Beatrice L. Yasin, in fee.

TAX PARCEL: 06-010-022-000-0000
AKA 06-010-022

PREMISES BEING: 108 Calder St., Harrisburg, PA 17102

SEIZED AND SOLD as the property of Beatrice L. Yasin under judgment no. 2026-CV-00572.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$152,119.41

ALL THAT CERTAIN tract or parcel of land situated in Swatara Township,

Miscellaneous Notices

Dauphin County, Commonwealth of Pennsylvania, being Lot 2 as described on a plan titled "Preliminary/Final Subdivision Plan for Donald W. Fure", dated April 22, 1996, last revised June 3, 1996, by Edward J. Prall, Licensed Surveyor No. 17405-E, and recorded in Dauphin County Courthouse, Plan Book G, Volume 6, Page 97 on June 24, 1996, more particularly described as follows:

BEGINNING at a point along the western right-of-way of Fourth Avenue, said point being a common corner between Lot 1 and Lot 2, as shown on the aforementioned plan; thence along said Lot 1, north 62 degrees 05 minutes west a distance of 111.36 feet to a point at lands now or formerly of Regina Zapotski; thence along said lands now or formerly of Regina Zapotski, north 27 degrees 55 minutes east a distance of 45.00 feet to a point at lands now or formerly of Lorenzo C. Taylor and Bertha Taylor; thence along said lands now or formerly of Lorenzo C. Taylor and Bertha Taylor, south 62 degrees 05 minutes east a distance of 111.36 feet to a point along the western right of way of Fourth Avenue; thence along said western right of way of Fourth Avenue, south 27 degrees 55 minutes west a distance of 45.00 feet to a point, said point being the place of BEGINNING.

BEING KNOWN AS: 1109 4TH AVENUE, HARRISBURG, PA 17113

PROPERTY ID NUMBER: 63-029-015-000-0000

BEING THE SAME PREMISES WHICH DONALD FURE AND CAROLINE A. FURE BY DEED DATED 6/19/2024 AND RECORDED 6/20/2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20240012810, GRANTED AND CONVEYED UNTO BOBBIE JOE GRIER.

SEIZED AND SOLD as the property of Bobbie Joe Grier under judgment no. 2026-CV-03593.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 20

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$165,338.06

PROPERTY SITUATE in the Susquehanna Township, Dauphin County, Pennsylvania
TAX ID No. 62-017-202-000-0000
A/K/A 62-017-202

LAND situated in the Township of Susquehanna in the County of Dauphin in the Commonwealth of PA

ALL THAT CERTAIN lot known and numbered as Lot No. 14, as laid out on the Plan of "Bergner Fann" prepared by Gannett, Seelye and Felming, Engineers, Inc. in May, 1928, as subsequently amended in July 1929, which said amended plan has been recorded in the Recorder's Office in and for the Dauphin County, in Plan Book "J", Page 12, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western side of Second Street, one hundred and fifty (150) feet north of the northwestern corner of Second and Bergner Streets, as shown on said plan; said point being also at the northern line of Lot No. 15 as shown on said Plan; thence northwardly along the western side of Second Street fifty (50) feet to a point on the southern line of Lot No. 13, as shown on said plan, said point being also at the southern line of property now or formerly of Edward J. Schell and Mary V. Schell, his wife, known as and numbered as 3408 North Second Street; thence westwardly along said last mentioned property line one hundred ten (110) feet, more or less, to a point on the eastern side of River Street as shown on said Plan, thence southwardly along the eastern side of River Street, fifty (50) feet to a point at the northern line of Lot No. 15 as shown on said Plan; and thence eastwardly along said last mentioned lot line one hundred ten (110) feet, more or less, to a point on the western side of Second Street, the place of BEGINNING.

COMMONLY known as: 3406 N 2nd St., Harrisburg, PA 17110-1403

BEING the same premises which Estate of Tarra Hounshell, by deed dated 07/13/2009 and recorded 07/15/2009, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20090023399, granted and conveyed unto Lawrence G. Behney and wife Margaret A. Behney, in fee.

Advertisements appearing for Second Time

Miscellaneous Notices

AND the said Lawrence G. Behney has departed this life on or about 09/25/2021, thereby vesting title of the mortgaged premises unto Margaret A. Behney.

SEIZED AND SOLD as the Property of LAWRENCE G. BEHNEY AND MARGARET A. BEHNEY by virtue of a writ of execution No. 2026-CV-01405

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 22
KEVIN E. CORDERO, ESQUIRE
JUDGMENT AMOUNT: \$160,326.92**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate and being in the township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern line of Elbridge Road at the southern line of Lot No. 4 on the Plan of Lots hereinafter mentioned; thence along said line in a northeasterly direction 220.5 feet to a point; thence southwardly 215 feet to a point on the northern line of Elbridge Road; thence along said line by a curve to the right having a radius of 235 feet, a distance of 170.3 feet to a point, the place of BEGINNING.

BEING Lot No. 5, Crestmont Section on Plan of Lots of Colonial Crest as recorded in Dauphin County Recorder's Office in Plan Book "S", Page 90.

BEING known and numbered as 1507 Elbridge Road.

BEING the same premises which William E. Thumma and Jo Ann Thumma, by deed dated January 31, 1997 and recorded April 1, 1997, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2818, Page 022, granted and conveyed unto Carol A. Castillo, single woman, the Grantor herein.

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

BEING KNOWN AS: 1507 ELBRIDGE RD., HARRISBURG, PA 17112

PROPERTY ID: 35-026-047-000-0000

TITLE TO SAID PREMISES IS VESTED IN KERRYANN N. JACKSON, SINGLE WOMAN BY DEED FROM CAROL A. CASTILLO, SINGLE WOMAN, DATED JUNE 25, 2013 RECORDED JUNE 26, 2013 AT INSTRUMENT NO. 20130019911

SEIZED AND SOLD as the property of Kerry-Ann N. Lewis under judgment no. 2026-CV-03675.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 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
DYLAN CRESS, ESQUIRE
JUDGMENT AMOUNT: \$154,354.62**

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

BEGINNING on the southern line of State Street, 140 feet eastwardly from the southeastern corner of State and Seventeenth Streets; thence southwardly at right angles with State Street, and extending through the center of a brick partition wall, 105 feet 5 inches, more or less, to a 20 foot wide alley; thence eastwardly along the northern line of said alley, 20 feet to a point; thence northwardly by a line at right angles with State Street, 105 feet 5 inches, more or less, to State Street; thence westwardly along the line of State Street, 20 feet to the place of BEGINNING.

PREMISES BEING: 1715 State Street, Harrisburg, PA 17103

PARCEL ID: 08-008-011-000-0000

TITLE is vested in Latania Lasha Alli, II, an adult individual by deed from David Oliver David and Loismae Buno David, husband and wife, dated 01/25/2023 and recorded on 01/31/2023 in the Dauphin County Clerk's/Register's Office as Instrument No.: 20230002151.

Advertisements appearing for Second Time

Miscellaneous Notices

SEIZED AND SOLD as the property of Latania Lasha Alli, II under judgment no. 2026-CV-02192.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 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
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$180,285.00

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

BEGINNING at a point on the southwestern side of Harrisburg Street twenty-three (23) feet nine (9) inches more or less, below the southwestern corner of Harrisburg Street and Mulberry Alley, which point is directly opposite the middle of the partition wall separating the two houses now and numbered 20 and 22 North Harrisburg Street; thence westwardly by a line running parallel with Mulberry Alley and through the center of said partition wall seventy five (75) feet to a point; thence southwardly by a line parallel with Harrisburg Street twenty three (23) feet and nine (9) inches more or less, to land owed now or formerly of Benjamin Bloser; thence eastwardly along the northern line of said Bloser land seventy five (75) feet to North Harrisburg Street, thence northwardly along the western side of North Harrisburg Street, twenty-three (23) feet and nine (9) inches more or less to the place of BEGINNING.

BEING KNOWN AS: 20 NORTH HARRISBURG STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 59-011-011-000-0000

BEING THE SAME PREMISES WHICH LYDIA M. GONZALEZ BY DEED DATED 10/27/2023 AND RECORDED 12/14/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20230027224, GRANTED AND CONVEYED UNTO BREANA BLOUNT AND TYLEAR BLOUNT.

SEIZED AND SOLD as the property of Breana Blount and Tylear Blount under judgment no. 2025-CV-05617.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25
STEVEN P. KELLY, ESQUIRE
JUDGMENT AMOUNT: \$121,180.47

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON SITUATE IN THE TOWNSHIP OF SWATARA, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT OF WAY LINE OF KELKER STREET AT THE COMMON FROM PROPERTY CORNER OF LOT NO. 24 AND LOT NO. 25 AS SHOWN ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID RIGHT OF WAY LINE OF KELKER STREET NORTH 55 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 22.00 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NO. 23 AND LOT NO. 24; THENCE ALONG SAID DIVIDING LINE NORTH 35 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 120.50 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NO. 113 AND LOT NO. 24; THENCE ALONG SAID DIVIDING LINE SOUTH 55 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 120.50 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NO. 113 AND LOT NO. 24; THENCE ALONG SAID DIVIDING LINE SOUTH 55 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 22.00 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOT NO. 24 AND LOT NO. 25; THENCE ALONG SAID DIVIDING LINE SOUTH 34 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 120.50 FEET TO

Advertisements appearing for Second Time

Miscellaneous Notices

A POINT, SAID POINT BEING THE PLACE OF BEGINNING.

TAX ID#: 63-085-024

BY FEE SIMPLE DEED FROM GREGORY S. HESS, SINGLE PERSON AS SET FORTH IN DEED BOOK 5675, PAGE 090 AND RECORDED ON 9/13/2004, DAUPHIN COUNTY RECORDS

NOTE: AS PER LEGAL READ AS 2ND PARA 2ND LINE SHOWN AS "COMMON FROM PROPERTY" AS PER PRIOR DEEDS LEGAL READ AS "COMMON FRONT PROPERTY" NOTE: 2ND PARA 4TH LINE SHOWN AS "NORTH 35 DEGREES 25 MINUTES 20 SECONDS EAST" AS PER PRIOR DEED LEGAL READ AS "NORTH 34 DEGREES 25 MINUTES 20 SECONDS EAST" NOTE: AS PER SUBJECT LEGAL BELOW INFORMATION OMITTED "BEING LOT NO. 24, FINAL LAND SUBDIVISION PLAN OF CHAMBERS KNOLL, PREPARED BY HARTMAN AND ASSOCIATES, INC. RECORDED DECEMBER 18, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA IN PLAN BOOK Q, VOLUME 6, PAGE 59."

TAX PARCEL No. 63-085-024

PREMISES BEING: 492 Kelker St., Steelton, PA 17113

TO BE SEIZED AND SOLD AS THE PROPERTY OF Angie V. Vo a/k/a Angie Vo and Thong Vo under judgment no. 2026-CV-03792.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

KEVIN E. CORDERO, ESQUIRE

JUDGMENT AMOUNT: \$154,116.80

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

BEGINNING at a point on the northerly line of Fourth Street 57.5 feet northwestwardly from the so called northwest intersection of Fourth and Spruce Streets; thence northeastwardly and parallel to Spruce Street 200 feet to the southerly line of Woodbine Alley;

thence along said southerly line northwestwardly 57.5 feet to the easterly line of Jessamine Avenue; thence along said easterly line southwestwardly 200 feet to the northerly line of Fourth Street; thence along said northerly line southeastwardly 57.5 feet to the place of BEGINNING.

BEING KNOWN AS: 251 S 4TH ST., STEELTON, PA 17113

PROPERTY ID: 58-007-032-000-0000

TITLE TO SAID PREMISES IS VESTED IN ANTHONY R. LEESE, AS SOLE OWNER BY DEED FROM WHITNEY B. MESSERSMITH, DATED MARCH 30, 2022, RECORDED APRIL 6, 2022, AT INSTRUMENT NO. 20220010733

SEIZED AND SOLD as the property of Anthony R. Leese under judgment no. 2026-CV-02904.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

JOEL D. JOHNSON, ESQUIRE

IN REM JUDGMENT AMOUNT:

\$4,514.27

OWNERS: WILLIAM R. HEIT and CARMEN I. HEIT

ACCOUNT NO.: 38/10511

ECR FILE NO.: BPA-HP-002-002

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51ST) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split

Advertisements appearing for Second Time

Miscellaneous Notices

Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A105

Vacation Week Number: 38

Designated Season: Platinum

BEING the same premises conveyed by deed recorded 6/15/1998 in the Office of the Recorder of Deeds, etc. at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Instrument Number 19980021748, Deed Book Volume 3127, Page 637, granted and conveyed unto Owners herein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liability set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES BEING identified as Unit A105, Vacation Week 38 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033

SEIZED AND SOLD pursuant to the property of WILLIAM R. HEIT and CARMEN I. HEIT under judgment entered in 2026-CV-01253

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28
JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT
\$4,514.27

OWNERS: ANTHONY BROWN

ACCOUNT NO.: 12/206H

ECR FILE NO.: BPA-HP-002-015

ONE (I) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A206

Vacation Week Number: 12

Designated Season: Bronze

BEING THE same premises conveyed by deed recorded 8/2/2022 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Instrument Number 20220023532, granted and conveyed unto Owners herein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES BEING identified as Unit A206, Vacation Week 12 within The

Advertisements appearing for Second Time

Miscellaneous Notices

Suites At Hershey Park located at 176 E. Hershey Park Dr. Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of ANTHONY BROWN under judgment entered in 2026-CV-01253.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 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

**JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT
\$4,514.27**

OWNERS: HARRIS E. IMADOJEMU and VIRGINIA A. IMADOJEMU

ACCOUNT NO.: 31/104H

ECR FILE NO.: BPA-HP-002-001

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official

Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: 104

Vacation Week Number: 31

Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 4/14/1998 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Instrument Number 19980012871, Deed Book Volume 3079, Page 150, granted and conveyed unto Owners herein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES BEING identified as Unit 104, Vacation Week 31 within The Suites At Hershey Park located at 176 E. Hershey Park Dr, Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of HARRIS E. IMADOJEMU and VIRGINIA A. IMADOJEMU under judgment entered in 2026-CV-01253.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sale No. 30

**JOEL D. JOHNSON, Esquire
IN REM JUDGMENT AMOUNT
\$4,514.27**

OWNERS: STEVEN STOCHEL

ACCOUNT NO.: 34/103H

ECR FILE NO.: BPA-HP-002-010

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey

Advertisements appearing for Second Time

Miscellaneous Notices

Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: 103

Vacation Week Number: 34

Designated Season: Platinum/Red

BEING THE same premises conveyed by deed recorded 9/16/2011 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Instrument Number 20110025427, granted and conveyed unto Owners herein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES BEING identified as Unit 103, Vacation Week 34 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of STEVEN STOCHER under judgment entered in 2026-CV-01253.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 31

**JOEL D. JOHNSON, ESQUIRE
IN REM JUDGMENT AMOUNT
\$4,514.27**

OWNERS: MICHELLE FAZIO

ACCOUNT NO.: 22/201H

ECR FILE NO.: BPA-HP-002-014

ONE (1) Timeshare Interest (s) consisting of one one fifty-first (1/51st) undivided interest (s) in fee simple as tenant in common in and to the below described Condominium Parcel, together with a corresponding undivided interest in the Common furnishings which are appurtenant to such Condominium Parcel, as well as the recurring (i) exclusive right every calendar year to reserve, use and occupy an Assigned Unit within Vacation Club & Resort of Hershey Pa., A Condominium (the "Project"); (ii) Exclusive right to use and enjoy the Limited Common Elements and Common Furnishings located within or otherwise appurtenant to such Assigned Unit; and (iii) non-exclusive right to use and enjoy Common Elements of the Project, for their intended purpose, during the Vacation Week or one (1) or more Split Vacation Periods (up to a maximum of seven (7) days and nights) in the Designated Season identified below as shall properly have been reserved in accordance with the provisions of the then-current Rules and Regulations promulgated by the Great Vacations Resort of Hershey, Pa. Condominium Association, Inc., or its successors, all pursuant to the Declaration of Condominium for Vacation Club & Resort of Hershey Pa. L.L.C., A condominium, duly recorded in the Public records of Dauphin County, Pennsylvania, in Official Records Book 3077, at Page 1 as therefore amended (the "Declaration").

Derry Township

Parcel (Unit) Number: A201

Vacation Week Number: 22

Designated Season: Platinum

BEING THE same premises conveyed by deed recorded 7/29/2020 in the Office of the Recorder of Deeds, etc., at Harrisburg, Pennsylvania, in and for the County of Dauphin, Deed Instrument Number 20200018771, granted and conveyed unto Owners herein.

TOGETHER WITH and under and subject to the rights, easements, interests, privileges, powers, duties, covenants, restrictions, obligations, and liabilities set

Advertisements appearing for Second Time

Miscellaneous Notices

forth in the aforementioned Declaration and other matters reflected in the public records.

TAX PARCEL: 24-004-035

PREMISES being identified as Unit A201, Vacation Week 22 within The Suites At Hershey Park located at 176 E. Hershey Park Dr., Hershey, PA 17033.

SEIZED AND SOLD pursuant as the property of MICHELLE FAZIO under judgment entered in 2026-CV-01253.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 32

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$36,381.46

TRACT #1:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Upper Paxton, County of Dauphin and Commonwealth of Pennsylvania, known and designated as Lot No. 93 in a Plan of Lots of East End Improvement Company known as "East End Extension" and recorded in the Office for the recording of Deeds etc., at Harrisburg, Pa., in Plan Book "G", Page 47, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Chestnut Street at the southwest corner of Lot No. 94; thence north along the line of Lot No. 94, one hundred sixty-five (165) feet to Apple Alley; thence west along the south side of Apple Alley, forty (40) feet to the northwest corner of Lot 92; thence south along the line of Lot 92, one hundred sixty-five (165) feet to the north side of Chestnut Street; thence east along the north side of Chestnut Street, forty (40) feet to Lot No. 94, and the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 511 CHESTNUT STREET, MILLERSBURG, PA 17061

PARCEL #: 65-033-109-000-0000

TRACT# 2:

ALL THOSE TWO CERTAIN lots of ground situate in the Township of Upper Paxton, County of Dauphin and Commonwealth of Pennsylvania, known

and designated as Lots Nos. 94 and 95 in a Plan of Lots of East End Improvement Company known as "East End Extension" and recorded in the Office for Recording of Deeds in and for Dauphin County at Harrisburg, Pa., in Plan Book "G", Page 47, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Chestnut Street and Lot No. 96; thence along said Lot No. 96, north one hundred sixty-five (165') feet to Apple Alley; thence along the south side of said Apple Alley, west eighty (80') feet to Lot No. 93; thence along said Lot No. 93, south one hundred sixty-five (165') feet to Chestnut Street; thence along Chestnut Street, east eighty (80') feet to Lot No. 96, 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.

BEING A VACANT PARCEL OF LAND IDENTIFIED AS CHESTNUT STREET, MILLERSBURG, PA 17061

PARCEL#: 65-033-192-000-0000

BEING THE SAME PREMISES WHICH Shirley M. Miller, Executrix of the Estate of Helen C. Casner, by deed dated November 4, 2009 and recorded November 6, 2009 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2009-0037219, granted and conveyed unto Paul C. Morris, Jr. and Amanda L. Morris.

SEIZED AND SOLD AS THE PROPERTY OF AMANDA L. MORRIS AND PAUL C. MORRIS, JR. UNDER JUDGMENT NO. 2025-CV-03379

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said

Miscellaneous Notices

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

SALE NO. 33

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$391,502.96

TRACT NO. 1:

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

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

TRACT NO. 2:

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

BEGINNING at a point on Custer Terrace being the dividing line between properties now or formerly of James L. Robinson and Nancy L. Robinson, husband and wife, and Deidre R. Coll and Marguerite Coll, being Lot No. 8, Section B, on Plan of Mountindale as recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book B, Volume 2, at Page 135 and Lot No. 7, Section I on Plan of Mountindale as

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

TRACT NO. 3:

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

BEGINNING at a point on the boundary between lands now or formerly of James L. Robinson and Nancy L. Robinson, husband and wife, and land of Grantors herein at the southeast corner of Lot No. 7, as shown on Plan of Mountindale, Section I, recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book D, Volume 2, at Page 37; thence along other lands now or formerly of James L. Robinson and Nancy L. Robinson, south seventeen (17) degrees forty-one (41) minutes thirty (30) seconds east one hundred four and twenty-one hundredths (104.21) feet to a point; thence along the same south seventy-eight (78) degrees fifty-six (56) minutes west one hundred twenty-one and eighty-one hundredths (121.81) feet to a point; thence continuing along the same course thirty-eight (38) feet to a point at lands now or formerly of W.D. Rutt, Jr.; thence north eleven (11) degrees four (04) minutes west one hundred three and thirty-six hundredths (103.36) feet to a point on the southern line of Lot No. 8, Section B as shown on

Miscellaneous Notices

Plan of Mountindale in Plan Book E, Volume 2 at Page 135; thence along said lands north seventy-eight (78) degrees forty-eight (48) minutes thirty (30) seconds east (which line is described as north eighty-seven (87) degrees ten (10) minutes east on the aforesaid Plan of Mountindale) thirty-eight (38) feet to a point at the southwest corner of Lot No. 7 on Plan of Mountindale first above-mentioned; thence along the southern side of Lot No. 7 aforesaid north seventy-eight (78) degrees forty-eight (48) minutes thirty (30) seconds east one hundred nine and seventy-nine hundredths (109.79) feet to a point, the place of BEGINNING.

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

TAX PARCEL: 62-053-007-000-0000

PREMISES BEING: 4537 Custer Dr., Harrisburg, PA 17110 a/k/a 4537 Custer Terr, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Mark A. Montgomery under judgment no. 2024-CV-08571.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34

MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$69,901.54

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

BEGINNING at point where the dividing line of Lots 127 and 128 of the herein referenced Plan intersects the northerly dedicated right-of-way line of the cul-de-sac of Fox Grove Place, which cul-de-sac lies at the easterly end of Fox Grove Place; thence along said dividing line north 12 degrees 38 minutes 44 seconds east, a distance of 105.44 feet, to a point on the dividing line of Lots 113 and 127;

thence along the dividing line of Lots 113 and 137, south 73 degrees 32 minutes 35 seconds east, a distance of 74.32 feet; thence along the dividing line of Lots 126 and 127, south 17 degrees 00 minutes 29 seconds west, a distance of 117.47 feet, to a point on the northerly dedicated right-of-way line of the Fox Grove Place cul-de-sac; thence in an easterly direction by a curve to the right having a radius of 1924 feet, an arc distance of 39.36 feet to concrete monument on said dedicated right-of-way line; thence by a curve to the left having a radius of 15 feet, an arc distance of 13.44 feet, to a point on said dedicated right-of-way line; thence by a curve to the right having a radius of 50 feet, an arc distance of 34.53 feet to a point on the dividing line of Lot 127 and 128, being the point and place of BEGINNING.

BEING Lot 127 of the final subdivision Plan of Graystone Farms-Phase 2, recorded in Dauphin County Plan Book V, Volume 5, Pages 53 to 71.

BEING THE SAME PREMISES which Philip E. Gilbert and Lori D. Gilbert by deed dated November 8, 1997 and recorded April 13, 1998 in the Office of the Recorder of Deeds of Dauphin County in Book 3076, Page 533 granted and conveyed unto James W. Abraham and Mary Lynn Abraham.

AND the said Mary Lynn Abraham died on March 30, 2021, whereupon title vested solely into James W. Abraham.

HAVING thereon erected a single family house known as 212 Fox Grove Place, Hummelstown, Pennsylvania 17036-2711.

BEING known as Premises No. 212 Fox Grove Place, Hummelstown, Pennsylvania 17036-2711.

PARCEL IDENTIFICATION NO: 31-002-106-000-0000.

SEIZED IN EXECUTION as the property of James W. Abraham on Judgment No. 2026-CV-03075.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for Second Time

Miscellaneous Notices

SALE NO. 35

JAMES A. BEEBE, ESQUIRE

JUDGMENT AMOUNT: \$38,088.97

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

BEGINNING at a point, the southwest corner of Thirty-Third Street and Sycamore Street, as shown on Plan of Lots hereinafter mentioned; thence southwardly, along the western line of Thirty-Third Street, 100 feet; thence westwardly, along the northern line of Lot No. 272, on said Plan of Lots, 124 feet to the eastern line of Bushey Street; thence northwardly, along the eastern line of Bushey Street, 100 feet to the southern line of Sycamore Street; thence eastwardly, along the southern line of Sycamore Street, 124 feet to a point, the place of BEGINNING.

BEING Lot Nos. 267, 268, 269, 270 and 271 as shown on Revised Harris Plan No. 5, said Plan being recorded in Plan Book "G", Page 52, Dauphin County Records.

HAVING thereon erected a dwelling known as No. 271 South Thirty-Third Street.

SUBJECT to restrictions and conditions as contained in prior deeds.

UNDER AND SUBJECT, NEVERTHELESS, to the conditions, restrictions, agreements, easements, right of way, encumbrances, and all other matters of record.

BEING the same premises Julio V. Guizado and Laura A Guizado, husband and wife, by deed dated February 3, 2017, and recorded March 2, 2017, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, at Instrument No. 20170005449, granted and conveyed unto Michael Turner.

PREMISES BEING: 271 S. 33rd Street, Harrisburg, PA 17111

TAX PARCEL # 63-026-083

SEIZED AND SOLD as the property of Michael Turner under judgment no. 2026-CV-03632.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said

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

SALE NO. 36

CRISTINA L. CONNOR, ESQUIRE

JUDGMENT AMOUNT: \$69,621.36

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

ALL THAT CERTAIN lot or tract of ground, with the building and improvements thereon erected, situate in the Borough of Steelton, Dauphin County, Pennsylvania more particularly bounded and described as follows, to wit:

BEGINNING at a point on the west line of Catherine Street, said point being southerly seventy (70) feet from the southwest intersection of Catherine Street and Sixth Street; thence westwardly and through the partition wall of House No. 439 and 437 Catherine Street, one hundred fifteen (115) feet to an easterly line of Nectarine Avenue; thence southwardly along the east line of Nectarine Alley, thirteen (13) feet to a point; thence eastwardly and through the partition wall of House Nos. 437 and 435 Catherine Street, one hundred fifteen (115) feet to the west line of said Catherine Street; thence northwardly along said west line, thirteen (13) feet to the place of BEGINNING.

BEING known and numbered as 437 Catherine Street, Steelton, PA 17113.

WITH all improvements erected thereon.

PARCEL NO.: 58-004-030-000-0000

BEING THE SAME property conveyed to Jessica L. Greene, single woman who acquired title by virtue of a deed from Roxanne L. Myers and Jonathan G. Myers, wife and husband, dated May 14, 2018, recorded May 16, 2018, as Instrument Number 20180011933, 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 Jessica L. Greene, single woman, Mortgagors herein, under Judgment No. 2024-CV-08767

Advertisements appearing for Second Time

Miscellaneous Notices

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$79,853.26

ALL THAT CERTAIN lot or parcel of land, situate in the 2nd Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Roy M.H. Benjamin, Professional Engineer, dated July 27, 1972, as follows:

BEGINNING at a point on the east side of South 14th Street said point being 169.42 feet north of the northeast corner of South 14th and Swatara Streets; thence along the east side of South 14th Street, north 9 degrees 30 minutes west 13.32 feet to a corner of premises known as No. 337 South 14th Street; thence along said premises and passing through the center of a partition wall, north 80 degrees 30 minutes east 151.84 feet to a point on the west side of Daisy Street; thence along the same south 9 degrees 30 minutes east 13.32 feet to a corner of premises known as No. 341 South 14th Street; thence along said premises and passing through the center of a partition wall, south 80 degrees 30 minutes west 151.84 feet to the point and place of BEGINNING.

The improvements thereon being known as 339 South 14th Street, Harrisburg, Pennsylvania 17104

BEING the same premises which Junior Andres Araujo, by deed dated 10/05/2023 and recorded 10/11/2023, in the Office of the Recorder of Deeds in aid for the County of Dauphin, in Deed Instrument No. 20230022095, granted and conveyed unto Anderson Araujo Moreta, in fee.

TAX PARCEL: 02-021-065-

PREMISES BEING: 339 S 14th Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Anderson Araujo Moreta under judgment no. 2026-CV-02777.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$122,530.71

ALL THAT CERTAIN lot or piece of ground, with buildings thereon erected, situate in the tenth ward of the City of Harrisburg, Dauphin County, Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the western line of Penn Street, which point is 244 feet, more or less, north of the northern line of Maclay Street at the line of property now or late of George W. Ellinger; thence westwardly along the line of said property and through the center of a partition wall, 65 feet to a three feet wide private alley; thence northwardly along the eastern line of said alley 15 feet to a point; thence eastwardly by a line parallel with said Maclay Street and through the center of a brick partition wall 65 feet to Penn Street; thence southwardly along the western line of Penn Street 15 feet to the place of BEGINNING.

HAVING THEREON ERECTED a three story brick dwelling house known and numbered as 2128 Penn Street, Harrisburg, Pennsylvania.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley in the rear of said lot as and for a passageway and water course at all times hereafter, forever in common with the owners and occupiers of other lands, abutting thereon.

BEING KNOWN AS: 2128 PENN STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 10-062-071

BEING THE SAME PREMISES WHICH BRENNAN A. CARR, A/K/A BRENNEN A. CARR, BY DEED DATED 8/4/2023 AND RECORDED 8/9/2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20230016987, GRANTED AND CONVEYED UNTO BRENNEN A. CARR.

Advertisements appearing for Second Time

Miscellaneous Notices

SEIZED AND SOLD as the property of Brennen A. Carr a/k/a Brennan A. Carr under judgment no. 2026-CV-00687.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 39
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$158,808.78**

ALL THAT CERTAIN parcel of land situate in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, bounded and described according to a survey by Michael C. D'Angelo, Registered Surveyor, dated March 18, 1977, as follows, to wit;

BEGINNING on a point on the eastern line of North 6th Street (80 feet wide) 120 feet north of the northeast corner of the intersection of North 6th Street and Division Street; thence along the eastern line of North 6th Street, north 07 degrees east, 40 feet to a point; thence along Property No. 2917 North 6th Street, south 83 degrees east 95 feet to a point on the western line of Marie Street (20 feet wide); thence along same, south 07 degrees west, 40 feet to a point; thence north 83 degrees west, 95 feet to a point on the eastern line of North 6th Street, the place of BEGINNING.

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.

BEING KNOWN AS: 2915 NORTH 6TH STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 14-039-002-000-0000

BEING THE SAME PREMISES WIDCH NAOMI M. FRAZIER, A SINGLE INDIVIDUAL BY DEED DATED 9/15/2021 AND RECORDED 9/20/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20210032830, GRANTED AND CONVEYED UNTO JENNIFER LYNN BRUBAKER, A MARRIED WOMAN, AS SOLE OWNER.

SEIZED AND SOLD as the property of Jennifer Lynn Brubaker under judgment no. 2025-CV-10007.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 40
CAROLYN TREGLIA, ESQUIRE
JUDGMENT AMOUNT: \$154,831.78**

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

BEGINNING at a point on the westerly right-of-way line of Creek Bed Drive, a 50.00 foot wide right-of-way and which said point is more particularly located at the intersection of the westerly right-of-way line of Creek Bed Drive and the dividing line between Lot Nos. 59 and 60 on the Plan of Lots known as "Section Two, Crooked Hill Farms"; thence from said point along the dividing line between Lot Nos. 59 and 60, south 53 degrees 31 minutes 03 seconds west, a distance of 100.00 feet to a point on the easterly property line of other lands now or formerly of Pulte Home Corporation; thence from said point along the easterly property line of other lands now or formerly of Pulte Home Corporation, north 36 degrees 28 minutes 57 seconds west, a distance of 82.00 feet to a point on the dividing line between Lot Nos. 60 and 61 on the aforesaid Plan of Lots; thence from said point along the dividing line between Lot Nos. 60 and 61, north 53 degrees 31 minutes 03 seconds east, a distance of 100.00 feet to a point on the westerly right-of-way line of Creek

Advertisements appearing for Second Time

Miscellaneous Notices

Bed Drive; thence from said point along the westerly right-of-way line of Creek Bed Drive, south 36 degrees 28 minutes 57 seconds east, a distance of 82.00 feet to a point, the point and place of BEGINNING.

BEING Lot No. 60 on the Plan of Lots known as "Section Two, Crooked Hill Farms: prepared by Gannett, Fleming, Corddry & Carpenter, Inc., dated July, 1976 and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "W", Volume 2, Page 51-A.

HAVING thereon erected a dwelling house being known and numbered as premises 1568 Creekbed Drive, Harrisburg, Pennsylvania.

UNDER AND SUBJECT to the Declaration of Covenants dated June 7, 1977 and recorded in the Office of the Recorder of Deeds of Dauphin County on June 16, 1977 in Misc. Book "Q", Volume 16, Page 189 and to all other restrictions, reservations and rights-of-way of record.

ALSO UNDER AND SUBJECT to an existing 30 foot wide Sanitary Sewer Easement which is more particularly referred to and described in Plan Book "W", Volume 2, Page 51-A.

ALSO UNDER AND SUBJECT to a 7-1/2 foot wide storm Sewer Easement which is located on the southerly portion of said lot and which said easement is more particularly referred to and described in Plan Book "W", Volume 2, Page 51-A.

ALSO UNDER AND SUBJECT to a 5 foot wide Storm Sewer Easement which is located on the westerly portion of said lot and which said easement is more particularly referred to and described in Plan Book "W", Volume 2, Page 51-A.

BEING the same premises which Stewart K. Rhodes and Susan E. Rhodes, husband and wife, by deed dated 08/17/2209 and recorded 08/31/2009, in the Office of the Recorder of Deeds, in and for the County of Dauphin, in Deed Instrument No. 20090029312, granted and conveyed unto Leonard Howze Jr., in fee.

TAX PARCEL: 62-059-060-000-0000
AKA 62-059-060

PREMISES BEING: 1568 Creek Bed Dr., Harrisburg, PA 17110

SEIZED AND SOLD as the property of Leonard Howze Jr. under judgment no. 2026-CV-01786.

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

proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 41

KEVIN E. CORDERO, ESQUIRE

JUDGMENT AMOUNT: \$119,831.48

ALL THAT CERTAIN lot or parcel of land with the improvements thereon erected located in the Borough of Middletown, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the southwesterly corner of East Main Street and Clearfield Street, which point is 30 feet in a southerly direction from the center line of East Main Street, a street with a 60 foot right of way and a paved way of 44.3 feet and also 10 feet in a westerly direction from the center line of Clearfield Street, a street with a 20 foot right of way and a paved way of 17 feet; THENCE south 10 degrees 00 minutes 00 seconds west along the westerly right of way line of Clearfield Street a distance of 54.58 feet to a point on the westerly line of Clearfield Street, which point is also at the northeast corner of premises now or late of the Grantors known as Lot No. 4 on the Subdivision Plan hereafter mentioned; THENCE: 80 degrees 00 minutes 00 seconds west the northerly line of the aforesaid Lot No. 4 and along the northerly line of other lands of the Grantors known as Lot No. 3 on the Subdivision Plan hereafter described, a distance of 71 feet to a point on the northerly line of the aforesaid Lot No. 3; THENCE north 19 degrees 03 minutes 17 seconds east along Lot No. 1 of the Grantors a distance of 65.07 feet to a point on the southerly right of way of East Main Street; THENCE south 70 degrees 56 minutes 03 seconds east along the southerly right of way line of East Main Street a distance of 61.52 feet to a point, the place of BEGINNING.

BEING Lot No. 2 on the Preliminary and Final Subdivision Plan for Percy Blecher dated June 7, 1977, prepared by Robert G. Sherrick, Registered Surveyor, and recorded in Dauphin County Plan Book Z, Volume 2, Page 36 on August 26, 1977.

Advertisements appearing for Second Time

Miscellaneous Notices

HAVING THEREON ERECTED a two story brick dwelling known and numbered as 612 East Main Street, Middletown, Pennsylvania.

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

BEING KNOWN AS: 612 E MAIN STREET, MIDDLETOWN, PA 17057

PROPERTY JD: 42-041-017-000-0000

TITLE TO SAID PREMISES IS VESTED IN ERIC M. KEIFFER, UNMARRIED MAN BY DEED FROM JESSICA LYNN VONADA, A SINGLE WOMAN, DATED FEBRUARY 12, 2019 RECORDED MARCH 19, 2019 AT INSTRUMENT NO. 20190005953

SEIZED AND SOLD as the property of Eric Keiffer a/k/a Eric M. Keiffer under judgment no. 2025-CV-03314.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42

KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$34,948.86

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

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

BEGINNING at the northeast corner of Boas Street and Grape Alley; thence northwardly along the eastern line of said Grape Alley, one hundred ninety (190) feet to Pierce Alley; thence eastwardly along the south line of said Pierce Alley, fifteen (15) feet, more or less, to a point at land now or late of Robert C. Keitner; thence southwardly by the latter land and through the center of the partition wall between the house on the land herein described and the house on the lot adjoining the east and extending beyond, one hundred ninety (190) feet to Boas Street; thence westwardly along the

northern line of said Boas Street, fifteen (15) feet to Grape Alley to the place of BEGINNING.

HAVING thereon erected a two and one-half story frame dwelling known as No. 2318 Boas Street.

BEING known and numbered as 2318 Boas Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL NO.: 48-003-019-000-0000

BEING THE SAME property conveyed to Michael E. May, single who acquired title by virtue of a deed from Patrice A. Rosenfeld, single, dated December 16, 2009, recorded December 17, 2009, as Instrument Number 20090041677, 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 Michael E. May, single, Mortgagors herein, under Judgment No. 2026-CV-02978.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43

TIMOTHY A. CIRINO, ESQUIRE
JUDGMENT AMOUNT: \$237,697.73

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

TRACT NO. 1:

BEGINNING at the southwestern corner of Market Street and Chestnut Street sometimes known as Briercliff Road; thence in a western direction along the southern side of Market Street, a distance of 133.8 feet to the eastern line of Lot No. 32; thence in a southwardly direction along the eastern line of Lot No. 32, a distance of 121.85 feet to the northern line of Parkhill Lane; thence in an eastwardly direction along the northern line of Parkhill Lane, a distance

Advertisements appearing for Second Time

Miscellaneous Notices

of 110 feet more or less to the western line of Chestnut Street sometimes known as Briercliff Road; thence in a northwardly direction along the western line of Chestnut Street sometimes known as Briercliff Road, a distance of 123 feet to the southern line of Market Street, to the place of BEGINNING.

BEING Lots Nos. 33E and 34E on Plan of Parts of Bellevue Park, Part of Section E, recorded in Plan Book "K", Volume I, Page 44 (erroneously stated as BEING Lots Nos. 33 and 34 on Plan of Portion of Section "E" Bellevue Park and recorded in Plan Book "G", Page 80 in prior deeds).

TRACT NO. 2:

BEGINNING at a point on the south side of Market Street which point is 133.3 feet west of the intersection of Chestnut and Market Streets, said point being also on the dividing line between Lot No. 33 and Lot No. 32; thence at right angles to Market Street along Lot No. 33 in a southerly direction, a distance of 121.85 feet to a point on the north side of Parkhill Lane; thence by the same, a distance of 40.52 feet to a point; thence by the same, a distance of 21.67 feet to a point at Lot No. 31; thence by the line of Lot No. 31 and at right angles to Market Street, a distance of 135 feet to a point on the south side of Market Street; thence in an eastwardly direction by the south side of Market Street, a distance of sixty (60) feet to a point, the place of BEGINNING.

BEING Lots No. 32E on Plan of Parts of Bellevue Park, Part of Section E, recorded in Plan Book "K", Volume I, Page 44 (erroneously stated as BEING Lot No. 32 on Plan of Portion of Section "E" Bellevue Park and recorded in Plan Book "G", Page 80 in prior deeds).

BEING Premises: (1) 2323 Market Street, Harrisburg, PA 17103

(2) 2325 Market Street, Harrisburg, PA 17103

(3) 2327 Market Street, Harrisburg, PA 17103

TAX ID's: (1) 09-085-009

(2) 09-085-010

(3) 09-085-011

BEING the same premises which Dieudonne Metellus by deed dated February 6, 2023 and recorded in the Official Records of Dauphin County on February 23, 2023, as Instrument 20230003891 granted and conveyed unto N&N Costumes Enterprises LLC.

SEIZED AND SOLD as the property of N&N Costumes Enterprises, LLC and Surbrena D. Hargrove-Dunbar under judgment no. 2026-CV-02898.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 44

YVONNE C. GANLEY, ESQUIRE

JUDGMENT AMOUNT: \$98,782.66

ALL THAT CERTAIN piece or tract of land situate in the 10th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a survey of Reed Engineering, Inc., dated April 21, 1980, as follows, to wit:

BEGINNING at a point on the western line of North Fifth Street, said point being by same measured in a northwesterly direction a distance of 205 feet from Seneca Street: thence south 71 degrees 00 minutes 00 seconds west along and through a partition wall and beyond a distance of 143 feet to a point on the eastern line of Atlas Street: thence north 19 degrees 00 minutes 00 seconds west along the eastern line of Atlas Street 25 feet to a point; thence north 71 degrees 00 minutes 00 seconds east along the southern line of lands now or late of Wendell V. Banks a distance of 143 feet to a point on the western line of North Fifth Street; thence south 19 degrees 00 minutes 00 seconds east a distance of 25 feet to the point and place of BEGINNING.

HAVING thereon erected a two story brick dwelling known and numbered as 2416 North Fifth Street, Harrisburg, Pennsylvania.

FOR INFORMATIONAL Purposes Only: Commonly Known As: 2416 North 5th Street, Harrisburg, PA 17110

TAX PARCEL Number: 10-037-013

BEING the same premises which Rose M. Banks by deed dated May 26, 2006, and recorded in the Official Records of Dauphin County on June 7, 2006, as Instrument Number 20060022410, granted and conveyed unto Thorin

Advertisements appearing for Second Time

Miscellaneous Notices

Burgess and Hope M. Burgess, husband and wife.

AND Thorin Burgess is believed to have departed this life on December 31, 2021.

SEIZED AND SOLD as the property of Hope M. Burgess under Judgment Number 2025-CV-08793.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 45

KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$78,384.83

ALL THAT CERTAIN message, tenement or lot of ground, situate in the village of Wiconisco, County of Dauphin and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Walnut Street, at the western line of property now or late of Job White; thence along the northern side of Walnut Street in a westwardly direction, 50 feet of line property now or late of Asa Blackway; thence along said property in a northerly direction 120 feet to an alley; thence along said alley, in an easterly direction, 50 feet to the western line of property now or late of Job White; thence along said property, in a southerly direction, 120 feet to the place of BEGINNING,

HAVING thereon erected a two story frame dwelling house known as 406 Walnut Street, Wiconisco, Pennsylvania,

IT BEING the same premises which Sandy L. Smeltz, as Administratrix of the Estate of Lorraine M. Michales, Deceased, dated December 29, 2025, and recorded on January 6, 2016, in Dauphin County as Instrument Number 20160000349 conveyed unto WEIA, LLC,

PROPERTY: 406 Walnut Street, Lykens, Pennsylvania 17048

TAX PARCEL: 69-006-174

PREMISES BEING: 406 Walnut Street, Lykens, Pennsylvania 17048

SEIZED AND SOLD as the property of WEIA, LLC under Judgment No. 2026-CV-02716

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 46

JARED M. GREENBERG, ESQUIRE
JUDGMENT AMOUNT: \$255,372.40

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF LOWER PAXTON, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN FOR KENDALE OAKS PHASE V PREPARED BY DAUPHIN ENGINEERING COMPANY, DATED 9-20-2006, LAST REVISED 11-10-2006 AND RECORDED IN PLAN BOOK PAGE, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF THE CUL-DE-SAC OF BROOKDALE DRIVE, A CORNER OF LOT NO. 4 ON SAID PLAN; THENCE EXTENDING FROM SAID BEGINNING POINT AND ALONG BROOKDALE DRIVE ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 60.00 FEET THE ARC DISTANCE OF 80.32 FEET (AND A CHORD BEARING OF SOUTH 40 DEGREES 40 MINUTES 05 SECONDS WEST 74.46 FEET) TO A POINT, A CORNER OF LOT NO. 6 ON SAID PLAN; THENCE LEAVING BROOKDALE DRIVE AND EXTENDING ALONG LOT 6 NORTH 87 DEGREES 40 MINUTES 57 SECONDS WEST 87.90 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF LOWER PAXTON TOWNSHIP ON SAID PLAN; THENCE EXTENDING ALONG SAID LANDS NORTH 07 DEGREES 11 MINUTES 54 SECONDS EAST 161.84 FEET TO A POINT, A CORNER; THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 280.00 FEET THE ARC DISTANCE OF 29.17 FEET (AND A CHORD BEARING OF NORTH 58 DEGREES 12 MINUTES 55 SECONDS EAST 29.16 FEET) TO A POINT OF TANGENT; THENCE EXTENDING NORTH 55 DEGREES 13 MINUTES 50 SECONDS EAST 72.33 FEET TO A POINT, A CORNER OF LOT NO. 4 AFORESAID; THENCE EXTENDING ALONG LOT 4 SOUTH 10

Miscellaneous Notices

DEGREES 58 MINUTES 52 SECONDS EAST 167.31 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF THE CUL-DE-SAC OF BROOKDALE DRIVE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 5 ON SAID PLAN.
7018 BROOKDALE DRIVE
HARRISBURG, PA 17111

TITLE TO SAID PREMISES VESTED IN George H. Gruber Jr. and Stephanie J. Hornbaker, by deed from Conway Associates, LLC Record Owner and E.G. Stoltzfuz Homes, LLC, Equitable Owner, dated July 28, 2014, recorded August 8, 2014, in Book Instrument No. 20140019104.

TAX PARCEL No: 35-072-298

PREMISES KNOWN as: 7018 Brookdale Drive, Harrisburg, PA 17111

SEIZED AND SOLD as the property of George H. Gruber, Jr. and Stephanie J. Hornbaker under judgment no. 2026-CV-03890.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

same south 10 degrees 20 minutes east 15 feet to a corner of premises known as 2127 Penn Street (erroneously set forth in prior deed as 2927 Penn Street); THENCE along said premises and passing through the center of a partition wall south 79 degrees 40 minutes west 65 feet to a point and place of BEGINNING.

BEING the same real property conveyed from The Redevelopment Authority of the City of Harrisburg unto Lawrence Johnson, Jr. by deed dated April 19, 2000 and recorded April 20, 2000 in Book 5656, Page 187 of the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

BEING known as Parcel Number 10-062-039-000-0000.

BEING known and numbered as 2129 Penn Street, Harrisburg, Pennsylvania-17110.

SEIZED AND SOLD as the property of Lawrence Johnson Jr. under judgment no. 2025-CV-05405.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 47
ROBERT P. WENDT, ESQUIRE
JUDGMENT AMOUNT: \$52,882.98

ALL THAT CERTAIN tract or parcel of land situate in the City of Harrisburg, Dauphin County, Pennsylvania, as more particularly bounded and described as in accordance with a survey and Plan thereof made by Gerrit J. Betz, Registered Surveyor, dated April 26, 1975, as follows, to wit:

BEGINNING at a point on the east side of Penn Street, said point being 243 feet (erroneously set forth in prior deed as 2423 feet), more or less, north of the northeast corner of Maclay Street and Penn Street; THENCE along the east side of Penn Street north 10 degrees 20 minutes west 15 feet to a corner of premises known as No. 2131 Penn Street; THENCE along said premises and passing through the center of a partition wall north 79 degrees 40 minutes east 65 feet to a point on the west side of a four (4) feet wide alley; THENCE along the

SALE NO. 48
ROBERT P. WENDT, ESQUIRE
JUDGMENT AMOUNT: \$145,723.44

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

BEGINNING at a point on the western dedicated right-of-way line of Township Road T-568, known locally as Chestnut Road and at the northeast corner of Lot No. 8 on the hereafter referred to Plan of Lots; thence along the dividing line between Lot No. 8 and Lot No. 9 on the aforesaid plan, south 87° 53' 00" west 200.00 feet to the line of other lands of the Grantors; thence along other lands of the Grantors north 02° 07' 00" west 100.00 feet to a point which is the southwest corner of Lot No. 10 on the plan of lots aforesaid; thence along the dividing line between Lot No. 9 and Lot No. 10 north 87° 53' 00" east 200.00 feet to a point on the western dedicated right-

Miscellaneous Notices

of-way line of Chestnut Road, aforesaid; thence along the western dedicated right-of-way line of Chestnut Road south 02° 07' 00" east 100.00 feet to a point, the place of BEGINNING.

BEING Lot No. 9 on a Plan of Lots prepared by Robert G. Sherrick, Registered Surveyor, dated October 4, 1974. This Plan appears of record in the Dauphin County Recorder of Deeds Office in Plan Book "R", Vol, 2, Page 72.

BEING the same real property conveyed by Household Finance Consumer Discount Company unto James E. Sullivan And Patricia M. Sullivan by deed dated October 22, 1999 and recorded on October 28, 1999 at Book/Page No. 3540/332 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

BEING KNOWN AS Parcel No. 22-005-107-000-0000

BEING KNOWN AND NUMBERED AS: as 2672 Chestnut Road, Elizabethtown, Pennsylvania 17022.

SEIZED AND SOLD as the property of James E. Sullivan under judgment no. 2026-CV-01670.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 50
ERIC ROCHKIND, ESQUIRE
JUDGMENT AMOUNT: \$137,063.39**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SUSQUEHANNA, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY GERRIT J. BETZ, REGISTERED SURVEYOR, DATED JULY 19, 1973, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF KRAMER STREET, SAID POINT BEING SIXTY (60) FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF KRAMER STREET AND THE WEST LINE OF VERNON AVENUE (BOTH EXTENDED); THENCE ALONG LOT NO. 1 ON THE HEREINAFTERMENTIONED PLAN OF LOTS SOUTH THIRTEEN (13) DEGREES THIRTY-EIGHT (38) MINUTES WEST ONE

HUNDRED TWENTY (120) FEET TO AN IRON PIN ON THE NORTHERN LINE OF LOT NO. 5; THENCE ALONG LOT NO. 5 NORTH SEVENTY-SIX (76) DEGREES TWENTY-TWO (22) MINUTES WEST SIXTY (60) FEET TO A CORNER AT LOT NO. 3 ON SAID PLAN OF LOTS; THENCE ALONG SAID LOT NORTH THIRTEEN (13) DEGREES THIRTY-EIGHT (38) MINUTES EAST ONE HUNDRED TWENTY (120) FEET TO A POINT ON THE SOUTH SIDE OF KRAMER STREET AFORESAID; THENCE ALONG THE SAME SOUTH SEVENTY-SIX (76) DEGREES TWENTY-TWO (22) MINUTES EAST SIXTY (60) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING ALL OF LOT NO. 2, BLOCK F, ON A PLAN OF LOTS KNOWN AS BONNY VIEW, RECORDED IN WALL MAP BOOK AT PAGE 9 IN THE OFFICE OF THE RECORDED OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA.

TAX PARCEL NO, 62-036-113-000-0000

PREMISES BEING: 3615 Kramer Street, Harrisburg, PA 17109

BEING the same premises which Jeffrey A. Webb, Executor for the Estate of Esther C. Webb, deceased by deed dated July 12, 1999 and recorded July 26, 1999 in Deed Book 3462, Page 200, granted and conveyed unto Eva C. Neaus. The said Eva C. Neaus died on September 9, 2025 without a will or appointment of an Administrator, thereby vesting title in Rebecca Schultz a/k/a Rebecca Neaus, Known Surviving Heir of Eva C. Neaus and Unknown Surviving Heirs of Eva C. Neaus by operation of law

SEIZED AND SOLD as the property of Rebecca Schultz a/k/a Rebecca Neaus, Known Heir of Eva C. Neaus and Unknown Surviving Heirs of Eva C. Neaus under judgment no. 2026-CV-01701

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 51

ANDREW T. KRAVITZ, ESQUIRE
JUDGMENT AMOUNT: \$59,620.42

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF WILLIAMSTOWN, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POST ON THE NORTH SIDE OF POTTSVILLE STREET; THENCE ALONG SAID STREET WEST FIFTY (50) FEET TO A LOT NOW OR FORMERLY OF HENRY RICKERT; THENCE ALONG SAID LOT NORTH ONE HUNDRED FIFTY (150) FEET TO AN ALLEY; THENCE ALONG SAID ALLEY FIFTY FEET (50) TO A LOT NOW OR FORMERLY OF THOMAS MASCOTT; THENCE ALONG SAID LOT, SOUTH ONE HUNDRED FIFTY (150) FEET TO SAID POTTSVILLE STREET AND PLACE OF BEGINNING.

BEING NUMBERED WITH THE NUMBER FOURTEEN (14) ON THE PLAN OR LOT OF SAID TOWN AND LAID OUT BY W.W. FOSTER.

BEING ALSO KNOWN AS 427 WEST MARKET STREET, WILLIAMSTOWN, PENNSYLVANIA.

IT BEING THE SAME PREMISES WHICH GEORGE A. DAVEY AND DORA M. DAVEY, HIS WIFE, BY THEIR DEED DATED AUGUST 3, 1964, AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF DAUPHIN COUNTY IN DEED BOOK "Y", VOL. 49, PAGE 391, GRANTED AND CONVEYED UNTO JAMES T. ROGERS AND SHIRLEY E. ROGERS, HIS WIFE. THE SAID JAMES T. ROGERS PREDECEASED HIS WIFE, SHIRLEY E. ROGERS, IN WHOME THE ENTIRE TITLE VESTED BY OF OPERATION OF LAW.

BEING PREMISES: 429 West Market Street, Williamstown, PA 17098

PARCEL ID: 71-004-030

BEING the same premises which Shirley E. Rogers by deed dated March 1, 1995, and recorded in the Official Records of Dauphin County on March 3, 1995, in Deed Book Volume 2373, Page 1, as Instrument granted and conveyed unto John C. L. Ward and Nancy L. Ward, his Wife.

AND John C. L. Ward is believed to have departed this life on May 13, 2021.

AND Nancy L. Ward is believed to have departed this life on November 2, 2021.

AND Terry L. Buffington, Known Heir of Nancy L. Ward, deceased is believed to

have departed this life on September 26, 2024.

SEIZED AND SOLD as the property of Equity Trust Company FBO Chris R. Martin IRA; Aimee Vernosky a/k/a Aimee Buffington, in her capacity as heir of Terry L. Buffington, Deceased; April Frantz in her capacity as heir of Terry L. Buffington, Deceased; Terry Lee Sims in his capacity as heir of Terry L. Buffington, Deceased; Rodney Sims in his capacity as heir of Terry L. Buffington, Deceased; Renee Buffington in her capacity as heir of Terry L. Buffington, Deceased; Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Terry L. Buffington, Deceased under judgment no. 2023-CV-01127.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 52

KARIN BALTIMORE SCHWEIGER, ESQUIRE
JUDGMENT AMOUNT: \$130,886.95

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

BEGINNING on the northwest line of Greenwood Circle, in the division line between Lot Numbers 18 and 19; thence along said division line, north twenty-six degrees fifty-nine minutes west ninety-five and seventy-three hundredths feet (N 26° 59' W 95.73') to a point; thence south sixty-five degrees forty-two minutes west three hundred fifty feet (S 65° 42' W 350') to a point in the northern right-of-way line of the Pennsylvania Turnpike; thence along said line of the Pennsylvania Turnpike, south sixty-nine degrees twelve minutes east one hundred thirty-six and twenty hundredths feet (S 69° 12' E 136.20') to a point; thence through Lot No. 17, north seventy-six degrees twenty-two minutes east two hundred fifteen and twenty-eight hundredths feet (N 76° 22' E 215.28') to a point in the northwestern line of Greenwood Circle; thence along

Miscellaneous Notices

said line of Greenwood Circle by a curve to the right having a radius of fifty feet (50'), an arc distance of sixty-six and eighty-nine hundredths feet (66.89') to a point, the place of BEGINNING.

BEING all of Lot No. 18 and a portion of Lot No. 17, Block "L" on Plan of Blocks J, K, & Land part of Block H & I, Section 2, Shope Gardens, recorded in Dauphin County Plan Book "X", Page 34.

BEING the same premises which PA Deals, LLC, by deed dated 5/23/2011 and recorded 6/7/2011 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20110015600, granted and conveyed unto Donald E. Brooks, II.

TAX PARCEL: 36-026-078-000-0000
AKA 36-026-078

PREMISES BEING: 8 GREENWOOD CIR, Middletown, PA 17057

SEIZED AND SOLD as the property of Donald E. Brooks, II under judgment no. 2019-CV-10168-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 53

ARLEN R. DAY, II, ESQUIRE

JUDGMENT AMOUNT: \$350,000.00

ALL THAT CERTAIN tract of ground situate in the Township of Middle Paxton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in a number of deeds as follows:

On the north by land of David Koser; On the west by land of Phillip Schaffner; On the south by land of Dr. J.R. Umberger; On the east by land of George and William Denninson.

CONTAINING twelve (12) acres, more or less, and which tract of ground is more particularly bounded and described as follows:

BEGINNING at a Black Oak; thence by land now or formerly of George and William Denninson, south five and one-fourth degrees east, twenty-six perches (S 5 1/4° E, 26 P) to a post; thence by other land now or formerly of the said Dr. J.R. Umberger, south seventy-six and three-fourth degrees west, fifty-six and

five tenths perches (S 76 3/4° W, 56.5 P) to a post; thence by lands now or formerly of Phillip Schaffner, north seven and one-fourth degrees west, thirty-one and eight tenths perches (N 7 1/4° W, 31.8 P) to a post; thence by land now or formerly of Joshua Bailey, north seventy-two and three-fourth degrees east, fifty-one and three tenths perches (N 72 3/4° E, 51.3 P) to a post; thence by land now or formerly of the Schuylkill and Susquehanna Rail Road Company, south forty-four and three-fourth degrees east, eleven and two tenths perches (S 44 3/4° E, 11.2 P) to the place of BEGINNING.

IT BEING the same premises which Donna I. Usztics, widow, by her deed dated November 16, 2018, and recorded November 20, 2018, in the Recorder of Deeds Office of Dauphin County at Instrument Number 2018002915 8, granted and conveyed unto SPE#109, LLC, the GRANTOR herein.

UNDER and subject to a right-of-way to Texas Eastern Transmission Corporation (See Deed Book "X", Vol. 10, Page 339).

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TAX PARCEL No. 43-018-010

PREMISES BEING: 30 Usztics Lane, Dauphin, PA 17018

SEIZED AND SOLD as the property of SKR Farm, LLC a/k/a KDKS Properties, LLC under Judgment No. 2025-CV-05935-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, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 54

ROBERT P. WENDT, ESQUIRE

JUDGMENT AMOUNT: \$58,755.47

ALL THAT PROPERTY located in Susquehanna Township, Dauphin County, and Commonwealth of Pennsylvania, to wit:

BEGINNING at a point on the northern line of Canterbury Street, now being referenced as Canterbury Road, at the dividing line between Lots 86 and 86-A, said point also being 97.68 feet west of the intersection of the northern line of Canterbury Road and the western line of Blackhearth Drive; thence along the northern line of Canterbury Road, south seventy-six (76) degrees thirty-four (34) minutes twenty-six (26) seconds west a distance of eighty (80) feet to a point at the dividing line between Lots 85 and 86; thence along Lot 85, north thirteen (13) degrees twenty-five (25) minutes thirty-four (34) seconds west a distance of one hundred twenty (120) feet to a point at the dividing line between Lots 85, 86 and 87; thence along Lots 87 and 86-B, north seventy-six (76) degrees thirty-four (34) minutes twenty-six (26) seconds east a distance of eighty (80) feet to a point at the dividing line between Lots 86, 86-A and 86-B; thence along Lot 86-A, south thirteen (13) degrees twenty-five (25) minutes thirty-four (34) seconds east a distance of one hundred twenty (120) feet the place of BEGINNING.

BEING Lot 86, Plan No. 2, Oxford Court, which plan is recorded in Plan Book Z, Page 58 and containing 9,600 square feet.

THE IMPROVEMENTS thereon being known as 3632 Canterbury Road, Harrisburg, Pennsylvania, 17109.

PARCEL KNOWN AS: 62-050-062-000-0000.

SEIZED AND SOLD as the property of Patrick L. Young under judgment no, 2025-CV-07965.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 55

BRIAN K. ZELLNER, ESQUIRE

JUDGMENT AMOUNT: \$218,755.14

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

BEGINNING at a point on the southerly side of the dedicated right of way of Schoolhouse Road at lands now or formerly of John and Irene Wert; thence along said lands in a southerly direction, 160 feet to a point at other lands of John and Irene Wert; thence along said lands in an easterly direction, 45 feet to a point at lands now or late of Daniel Joyce known as 389 Bachmanville Road; thence along said lands in a northerly direction 59 feet, more or less, to a point; thence continuing along said lands in an easterly direction 159 feet to a point on the westerly side of the dedicated right of way of Bachmanville Road; thence along Bachmanville Road in a northerly direction, 126 feet, more or less, to a point on the southerly side of the dedicated right of way for Schoolhouse Road; then along Schoolhouse Road, 225 feet, more or less, to a point, the place of BEGINNING.

CONTAINING 1.47 acres, more or less, and having thereon erected a two-story dwelling house.

BEING the same premises which John T. Eshelman, Executor of the Estate of Milton H. Eshleman a/k/a Milton Hershey Eshelman a/k/a Milton Eshleman, by Deed dated January 30, 2019 and recorded in the Office of the Recorder of Deeds, Dauphin County, Pennsylvania at Instrument No. 20190002667, granted and conveyed unto R9 Holdings, LLC.

PARCEL No. 22-004-018

PREMISES BEING: Schoolhouse Road a/k/a 399 Bachmanville Road, Hershey, PA 17033

SEIZED AND SOLD as the property of R9 Holdings, LLC under judgment no. 2026-CV-04520.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 56

BRIAN K. ZELLNER, ESQUIRE

JUDGMENT AMOUNT: \$218,755.14

ALL THAT CERTAIN tract of land situate in South Hanover Township, Dauphin County known as parcel 56-013-009-000-0000 more particularly bounded and described as follows:

BEING a tract of land in South Hanover Township, Dauphin County, Pennsylvania, as more fully described in Dauphin County Deed Book 309, Page 184 (tract no. 21) (incorrectly stated in prior deeds as Deed Book 306-184). See also Dauphin County Tax Map District 56, Map 13, Parcel 9, which description thereof is hereby incorporated herein by reference.

BEING the same premises which Joyce L. Kostin, aka Joyce L. Goldstein, Administratrix of the Estate of Eliot Goldstein, a/k/a Eliot D. Goldstein a/k/a Eliot David Goldstein and Alan Goldstein and Herbert Goldstein, by deed dated November 3, 2021 and recorded in the Office of the Recorder of Deeds, Dauphin County, Pennsylvania at Instrument No. 20210039819, granted and conveyed unto R9 Holdings, LLC.

PARCEL NO. 56-013-009

PREMISES BEING: East of Nyes Road, South Hanover Township, PA 17036

SEIZED AND SOLD as the property of R9 Holdings, LLC under judgment no. 2026-CV-04520.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 57

BRIAN K. ZELLNER, ESQUIRE

JUDGMENT AMOUNT: \$218,755.14

ALL THOSE CERTAIN tracts of land, being Lots #7 and #8 in a Plan of Lots known as South Side Extension situate in the Borough of Hummelstown, Dauphin County, Pennsylvania, recorded in Plan Book B-12, and as more particularly described as follows:

BEGINNING at a point on the eastern line of Water Street, 127 feet 3 inches north of the northeast corner of Water

Street and Poplar Avenue, being on the northern line of a 10 foot wide alley; thence in a northwardly direction along the eastern line of Water Street, 70 feet to a point on the southern line of a 16 foot wide alley; thence in an eastwardly direction along said alley and at right angles to the eastern line of Water Street, 128 feet 3½ inches to a point on the western line of a ten foot wide alley; thence in a southwardly direction along said alley, 70 feet to a point on the northern line of the first mentioned 10 foot wide alley; thence in a westwardly direction along the northern line of said alley and at right angles to the eastern line of Water Street, 128 feet 3½ inches to a point on the eastern line of Water Street, the point and place of BEGINNING.

HAVING thereon erected a one-story building known as "The Hummelstown Sun Building."

BEING the same premises which William S. Jackson and Rosemary K. Jackson, by deed dated February 22, 2019 and recorded in the Office of the Recorder of Deeds, Dauphin County, Pennsylvania at Instrument No. 20190004332, granted and conveyed unto R9 Holdings, LLC.

PARCEL NO. 31-049-001

PREMISES BEING: 115-117 South Water Street, Hummelstown, PA 17036

SEIZED AND SOLD as the property of R9 Holding, LLC under judgment no. 2026-CV-04520.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 58

JILL M. FEIN, ESQUIRE

JUDGMENT AMOUNT: \$212,694.98

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

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

Advertisements appearing for Second Time

Miscellaneous Notices

BEGINNING at an iron pin on the western side of the right-of-way of Traffic Route #147 at line of lands now or formerly of Leshar R. Yeager, et ux; thence along Yeager lands north seventy-four (74) degrees twenty-seven (27) minutes forty-eight (48) seconds west two hundred and eighty-two and seventy-two hundredths (282.72) feet to an iron pin a concrete marker at other lands now or formerly of Yeager; thence along the same north zero (0.0) degrees twenty-eight (28) minutes twelve (12) seconds east one hundred and seventy-seven and thirty hundredths (177.30) feet to an existing iron pipe at line of lands now or formerly of Mark E. Beddings, et ux; thence along the same north seventy-seven (77) degrees thirty-three (33) minutes twelve (12) seconds east one hundred ninety-four and eighty-eight hundredths (194.88) feet to an iron pin on the western side of the right-of-way of Traffic Route #147; thence along the same south fifteen (15) degrees sixteen (16) minutes fifty-six (56) seconds east three hundred five and ninety-three hundredths (305.93) feet to an iron pin in the point and place of BEGINNING.

CONTAINING 1.239 acres of land according to a survey done the 27th date of May 1981, by Carl Poffenberger, P.B.

BEING SUBJECT to a fifteen (15) feet right-of-way to the lands now or formerly of Lester R. Yeager, et ux extending over the northern fifteen (15) feet of this tract of land.

BEING Parcel ID No.: 29-013-011-000-0000.

BEING THE SAME PREMISES which Daniel A. Ford and Bethany Ford, husband and wife conveyed unto Ann E. Hefylbower, by deed dated May 4, 2022 and recorded May 5, 2022 in the Office of the Recorder of Deed in and for Dauphin County, Pennsylvania in Deed Instrument #20220014119

PREMISES BEING: 4000 Peters Mountain Road, Halifax, PA 17032

SEIZED AND SOLD as the property of Ann E. Hefylbower under judgment no. 2026-CV-01378.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said

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

SALE NO. 59

CRISTINA L. CONNOR, ESQUIRE

JUDGMENT AMOUNT: \$149,177.26

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

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

BEGINNING at a spike in the center of a public road known as Route No. 22047; thence on and along the center of said road, south seventy-eight (78) degrees west, fifty-seven and fifteen hundredths (57.15) feet to a pipe; thence north eighty-eight (88) degrees sixteen (16) minutes west, one hundred six and four tenths (106.4) feet to a pipe; thence north eighty-three (83) degrees twenty-eight (28) minutes west, fifty-one and five tenths (51.5) feet to a post; thence north two (02) degrees nine (09) minutes west, one hundred twenty-eight (128) feet to a pipe, which pipe is on the division line between Lots No. 1 and 6 on the hereinafter mentioned plan of lots; thence on and along said division line, south eighty-nine (89) degrees fifty (50) minutes east, two hundred six and eighty hundredths (206.80) (erroneously described in prior deeds as two hundred twenty-one and eighty hundredths (221.80)) feet to a stake, which stake is on the division line between Lots No. 1 and 2 on the hereinafter mentioned plan of lots; and thence on and along said division line, south five (05) degrees six (06) minutes east, one hundred twenty-five and nine tenths (125.9) feet to a spike, the place of BEGINNING.

BEING Lot No. 1 on plan of property of L.G. Stine, recorded in the Office of the Recorder of Deeds in Plan Book R, Page 18.

BEING known and numbered as 691 Keckler Road, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL No.: 63-036-069-000-0000

BEING the same property conveyed to Jeffrey W. Johnson who acquired title by virtue of a deed from Michelle Palma Brito, Executor of the Estate of Angelica

Advertisements appearing for Second Time

Miscellaneous Notices

K. Palma a/k/a Angelica Kay Palma, deceased, dated February 17, 2020, recorded March 2, 2020, as Instrument Number 20200005649, 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 Jeffrey W. Johnson, Mortgagors herein, under Judgment No. 2026-CV-03359

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, November 9, 2026, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County

s18-o2

August 6, 2026

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

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION

Opinions Not Yet Reported

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EXECUTIVE DIRECTOR: The Dauphin County Bar Association is looking for an Executive Director to help create the next chapter in our long history as a professional membership organization. Our ideal candidate will have experience in organizational management, including financial administration, communications strategies, partnering with various levels of volunteer leadership, growth strategies, IT oversight, and staff supervision.

Other desired qualifications include the ability to communicate effectively; digital and tech literacy and general familiarity with association management systems; willingness to give and take appropriate guidance and engender a collaborative mindset; ability to promote a culture of customer service and to multi-task, stay on schedule, and meet deadlines; and an understanding of and support for diversity, cultural competency, and related concepts and practices. JD welcome but not required. A full job description can be found [here](#). This is an on-site position located in Harrisburg, PA. Relocation assistance is not anticipated.

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INDEX

Atlantic States v. Green	49
BMARKO STRUCTURES, WEBPAGEFX, INC. v.	99
BMM Test Labs; Foley, Travis; and Nikiper, Peter v. Pace-O-Matic, Inc. and POM of Pennsylvania, LLC.....	139
Boone, Commonwealth v.	231
Box, Commonwealth v.	41
Brown, Sienna on Behalf of a Minor Child v. Isaiah Brumfield.	252
Brown, Tyler v. Mount Airy #1, LLC (d/b/a Mount Airy Casino Resort); TSG Interactive US Services Unlimited; and Michael Levine	145
Brumfield, Isaiah, Brown, Sienna on Behalf of a Minor Child v.	252
Bullock v. City of Harrisburg, Papenfuse (Mayor), and Police Chief Carter, Firearm Owners Against Crime, Stolfer, First, and	195
Butler, Commonwealth v.	173
Butts, Jr., Sidney, Pegg, Nicole v.	258
Campbell, Jonathan, In His Own Right And T/D/B/A Campbell Crops v. Wecare Organics LLC And Denali Water Solutions LLC	162
Carter (Police Chief), Firearm Owners Against Crime, Stolfer, First, and Bullock v. City of Harrisburg, Papenfuse (Mayor), and	195
Castaneda and Castaneda, Nationwide Property and Casualty Insurance Company v. ...	107
City of Harrisburg, Papenfuse (Mayor), and Police Chief Carter, Firearm Owners Against Crime, Stolfer, First, and Bullock v.	195
Clark, Commonwealth v.	191
Commonwealth v. Boone	231
Commonwealth v. Box.....	41
Commonwealth v. Butler	173
Commonwealth v. Clark.....	191
Commonwealth v. Dayd.....	37
Commonwealth v. Garjurel	177
Commonwealth v. Hernandez-Hernandez, Francisco	221
Commonwealth v. Johnson, Lorenzo	261
Commonwealth v. O'Brian.....	6
Commonwealth v. Roberts	203
Commonwealth v. Travis	211
Commonwealth v. Weathers	1
Commonwealth v. Williams	27
Dayd, Commonwealth v.	37
Dealer Resources, LLC, Western Funding, Inc. v.	51
Denali Water Solutions LLC, Campbell, Jonathan, In His Own Right And T/D/B/A Campbell Crops v. Wecare Organics LLC And	162
Erie Insurance Exchange, Stoner v.	21
Erie Insurance Exchange, Turnpaugh Chiropractic Health and Wellness Center, P.C. (Zimmerman) v.	54
Firearm Owners Against Crime, Stolfer, First, and Bullock v. City of Harrisburg, Mayor Papenfuse, and Police Chief Carter.....	195
First, and Bullock v. City of Harrisburg, Papenfuse (Mayor), and Police Chief Carter, Firearm Owners Against Crime, Stolfer,	195
Foley, Travis; and Nikiper, Peter v. Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM Test Labs;	139
Garjurel, Commonwealth v.	177
Green, Atlantic States v.	49
HPT TA Properties Trust v. Township of West Hanover	14
Hernandez-Hernandez Francisco, Commonwealth of Pennsylvania v.	221

INDEX

Hoffman, Cory A., as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v. Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor).....	150
In re M.S.W.	243
Janoski, Paul, Long Home Products of Pennsylvania, LLC and Long Fence and Home, LLLP, West Shore Home, LLLC and West Shore Home Holdings, LLC, v.	63
Johnson, Lorenzo, Commonwealth v.	261
Lippe, M.D., Ronald W., Swart and Heyns v. UPMC Pinnacle Hospitals, Orthopedic Institute Of Pennsylvania and	123
Mount Airy #1, LLC (d/b/a Mount Airy Casino Resort); TSG Interactive US Services Unlimited; and Michael Levine, Brown, Tyler v.	145
M.S.W., In re	243
Nationwide Property and Casualty Insurance Company v. Castaneda and Castaneda	107
Nikiper, Peter v. Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM Test Labs; Foley, Travis; and	139
Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v. The Patriot News/Penn Live (Intervenor), Hoffman, Cory A., as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v.	150
O'Brian, Commonwealth v.	6
Orthopedic Institute of Pennsylvania and Ronald W. Lippe, M.D., Swart and Heyns v. UPMC Pinnacle Hospitals,	123
Pace-O-Matic, Inc. and POM of Pennsylvania, LLC, BMM Test Labs; Foley, Travis; and Nikiper, Peter v.	139
Papenfuse (Mayor), and Carter (Police Chief), Firearm Owners Against Crime, Stolfer, First, and Bullock v. City of Harrisburg,	195
Patriot News/Penn Live (Intervenor) The, Hoffman, Cory A., as Administrator of the Estate of Trisha Lyn Hoffman, and in his own right v., Norfolk Southern Railway Company and Pennsylvania Fish and Boat Commission v.	150
Pegg, Nicole v. Butts, Jr., Sidney	258
Roberts, Commonwealth v.	203
Stolfer, First, and Bullock v. City of Harrisburg, Papenfuse (Mayor), and Police Chief Carter, Firearm Owners Against Crime,	195
Stoner v. Erie Insurance Exchange	21
Swart and Heyns v. UPMC Pinnacle Hospitals, Orthopedic Institute of Pennsylvania and Ronald W. Lippe, M.D.	123
Three Pennsylvania Skill Amusement Devices, One Green Bag Containing \$525.00 in U.S. Currency and Seven Receipts.	115
Township of West Hanover, HPT TA Properties Trust v.	14
Travis, Commonwealth v.	211
TSG Interactive US Services Unlimited; and Michael Levine, Brown, Tyler v. Mount Airy #1, LLC (d/b/a Mount Airy Casino Resort);	145
Turnpaugh Chiropractic Health and Wellness Center, P.C. (Zimmerman) v. Erie Insurance Exchange	54
UPMC Pinnacle Hospitals, Orthopedic Institute of Pennsylvania and Ronald W. Lippe, M.D., Swart and Heyns v.	123
Weicare Organics LLC And Denali Water Solutions LLC, Campbell, Jonathan, In His Own Right And T/D/B/A Campbell Crops v.	162

INDEX

Weathers, Commonwealth v..... 1

WEBPAGEFX, INC. v. BMARKO STRUCTURES 99

West Shore Home, LLLC and West Shore Home Holdings, LLC, v. Paul Janoski, Long Home
Products of Pennsylvania, LLC And Long Fence and Home, LLLP 63

Western Funding, Inc. v. Dealer Resources, LLC 51

Williams, Commonwealth v. 27

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