

# **ADVANCE SHEET**

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

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

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Bar Association Page

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# ***The Dauphin County Reporter***

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Dauphin County Bar Association

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

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## **ESTATE & TRUST NOTICES**

### **FIRST PUBLICATION**

**ESTATE OF GENE S. PRYOR**, late of 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Lane Pryor, 220 Pine Street, Harrisburg, PA 17101

**Attorney:** Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101  
s26-o10

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**ESTATE OF IRIS BORRAS**, late of Swatara Township, Dauphin County, PA

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

**Administratrix:** Maria Magdalena Garcia-Hernandez

**Attorney:** Erik D. Spurlin, Esquire, CELA, LLM, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401  
s26-o10

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**ESTATE OF SILVANA D. OBROCK**, late of Harrisburg, Dauphin County, PA, (died August 29, 2025)

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

**Executor:** John A. Obrock, Wildeman and Obrock, CPA's, 515 S 29<sup>th</sup> Street, Harrisburg, PA 17104; 717-561-0820  
s26-o10

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**ESTATE OF JEAN L. THOMSON a/k/a JEAN LARSH THOMSON**, 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

**Executor:** Thomas E. Thomson, 125 Autumnwood Drive, Middletown, PA 17057

**Attorney:** Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; 717-234-5600  
s26-o10

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**ESTATE OF WILLIAM H. ZEITERS, JR.**, late of Lower Paxton Township, Dauphin County, PA (died: July 31, 2025)

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

**Executrix:** Judith Ann Hepford, c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457  
s26-o10

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**ESTATE OF DONALD E. PEAY, SR. a/k/a DONALD EDWARD PEAY, SR.**, late of Millersburg Borough, Dauphin County, PA

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

**Executor:** Kyle W. Peay, 3107 Herr St., Mechanicsburg, PA 17055

**Attorney:** Michael C. Giordano, Attorney & Counselor at Law, 221 W. Main Street, Mechanicsburg, PA 17055  
s26-o10

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**ESTATE OF JAY E. EPLER**, late of Londonderry Township, Dauphin County, PA (died: April 28, 2024)

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

**Executrix:** Katherine S. Sharpless, 4998 Linganore View Dr., Monrovia, MD 21770

**Attorney:** Michael C. Giordano, Attorney & Counselor at Law, 221 W. Main Street, Mechanicsburg, PA 17055  
s26-o10

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**ESTATE OF MARLENE POPNIK, a/k/a MARLENE ALITA POPNIK, a/k/a MARLENE A. POPNIK**, late of Swatara Township, Dauphin County, PA

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

**Executor:** Richard Rompalo, 706 Pinewood Circle, Pottsville, PA 17901

**Attorney:** Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901  
s26-o10

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**ESTATE OF LINDA M. KIMPLE**, late of Swatara Township, Dauphin County, PA

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

**Administrator:** Michael Orner, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011-4227  
s26-o10

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**ESTATE OF CAROL A. FETTERHOFF**, late of Halifax Township, Dauphin County, PA (died: May 15, 2025)

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

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

**Executor:** Dohn S. Fetterhoff, 1608 Armstrong Valley Road, Halifax, PA 17032-9241

**Attorney:** John R. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023  
s26-o10

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**ESTATE OF BARNEDA B. WADDELL a/k/a BARNEDA F. WADDELL**, late of Harrisburg City, Dauphin County, PA (died: July 12, 2025)

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

**Executrix:** Helen L. Townsend, c/o 110 Cumberland Street, Harrisburg, PA 17102

**Attorney:** Karen Balaban, Esquire, 110 Cumberland Street, Harrisburg, PA 17102  
s26-o10

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**ESTATE OF KAREN D. PATTON**, 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:** Susan E. Burnside, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill PA 17011  
s26-o10

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**ESTATE OF DANIEL SHEARER a/k/a DANIEL FRED SHEARER**, late of Halifax 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:** Norma W. Shearer, 27 Maple Avenue, Halifax, PA 17032

**Attorney:** Andrew S. Withers, Esquire,

Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101; (717) 234-5600 s26-o10

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**ESTATE OF CAROLYN M. SALTZER,**  
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:** D. Reuben Saltzer, c/o Jacqueline A. Kelly, CELA, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

s26-o10

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**ESTATE OF EDWARD GOLOBISH**  
**a/k/a ED GOLOBISH,** late of Harrisburg, Dauphin County, PA (died: September 5, 2025)

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

**Executrix:** Terri Marie Messner, 17 Cumberland Estates Dr., Mechanicsburg, PA 17050

s26-o10

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**ESTATE OF MARY L. BERARDONE,**  
**a/k/a MARY LOUISE BERARDONE,** 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

**Administrator:** David A. Berardone, c/o Jaron P. Castranio, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

s26-o10

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## **SECOND PUBLICATION**

**ESTATE OF PETER F. CERQUONE,**  
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:** Stephen Cerquone, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill PA 17011

s19-o3

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**ESTATE OF DEANNA M. SAVIDGE**  
**a/k/a DEANNA MARIE SAVIDGE,** late of Upper Paxton Township, Dauphin County, Pennsylvania

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

**Co-Executors:** David R. Savidge, 312 E. Center Street, Millersburg, PA 17061; Douglas A. Savidge, 219 Lincoln Lane, Millersburg, PA 17061

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

s19-o3

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**ESTATE OF NANCY L.**  
**DIFFENDERFER,** late of 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:** Susan Fisher, 335 W. Main Street, Hummelstown, PA 17036

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

s19-o3

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**ESTATE OF SUSAN J. MITCHELL**, late of Lower Paxton Township, Dauphin County, PA (died: July 25, 2025)

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

**Co-Executors:** Kristofer L. Mitchell, and Michael A. Mitchell, 1 Carey Drive, Ambler, PA 19002

**Attorney:** Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 s19-o3

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**ESTATE OF BARBARA ANN HOLMES**, late of Hummelstown, Dauphin County, PA (died: July 16, 2025)

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

**Executrix:** Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948 s19-o3

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**ESTATE OF ROBERT L. KING**, late of Lower Swatara Township, Dauphin County, PA (died: July 20, 2025)

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

**Executrix:** Holly D. Phillips

**Attorney:** David C. Miller, Jr., Esquire, 1846 Bonnie Blue Lane, Middletown, PA 17057, Office: (717) 939-9806; Email: [davidcmillerjr@proton.me](mailto:davidcmillerjr@proton.me) s19-o3

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**ESTATE OF J. CARLEAN SHOMPER, a/k/a JUNE CARLEAN SHOMPER**, late of Middle Paxton Township, Dauphin County, PA (died: June 21, 2025)

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

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

**Executor:** John R. Stone, 6071 Station Circle Rd., Harrisburg, PA 17111

**Attorney:** Wm. D. Schrack III, Esquire, BennlawFirm, 124 W Harrisburg St., Dillsburg; PA 17019-1268 s19-o3

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**ESTATE OF CHARLES H. CULTON**, late of Williamstown Borough, Dauphin County, PA (died: July 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Janice M. Culton, 214 Vine Street, Williamstown, PA 17098

**Attorney:** Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s19-o3

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**ESTATE OF DAVID I. HOFFMAN**, late of Williamstown Borough, Dauphin County, PA (died: August 8, 2025)

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

**Executrix:** Theresa Marie Hoffman, 246 East Market Street, Williamstown, PA 17098-1537

**Attorney:** John R. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 s19-o3

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**ESTATE NOTICE LEON L. KESSLER a/k/a LEON LEMAR KESSLER**, late of Elizabethtown Borough, Dauphin County, PA (died: March 24, 2025)

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

**Executrix:** Carolyn S. Kessler-Troutman a/k/a Carolyn S. Troutman,

101 West Broad Street, Elizabethville, PA 17023

**Attorney:** John R. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023 s19-o3

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**ESTATE OF MARY ANN ROBISON**, late of Paxtang Borough, Dauphin County, PA

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

**Co-Executors:** Thomas A. Robison, Sr., 1855 Roberts Valley Road, Harrisburg, PA 17110; William D. Robison, III, 630 N. 66<sup>th</sup> Street, Harrisburg, PA 17111

**Attorney:** Butler Law Firm, 1017 Mumma Road, Suite 204, Lemoyne, PA 17043 s19-o3

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**ESTATE OF JUDITH LOUISE HENNING a/k/a JUDITH VANFLEET HENNING**, late of Dauphin County, PA (died: June 18, 2025)

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

**Executor:** Aaron Matthew Henning, 1424 Woodhaven Drive, Hummelstown, PA 17036

**Attorney:** Ronald L. Finck, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950 s19-o3

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**ESTATE OF JOSEPH VAUGHN SNIPES**, late of Dauphin County, PA (died: June 6, 2023)

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

**Executor:** David Reaves, 13466 Gray Valley Court, Centreville, VA 20120

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

s19-o3

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**ESTATE OF PING-IN LIU KAO**, late of Dauphin, 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:** Glen T. Forsyth, 6602 Norfolk Place, Harrisburg, PA 17111

s19-o3

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**ESTATE OF GERALD D. HOKE**, late of Upper Paxton Township, Dauphin County, PA

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

**Executrix:** Barbara J. Jury, c/o Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112

**Attorney:** Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112; (717) 941-1218 s19-o3

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**ESTATE OF FAY A. BARB a/k/a FAY ANNA BARB**, late of Middletown Borough, Dauphin County, PA (died: August 17, 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:** Edward J. Barb & Lucy A. Meachum, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 s19-o3

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**ESTATE OF HARRY E. ADAMS, JR.,** late of Swatara Township, Dauphin County, PA (died: July 27, 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:** Mark E. Adams, c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033

**Attorney:** George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033 s19-o3

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**ESTATE OF GREGGORY RICHARD WHITCOMB,** late of Dauphin County, PA (died: June 23, 2025)

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

**Executor:** Richard Whitcomb, 26 East Marble Street, Mechanicsburg, PA 17055

**Attorney:** Jeffrey C. Gray, Esquire, 45 East Orange Street, Lancaster, PA 17602 s19-o3

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**ESTATE OF BARBARA ANN NEES LAYNE a/k/a BARBARA A. LAYNE,** late of Middletown Borough, Dauphin County, PA (died: December 16, 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

**Administratrix:** Donlynne M. Nees, 825 Deitrich Ave., Middletown, PA 17057

**Attorney:** Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950 s19-o3

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**ESTATE OF MILDRED J. NEES a/k/a MILDRED C. NEES,** late of Middletown Borough, Dauphin County, PA (died: July 22, 2005)

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:** Donlynne M. Nees, 825 Deitrich Ave., Middletown, PA 17057

**Attorney:** Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950 s19-o3

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**ESTATE OF JAMES MICHAEL SPAGNOLO,** late of Lower Swatara Township, Dauphin County, PA (died: May 28, 2025)

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

**Administratrix:** Angelina Marie Spagnolo, 538 Indian Rock Cir., Elizabethtown, PA 17022

**Attorney:** Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950 s19-o3

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**ESTATE OF FOSTER EUGENE TYLER,** late of Harrisburg City, Dauphin County, PA (died: January 28, 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 Administratrices or attorney, and all persons indebted to the decedent to make payment to the Administratrices without delay.

**Administratrices:** Keturah Clarke & Cherylrena Watts, c/o S. Stacy Mogul, Esquire, 890 Lantern Ln., Blue Bell, PA 19422-1614

**Attorney:** S. Stacy Mogul, Esquire, Heiligman and Mogul, P.C., 890 Lantern Ln., Blue Bell, PA 19422-1614 s19-o3

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**ESTATE OF ALFONSO DI PISAE,** late of Middletown, Dauphin County, PA (died: December 31, 2024)

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



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

**Executrix:** Correen E. Wood, 15 Market R Street, Middletown, PA 17057  
s19-o3

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**ESTATE OF SUZANNE DILLON WILLIAMS**, late of Harrisburg, Dauphin County, PA (died: July 4, 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:** Vincent Keith Williams, 801 North 20<sup>th</sup> Street, Harrisburg, PA 17103  
s19-o3

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### **THIRD PUBLICATION**

**ESTATE OF JAY G. STOHLER**, 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:** Ricky J. Stohler, 1467 Bradley Ave., Hummelstown, PA 17036; Kim L. Keefer, 905 Sermons Blvd., Havelock, NC 28532

**Attorney:** Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033  
s12-26

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**ESTATE OF CATHERINE T. POSAVEC**, late of Susquehanna Township, Dauphin County, PA

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

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

**Attorneys:** SALZMANN HUGHES, P.C.  
s12-26

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**ESTATE OF C.M. GELLI a/k/a CHRISTINE MARIE GELLI and CHRISTINE M. GELLI**, late of Susquehanna Township, Dauphin County, PA (died: May 1, 2025)

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

**Administrators:** Timothy Wood and Michelle G. Ruiz

**Attorney:** Karen W. Miller, Esquire, Daley Zucker, LLC, 645 N. 12<sup>th</sup> Street, Suite 200, Lemoyne, PA 17043  
s12-26

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**ESTATE OF DOLORES F. VERBOS, a/k/a DOLORES L. VERBOS**, late of Dauphin County, PA (died: (died July 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

**Executrix:** Diana L. Kegriss, 1020 Sixth Street, Steelton, PA 17113

**Attorney:** LAW OFFICES OF MARK K. EMERY, 410 North Second Street, Harrisburg, PA 17101; (717) 238-9883  
s12-26

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**ESTATE OF CAROLLE A. FORNSTROM**, late of Lower Paxton Township, Dauphin County, PA (died: August 3, 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:** Roger D. Fornstrom, Jr., c/o George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

**Attorney:** George Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033  
s12-26

## **FIRST PUBLICATION**

### **CORPORATE NOTICES**

NOTICE IS HEREGY GIVEN that Articles of Incorporation were filed on August 29, 2025 with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the 1988 Pennsylvania Business Corporation Law of the Commonwealth of Pennsylvania. The name of the corporation is **Freshido Lancaster, Inc.** The initial registered office is at 1675 Sherwood Drive, Hummelstown, Dauphin County, Pennsylvania 17036. The purpose of the corporation is: To operate a licensed restaurant business and all other lawful business in the Commonwealth of Pennsylvania and elsewhere for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Steve C. Nicholas, Esquire  
Nicholas Law Offices, P.C.  
2215 Forest Hills Drive, Suite 37  
Harrisburg, PA 17112-1099  
s26 717-540-7746

NOTICE IS HEREBY GIVEN **Repligen Corporation**, a foreign corporation formed under the laws of the State of Delaware with its principal office located at 41 Seyon St., Bldg. #1, Ste 100, Waltham, MA 02453, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/11/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s26

NOTICE IS HEREBY GIVEN that **Gateway Health Partners, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 320 S. Polk St., Ste. 200, Amarillo, TX 79101, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7/11/25, under the

provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s26

NOTICE IS HEREBY GIVEN that **Reworld Remediation Services, Inc.**, a foreign corporation formed under the laws of the State of Massachusetts where its principal office is located at 700 Richmond St., E Taunton, MA 02718, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/12/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s26

NOTICE IS HEREBY GIVEN **National Main Street Center, Inc.**, a foreign nonprofit corporation incorporated under the laws of Delaware, with its princ. office located at 600 14<sup>th</sup> St. NW, Ste. 500, Washington, DC 20005-2011, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. 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. A brief summary of the purpose or purposes for which said corporation is organized is to promote and facilitate the historic preservation and active use of downtowns and neighborhood commercial districts. s26

NOTICE IS HEREBY GIVEN **WisdomTree Digital Movement, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 250 W 34<sup>th</sup> St., Fl. 3, New York, NY 10119-2104, 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. s26

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **SREV Manager, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: Corporation Service Company, Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. s26

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NOTICE IS HEREBY GIVEN **AssetWatch, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 4940 Blazer Pkwy., Dublin, OH 43017-3305, 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. s26

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 9/15/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **MYBUDGETFILE INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Alberta, Canada.

The address of its principal office is 500 72 Boulder Blvd., Stony Plain, AB T7Z-1V7 Canada. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. s26

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NOTICE IS HEREBY GIVEN that a Domestic Business Corporation has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The name of the corporation is **AILPHR Investments Inc.**

In Dauphin County and has been delivered to the Secretary of State for filing on 9/17/2025. s26

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the

Department of State of the Commonwealth of Pennsylvania, on 9/15/2025, with respect to a nonprofit corporation, **Elkins School of Art**, which has been incorporated under the Nonprofit Corporation Law of 1988. s26

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 9/16/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **MAGELLAN SOLUTIONS USA INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Texas.

The address of its principal office is 1220 Prospect Avenue, Suite 202, Melbourne, FL 32901. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. s26

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NOTICE IS HEREBY GIVEN **Banta Campbell Architects, Inc.**, a foreign business corporation incorporated under the laws of the State of Maryland, intends to withdraw from doing business in this Commonwealth. The address, including street and number, if any, of its principal office under the laws of its jurisdiction is 10221 Wincopin Circle, Suite 210, Columbia, MD 21044.

Its last registered office in this Commonwealth is c/o Corporation Service Company and is deemed for venue and official publication purposes to be located in Dauphin County. s26

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NOTICE IS HEREBY GIVEN **Drew Foam Companies Inc.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 10 Cadillac Dr., Ste. 100, Brentwood, TN 37027-1026. The commercial registered office provider is in the care of Corporation Service Company in Dauphin County. This notice is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. s26

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NOTICE **DLB Associates Consulting Engineers DE, P.A.**, a foreign business corporation incorporated under the laws

of Delaware, with its princ. office located at 3600 State Route 66, Ste. 150 PMB 7874, Neptune, NJ 07753-2645, 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. s26

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NOTICE IS HEREBY GIVEN **Chair Champs** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Offit Kurman, P.C.  
240 North Third Street  
Suite 1101  
s26 Harrisburg, PA 17101

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NOTICE IS HEREBY GIVEN **Shelbyville Laundry, Inc.**, a foreign business corporation incorporated under the laws of Kentucky, with its princ. office located at 255 38<sup>th</sup> Ave., Ste. M, St Charles, IL 60174-5410, 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. s26

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NOTICE IS HEREBY GIVEN **Wiland, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 7420 Dry Creek Pkwy., Niwot, CO 80503-8009, 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. s26

NOTICE IS HEREBY GIVEN **Ports America Shared Services, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 222 S Mill Ave., Ste. 508, Tempe, AZ 85281-6478, 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. s26

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NOTICE IS HEREBY GIVEN **CAPITOL FOUNDRY OF VIRGINIA, INCORPORATED** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 2856 Crusader Cir, Virginia Beach, VA 23453. The Commercial Registered Office provider is Capitol Corporate Services, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. s26

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NOTICE IS HEREBY GIVEN that **The First Digital, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 10201 W. Pico Blvd., Los Angeles, CA 90064, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/12/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s26

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NOTICE IS HEREBY GIVEN **Bridge It, Inc.**, which will register as Brigit, Inc., a foreign corporation formed under the laws of the State of Delaware with its principal office located at 36 W. 20th St, Fl. 11 NY, NY 10011, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/27/25, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s26

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## **FICTITIOUS NAME** **NOTICES**

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by ETORO USA, LLC, 221 River St, Fl. 9, Hoboken, NJ 07030 to carry on business in Dauphin County, Pennsylvania under the assumed name or fictitious name, style or designation of **eToro** with an address of 221 River St, Fl. 9, Hoboken, NJ 07030. Said registration was filed on 9/16/25. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Luxor Manor**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste 234, Durham NC 27703 & Jones Estates Luxor LLC, in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Jarrett Brothers**. The entities interested in such business are Jones Estates Holdings LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Jarrette Brothers PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2025, for **Sandy Hills Estates**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Sandy Hills PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2025, for **Skyview Terrace**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Skyview Terrace PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Stanton Hills MHP**. The entities interested in such business are Jones Estates Holdings LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Stanton Hills PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Woodland Meadows**. The entities interested in such business are Jones Estates Woodland Meadows PA LLC & Jones Estates LLC, the registered office provider is Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Harshbarger Mobile**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste 234, Durham NC 27703 & Jones Estates Harshbarger PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Izzie Village**. The entities interested in such business are Jones Estates Holdings LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Izzie PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Knobvue**. The entities interested in such business are Jones Estates Holdings LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Knobvue PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Hylvue**. The entities interested in such business are Jones Estates Hylvue PA LLC & Jones Estates LLC, the registered office provider is Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Hannibal Estates**. The entities interested in such business are Jones Estates Hannibal PA LLC & Jones Estates LLC, the registered office provider is Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Deerwood MHC**. The entities interested

in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates TRC LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Green Hill**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Green Hill PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025, for **Glen Lake Estates Mobile Home Park**. The entities interested in such business are Jones Estates Holdings LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Glen Lakes PA LLC in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 16, 2025 for **Chaucer Estates**. The entities interested in such business are Stackhouse Properties LLC at 2310 S. Miami Blvd., Ste. 234, Durham NC 27703 & Jones Estates Chaucer PA LLC, in care of the registered office provider Paracorp Incorporated in Dauphin County. This was filed in accordance with 54 Pa.C.S. 311. s26

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NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Quimica Liposoluble**. The address of the principal place of business is 27 W 72<sup>nd</sup> St., Apt. 1205, New York, NY 10023-3498. The association interested in this

business is QL International Inc. with a commercial registered office provider in the care of Capitol Corporate Services, Inc. in Dauphin County. This is filed in compliance with 54 Pa.C.S. 311. s26

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**MISCELLANEOUS**  
**NOTICES**

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

**NO. 2025-CV-04118**

**CIVIL ACTION**

**AR-UPTOWN LLC, PLAINTIFF  
VS.  
JDA NOTARY CORPORATION AND  
LANITIA PENN, DEFENDANTS**

TO: JDA NOTARY CORPORATION

YOU ARE HEREBY NOTIFIED that AR-Uptown LLC has filed a civil action against you.

Notice

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 COUNTY  
LAWYER REFERRAL SERVICE  
213 North Front Street  
Harrisburg, PA 17101  
(717) 232-7536

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

**2025-CV-04770**

**CIVIL ACTION – LAW**

**KRISTAN T. SPINCKEN AND  
AMANDA SPINCKEN, PLAINTIFF  
VS.  
ANTHONY D. HARGROVE, SR.,  
DEFENDANT**

TO: ANTHONY D. HARGROVE, SR.

THE ABOVE-CAPTIONED action arises from personal injuries sustained by Kristan T. Spincken and Amanda Spincken in a motor-vehicle crash with Anthony D. Hargrove, Sr. The crash occurred on August 4, 2023, in Harrisburg, Pennsylvania.

NOTICE

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 OR NO FEE.

IF YOU DO NOT HAVE A LAWYER, CONTACT:

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street, P.O. Box 186,  
Harrisburg, PA 17108-0186  
800-692-7375

IF YOU CANNOT AFFORD A LAWYER, YOU MAY BE ELIGIBLE FOR LEGAL AID THROUGH:

Legal Services Office  
329 Market Street  
Williamsport, PA 17701  
570-323-8741

s26x1

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**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 13, 2025, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 12, 2025.

Evrard Vescio, Michael  
Jenkins, Lori Ann  
Page, Max Richard  
Rowe, Derek James  
White, James Michael

Dana Beella  
Assistant Director  
The Disciplinary Board of the  
s26 Supreme Court of Pennsylvania

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

**NO. 61 ADOPTIONS 2025**

**ORPHANS' COURT DIVISION**

**IN RE: ADOPTION OF S.L.  
DATE OF BIRTH: MARCH OF 2018**

**TO: TERRANCE HENDERSON,  
FATHER**

**NOTICE**

A PETITION has been filed asking the Court to put an end to all rights you have to your child, S.L. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on Tuesday, November 18, 2025, at 9:00 a.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to

end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association  
32 South Bedford Street  
Carlisle, Pennsylvania 17013  
717-249-3166

Kristopher Accardi, Esquire, Solicitor  
Cumberland County Children  
s26 and Youth Services

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

**NO. 2024-0175**

**ORPHAN'S COURT DIVISION**

**IN RE: THE ADOPTION OF  
KARTER MASON BROWN**

**NOTICE**

TO THE PARENTS OR PUTATIVE PARENTS  
OF THE ABOVE CHILD, INCLUDING  
RAPHAEL J. BALTHAZAR, JR.:

A PETITION has been filed asking the court to put an end to all rights you have to your child KARTER MASON BROWN. The court has set a hearing to consider ending your rights to your child. That hearing will be held on Monday, October 6, 2025, at 1:30 p.m. in Courtroom 7001, 7<sup>TH</sup> Floor of the York County Judicial Center located at 45 N. George Street, York, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.



Attorney Connection/  
Modest Means Program  
York County Bar Association  
137 E. Market Street  
York, PA 17401  
717-854-8755

[www.yorkbar.com/page/YCBAFindEsg](http://www.yorkbar.com/page/YCBAFindEsg)

IF YOU CANNOT AFFORD an attorney,  
an attorney may be appointed by the  
court at no cost to you if you qualify.  
Contact the following office for  
instructions and forms to complete and  
file.

Clerk of Orphans' Court  
York County Judicial Center  
45 N. George Street  
York, PA 17401  
717-771-9288

[www.yorkcountypa.gov/DocumentCenter/View/248/Petition-for-Court-Appointed-Counsel-and-Financial-Affidavit-form-and-Information-Packet-PDF](http://www.yorkcountypa.gov/DocumentCenter/View/248/Petition-for-Court-Appointed-Counsel-and-Financial-Affidavit-form-and-Information-Packet-PDF)

IF YOU ARE THE putative parent of the  
child, you are further warned your  
parental rights to the child may also be  
terminated pursuant to Section 2503(d)  
of the Adoption Act if you fail to file either  
an acknowledgment or claim of paternity  
pursuant to 23 Pa.C.S.A., Section 5103  
(relating to acknowledgment and claim of  
paternity), and fail to either appear at the  
hearing for the purpose of objecting to  
the termination of your rights or file a  
written objection to such termination  
with the court prior to the hearing. s26

## **NAME CHANGE NOTICES**

**\*Corrected Notice\***

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

**DOCKET NO: 2025-CV-03761**

**PETITION FOR MINOR  
CHANGE OF NAME**

### **NOTICE**

NOTICE IS HEREBY GIVEN that on June  
23, 2025 the Petition of Arianna Beruck  
on behalf of minor child S.S.W., was filed  
in the above-named court, requesting a  
decree to change the minor child's name  
from **S.S.W.** to **S.S.B.**

A hearing was held on Tuesday,  
September 23, 2025 at 1:30 p.m. in  
Courtroom No. 12, 7th Floor, Juvenile  
Justice Center, 25 South Front Street,  
Harrisburg, PA as the time and place for  
the hearing on said Petition, minor from  
this date forward shall exclusively use an  
be known by the name of S.S.B. s26

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

**DOCKET NO: 2025-CV-05976-NC**

**PETITION FOR CHANGE OF NAME**

### **NOTICE**

NOTICE IS HEREBY GIVEN that on  
August 11, 2025 the Petition of Louis Zola  
was filed in the above-named court,  
requesting a decree to change his name  
from **Louis Zola** to **Louis Vincent Zola**.

The Court has fixed Thursday,  
November 20, 2025, at 9 a.m. in  
Courtroom No. 12, 7<sup>th</sup> Floor, JJC, 25 S.  
Front Street, Harrisburg, PA, 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.

s26

Attorney: Elliott A. Zucker

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

**DOCKET NO: 2025-CV-06785-NC**

**PETITION FOR MINOR  
CHANGE OF NAME**

### **NOTICE**

NOTICE IS HEREBY GIVEN that on  
September 10, 2025 the Petition of  
Christian Taylor on behalf of minor child  
T.J.A., was filed in the above-named  
court, requesting a decree to change the  
minor child's name from **T.J.A.** to **T.L.T.**

The Court has fixed Thursday,  
November 20, 2025, at 9 a.m. in  
Courtroom No. 12, 7<sup>th</sup> Floor, JJC, 25 S.  
Front Street, Harrisburg, PA, 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. s26

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

**DOCKET NO: 2025-CV-3206-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on April 21, 2025 the Petition of Luis Cruz Iglesias Otero was filed in the above-named court, requesting a decree to change his name from **Luis Cruz Iglesias Otero** to **Luis Otero Stevenson**.

The Court has fixed Monday, October 13, 2025, at 9 a.m. in Courtroom No. 12, 7<sup>th</sup> Floor, JJC, 25 S. Front Street, Harrisburg, PA, 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. s26

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

**DOCKET NO: 2025-CV-4697-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on June 20, 2025, the Petition of Krystal Irene Limoge was filed in the above-named court, requesting a decree to change her name from **Krystal Irene Limoge** to **Krystal Irene LeBlanc**.

The Court has fixed Monday, October 13, 2025, at 9:00 a.m. in Courtroom No. 12, 7<sup>th</sup> Floor, JJC, 25 S. Front Street, Harrisburg, PA, 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. s26

## Advertisements appearing for Second Time

### **Miscellaneous Notices**

#### **SHERIFF SALE**

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, October 16, 2025, at 10:00 A.M., the following real estate, to wit:

#### **SALE NO. 1**

**STEVEN P. KELLY, ESQUIRE**

**JUDGMENT AMOUNT: \$56,802.37**

ALL that certain lot or piece of land situate in the Township of Susquehanna, (now the Fifteenth Ward of the City of Harrisburg), in the County of Dauphin, and Commonwealth of Pennsylvania, more particularly known, bounded and described as follows, to wit:

BEING Lot No. 206 on Plan of Lots known as Plan of Lots laid out by David Mumma for Jacob S. Haldeman and wife, known as Pleasant View, which Plan is recorded in the Office for the Recording of Deeds in and for the County of Dauphin, at Harrisburg, Pennsylvania, in Plan Book "B", Page 1, said Lot

BEGINNING at a point on the south side of Forster Street, twenty (20) feet west of Poplar Street, at a line of Lot No. 205 on said Plan; THENCE in a southerly direction along Lot No. 205, one hundred ten (110) feet to a twenty (20) feet wide alley; THENCE along said twenty (20) feet wide alley in a westerly direction twenty (20) feet to a line of Lot No. 207 on said Plan; THENCE along Lot No. 207 in a northerly direction one hundred ten (110) feet to Forster Street; AND THENCE along Forster Street in an easterly direction twenty (20) feet to line of Lot No. 205, the place of BEGINNING. As by reference to said Plan it will more fully and at large appear.

HAVING thereon erected a two and one-half story frame dwelling house, known and numbered as 2023 Forster Street.

THE improvements thereon being commonly known as 2023 Forster Street, Harrisburg, PA 17103.

PARCEL NO.: 15-003-009

BEING KNOWN as: 2023 Forster Street, Harrisburg, PA 17103

BEING the same premises which William H. Wert and Florence B. Wert, his wife by deed dated June 19, 1980 and

recorded in the Office of Recorder of Deeds of Dauphin County on June 19, 1980 at granted and conveyed unto John H. Gilcrist and Joan C. Gilcrist

John H. Gilcrist having departed this life on January 20, 2012

Joan C. Gilcrist having departed this life on February 29, 2024.

SEIZED AND SOLD as the property of John Gilcrist, solely in his capacity as known heir of Joan C. Gilcrist, deceased and the unknown heirs of Joan C. Gilcrist under judgment no. 2024-CV-4882.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

#### **SALE NO. 2**

**CIERRA MENDEZ, ESQUIRE**

**JUDGMENT AMOUNT: \$109,158.02**

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

#### **TRACT NO. 1**

BEGINNING at a point on the east side of Thirteenth Street, three hundred forty (340) feet from the southeast corner of Thirteenth and State Streets at the division of Lot Nos. 17 and 18 in a Plan of Lots laid out by C.L. Rudy, and recorded in the Recorder's Office at Harrisburg, Pennsylvania, in Plan Book "A", Page 113; thence eastwardly at right angles to Thirteenth Street one hundred (100) feet to Brady Avenue; thence northwardly along the western side of said Avenue twenty-two (22) feet to a point; thence westwardly at right angles to Brady Avenue, one hundred (100) feet to Thirteenth Street; thence southwardly twenty-two (22) feet to the place of BEGINNING.

BEING Lot No. 17 and two (2) feet of the southern side of Lot No. 16 on the Plan aforesaid.

HAVING THEREON ERECTED a three (3) story brick dwelling house known as 123 North Thirteenth Street, Harrisburg, Pennsylvania

#### **TRACT NO. 2**

**Miscellaneous Notices**

BEGINNING at a point on the east side of Thirteenth Street, three hundred eighteen (318) feet from the southeast corner of Thirteenth and State Streets, at the division line of property now or formerly of Martha H. Stigelman; thence eastwardly at right angles to Thirteenth Street, one hundred (100) feet to Brady Avenue; thence northwardly along the western side of said Avenue, eighteen (18) feet to a point at the intersection of the division line of the property now or formerly of Charles A. Klemm thence westwardly at right angles to Brady Avenue, one hundred (100) feet to Thirteenth Street; thence southwardly along said street eighteen (18) feet to the place of BEGINNING.

BEING part of Lot No. 16 in Plan of Lots laid out by C. L. Rudy and recorded in the Recorder's Office at Harrisburg, Pennsylvania, In Plan Book "A", Page 113.

BEING KNOWN AS: 123 N 13<sup>TH</sup> ST., HARRISBURG, PA 17103

PROPERTY ID: 08-022-083-000-0000  
TITLE TO SAID PREMISES IS VESTED IN ALFRED D. SLOAN BY DEED FROM LOUISE M. SLOAN (DECEASED) BY HER EXECUTOR, ALFRED D. SLOAN, DATED December 10, 1994 RECORDED December 21, 1994 IN BOOK NO. 2343 PAGE 144

SEIZED AND SOLD as the property of Alfred D. Sloan under judgment no. 2016-CV-08427.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 3**  
**GERALDINE M. LINN, ESQUIRE**  
**JUDGMENT AMOUNT: \$111,197.07**

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

BEGINNING AT A POINT ON THE EASTERN SIDE OF SHIELD STREET AT THE DIVISION LINE BETWEEN LOTS NOS. 211 AND 212 ON THE

HEREINAFTER MENTIONED PLAN OF LOTS; THENCE EASTWARDLY ALONG SAID LAST MENTIONED LINE, ONE HUNDRED FIVE (105) FEET TO A POINT AT LINE OF LANDS NOW OR FORMERLY OF J. S. WALTERS; THENCE SOUTHWARDLY ALONG SAID LAST MENTIONED LINE, NINETY-FIVE (95) FEET TO A POINT AT THE DIVISION LINE BETWEEN LOTS NOS. 210 AND 211 ON SAID PLAN; THENCE WESTWARDLY ALONG SAID LAST MENTIONED LINE, ONE HUNDRED FIVE (105) FEET TO A POINT ON THE EASTERN SIDE OF SHIELD STREET; THENCE NORTHWARDLY ALONG THE EASTERN SIDE OF SHIELD STREET, NINETY-FIVE (95) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 211 ON THE PLAN OF SECTION 3 OF LATSHMERE MANOR, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, ON THE 2<sup>ND</sup> DAY OF MAY, 1958, IN PLAN BOOK "W", PAGE 1.

BEING KNOWN AS: 604 SHIELD STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-046-038-000-0000

BEING THE SAME PREMISES WHICH STELLA M. WILKINS BY DEED DATED 9/30/1998 AND RECORDED 9/30/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3217 AT PAGE 278, INSTRUMENT #19980038642, GRANTED AND CONVEYED UNTO THOMAS M. AND CARRIE LYNN KANE, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Carrie Lynn Kane and Thomas Kane under judgment no. 2024-CV-05058.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 4**  
**CRISTINA L. CONNOR, ESQUIRE**  
**JUDGMENT AMOUNT: \$122,088.54**

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

Advertisements appearing for Second Time

**Miscellaneous Notices**

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

BEGINNING at a point on the north side of Herr Street, said point being 70.00 feet, more or less, east of the northeast corner of Herr and 29<sup>th</sup> Streets; thence northwardly and extending through the center of the partition of house on land herein described and the house on the west and extending beyond 150.00 feet to a 15.00 feet wide alley; thence eastwardly along the south side of said alley, a distance of 20.00 feet, more or less, to land now or formerly of George Ludwig; thence southwardly by line of same, a distance of 150.00 feet to Herr Street; thence westwardly along the northern line of Herr Street, a distance of 20.00 feet, more or less, to a point, the point and place of BEGINNING.

HAVING THEREON erected the eastern half of a double two and one-half story brick dwelling house known and numbered as 2904 Herr Street, Harrisburg, Pennsylvania.

BEING known and numbered as 2904 Herr Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL NO.: 50-004-009-000-0000

BEING THE same property conveyed to Darnell E. Henry, single man who acquired title by virtue of a deed from Michelle L. Hughes and Giovanna Hughes, as Co-Trustees of the Edward R. Hughes Irrevocable Trust, dated July 6, 2019, recorded July 23, 2019, as Instrument Number 20I90017712, 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 Darnell E. Henry, single man, Mortgagors herein, under Judgment No. 2025-CV-00886

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 5**

**GERALDINE M. LINN, ESQUIRE**

**JUDGMENT AMOUNT: \$104,507.25**

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

BEGINNING AT A POINT ON THE NORTHERN SIDE OF EUCLID STREET (SOMETIMES CALLED EUCLID AVENUE) WHICH POINT IS FIVE HUNDRED EIGHT AND SIX HUNDREDTHS (508.06) FEET EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND WILHELM ROAD, SAID POINT BEING ALSO EIGHTY-EIGHT AND SIX HUNDREDTHS (88.06) FEET EAST OF LANDS OF ANDREW BARROW; THENCE NORTH ZERO (00) DEGREES FORTY-THREE (43) MINUTES THIRTY (30) SECONDS WEST ONE HUNDRED FIFTY AND TWENTY-EIGHT HUNDREDTHS (150.28) FEET TO A STAKE; THENCE NORTH EIGHTY-FIVE (85) DEGREES FORTY-SEVEN (47) MINUTES EAST THIRTY TWO AND EIGHTY-TWO HUNDREDTHS (32.82) FEET TO A STAKE AT LANDS NOW OR FORMERLY OF CHARLES LAUCK; THENCE ALONG SAID LANDS SOUTH FOUR (4) DEGREES THIRTEEN (13) MINUTES EAST ONE HUNDRED FIFTY (150) FEET TO AN IRON PIPE ON THE NORTH SIDE OF EUCLID STREET; THENCE ALONG THE NORTHERN SIDE OF EUCLID STREET SOUTH EIGHTY-FIVE (85) DEGREES FORTY-SEVEN (47) MINUTES WEST FORTY-ONE AND NINETY-FOUR HUNDREDTHS (41.94) FEET TO A STAKE, THE PLACE OF BEGINNING.

BEING KNOWN AS: 3518 EUCLID STREET, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 62-044-094-000-0000

BEING THE SAME PREMISES WHICH SABRINA RAMOS BY DEED DATED 10/29/2021 AND RECORDED 10/29/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20210038268, GRANTED AND CONVEYED UNTO JOSEPH L. BARNHART.

SEIZED AND SOLD as the property of Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Joseph L. Barnhart, deceased under judgment no. 2024-CV-07977.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 6**

**MATTHEW C. FALLINGS, ESQUIRE**

**JUDGMENT AMOUNT: \$173,539.96**

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in Lower Paxton Township, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Herbert Associates, Inc., dated September 7, 1978, as follows, to wit:

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

BEING Lot T-54 of Heatherfield, Phase III, Section I, Cluster I, as recorded in Plan Book D, Volume 3, Page 29. Also being known as 542 Lopax Road, Lower Paxton Township, Dauphin County, Pennsylvania.

PARCEL NO.: 35-101-009

BEING KNOWN as: 542 Lopax Rd., Harrisburg, PA 17112-4332

BEING the same premises which Christen E. Valdez by deed dated September 28, 2007 and recorded in the Office of Recorder of Deeds of Dauphin County on October 02, 2007 granted and conveyed unto Joyce A. Moore.

SEIZED AND SOLD as the property of Joyce A. Moore under judgment no. 2025-CV-01665

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 7**

**CHELSEA A. NIXON, ESQUIRE**

**JUDGMENT AMOUNT: \$629,379.40**

ALL THAT CERTAIN lot or parcel of ground situate in Lower Paxton Township, County of Dauphin, Commonwealth of Pennsylvania as shown on the Plan entitled, "Final Subdivision and Land Development Plan for Blue Ridge Village-Phase 2" recorded as Instrument Number 20210030076 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

UNDER AND SUBJECT to that certain Instrument for the Declaration of Restrictions and Covenants recorded July 16, 2019 with the Recorder of Deeds Office, Dauphin County, Pennsylvania as Instrument No. 20190016878, as the same may be amended, modified or supplemented from time to time. Stormwater facilities on Grantee's lot shall be maintained as required by the FCSM and Grantee shall provide access to Grantee's lot as necessary for such maintenance.

UNDER AND SUBJECT to the activity and use limitations set forth in the Environmental Covenant recorded in the Recorder of Deeds Office, Dauphin County, Pennsylvania as Instrument Number 20200007868 which specifically prohibits the use of groundwater beneath the property for any purpose.

BEING Lot: 12

THE improvements thereon being known as 3002 Vanessa Drive, Harrisburg, Pennsylvania 17110.

TAX PARCEL NO. 35-009-309-000-0000

Advertisements appearing for Second Time

**Miscellaneous Notices**

PREMISES BEING: 3002 Vanessa Drive, Harrisburg, Pennsylvania 17110

BEING the same premises which NVR, INC by deed dated March 16, 2022 and recorded March 23, 2022 in Instrument Number 20220009171, granted and conveyed unto Julio C. Perez, Jr. The said Julio C. Perez, Jr. died on May 28, 2022. Letters of Administration were granted to Susan A. Russell, Administratrix of the Estate of Julio C. Perez, Jr. on May 22, 2022.

SEIZED AND SOLD as the property of Susan A. Russell, Administratrix of the Estate of Julio C. Perez, Jr. and Andres Patricio Garcia Arce under judgment no. 2024-CV-02575.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 8**

**CIERRA MENDEZ, ESQUIRE**

**JUDGMENT AMOUNT: \$217,084.55**

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 at the intersection of Crooked Hill Road and Fargreen Road at the southwest corner of Lot No. 106, as shown on the hereinafter mentioned Plan of Lots; thence along the eastern side of Fargreen Road, north sixteen (16) degrees thirty (30) minutes west, three hundred sixty-two and two one-hundredths (362.02) feet to a point at the southwest corner of Lot No. 102 on said Plan; thence along the dividing lines between Lots Nos. 102 and 104, on said Plan, north eighty-six (86) degrees eight (8) minutes east one hundred eighty-five and seventy-one one-hundredths (185.71) feet to a point at the northwest corner of Lot No. 103 on said Plan; thence along the western lines of Lot No. 103, south three (3) degrees forty-six (46) minutes east, one hundred twenty and thirty-three one-hundredths (120.33) feet to a point at the northwest corner of Lot No. 105 on said Plan; thence along the western side of said Lot

south five (5) degrees twelve (12) minutes east, two hundred twenty-nine and thirty-six one-hundredths (229.36) feet to a point on the northern side of Crooked Hill Road; thence along the same south eighty-four (84) degrees fifteen (15) minutes west, one hundred twelve (112) feet to a point the place of BEGINNING.

BEING Lots Nos. 104 and 106 on Plan of Section "B", Beaufort Farms, recorded at Plan Book V, Page 25, Dauphin County records, and HAVING thereon erected a dwelling house known and numbered as 4005 Fargreen Road.

SUBJECT to easements, restrictions and reservations of record.

BEING the same premises which National Bank and Trust Company of Central Pennsylvania, Trustee under the Last Will and Testament of Ehrman B. Mitchell, deceased, and Mary M. Gallagher, widow, by deed dated July 15, 1970, recorded at Deed Book "Z", Vol. 55, Page 31, Dauphin County records, granted and conveyed unto Charles V. Wise and Sonja Wise, his wife

BEING KNOWN AS: 4005 FARGREEN ROAD, HARRISBURG, PA 17110

PROPERTY ID: 62-012-043-000-0000

TITLE TO SAID PREMISES IS VESTED IN ROBERT A. SCOTT AND ANN E. SCOTT, HIS WIFE BY DEED FROM CHARLES V. WISE AND SONJA WISE, HIS WIFE, DATED MAY 17, 1978 RECORDED MAY 17, 1978 IN BOOK NO. 64, PAGE 337

ROBERT A. SCOTT IS DECEASED, DATE OF DEATH IS APRIL 12, 2021

SEIZED AND SOLD as the property of Ann E. Scott under judgment no. 2025-CV-00967.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 9**

**CRISTINA L. CONNOR, ESQUIRE**

**JUDGMENT AMOUNT: \$141,726.80**

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

Advertisements appearing for Second Time

**Miscellaneous Notices**

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

BEGINNING at a point on the eastern line of North Third Street, four hundred ten (410) feet north of the northeast corner of North Third and Seneca Streets at line of land now or late of Charles F. Copenhaver; thence eastwardly along the said line at right angles to North Third Street, one hundred (100) feet, more or less, to the western line of James Street; thence northwardly along the western line of James Street, seventy five (75) feet to a point in line of other land now or late of Charles F. Copenhaver; thence westwardly along last mentioned line, one hundred (100) feet, more or less, to the eastern line of North Third Street; thence southwardly along the eastern line of North Third Street, seventy-five (75) feet to the place of BEGINNING.

BEING known and numbered as 2447 N 3<sup>rd</sup> Street, Harrisburg, PA 17110.

WITH all improvements erected thereon.

PARCEL No.: 10- 044-056-000-0000

BEING THE SAME property conveyed to Lolita Maiga, a married woman who acquired title by virtue of a deed from Keynet Business Network Inc., dated September 28, 2018, recorded October 5, 2018, as Instrument Number 20180025290, 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 Lolita Maiga, a married woman, Mortgagors herein, under Judgment No. 2025-CV-02158

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 10**

**GERALDINE M. LINN, ESQUIRE**

**JUDGMENT AMOUNT: \$127,646.01**

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

BEGINNING at a point on the eastern side of Clover Lane, said point being on the dividing line of Lots Nos. 5 and 6 on the hereinafter mentioned Plan of Lots; thence south eighty-seven degrees forty minutes east ninety-three and twenty-eight hundredths feet (S 87 degrees 40 minutes E 93.28 seconds) to a point at line of Lot No. 10; thence by the same north four degrees twenty-six minutes east one hundred seventy-three and sixty-four hundredths feet (N 04 degrees 26 minutes E 173.64 seconds) to a point on the southern line of William Street; thence by the same north eighty-seven degrees forty minutes west ninety-nine and forty-six hundredths feet (N 87 degrees 40 minutes W 99.46 seconds) to a point on the eastern line of Clover Lane; thence by the same south two degrees twenty minutes west one hundred seventy-three and sixty-one hundredths feet (S 02 degrees 20 minutes W 173.61 seconds) to a point, the place of BEGINNING.

HAVING THEREON erected a single-story brick ranch type dwelling house known as 21 Clover Lane, Halifax, PA 17032

BEING Lot No. 6 on a revised and enlarged Plan of Witmer Addition to Matamoras.

BEING KNOWN AS: 21 CLOVER LANE, HALIFAX, PA 17032

PROPERTY ID NUMRER: 29-021-044

BEING THE SAME PREMISES WHICH STEVEN W. BRANN AND JENNIFER L. BRANN, HUSBAND AND WIFE BY DEED DATED 6/24/2014 AND RECORDED 7/2/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20140015483, GRANTED AND CONVEYED UNTO ANDREW C. HOY, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Andrew C. Hoy under judgment no. 2015-CV-05656-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 10, 2025, and distributions



Advertisements appearing for Second Time

**Miscellaneous Notices**

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

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**SALE NO. 11  
DYLAN CHESS, ESQUIRE  
JUDGMENT AMOUNT: \$293,879.95**

ALL THAT CERTAIN lot or parcel of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, being Lot No. 73 as shown on "Final Subdivision Plan of Stratford Woods Phase III" made by Act One Consultants, Inc., Civil Engineering Surveying, Harrisburg, PA, dated December 2003, Job No. 02-220, said plan recorded in Dauphin County Recorder of Deeds Office in Plan Book Q, Volume 8, Page 10, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point on the southerly side of the cul-de-sac of Norfolk Place and corner of Lot No. 74; thence extending along said Lot No. 74, south five (05) degrees six (06) minutes twenty-seven (27) seconds west, a distance of two hundred sixty-two and sixty-seven one-hundredths (262.67) feet to a point along lands now or formerly of Harrisburg Hunters & Anglers Association; thence extending along said lands now or formerly of Harrisburg Hunters & Anglers Association, south eighty-two (82) degrees ten (10) minutes fifty-nine (59) seconds west, a distance of one hundred three and forty-one one-hundredths (103.41) feet to a Copperweld set along lands now or formerly of Heatherfield Community Association; thence extending along said lands now or formerly of Heatherfield Community Association the following two courses and distances, namely: 1) North fifteen (15) degrees twelve (12) minutes fifty-six (56) seconds west, a distance of thirty and thirty-nine one-hundredths (30.39) feet to a point; and 2) North five (05) degrees five (05) minutes forty (40) seconds west, a distance of two hundred twenty-six and twenty-one one-hundredths (226.21) feet to a point set within the center of a seventy (70) foot wide PPL Easement and a corner of Lot No. 72 and within said seventy (70) foot wide PPL Easement, north fifty-one (51) degrees fifty-three (53) minutes thirty-nine (39) seconds east, a distance of one

hundred twenty-five and sixty-eight one-hundredths (125.68) feet to a point set along prior stated Norfolk Place cul-de-sac and within said seventy (70) foot wide PPL Easement: thence extending out of said seventy (70) foot wide PPL Easement and along the side of said Norfolk Place of eighty-five and eighty-nine one-hundredths (85.89) feet, a chord bearing of south forty-four (44) degrees thirteen (13) minutes twenty-four (24) seconds east, a chord distance of seventy-eight and eighty-five one-hundredths (78.85) feet to a point, said point being the point and place of BEGINNING.

CONTAINING 37.867 square feet (as shown on said Plan).

TAX PARCEL 35-047-493

TITLE IS vested in Benjamin Williams and Jaclyn N. Williams, husband and wife, by deed from Stratford Woods Inc, dated February 1, 2006, recorded February 7, 2006 in the Dauphin County Clerk's/Register's Office as Instrument Number 20060004983.

PREMISES BEING: 6601 Norfolk Place, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Benjamin Williams and Jaclyn N. Williams under judgment no. 2024-CV-08600.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 12  
ROBERT E. SMITHSON, JR., ESQUIRE  
JUDGMENT AMOUNT: \$44,319.85**

SITUATED IN THE CITY OF HARRISBURG, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA:

**TRACT NO. 1:**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SWATARA, NOW THE CITY OF HARRISBURG, IN THE COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS LOT NO. 128 OF BLOCK "N", AS SHOWN ON PLAN OF LOTS LAID OUT BY JOSIAH A. DUNKLE AND JOSEPH B. EWING, KNOWN AS "EAST END" PLAN NO. 6, WHICH

**Miscellaneous Notices**

PLAN IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS OF SAID DAUPHIN COUNTY IN PLAN BOOK "A", PAGE 95, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERN LINE OF TWENTY-FIRST STREET 80 FEET SOUTHWARDLY FROM MERCER ALLEY, AND RUNNING THENCE IN AN EASTERLY DIRECTION PARALLEL WITH MERCER ALLEY, 115 FEET TO FAIR AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF FAIR AVENUE 20 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION, PARALLEL WITH MERCER ALLEY 115 FEET TO TWENTY-FIRST STREET; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN LINE OF TWENTY-FIRST STREET 20 FEET TO THE PLACE OF BEGINNING.

**TRACT NO. 2:**

ALL THOSE CERTAIN TWO LOTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF SWATARA, NOW THE CITY OF HARRISBURG, IN THE COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AS LOTS NOS. 129 AND 130 OF BLOCK "N", AS SHOWN ON THE PLAN OF LOTS LAID OUT BY JOSIAH A. DUNKLE AND JOSEPH B. EWING, KNOWN AS "EAST END" PLAN NO. 6, WHICH PLAN IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEED OF SAID DAUPHIN COUNTY IN PLAN BOOK "A", PAGE 95, SAID LOTS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING A POINT ON THE EASTERN LINE OF TWENTY-FIRST STREET, 165 FEET DISTANCE IN A NORTHERLY DIRECTION FROM THE NORTHERN LINE OF BROOKWOOD STREET, AND RUNNING THENCE IN AN EASTERLY DIRECTION PARALLEL WITH BROOKWOOD STREET, 115 FEET TO FAIR AVENUE, THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN LINE OF FAIR AVENUE, 40 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION PARALLEL WITH BROOKWOOD STREET, 115 FEET TO TWENTY-FIRST STREET; THENCE IN A SOUTHERLY DIRECTION ALONG NE EASTERN LINE OF TWENTY-FIRST STREET; 40 FEET TO THE PLACE OF BEGINNING.

PARCEL # 13-040-005

PREMISES BEING: 739 SOUTH 21<sup>ST</sup> STREET, HARRISBURG, PA 17104

SEIZED AND SOLD as the property of Titus K. Siwoku under judgment no. 2024-CV-04637.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 14**

**CHRISTOPHER A. DeNARDO, ESQUIRE**

**JUDGMENT AMOUNT: \$539,006.96**

ALL THAT CERTAIN piece or parcel of land situate in Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a survey of D. P. Raffensperger, dated October 7, 1970 as follows, to wit:

BEGINNING at a point on the eastern line of lands now or formerly of Erb, which point is located north 13 degrees west, 58 feet from a point in the center of relocated Pennsylvania State Route 443, which point is 5,480 feet east of Front Street; thence along said lands now or formerly of Erb, north 13 degrees west 110 feet to a point; thence continuing along same, north 14 degrees 10 minutes west, 67.30 feet to a point; thence along lands now or formerly of Jerry Wilt, the following courses and distances: North 75 degrees 50 minutes east, 74.18 feet to a point; South 69 degrees 36 minutes east, (erroneously stated as North 69 degrees 36 minutes east on prior deed) 68.50 feet; South 32 degrees 41 minutes east, 151.52 feet to a point marked by a nail; and south 77 degrees 30 minutes west, 181 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a 2 1/2 story frame dwelling being known and numbered as 630 Fishing Creek Valley Road, Harrisburg, Pennsylvania, 17112

PARCEL ID: 43-034-041

BEING the same premises which Timothy F. Straub and Calvin W. Williams, III, by deed dated January 16, 2009 and recorded January 20, 2009 at Inst No. 20090001388 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Thomas R. Turner, in fee.

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**Miscellaneous Notices**

SEIZED AND SOLD as the property of Thomas R. Turner under judgment number 2025-CV-02408

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 15**  
**CHRISTOPHER A. DeNARDO, ESQUIRE**  
**JUDGMENT AMOUNT: \$111,908.90**

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

BEGINNING at a point on the northwestern side of Pine Street 75 feet northeastwardly from Harrisburg Street on the northeastern line of Property No. 403 Pine Street, formerly of Mary Katharine Hollern and now or late of Centenary Evangelical Church of the United Brethren in Christ, now known as Centenary United Methodist Church; thence northeastwardly along Pine Street 35 feet to a point on the southwestern line of Property No. 419 Pine Street; thence northwestwardly, parallel with Harrisburg Street, along the southwestern line of Property No. 419 Pine Street, 105 feet to Paxton Alley, thence southwestwardly along Paxton Alley 35 feet to a point on the northeastern line of Property No. 403 Pine Street; thence southeastwardly, parallel with Harrisburg Street, along the northeastern line of Property No. 403 Pine Street, 105 feet to the northwestern side of Pine Street at the place of beginning.

UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements, and right of ways of record.

HAVING thereon erected a single 3 story frame and aluminum siding dwelling house known as No. 415 Pine Street, Steelton, Pennsylvania.

PARCEL ID: 59-010-018-000-0000

BEING THE SAME premises which Susan E. Shuey, by deed recorded February 15, 2008 at Inst. No. 20080005537 in the Office of the Recorder of Deeds of Dauphin County,

granted and conveyed unto Lynette A. Walton and Ajani Walton.

SEIZED AND SOLD as the property of Lynette A. Walton and Ajani Walton under judgment number 2024-CV-05755

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 16**  
**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

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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.

TO BE 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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 18**

**CIERRA MENDEZ, 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.

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

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matter which a physical inspection or survey of the property would disclose.

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

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

TITLE TO SAID PREMISES IS VESTED IN ERIC M. KIEFFER, UNMARRIED MAN BY DEED FROM JESSICA LYNN VONADA, A SINGLE WOMAN, DATED FEBRUARY 12, 2019 RECORDED MARCH 19, 2019 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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 19**

**CAROLYN TREGLIA, ESQUIRE**

**JUDGMENT AMOUNT: \$240,054.98**

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

BEGINNING at a point on the northern side of Ridge Road and at the dividing line between Lot No. 5 and Lot No. 6 on the Plan of Lots hereinafter mentioned; thence along the eastern line of Lot No. 5 north one degree forty-one minutes no seconds east (N 1° 41' 00" E) two hundred (200) feet to a point; thence along other land of Edward W. Newlin and Harriet E. Newlin, his wife, south eighty-eight degrees nineteen minutes no seconds east (S 88° 19' 00" E) one hundred fifteen (115) feet to a point at the western line of Lot No. 7; thence along the western line of Lot No. 7 south one degree forty-one minutes no seconds west (S 1° 41' 00" W) one hundred ninety-seven and thirteen one hundredths (197.13) feet to a point on the northern side of Ridge Road; thence along the northern side of Ridge Road south eighty-eight degrees no minutes no seconds west (S 88° 0' 00" W) forty-four and seventy one hundredths (44.70) feet to a point; thence continuing along the northern side of Ridge Road, north eighty-eight degrees nineteen minutes

no seconds west (N 88° 19' 00" W) seventy and thirty-nine one-hundredths (70.39) feet to a point, the place of BEGINNING.

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

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

BEING THE SAME premises which John M. Poe and Holly A. Poe husband and wife, by deed dated 12/07/2020 and recorded 12/10/2020, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20200035511, granted and conveyed unto Bradley J. Hoffer and Jennifer L. Miller, in fee.

TAX PARCEL: 25-007-04 7-000-0000

PREMISES BEING: 1349 Ridge Road, Grantville, PA 17028

SEIZED AND SOLD as the property of Bradley J. Hoffer and Jennifer L. Miller under judgment no. 2023-CV-04512.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 20**

**MATTHEW C. FALLINGS, ESQUIRE**

**JUDGMENT AMOUNT: \$55,478.68**

ALL THAT CERTAIN piece or parcel of land, having thereon erected a three-story brick dwelling house known and numbered as No. 1939 Whitehall Street, situate in the Ninth Ward in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the south side of Whitehall Street, said point being 20 feet more or less west of the northwest corner of Prospect and Whitehall Street; thence westwardly along the southern line of Whitehall Street 20 feet 6 inches to the center of a 5 feet wide private

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alley; thence southwardly through the center of said 5 feet wide private alley 70 feet more or less to a 5 feet wide alley; thence eastwardly along the northern line of said 5 feet wide private alley 23 feet more or less to line of adjoining property known as No. 1941 Whitehall Street; thence northwardly along the said line and through the center of a partition wall between said adjoining property and the property herein described 59 feet and 6 inches more or less to the place of BEGINNING.

KNOWN and numbered as 1939 Whitehall Street.

PARCEL No.: 09-074-023-000-0000

BEING KNOWN as: 1939 Whitehall St., Harrisburg, PA 17103-2558

BEING the same premises which Robert L. Miller, Sr. And Diane M. Shellenhamer by deed dated August 5, 2016 and recorded in the Office of Recorder of Deeds of Dauphin County on August 15, 2016 granted and conveyed unto Robert K. Howard.

SEIZED AND SOLD as the property of Robert K. Howard under judgment no. 2024-CV-07430.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 21  
QUEEN N. STEWART, ESQUIRE  
JUDGMENT AMOUNT: \$64,890.27**

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

BEGINNING at a point on the northern side of Berryhill Street, a distance of four hundred thirty-eight and nine-tenths (438.9') feet east of the northeast corner of 22<sup>nd</sup> and Berryhill Streets; thence northwardly in a line at right angles to Berryhill Street and through the middle of a partition wall between premises No. 2248 Berryhill Street and the premises herein described, a distance of one hundred ten (110') feet to a point on the southern side of Central Street; thence eastwardly along the same, a distance of

sixteen and twenty-five one hundredths (16.25') feet to a point; thence southwardly through the middle partition wall between the premises herein described and premises No. 2252 Berryhill Street, a distance of one hundred ten (110') feet to a point on the northern side of Berryhill Street; thence westwardly along the same, a distance of sixteen and twenty-five hundredths (16.25') feet to a point, the place of BEGINNING.

BEING KNOWN AS: 2250 BERRYHILL STREET, HARRISBURG, PA 17104-2007

PROPERTY ID: 13-022-026-000-0000

TITLE TO SAID PREMISES IS VESTED IN LINDA L. HARRELL, A MARRIED WOMAN BY DEED FROM GEORGE R. OLSON, JR., A SINGLE MAN, DATED OCTOBER 21, 2003 RECORDED NOVEMBER 10, 2003 IN BOOK NO. 5252 PAGE 347

SEIZED AND SOLD as the property of Julian Harrell, in his capacity as heir of Linda L. Harrell and unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title, or interest from or under Linda L. Harrell under judgment no. 2024-CV-08711.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 22  
GERALDINE M. LINN, ESQUIRE  
JUDGMENT AMOUNT: \$346,880.74**

ALL THAT CERTAIN lot of ground situate in Halifax Township, Dauphin County, Pennsylvania, being Tract No. 2 of the Plan recorded in Dauphin County in Plan Book 'D', Volume 3, Page 87, bounded and described as follows, to wit:

BEGINNING at a set spike in the middle of Township Road T-553, which spike is south eighty-five (85) degrees thirty-three (33) minutes thirty (30) seconds east two hundred forty-eight and twenty-seven hundredths (248.27) feet, and south eighty-six (86) degrees twenty-two minutes forty-nine (49) seconds east two hundred forty-four and seventy-six hundredths (244.76) feet, and then by a

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curve to the right with a radius of nine hundred eighteen and sixty-eight hundredths (918.68) feet for a distance of one hundred ninety-six and forty-four hundredths (196.44) feet from the western property line from which this conveyance is made; thence by a curve to the right with a radius of nine hundred eighteen and sixty-eight hundredths (918.68) feet having a distance of fifty-two and twenty-three hundredths (52.23) feet; thence continuing along the center of said Township Road T-553 south seventy (70) degrees fifty-four (54) minutes seven (07) seconds east forty-six and nine hundredths (46.09) feet to a pole; thence by curve to the left with a radius of five hundred eighty and ninety-six hundredths (580.96) feet for a distance of one hundred six and thirty-two hundredths (106.32) feet to a set spike; thence along other lands of the Grantors herein and which this conveyance is a part for the following three courses and distances south three (03) degrees twelve and thirty-eight hundredths (412.38) feet to a concrete monument; thence south eighty (80) degrees twenty-seven (27) minutes fifty-four (54) seconds west two hundred five and fifty hundredths (205.50) feet to a concrete monument; thence north three (03) degrees forty-four (44) minutes fifty (50) seconds east five hundred two and eighty-five hundredths (502.85) feet to a set spike in the middle of the aforementioned Township Road T-553, the point and place of BEGINNING.

HAVING THEREON ERECTED a raised ranch, one-story brick with aluminum siding dwelling, known as, and numbered, 79B Matamoras Road.

BEING KNOWN AS: 79 B MATAMORAS ROAD, HALIFAX, PA 17032

PROPERTY ID NUMBER: 29-020-060

BEING THE SAME PREMISES WHICH TOBIN SHUEY AND LINDA SHUEY BY DEED DATED 4/10/2024 AND RECORDED 5/1/2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20240008733, GRANTED AND CONVEYED UNTO GREGORY NOELL AND SHERI LEE NOELL.

SEIZED AND SOLD as the property of Gregory Noell and Sheri Lee Noell under judgment no. 2025-CV-03832.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 23**

**JACQUELINE F. McNALLY, ESQUIRE**

**JUDGMENT AMOUNT: \$112,150.81**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of South Hanover, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, professional engineer, dated August 26, 1964, as follows:

BEGINNING at a point on the northern line of Tulane Road at a point on the division line dividing Lots #46 and #47, thence in an easterly direction along the northern line of said Tulane Road for a distance of seventy-five (75) feet to a point where the western line of Oakshire Drive meets the northern line of Tulane Road, thence in a northerly direction along the western side of Oakshire Drive, for a distance of one hundred (100) feet to a point where the back dividing line of Lot #32 meets the western side of Oakshire Drive, thence in a westerly direction for a distance of seventy-five (75) feet to a point on the back division line dividing Lots #32 and #33, thence in a southerly direction for a distance of one hundred (100) feet to the point of BEGINNING.

BEING Lot No, 47, section "a", Plan of Crestview Manor as recorded in Plan Book "T", Page 25, Dauphin County Records.

PARCEL ID: 56-014-023-000-0000

PROPERTY-Address: 201 Tulane Road, Hummelstown, PA 17036

TITLE to the subject property is vested with Leonard L. Foster, Jr., single man, by deed from Kelly Jo Mehaffie, a married woman, dated December 11, 2001 and recorded on December 12, 2001 with the Dauphin County Recorder of Deeds as Book 4203, Page 28.

SEIZED AND SOLD as the property of Leonard L. Foster, Jr. under judgment no. 2022-CV-09054.

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 10, 2025, and distributions will be made in accordance with the said



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

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**SALE NO. 24  
DANIELLE A. COLEMAN, ESQUIRE  
JUDGMENT AMOUNT: \$123,025.00**

ALL THAT CERTAIN described real estate, situate in the Township of Susquehanna, County of Dauphin and Commonwealth of Pennsylvania, the same being Lots No. 1 and 2, Block Z, of the Plan of Fishborn and Fox, known as "Progress Extension," as recorded in the Office of the Recorder of Deeds in and for the said County of Dauphin, in Plan Book J, Page 34, which said lots are more particularly bounded and described as follows:

BEGINNING at a point at the southwestern corner of Penrose and Poplar Streets of the said Plan; thence in a westwardly direction, along the southerly side of said Poplar Street, one hundred twenty-five (125) feet to a point in the easterly line of a twenty (20) feet wide alley; thence southwardly along the easterly side of said last mentioned alley sixty (60) feet to a point in the northerly line of Lot No. 3, property now or late of James E. Floyd, Sr. and Bertha M. Floyd, his wife; thence in an easterly direction along said last mentioned line of Lot No. 3, one hundred twenty-five (125) feet to a point in the westerly side of said Penrose Street; thence along the said westerly side of Penrose Street, sixty (60) feet to a point, the place of BEGINNING.

HAVING thereon erected a brick dwelling house known and numbered as 201 Penrose Street, Progress, Pennsylvania.

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

BEING KNOWN AS: 201 PENROSE STREET, HARRISBURG, PA 17109-3928

PROPERTY ID: 62-034-152-000-0000

TITLE TO SAID PREMISES IS VESTED IN CATHY S. TYSON, ADULT INDIVIDUAL BY DEED FROM JANE M. MAHINSKE, ADULT INDIVIDUAL, DATE RECORDED May 28, 2008 INSTRUMENT NO. 20080019587 CATHY SUE LIGHTY IS DECEASED, DATE OF DEATH IS NOVEMBER 27, 2024

SEIZED AND SOLD as the property of Timothy L. Lightly, in his capacity as heir of Cathy S. Tyson n/k/a Cathy S. Lightly a/k/a Cathy Sue Lightly and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Cathy S. Tyson n/k/a Cathy S. Lightly a/k/a Cathy Sue Lightly under judgment no. 2025-CV-01703.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 25  
CAROLYN TREGLIA, ESQUIRE  
JUDGMENT AMOUNT: \$72,119.61**

PROPERTY SITUATE in the City of Harrisburg, Dauphin County, Pennsylvania

TAX ID No. 02-032-049-000-0000

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

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

BEING Lot No. 240 on a Plan of Lots known as Brookwood which Plan is recorded in Plan Book "A", Page 79, Dauphin County records. Having thereon erected a two and one-half story brick dwelling known as No. 417 South 16<sup>th</sup> Street.

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



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

ON OR about November 2, 2021, Michael P. Olshefski departed this life, thereby vesting title to the property unto Erin Piotroski-Olshefski, in her capacity as heir of Michael P. Olshefski, deceased, Matthew Olshefski, in his capacity as heir of Michael P. Olshefski, Shawn Olshefski, in his capacity as heir of Michael P. Olshefski, Deceased and unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Michael P. Olshefski, Deceased.

SEIZED AND SOLD as the Property of MICHAEL P. OLSHEFSKI by virtue of a writ of execution No. 2022-CV-04071-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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 26**  
**CHELSEA A. NIXON, ESQUIRE**  
**JUDGMENT AMOUNT: \$22,166.62**

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Millersburg (formerly upper Paxton Township), Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Meadow Lane at the intersection of Lots Nos. 13 and 14 on hereinafter-mentioned Plan of Lots; thence along the aforesaid south side of Meadow Lane, south seventy-four (74) degrees, forty-five (45) minutes east, sixty-five (65) feet to a point at the intersection of Lots Nos. 12 and 13 thence along the western side of Lot No. 12, south fifteen (15) degrees, fifteen (15) minutes west, one hundred forty-five (145) feet to a point on the common boundary line of Lots Nos. 12, 15 and 18; thence along the northeastern side of Lot No. 15, north seventy-four (74) degrees, forty-five

(45) minutes west, sixty-five (65) feet to a point at the intersection of Lots Nos. 13 and 14 thence along the eastern side of Lot No. 14, north fifteen (15) degrees, fifteen (15) minutes east, one hundred forty-five (145) feet to a point at the place of BEGINNING.

BEING Lot No. 13 on Plan of Lots of Subdivision No. 1 of Locust Park dated December 3, 1958, which Plan was laid out by K. I. Daniel, Registered Engineer, and recorded in Plan Book "X", Page 14, Dauphin County Records.

HAVING thereon erected a dwelling house.

TAX PARCEL NO. 45-021-014-000-0000

PREMISES BEING: 902 Meadow Lane, Millersburg, Pennsylvania 17061

BEING the same premises which THOMAS R. WELKER AND EVELYN M. WELKER, HIS WIFE by deed dated September 8, 1967 and recorded September 12, 1967 in Deed Book A53, Page 12, granted and conveyed unto Linda M. Brosius.

SEIZED AND SOLD as the property of Linda M. Brosius under Judgment no. 2025-CV-03312.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 27**  
**GERALDINE M. LINN, ESQUIRE**  
**JUDGMENT AMOUNT: \$271,374.06**

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

BEGINNING at a point on the southerly line of Tamar Drive, a 50 feet right of way, which said point is located at the intersection of the southerly line of Tamar Drive and the dividing line between Lots No. 152 and 153 on the Plan of Lots known as Plan No. 3, Twin Lakes Park (South); thence from said point of beginning, along the southerly line Tamar Drive, north 74 degrees 26 minutes east, a distance of 80 feet to a

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point of curve; thence from said point, along a curve to the right, with a radius of 20 feet, a distance of 31.42 feet to a point on the westerly line of Sweetbriar Drive; thence from said point, along the westerly line of Sweetbriar Drive, south 15 degrees 34 minutes east, a distance of 105 feet to a point on another lands of Grantor; thence continuing along the same, south 74 degrees 26 minutes west, a distance of 100 feet to a point on the dividing line between Lots No. 152 and 153, north 13 degrees 34 minutes west, a distance of 125 feet to a point, the place of BEGINNING.

BEING LOT No. 152 on the Plan of Lots prepared by D.P. Raffensperger Associates, known as Plan No. 3, Twin Lakes Park (South), recorded 10/16/1972 in the office of Recorder of Deeds of Dauphin County, in Plan Book "M", Volume 2, Page 91.

BEING KNOWN AS: 4825 TAMAR DRIVE, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 35-094-080-000-0000

BEING THE SAME PREMISES WHICH DAVID KNIGHTON AND LISA SABRINA KNIGHTON BY DEED DATED 5/18/2021 AND RECORDED 5/26/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20210018124, GRANTED AND CONVEYED UNTO BERNARD TUCCI.

SEIZED AND SOLD as the property of Bernard Tucci Under judgment no. 2025-CV-03685.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 28**  
**DANIELLE A. COLEMAN, ESQUIRE**  
**JUDGMENT AMOUNT: \$105,129.59**

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

BEGINNING at the corner of North and Poplar Streets; thence westwardly along the northern line of North Street forty (40) feet to a point; thence northwardly parallel with Poplar Street one-hundred ten (110) feet to a twenty (20) feet wide

alley, thence eastwardly along the southern line of said alley forty (40) feet to Poplar Street, thence southwardly along the western line of Poplar Street one-hundred ten (110) feet to North Street, the place of BEGINNING.

THIS CONVEYANCE is subject to easements, restrictions, reservations, conditions, agreements, covenants and rights of way of record, if any; current taxes and to any state of facts that is apparent or that an accurate survey or inspections of the property hereby conveyed would disclose.

BEING THE SAME PREMISES which Brian W. Brougher, Executor of the Estate of Mary K. Bougher, granted and conveyed unto Brian W. Brougher, by deed dated January 10, 2001, in the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3890, Page 85, and recorded on March 2, 2001.

THIS CONVEYANCE IS FROM HUSBAND AND WIFE UNTO HUSBAND AND WIFE, AND IS THEREFORE TAX EXEMPT.

UNDER and SUBJECT to restrictions and conditions as now appear of record.

BEING KNOWN AS: 2026 NORTH STREET, HARRISBURG, PA 17103

PROPERTY ID: 15-005-014-000-0000

TITLE TO SAID PREMISES IS VESTED IN BRIAN W. BROUGHER AND ROXANNE BROUGHER, HUSBAND AND WIFE BY DEED FROM BRIAN W. BROUGHER, JOINED BY ROXANNE BROUGHER, HIS WIFE, DATED JUNE 23, 2004 RECORDED JULY 14, 2004 BOOK 5589, PAGE 65, INSTRUMENT NO. 20040031508

SEIZED AND SOLD as the property of Roxanne Brougher; Stevie Anderson; Jesse Roldan a/k/a Jesse Bryan Roldan Jr. a/k/a Jesse Bryan Roldan under judgment no. 2024-CV-07443.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 29**  
**GERALDINE M. LINN, ESQUIRE**  
**JUDGMENT AMOUNT: \$96,077.11**

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND

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IDENTIFIED IN THE DECLARATION REFERRED TO BELOW AS "CLOVER LEE, A CONDOMINIUM", LOCATED IN WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 P.S.A. SECTION 3101, ET SEQ. ("ACT") BY THE RECORDING IN THE OFFICE OF DAUPHIN COUNTY RECORDER OF DEEDS OF A DECLARATION DATED MAY 19, 2000 AND RECORDED ON AUGUST 31, 2000 IN RECORD BOOK 3756, PAGE 478, AND AMENDED WITH A FIRST AMENDMENT DATED OCTOBER 25, 2000 AND RECORDED ON NOVEMBER 3, 2000 IN RECORD BOOK 3809, PAGE 591, AND AMENDED BY A SECOND AMENDMENT DATED JULY 27, 2001 AND RECORDED AUGUST 3, 2001 IN BOOK 4060, PAGE 593 AND FURTHER AMENDED BY A THIRD AMENDMENT DATED MAY 27, 2003 RECORDED MAY 28, 2003 IN BOOK 4928, PAGE 605, BEING AND DESIGNATED IN SUCH DECLARATION AS UNIT NO. 24, AS MORE FULLY DESCRIBED IN SUCH DECLARATION, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS DEFINED IN SUCH DECLARATION.

HAVING THEREON ERECTED A TWO-STORY ATTACHED TOWNHOUSE KNOWN AND NUMBERED AS 255 MEADOW LANE, HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA 17112.

BEING KNOWN AS: 255 MEADOW LANE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 68-049-024-000-0000

BEING THE SAME PREMISES WHICH JMAC REALTY, LLC BY DEED DATED 7/25/2015 AND RECORDED 7/30/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #20150019030, GRANTED AND CONVEYED UNTO JARED M SAVAGE.

SEIZED AND SOLD as the property of Jared M. Savage under judgment no. 2025-CV-04100.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 30**

**GERALDINE M. LINN, ESQUIRE**

**JUDGMENT AMOUNT: \$70,572.09**

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

BEGINNING at a point in the center line of Township Road, leading from Dauphin to Ellendale Forge, known as Stoney Creek Road, which point is three hundred twenty-seven and thirty-six hundredths (327.36') feet east of the intersection of the center line of said Township Road with the center line of Sunset Lane; thence north seventeen degrees thirty minutes (17° 30') west, one hundred ninety-eight and seventy-one hundredths (198.71') feet to a point at land now or formerly of Paul J. Lindsey; thence along same north seventy-two degrees thirty minutes (72° 30') east, one hundred (100') feet to a point in the western side of a thirty-three (33') feet right of way; thence along the same south seventeen degrees thirty minutes (17° 30') east, one hundred ninety-eight and seventy-one hundredths (198.71') feet to a point in the center line of hereinbefore mentioned Township Road; thence along the same south seventy-two degrees thirty minutes (72° 30') west, one hundred (100') feet to a point, the place of BEGINNING.

HAVING thereon erected a one-story ranch type brick dwelling house.

BEING KNOWN AS: 1740 STONEY CREEK ROAD, DAUPHIN, PA 17018

PROPERTY ID NUMBER: 43-026-054-000-0000

BEING THE SAME PREMISES WHICH EUGENE SCOTT HAWKINS, JR. AND JANEEN R. HAWKINS, HUSBAND AND WIFE BY DEED DATED 3/27/2009 AND RECORDED 4/16/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20090012045, GRANTED AND CONVEYED UNTO JANEEN R. HAWKINS.

SEIZED AND SOLD as the property of Janeen R. Hawkins and Eugene Scott Hawkins Jr. under judgment no. 2017-CV-00097.

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 10, 2025, and distributions

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

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**SALE NO. 32**  
**GERALDINE M. LINN, ESQUIRE**  
**JUDGMENT AMOUNT: \$134,801.58**

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT NO. 2, SECTION 1 OF A PLAN OF LOTS OF RECORD IN PLAN BOOK "V", PAGE 6 IN THE OFFICE OF THE RECORDER OF DEEDS OF DAUPHIN COUNTY, PENNSYLVANIA; LAID OUT BY D.P. RAFFENSPERGER, REGISTERED SURVEYOR FOR ELMO HODGE, SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS ONE HUNDRED SEVENTY-NINE AND NINE TENTHS (179.91) FEET SOUTHWEST FROM THE CORNER OF TOWNSHIP ROAD NO. 371 AND FAIRFAX DRIVE, WHICH POINT IS A COMMON CORNER OF LOTS NOS. 2 AND 3 ALONG FAIRFAX DRIVE; THENCE, NORTH NINETEEN (19) DEGREES, FIFTY-TWO (52) MINUTES WEST ALONG A COMMON LINE WHICH SEPARATES LOTS NOS. 2 AND 3, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO A POINT IN THE REAR LINE OF LOT NO. 11 OF SECTION NO. 1; THENCE, NORTH SEVENTY (70) DEGREES, EIGHT (08) MINUTES EAST ALONG A COMMON LINE SEPARATING LOTS NOS. 2 AND 11 AND CONTINUING A DISTANCE OF NINETY (90) FEET TO A POINT, A COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE SOUTH NINETEEN (19) DEGREES, FIFTY-TWO (52) MINUTES EAST, ALONG A LINE SEPARATING LOTS NOS. 1 AND 2, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET TO A POINT ALONG FAIRFAX DRIVE; THENCE, SOUTH SEVENTY (70) DEGREES, EIGHT (08) MINUTES WEST, ALONG SAID FAIRFAX DRIVE, A DISTANCE OF NINETY (90) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 6524 FAIRFAX DRIVE, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 35-073-024-000-0000

BEING THE SAME PREMISES WHICH CHRISTOPHER J. SCHICK AND BETH M. SCHICK BY DEED DATED 2/10/2016 AND RECORDED 2/18/2016 IN THE OFFICE

OF THE RECORDER OF DEEDS IN INSTRUMENT #20160003802, GRANTED AND CONVEYED UNTO RAUL SAUCEDO-RAMIREZ AND ALYSSE L. SAUCEDO.

SEIZED AND SOLD as the property of MS AM Properties Inc. and PPS Realty Inc, under judgment no. 2025-CV-04255.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 33**  
**CAROLYN TREGLIA, ESQUIRE**  
**JUDGMENT AMOUNT: \$81,807.02**

ALL THAT CERTAIN tract or plot of ground situate in the Borough of Highspire, formerly in Lower Swatara Township, Dauphin County, Pennsylvania and in Dr. J.W. Roop's Second Extension of Highspire, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Market Square at the dividing line between Lots No. 7 and 8 on the aforesaid Plan of Lots; thence westwardly along the northern line of Market Square 50 feet to the eastern line of Roop Street; thence northwardly along Roop Street 100 feet to the southern line of Locust Alley; thence eastwardly along Locust Alley 50 feet to the aforesaid dividing line between Lots No. 7 and 8; thence southwardly along said dividing line 100 feet to the point and place of BEGINNING.

BEING Lots No. 8 and 9 on the aforesaid Plan and having thereon erected a dwelling known as No. 57 Roop Street.

SUBJECT, however to the provision that all dwellings or building erected thereon must be built flush on the line with Market Street, Roop Street and Locust Alley, and the owner of the above described premises must make and keep in repair the half of the middle or partition fence between Lots 7 and 8.

BEING THE SAME premises which Tammy Millen Beckenbaugh (F/K/A Tamara L. Millen) and Greg Beckenbaugh, her husband, by deed dated 10/25/2013 and recorded 10/29/2013, in the Office of the Recorder

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of Deeds in and for the County of Dauphin, in Deed Instrument No. 20130033513, granted and conveyed unto Lawrence Taliani, Jr., in fee.

TAX PARCEL: 30-005-019

PREMISES BEING: 57 Roop Street, Highspire, PA 17034

SEIZED AND SOLD as the property of Lawrence Taliani, Jr. under judgment no. 2025-CV-04080.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 34**

**HARRY B. REESE, ESQUIRE**

**JUDGMENT AMOUNT: \$221,047.91**

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

BEGINNING at a point in the middle of a run which comes from the property now or formerly of Col. S. W. Fleming; thence south one degree forty-five minutes west five hundred seventy-three feet along the land now or formerly of Col. S. W. Fleming and Walter Stance and through a concrete monument on the north bank of Fishing Creek to a point in the middle of said Fishing Creek; thence down the said creek north sixty-two degrees forty-five minutes west one hundred fourteen and twenty-six hundredths feet to another point in the middle of said Fishing Creek; thence north one degree forty-five minutes east four hundred fifty-five feet through a stake on the north bank of said Fishing Creek at one end and a stake on the south bank of the aforesaid run to a point in the middle of aforesaid run; thence in the middle of the aforesaid run north fifty-four degrees no minutes east fifty-one and two-tenths feet to a point; thence north sixty-three degrees thirty minutes east sixty-eight feet to the point in the middle of said run, the place of BEGINNING.

EXCEPTING and reserving unto the said Grantor, his heirs and assigns, full and free right and liberty at all times hereafter, in common with all other

persons who may hereafter have the like right, to use said passageway at all times and for all purposes connected with the use and occupation of the said Grantor's other lands and houses adjoining the same.

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

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

PREMISES BEING: 380 Mels Lane, Harrisburg, Pennsylvania 17112

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

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

SEIZED AND TAKEN in execution as the property of Adam C. Powell, Mortgagor(s) herein, under Judgment No. 2025-CV-03764

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 35**

**DAVID D. DUGAN, ESQUIRE**

**JUDGMENT AMOUNT: \$2,762.19**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE BOROUGH OF STEELTON, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF SOUTH FOURTH STREET WHICH POINT IS ON A LINE RUNNING THROUGH THE CENTER OF A FRAME PARTITION WALL SEPARATING PROPERTIES NOS. 23 AND 25 SOUTH FOURTH STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID DIVISION LINE AND THROUGH THE CENTER OF SAID PARTITION WALL ONE

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HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON THE WESTERN LINE OF PENN STREET; THENCE ALONG THE WESTERN LINE OF SAID PENN STREET IN A NORTHWESTERLY DIRECTION TWENTY-ONE (21) FEET, THREE (3) INCHES, MORE OR LESS, TO A POINT ON THE LINE OF LOT NO. 206; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHERN LINE OF SAID LOT NO. 20, ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON SOUTH FOURTH STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERN LINE OF SOUTH FOURTH STREET, TWENTY-ONE (21) FEET, THREE (3) INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT BEING PART OF LOT NO. 207, HENRY A. KELKER'S 2<sup>ND</sup> EXTENSION OF THE BOROUGH OF STEELTON, AS RECORDED IN PLAN BOOK "A", PAGE 73, AND HAS THEREON ERECTED THE SOUTHERN HALF OF A DOUBLE 2 ½ STORY FRAME DWELLING HOUSE NO. 23 SOUTH FOURTH STREET.

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SHERIFFS DEED FROM NICHOLAS CHIMIENTI, JR, HIGH SHERIFF, RECORDED 6/28/2017 IN INSTRUMENT #20170016447, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAUPHIN COUNTY, PENNSYLVANIA.

TAX PARCEL No.: 59-014-062-000-0000

PROPERTY KNOWN as 23 S. 4<sup>th</sup> Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Elvis R. Rodriguez under judgment no. 2021-CV-00494.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 36**  
**DAVID D. DUGAN, ESQUIRE**  
**JUDGMENT AMOUNT: \$2,877.90**

ALL THAT CERTAIN tract or parcel of land situate in Highspire Borough (referred to in prior deed as Lower Swatara Township), County of Dauphin,

Commonwealth or Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of Gilbert and Frederick Streets as shown on the Plan of Lots hereinafter mentioned; thence eastwardly along the northern line of Gilbert Street, two hundred forty-two (242.00') feet, more or less, to the western line of Catharine Avenue; thence northwardly along the western line of said Catharine Avenue, one hundred twenty-five (125.00') feet, more or less, to the southern line of Aaron Avenue; thence westwardly along the southern line of Aaron Avenue, two hundred eighty-two (282.00') feet, more or less, to the eastern line of Gilbert Street; thence southwardly along the eastern line of Gilbert Street, one hundred twenty (120.00') feet to the place of BEGINNING.

BEING Lots Nos. 224 to 233, both inclusive, on the Plan of Klughton, an addition to Highspire recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania in Plan Book "C", Page 17,

EXCEPTING AND RESERVING thereout and therefrom five (5.00') feet along the easterly side of Frederick Street (being the westerly five (5.00') feet of Lot No. 224) as conveyed to the Township of Lower Swatara for the widening of Frederick Street, by deed dated October 30, 1954 and recorded in Deed Book "E", Volume 39, Page 412.

TAX PARCEL No.: 30-031-011-000-0000

PROPERTY KNOWN as 209 Frederick Street, Highspire, Pennsylvania 17034

SEIZED AND SOLD as the property of Bryan Vanagaitas and Patricia Vanagaitas under judgment no. 2020-CV-08233

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 37**  
**ROBERT P. DADAY, ESQUIRE**  
**JUDGMENT AMOUNT: \$1,556.03**

ALL THAT CERTAIN parcel of real estate situate in the Township of Derry, County

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of Dauphin and Commonwealth of Pennsylvania, described as follows, to wit;

UNIT Number; 167 in Deer Run Commons, a Planned Community as established by the filing of the Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Deer Run Commons, a Planned Community in Derry Township, Dauphin County, Pennsylvania (Declaration) of record in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument No. 20090019434; First Amendment in Instrument No. 20090019435; Second Amendment in Instrument No. 20090030286; Third Amendment in instrument No. 200900408958; Fourth Amendment in Instrument No. 20100000440; Fifth Amendment in Instrument No. 20100006196; Sixth Amendment in Instrument No. 20100011025, Seventh Amendment in Instrument No. 20100015364; Eighth Amendment in Instrument No. 20100020692; Ninth Amendment in Instrument No. 20100033418; Tenth Amendment in Instrument No. 20440010996; Eleventh Amendment in instrument No. 20110011409; Twelfth Amendment in Instrument No. 20110027438; and Thirteenth Amendment in Instrument No. 20120000139; Fourteenth Amendment in Instrument No. 20120020298; Fifteenth Amendment in Instrument No. 20120037722; Sixteenth Amendment in Instrument No. 20130022979; and Seventeenth Amendment in Instrument No. 20130026493; and as may be further amended.

TAX PARCEL No.: 24-096-181-000-0000

PROPERTY KNOWN as 845 Whitetail Drive, Derry Township, Pennsylvania

SEIZED AND SOLD as the property of John M. Civello and Frances K. Civello under judgment no, 2022-CV-09569

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 38**

**ROBERT P. DADAY, ESQUIRE**

**JUDGMENT AMOUNT: \$1,564.32**

ALL THAT CERTAIN piece or parcel of land, with any buildings and improvements thereon erected, situate in the Township of Swatara, County of Dauphin, Commonwealth of Pennsylvania, and being described in accordance with the subdivision plan for Chatham Glenn, Phase II, said Plan dated December 5, 1986 in Plan Book H, Volume 4, Page 37, as follows to wit:

BEGINNING at a point on the northerly side of Mifflin Avenue (60 feet wide) at a corner of Lot No. 16; thence extending along Lot No. 16 (passing thru a portion of a 20 feet wide storm sewer easement) north 04 degrees 31 minutes 27 seconds west, the distance of 100.00 feet to a point; thence south 85 degrees 28 minutes 33 seconds west, the distance of 84.99 feet (passing thru a portion of a 20 feet wide storm sewer easement) to a point, thence south 04 degrees 30 minutes 58 seconds east; the distance of 100 feet to a point, at a concrete monument on the northerly side of Mifflin Avenue; thence extending along said side of Mifflin Avenue north 85 degrees 28 minutes 39 seconds east, the distance of 85.00 feet (passing thru a portion of a 20 feet wide storm sewer easement) to the first mentioned point and place of BEGINNING.

BEING shown as Lot No. 15 on the aforementioned plan.

CONTAINING therein 8,500 square feet and being known and numbered as 6200 Mifflin Avenue.

TAX PARCEL No.: 63-081-029-000-0000

PROPERTY KNOWN as 6200 Mifflin Avenue, Swatara Township, Pennsylvania

SEIZED AND SOLD as the property of Robert A. White and Tracie A. Marks under judgment no. 2023-CV-08592.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.



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**SALE NO. 39  
ROBERT P. DADAY, ESQUIRE  
JUDGMENT AMOUNT: \$2,582.81**

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

BEGINNING at a point at the northeast corner of Fiftieth Street and Derry Street; thence along the eastern side of Fiftieth Street, north six (06) degrees fifteen (15) minutes west one hundred nineteen and ninety-four hundredths (119.94) feet to a point at the division line between Lots Nos. 28 and 29 on the hereinafter mentioned Plan of Lots; thence along said last mentioned line north eighty-six (86) degrees thirty (30) minutes east one hundred sixteen and thirty-three hundredths (116.33) feet to a point at the division line between Lots Nos. 29 and 30 on said Plan; thence along said last mentioned line, south zero (00) degrees fifty-eight (58) minutes east one hundred twenty-four and sixty-two hundredths (124.62) feet to a point on the northern side of Derry Street; thence along the northern side of Derry Street south eighty-nine (89) degrees two (02) minutes west one hundred five and fifteen hundredths (105.15) feet to a point, the place of BEGINNING.

BEING Lot No. 29 on Plan of Lawnton Manor, which Plan is recorded in Plan Book A, Volume 2, Page 98 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania,

HAVING thereon erected a five or six unit apartment building known and numbered as 5000 Derry Street, Harrisburg, Pennsylvania,

SUBJECT, however, to a sewer easement located on the northeast portion of the above-described lot as appears on the Plan of Lots aforementioned.

SUBJECT, further, to a reserved right of way ten (10) feet in width across the rear of northernmost portion of the within described premises through the parking lot and driveway as it presently exists for the purpose of granting to and for the benefit of the occupants of 5010 and 5020 Derry Street ingress, egress and regress from said premises to Fiftieth Street.

TAX PARCEL No.: 63-068-029-000-0000

PREMISES BEING: 5000 Derry Street, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Kendre, LLP under judgment no. 2023-CV-09270.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 40  
ROBERT P. DADAY, ESQUIRE  
JUDGMENT AMOUNT: \$1,487.26**

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

BEGINNING at a point on the southern line of Sycamore Street, which point is four hundred forty (440) feet east of the southeast corner of Thirty-First and Sycamore Streets, on the boundary line between Lots Nos. 214 and 215 on Revised Harris Plan No. 5, which Plan is recorded in Dauphin County Recorder's Office in Plan Book "G", Page 52; THENCE eastwardly along the southern line of Sycamore Street, one hundred (100) feet to the southwest corner of Sycamore and Bushey Streets, as shown on the above-mentioned Plan; THENCE southwardly along the western line of Bushey Street, one hundred (100) feet to the northwest corner of Castle and Bushey Streets, as shown on above mentioned Plan; THENCE westwardly along the northern line of Castle Street, one hundred (100) feet to line of Lot No. 214 on above mentioned Plan; THENCE northwardly along line of Lot No. 214 on above mentioned Plan, one hundred (100) feet to the place of BEGINNING,

TAX PARCEL No.: 63-026-082-000-0000

PROPERTY KNOWN as 3149 Sycamore Street, Swatara Township, Pennsylvania

SEIZED AND SOLD as the property of Bonnie Chapman under judgment no. 2023-CV-07323.

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 10, 2025, and distributions



## Advertisements appearing for Second Time

### **Miscellaneous Notices**

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

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#### **SALE NO. 41**

**LEON P. HALLER, ESQUIRE**

**JUDGMENT AMOUNT: \$115,987.88**

ALL THOSE THREE CERTAIN ADJACENT LOTS of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the northeast corner of Balthaser Street and Pine Street; thence north 24 degrees 15 minutes east, along the eastern side of Balthaser Street 117.95 feet to a point in the dividing line between Lots Nos. 3 and 4 in Plan of Lots hereinafter mentioned; thence eastwardly in said dividing line 150 feet to a point in line of Lot No. 51, Block B, in Plan of Lots hereinafter mentioned; thence southwardly along the western line of Lot No. 51, Block B, in Plan of Lots hereinafter mentioned 59.33 feet to the north side of Pine Street; and thence westwardly along the north side of Pine Street 161.13 feet to the point, the place of BEGINNING.

BEING all of Lots No. 1, 2 and 3, Block B, in Plan of Maple Crest Manor as recorded in the Office of the Recorder of Deeds of Dauphin County, Wall Map Book, Page 4.

THE above described lots are subject, however to the following restrictions:

- Building line shall be twenty-five (25) feet east from the east side of Balthaser Street.
- No dwelling shall be erected on said lots of land which shall cost less than \$3,000.00 and the same shall be neat and presentable.

UNDER AND SUBJECT to Declaration of Taking and Notice of Condemnation filed by Lower Paxton Township Authority on November 2, 2018 to Instrument No. 2018-0027757.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants,

conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 901 BALTHASER STREET, HARRISBURG, PA 17112

PARCEL#: 35-018-126-000-0000

BEING THE SAME PREMISES WHICH Nancy Jane Beyer and Kathy Jo Walburn, Co-Executrices of the Estate of Morgan L. Walburn, by deed dated April 27, 2007 and recorded May 3, 2007 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, at Instrument No. 2007-0017750, granted and conveyed unto Janelle M. Bettinger and Russel J. Zies.

SEIZED AND SOLD as the property of Janelle M. Bettinger and Russel J. Zies under judgment no. 2025-CV-02498.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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#### **SALE NO. 42**

**LEON P. HALLER, ESQUIRE**

**JUDGMENT AMOUNT: \$73,159.83**

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

BEGINNING at a point on the south side of Second Street, a corner of Lot No. 52; thence eastward along said Second Street, twenty-seven (27) feet, more or less to property now or late of W. Paul Dintiman; thence southward through the center of the partition wall between the properties known and numbered as 459 and 461 Second Street and beyond a distance of one hundred twenty-five (125) feet to Martin Alley; thence westward along said alley, twenty-seven (27) feet, more or less, to Lot No. 52; thence northward along said Lot No. 52, one hundred twenty-five (125) feet to Second Street, to point of BEGINNING.

## Advertisements appearing for Second Time

### **Miscellaneous Notices**

BEING Lot No. 53 and part of Lot No. 54 in Plan No. 1 of George W. Gumbler's Addition to Highspire Borough, said plan being recorded in the Recorder's Office in Harrisburg, Pennsylvania, in Plan Book C, Page 30.

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

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

HAVING THEREON ERECTED the western half of a two and one-half story frame house, known and numbered as 459 Second Street, Highspire, Pennsylvania 17034.

PARCEL #: 30-026-015-000-0000

BEING THE SAME PREMISES which Russell N. Weary, et ux., by deed dated March 20, 2019 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on April 22, 2019, at Instrument No. 2019-0008847, granted and conveyed unto Matthew Travis Mays and Alecia Lynn Mays.

TO BE SOLD AS THE PROPERTY OF ALECIA LYNN MAYS AND MATTHEW TRAVIS MAYS UNDER JUDGMENT NO. 2025-CV-03767

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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#### **SALE NO. 43**

**LEON P. HALLER, ESQUIRE**

**JUDGMENT AMOUNT: \$119,882.78**

ALL THOSE CERTAIN lots or parcels of land situate in the Village of Enhaut, Swatara Township, Dauphin County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of South Street, now known as Second Street, 75 feet distant in a northeasterly direction from the northeast corner of said Second Street and Boyer Street, at corner of lands now or late of Jacob Shaffer, and running thence in a northeasterly direction along the northern line of said South Street (now Second Street) 50 feet to corner of lands now or late of James V. Thompson; thence along the western line of said last mentioned lands, in a northwesterly direction parallel with said Boyer Street, 175 feet to Webb Alley; thence along the southern line of said Webb Alley, in a southwesterly direction 50 feet to the aforesaid lands now or late of Jacob Shaffer; and thence along said last mentioned lands in a southeasterly direction, 175 feet to said Second Street at the point of BEGINNING.

THE same being Lots Numbered 76 and 77 in an unrecorded Plan of Highland as laid out by J. A. Dunkle, deceased.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 517 2<sup>ND</sup> STREET, HARRISBURG, PA 17113

PARCEL #: 63-051-082-000-0000

BEING THE SAME PREMISES which Robert S. Mikos, et ux., by deed dated October 28, 2019 and recorded October 29, 2019 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2019-0027435, granted and conveyed unto Lucas Santana and Sheena Santana.

TO BE SOLD AS THE PROPERTY OF LUCAS SANTANA AND SHEENA SANTANA UNDER JUDGMENT NO. 2024-CV-04865

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

**Miscellaneous Notices**

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

**SALE NO. 44**

**GERALDINE M. LINN, ESQUIRE**

**JUDGMENT AMOUNT: \$216,075.22**

ALL THAT PARCEL of land in Township of Middle Paxton, Dauphin County, Commonwealth of Pennsylvania, as more fully described in Deed Book 3541, Page 501, ID No. 43-034-018, being known And Designated As Metes And Bounds Property.

CONTAINING 2 TRACTS OF LAND.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

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

BEGINNING at a point on the south side of a Private Road, running from the line of now or formerly of Samuel Fleming, one hundred fifty-five (155) feet westward from line post between now or formerly of John Turns and Samuel Fleming; Thence south twenty-one (21) degrees thirty-one (31) minutes east along the now or formerly Gingrich Plot two hundred fifty (250) feet to a stake; Thence south sixty-three (63) degrees twenty-three (23) minutes west one hundred twenty-five (125) feet to a stake at corner of lot conveyed to now or formerly Robert Geary and Harriett L. Geary, his wife; thence along line of said Robert Geary and Harriett L. Geary, his wife, north twenty-one (21) degrees thirty-two (32) minutes west two hundred fifty (250) feet to a pipe; thence along said Private Road north sixty-three (63) degrees twenty-three (23) minutes east one hundred twenty-five (125) feet to a point, the place of BEGINNING.

BEING the same premises, which John E. Turns and Agnes H. Turns, his wife, by deed dated January 11, 1947 and recorded in the Office of Recorder of Deeds of Dauphin County, Pennsylvania in Deed Book N-30, Page 140, granted and conveyed unto John J. Pekarik and Margaret E. Pekarik.

**PARCEL TWO:**

BEGINNING at a point or pipe two hundred eighty (280) feet southwest from property post on the division line of land now or formerly of John E. Turns and Samuel Fleming, and on the southern side of a Private Road; thence south twenty-one (21) degrees thirty-two (32) minutes east along line of property now or formerly of John J. Pekarik et ux., two hundred fifty (250) feet to a point; thence south sixty-three (63) degrees west along other land now or formerly of John E. Turns et ux., one hundred ninety-six (196) feet to a point along another Private Road; thence along said Private Road north seventeen (17) degrees seven one-hundredths (.07) minutes west two hundred thirty-five and five-tenths (235.5) feet to a point; thence continuing along said road north twenty-eight (28) degrees twenty (20) minutes east thirty-one and seven-tenths (31.7) feet to a point; thence continuing along said first mentioned Private Road north sixty-three (63) degrees twenty-three (23) minutes east one hundred fifty-three and forty one-hundredths (153.40) feet to a point, the place of BEGINNING.

EXCEPTING part of the same premises which John J. Pekarik and Margaret E. Pekarik, his wife, by their deed dated April 5, 1968 and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book "P", Volume 53, Page 57, granted and conveyed to Charles M. King and Alice M. King, his wife.

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, possessions, property, claim and demand whatsoever of the Granters 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 Grantees and to Grantees' proper use and benefit forever.

BEING KNOWN AS: 731 HILLTOP ROAD, HARRISBURG, PA 17112

Advertisements appearing for Second Time

**Miscellaneous Notices**

PROPERTY ID NUMBER: 43-034-018-000-0000

BEING THE SAME PREMISES WHICH DANIEL HEATING, SR., A/K/A DANIEL M. HEATING, SR., EXECUTOR OF THE ESTATE OF JOHN J. PEKARIK BY DEED DATED 10/29/1999 AND RECORDED 10/29/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3541 AT PAGE 501, GRANTED AND CONVEYED UNTO PERRY ALLEN THOMAN AND JUDITH MARIE THOMAN.

SEIZED AND SOLD as the property of Judith Marie Thoman under judgment no. 2019-CV-09253.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 45  
CIERRA MENDEZ, ESQUIRE  
JUDGMENT AMOUNT: \$55,242.87**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Lykens, County of Dauphin and Commonwealth of Pennsylvania, being situated on the west side of Market Street, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot No. 258 as marked on the Plan of Town (now Borough) of Lykens; thence eastward along the south side of a twenty (20) feet alley, a distance of seventy (70) feet to a point; thence extending southward in a straight line through said Lot, a distance of twenty (20) feet to a point; thence extending westward in a direct line a distance of seventy (70) feet to a sixteen and one-half (16 ½) feet wide alley running north and south; thence extending north along said alley a distance of twenty (20) feet to the place of BEGINNING.

HAVING thereon erected a small frame dwelling house known as 316 ½ Market Street, Lykens, Pennsylvania.

TOGETHER with the following reservation:

GRANTING unto the Grantees, their heirs and assigns, the right of ingress, egress and regress to the premises of the property now or formerly of John R. Thomas and Bonita M. Thomas, which

property is situated adjacent to this property to the east, of which this premises herein conveyed was formerly a part, for the purpose of maintenance, repair or replacement of sewer or water lines extending to and from the premises herein conveyed, to or from the premises of the adjacent property;

SUBJECT, however to the rights of John R. Thomas and Bonita M. Thomas, his wife, their heirs and assigns, of the right of ingress, egress and regress to the premises herein conveyed, also for the purpose of maintenance, repair and replacement of sewer and water lines extending to and from the premises of the property now or formerly of the Thomas' to the premises herein conveyed.

IT BEING the same premises which Steven H. Stence and Cynthia K. Stence, husband and wife, by their deed dated December 19, 2005, and recorded in the Recorder of Deeds Office of Dauphin County in Record Book 6352, Page 567, granted and conveyed unto David R. Witmer, a GRANTOR herein.

BEING KNOWN AS: 316 ½ MARKET ST., LYKENS, PA 17048

PROPERTY ID: 38-004-067-000-0000

TITLE TO SAID PREMISES IS VESTED IN PATRICIA A. O'BRIEN, SINGLE BY DEED FROM DAVID R. WITMER AND MARGARET A. WITMER, HUSBAND AND WIFE DATED 04/20/2006 RECORDED 04/26/2006 AT INSTRUMENT NO. 20060015671

PATRICIA A. O'BRIEN IS DECEASED HAVING PASSED AWAY ON OR ABOUT MAY 25, 2020.

SEIZED AND SOLD as the property of Pamela A. Bast, in her capacity as heir of Patricia A. O'Brien; Kevin L. O'Brien, in his capacity as heir of Patricia A. O'Brien; Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia A. O'Brien under judgment no. 2022-CV-05446.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**Miscellaneous Notices**

**SALE NO. 46**

**ROBERT P. DADAY, ESQUIRE**

**JUDGMENT AMOUNT: \$1,658.39**

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

BEGINNING at a point on the eastern dedicated right-of-way line of Waltonville Road, Legislative Route 22015, and at the northern line of property now or late of Ventura, which beginning point is marked with a concrete monument; thence along the eastern right-of-way line of Waltonville Road, aforesaid, north nine (9) degrees forty-five (45) minutes west, a distance of twenty-two and thirty-eight hundredths (22.38) feet to a point; thence continuing along the eastern right-of-way line of Waltonville Road, aforesaid, north eleven (11) degrees thirty (30) minutes zero (00) seconds west eighty-six and twenty-four hundredths (86.24) feet to a point, which point is the southwest corner of Lot No. 1A on the Plan of Lots referred to hereafter; thence along the dividing line between Lot No. 1A and Lot No. 1B on the said Plan, north seventy (70) degrees and fifty-five (55) minutes twenty-two (22) seconds east one hundred forty-one and twenty-three hundredths (141.23) feet to a point at the line of other lands of Miller; thence along the lands of Miller south eleven (11) degrees thirty (30) minutes east eighty-eight and five hundredths (88.05) feet to a point on the land of Ventura, aforesaid; thence along the land of Ventura, south sixty-two (62) degrees fifty-five (55) minutes fifty-seven (57) seconds west one hundred forty-six and four hundredths (146.04) feet to a concrete monument, the point of BEGINNING.

BEING Lot No. 1B on a Final Subdivision Plan, Section I, Portion of Blocks "D" & "E", Regency Hills, dated August 4, 1973, and prepared by William B. Whitlock, Registered Professional Engineer. This Plan appears of record in the Dauphin County Recorder of Deeds Office in Plan Book "P", Volume 2, Page 58.

TAX PARCEL No.: 24-071-107-000-0000

PROPERTY KNOWN as 715 Waltonville Road, Derry Township, Pennsylvania 17036

SEIZED AND SOLD as the property of Rosa M. Albright under judgment no. 2023-CV-09716.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 47**

**ROBERT P. DADAY, ESQUIRE**

**JUDGMENT AMOUNT: \$7,011.82**

ALL THAT CERTAIN lot or piece of land situate in Derry Township, Dauphin County, Pennsylvania, designated and known as all of Lot No. 131 and the westerly one-half (½) of Lot No. 132 on a Plan of Lots known as Sub-Division C, bounded and described as follows:

BEGINNING at a point on the north side of West Caracas Avenue, said point being 275.00 feet west of the northwest corner of West Caracas Avenue and Orchard Road; thence extending along the north side of West Caracas Avenue, south 71 degrees 45 minutes west, for a distance of 75.00 feet to a point; thence extending along the easterly line of Lot No. 130, north 18 degrees 15 minutes west, for a distance of 144.81 feet to the south side of a fifteen (15) foot wide alley; thence extending along the south side of said alley by a curve to the right of a radius of 772.63 feet, by a chord, north 67 degrees 58 minutes east, for a distance of 75.18 feet to a point; and thence extending along the center line of Lot No. 132, south 18 degrees 15 minutes east, for a distance of 149.88 feet to a point, the place of BEGINNING.

TAX PARCEL No.: 24-013-056-000-0000

PROPERTY KNOWN as 531 W. Caracas Avenue, Derry Township, Pennsylvania

SEIZED AND SOLD as the property of Kenneth A. Zeiber and Diana L. Cramer Zeiber under judgment no. 2022-CV-09562.

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 10, 2025, and distributions will be made in accordance with the said

**Miscellaneous Notices**

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

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**SALE NO. 48**

**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$177,608.06**

ALL THAT CERTAIN tract or parcel of land with improvements thereon erected situate in the Township of East Hanover, County of Dauphin and Commonwealth or Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the centerline of Legislative Route T-431; thence continuing in the centerline of said public road, north sixty four (64) degrees fifty seven (57) minutes east, twenty-nine and forty-six hundredths (29.46) feet to a stake in the centerline of said public road; thence continuing in the centerline of said road, north seventy-three (73) degrees, fifty-nine (59) minutes thirty-six (36) seconds east, one hundred forty nine hundredths (149.99) feet to a stake in the centerline of said public road; thence continuing in the centerline of said public road, south eighty-nine (89) degrees, thirty eight (38) minutes forty eight (48) second east, one hundred twenty and forty three hundredths (120.43) feet to a stake in the centerline of said public road; thence continuing in a centerline of said public road, south seventy two (72) degrees zero (00) minutes forty-eight (48) second east, one hundred seventy-nine and fifty-four hundredths (179.54) feet to a nail at the intersection of centerline of the aforementioned public road and a macadam road; thence continuing in the centerline of said macadam road, south forty-seven (47) degrees, eighteen (18) minutes twelve (12) seconds east, forty-six and sixty-eight hundredths (46.68) feet to a nail in the centerline of aforesaid macadam road; and thence south forty-five (45) degrees, forty-four (44) minutes twenty-four (24) seconds west, twenty-nine and sixty-eight hundredths (29.68) feet to a stake and the line along others land now or formerly of the grantors herein; thence continuing along other lands now or formerly of the Grantors herein; south forty-five (45) degrees, forty-four (44) minutes, twenty-four seconds west, one hundred ninety-eight and thirty-six hundredths (198.36) feet to a flat; thence continuing

along other lands now or formerly of the Grantors herein, south forty-five (45) degrees forty-four (44) minutes, twenty-four (24) seconds west, one hundred ten and two hundredths (110.02) feet to a stake thence continuing along other lands now or formerly of Grantors herein, north forty-three (43) degrees, fifteen (15) minutes west, twenty-seven and thirty-nine hundredths (27.39) feet to a stake in the center of Township Road T-431, the place of BEGINNING.

BEING known as 716 Earlys Mill Road, Hummelstown, PA 17036

ALSO BEING designated as parcel No. 25-021-022

PARCEL NO.: 25-021-022

BEING KNOWN as: 716 Early Mill Road A/K/A 716 Earlys Mill Road, Hummelstown A/K/A East Hanover Twp, PA 17036

BEING the same premises which Carol Lee Baker, now by marriage Carol Lee Brong, Jennifer Lee Epler and Scott T. Epler, her husband and Shawn Michael Baker and Jessica L. Baker by deed dated October 18, 2002 and recorded in the Office of Recorder of Deeds of Dauphin County on October 31, 2002 at Book 4603, Page 450 granted and conveyed unto Scott T. Epler and Jennifer L. Epler.

SITUATE: in the Hummelstown A/K/A East Hanover Twp.

TAX PARCEL No: 25-021-022

PREMISES BEING: 716 Early Mill Road A/K/A Earlys Mill Road, Hummelstown A/K/A East Hanover Twp, PA 17036

TO BE SEIZED AND SOLD AS THE PROPERTY OF Jennifer L. Epler A/K/A Jennifer Lee Epler and Scott T. Epler A/K/A Scott Epler under judgement no. 2025-CV-02368.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 49**

**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$335,192.74**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lower Paxton, County of Dauphin and

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### **Miscellaneous Notices**

Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Forest Hills Drive at the southeast corner of Lot No. 209 on the Plan of Lots of Forest Hills Subdivision, Phase II, Section II, Sheet 1 of 2: thence along the eastern line of Lot Nos. 209 aforesaid north 49 degrees 58 minutes 22 seconds east, a distance of 150.00 feet to a point at other lands now or late of James F. Keiser and Phyllis E. Keiser, husband and wife, and Albert L. Keiser and Marie J. Keiser, husband and wife, south 40 degrees 01 minutes 38 seconds east, a distance of 110.00 feet to a point at the northwest corner of Lot No. 211 on the Plan of Lots aforesaid; thence along the western line of Lot No. 211 aforesaid south 49 degrees 58 minutes 22 seconds west, a distance of 150.00 feet to a point on the northern side of Forest Hills Drive: thence along the northern side of Forest Hills Drive north 40 degrees 01 minute 38 seconds west, a distance of 110.00 feet to a point on the northern side of Forest Hills Drive, being the place of BEGINNING.

BEING Lot No. 210 of Phase II, Section II, Forest Hills Final Subdivision Plan, Sheet 1 of 2, as reviewed by the Dauphin County Planning Commission on August 5, 1985 and approved by the Planning and Zoning Commission of Lower Paxton Township on August 14, 1985 and by the Board of Supervisors of Lower Paxton Township on September 9, 1985 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on September 30, 1985 in Plan Book A, Volume 4, Page 81.

UNDER AND SUBJECT, nevertheless, to the setback lines as shown on the aforesaid Plan and to the covenants, conditions and restrictions contained in the Declaration of James F. Keiser and Albert L. Keiser, dated March 22, 1977, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on March 23, 1977, in Miscellaneous Book M, Volume 16, at Page 912, as well as the Grant and Conveyance made to Pennsylvania Power and Light Company and the Bell Telephone Company of Pennsylvania by Indenture and Plan thereto attached dated September 17, 1985 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on September 25, 1985, in Record Book

663 at Page 269, and as amended and recorded on December 6, 1985, in Record Book 701 at Page 1 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as well as Grant and Conveyance made to Sammons Communications of Pennsylvania, Inc., by agreement dated October 10, 1985 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on October 11, 1985, in Record Book 670 at Page 254.

PARCEL NO.: 35-107-028-000-0000  
BEING KNOWN as: 2325 Forest Hills Drive, Harrisburg, PA 17112

BEING the same premises which Angel Hernandez and Denise Hernandez by deed dated March 31, 2006 and recorded in the Office of Recorder of Deeds of Dauphin County on April 3, 2006 at granted and conveyed unto Mark E. Waters and Shazia A. Waters.

SEIZED AND SOLD as the property of Mark E. Waters and Shazia A. Waters under judgment no. 2024-CV-03853.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 50**  
**KRISTINE M. ANTHOU, ESQUIRE**  
**JUDGMENT AMOUNT: \$96,627.60**

THE LAND referred to herein below is situated in the County of Dauphin, Commonwealth of Pennsylvania, and is described as follows:

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

BEGINNING at the northwest corner of Lot No. 116 on the hereinafter mentioned Plan of Lots; thence southwardly along line of Lot No. 116, 191.70 feet to the north side of Seibert Avenue; thence westwardly along the north side of Seibert Avenue, 40.20 feet to the southeast corner of Lot No. 119 on said Plan; thence northwardly along the line of Lot No. 119, 194.40 feet to the south



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side of Walnut Street, now Larue Street; thence eastwardly along the south side of Walnut Street, now Larue Street, 40.00 feet to the place of BEGINNING.

BEING Lots Nos. 117 and 118 of the W. C. Smith Plan of Lots recorded in Dauphin County Recorder's Office in Plan Book G, Page 42.

HAVING thereon erected a dwelling house.

PARCEL NO. 35-017-119-000-0000

PREMISES BEING 5905 LaRue Street, Harrisburg, PA 17112

BEING the same premises which Brian R. Geesaman, an Individual, by deed dated 02/02/2024 and recorded 02/02/2024 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20240002268, granted and conveyed unto Brian R. Geesaman and Joan E. Geesaman, as tenants by the entirety.

SEIZED AND SOLD as the property of Brian R. Geesaman under judgment no. 2025-CV-02973.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 51**

**JARED M. GREENBERG, ESQUIRE**

**JUDGMENT AMOUNT: \$189,771.35**

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

BEGINNING at a point on the northern line of Rutherford Plaza, also known as Rutherford Road, which point is the southeast corner of Lot No. 18, Section "B", as shown on the Plan of Lots known as "Rutherford Delight", hereinafter mentioned; thence along the eastern line of Lot No. 18 in said Plan of Lots, in a northerly direction a distance of one hundred eighty (180) feet to a point; thence at right angles to last mentioned line and in an easterly direction a distance of fifty (50) feet to a point; thence at right angles to last mentioned line and in a southerly direction along the western line of Lot No. 20, a distance of

one hundred eighty (180) feet to a point on the northern line of Rutherford Plaza; thence in a westerly direction along the northern line of Rutherford Plaza, a distance of fifty (50) feet to a point, the place of BEGINNING.

BEING all of Lot No, 19, Section "B", in the Plan of Lots known as Rutherford Delight, which Plan is recorded in the Office of the Recording of Deeds in and for Dauphin County, in Plan Book "K", Page 194.

BEING Parcel No. 63-017-103-000-0000.

TITLE TO SAID PREMISES VESTED IN Colette E. Trump, by deed from Wisam Mohammed Hussein Al Tameemi, dated May 9, 2022, recorded May 9, 2022, Instrument number 20220014336.

TAX PARCEL No: 63-017-103-000-0000

PREMISES KNOWN as 6228 Derry Street, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Colette E. Trump under judgment no. 2025-CV-03026.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 52**

**MATTHEW G. BRUSHWOOD, ESQUIRE**

**JUDGMENT AMOUNT: \$184,238.63**

SITUATE IN: West Hanover Township, Dauphin County, Pennsylvania

ALL THAT CERTAIN lot or tract of land situate in West Hanover Township, Dauphin County, Pennsylvania, more particularly set forth on the Preliminary/Final Subdivision Plan for Earl J. and Patricia A. Cassel, dated October 4, 1989 and last revised January 22, 1993 and recorded April 8, 1993 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book O, Volume 5, Page 3, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way-line of Sterling Road, T-451, a fifty (50') foot public right-of-way, said point being at the dividing line of lands now or formerly of Robert E. Sipe and the herein described lot, said point



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also located a distance of one hundred fifty and zero hundredths (150') feet from the northerly point of intersection of Sterling Road with Oak Grove Road, SR-2003, currently a sixty (60') foot public right-of-way; thence on a course of south eighty-one degrees thirty minutes west (S 81 ° 30' W) a distance of one hundred and zero hundredths (100.00') feet to a point; thence along the dividing line of Lot No. 1 and the herein described lot on the aforesaid plan on a course of north three degrees zero minutes west (N 03° 00' W) a distance of two hundred sixty and zero hundredths (260') feet to a point; thence continuing along the same on a course of north fourteen degrees forty-seven minutes twenty seconds east (N 14° 47' 20" E) a distance of three hundred thirty-five and five hundredths (335.5') feet to a point; thence continuing along same on a course of north seventy-eight degrees thirty-two minutes thirty seconds east (N 78° 32' 30" E) a distance of four hundred fifty and zero hundredths (450') feet to a point along lands now or formerly of the Lawrence Village Subdivision and the herein described lot; thence on a course of south three degrees zero minutes east (S 03° 00'E) a distance of four hundred forty-two and fifty-one hundredths (442.51') feet to a point along lands now or formerly of Michael B. Yingling; thence along the herein described lot and lands now or formerly of Yingling and Sipe on a course of south eighty-one degrees thirty minutes west (S 81 ° 30' W) a distance of four hundred fifty and zero hundredths (450') feet to a point; thence on a course of south three degrees zero minutes east (S 06° 00' E) a distance of one hundred fifty and zero hundredths (150') feet to a point, the point and place of BEGINNING.

BEING Lot No. 2 on said Plan.

PREMISES BEING: Lot 2 Sterling Road a/k/a 7400 Sterling Road, Harrisburg, West Hanover Township, Dauphin County, Pennsylvania.

PARCEL NO. 68-028-122

BEING the same premises which Mark A. Cassel and Erin D. Cassel by deed dated June 24, 2021, and recorded on August 30, 2021, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania to Instrument No. 20210030234, granted and conveyed unto Benjamin Williams.

SEIZED AND SOLD in execution as the property of Benjamin Williams on Judgment No. 2024-CV-07565.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 53**  
**EVAN C. PAPPAS, ESQUIRE**  
**JUDGMENT AMOUNT: \$100,807.60**

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

BEGINNING at a point on the southerly or southwestwardly side of South Fourth Street, which point is also the southwest corner of South Fourth Street and an unnamed eight (8) feet wide passage or alley way; thence southwestwardly along the northern side of said unnamed alley way one hundred (100) feet to the eastern or northeastern side of Hyacinth Avenue; thence northwardly or northwestwardly along said side of Hyacinth Avenue eighty (80) feet to a point; thence eastwardly or northeastwardly and parallel with said eight feet wide passage or alley way one hundred (100) feet to South Fourth Street; thence southwardly or southeastwardly along Fourth Street eighty (80) feet, to the point of BEGINNING.

TAX ID/ PARCEL NO. 58-010-003

BEING THE same premises which U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust, by SN Servicing Corporation its Attorney in Fact by deed dated December 18, 2023 and recorded December 27, 2023 in Dauphin County as Instrument No. 20230028096 conveyed unto PA Deals, LLC, a Pennsylvania Limited Liability Company, in fee.

PREMISES BEING: 230 S. 4<sup>th</sup> Street, Steelton, PA 17113

SEIZED AND SOLD as the property of PA Deals, LLC under judgment no. 2025-CV-03241.

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

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

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**SALE NO. 54  
EVAN C. PAPPAS, ESQUIRE  
JUDGMENT AMOUNT: \$50,403.90**

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

BEGINNING at a point on the southerly or southwestwardly side or South Fourth Street, which point is also the southwest corner of South Fourth Street and an unnamed eight (8) feet wide passage or alley way; thence southwestwardly along the northern side or said unnamed alley way one hundred (100) feet to the eastern or northeastern side or Hyacinth Avenue; thence northwardly or northwestwardly along said side of Hyacinth Avenue eighty (80) feet to a point; thence eastwardly or northeastwardly and parallel with said eight feet wide passage or alley way one hundred (100) feet to South Fourth Street; thence southwardly or southeastwardly along Fourth Street eighty (80) feet, to the point of BEGINNING.

TAX ID/ PARCEL No. 58-010-003

BEING THE same premises which U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust, by SN Servicing Corporation its Attorney in Fact by deed dated December 18, 2023 and recorded December 27, 2023 in Dauphin County as Instrument No. 20230028096 conveyed unto PA Deals, LLC, a Pennsylvania Limited Liability Company, in fee.

PREMISES Being: 230 S. 4<sup>th</sup> Street, Steelton, PA 17113

SEIZED AND SOLD as the property of PA Deals, LLC under judgment no. 2025-CV-03223.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 55  
ROBERT P. WENDT, ESQUIRE  
JUDGMENT AMOUNT: \$11,052.70**

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

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

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

HAVING thereon erected a one-story brick and frame dwelling known as No. 6620 Jordan Drive.

BEING the same real property that Berneta Smith and Amela Walker, her mother, transferred to Berneta Smith, on August 16, 1990 and recorded on August 20, 1990, in the Recorder of Deeds at Book No. 1465, Page No. 205.

BEING known as Parcel No. 35-073-028-000-0000

BEING KNOWN and numbered as 6620 Jordan Drive, Harrisburg, Pennsylvania 17111.

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SEIZED AND SOLD as the property of Grady R. Smith, as Executor of the Estate of Berneta Smith, Deceased under judgment no. 2025-CV-03294.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 56**

**KIMBERLY A. BONNER, ESQUIRE  
JUDGMENT AMOUNT: \$74,407.68**

ALL THAT CERTAIN message or lot of ground situate on the southeast corner of Market and Center Street in the Borough of Gratz, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Market and Center Streets; thence south along the eastern boundary of the said Center Street 190 feet to South Alley; thence east along the north side of the said Soty Alley 50 feet to the southwest corner of lot now or formerly of John A. Schoffstall et ux; thence north along the western boundary of the said lot 190 feet to Market Street; thence along the southern boundary of the said Market Street west 50 feet to said Center Street, the place of BEGINNING.

SAID lot having a breadth of 50 feet and depth of 190 feet, except a strip of said lot covered by the store house late of Isaac Heler of Lots 36, said strip having a width of 2 feet 7 ½ inches and a length of 17 feet 3 inches.

SAID Lot being numbered in the general Plan of said Gratz Borough as Lot No. 34.

HAVING thereon erected a two-story dwelling known as 2 East Market Street, Gratz, Pennsylvania.

BEING THE SAME PREMISES Raymond G. Bush and Vicky G. Bush, husband and wife, by deed dated January 14, 2016 and recorded on January 22, 2026 as Instrument Number 20160001750 at the Dauphin County Recorder of Deeds Office, granted and conveyed unto Vicky G. Bush, adult individual, the Grantor herein.

PROPERTY: 2-4 East Market Street, Gratz, Pennsylvania 17030

PARCEL No. 27-004-031

SEIZED AND SOLD as the property of Vicky G. Bush under judgment no. 2023-CV-01905.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 57**

**ROBERT FLACCO, ESQUIRE  
JUDGMENT AMOUNT: \$215,458.10**

ALL THAT CERTAIN lot or piece of land, situated on the easterly side of Second Street in the Township of Susquehanna, County of Dauphin, and Commonwealth of Pennsylvania, aforesaid being composed or Lot No. 18 and the southern half of Lot No. 17 as shown on the Revised Plan of Revised Surveyor a part or "Boulevard Park", which Revised Plan is recorded in the Dauphin County Recorder of Deeds Office aforesaid, in Plan Book K, at Page 84, and bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of said Second Street, at a distance of 75.55 feet south of the intersection of the southerly side of Houser Road and the easterly side of Second Street aforesaid, and at a point in the middle of the westerly line of said Lot No. 17; thence extending in an easterly direction in and along the middle of said Lot No. 17 and parallel with the southerly line of Lot No. 16 on said Revised Plan of Boulevard Park, a distance of 130 feet to a point in the middle of the westerly line of Lot No. 32 on said Revised Plan of Boulevard Park; thence extending in a southerly direction along the westerly line of the southern half of said Lot No. 32 and along the westerly line of Lot No. 33 on said Revised Plan of Boulevard Park, a distance of 75 feet to a point at the northeast corner of Lot No. 19 on said Revised Plan of Boulevard Park; thence extending in a westerly direction along the northerly line of said Lot No. 19, a distance of 130 feet to a point at the northwest corner of said Lot No. 19; thence extending in a northerly direction along the easterly side of Second Street a distance of 75 feet to a point in the

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middle of the westerly line of said Lot No 17, the place of BEGINNING.

BEING the same premises which Robert E. Gumphier, Jr. and Kyle Y. Over-Gumphier by deed dated December 29, 2019 and recorded in the Official Records of Dauphin County on January 13, 2020 as Instrument Number 20200001078 granted and conveyed unto Garth D. Champaign.

TAX PARCEL Number: 62-015-070

PREMISE being: 4025 N 2<sup>nd</sup> Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Garth D. Champaign under judgment no. 2025-CV-02384.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 58**

**ROBERT FLACCO, ESQUIRE**

**JUDGMENT AMOUNT: \$229,438.16**

ALL THAT CERTAIN parcel lot or piece of land, with the messuages and tenements thereon erected, situate in the First Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded as follows, to-wit:

BBEGINNING at a point on the east side of South Front Street at a corner of land now or formerly of J. R. Stewart; thence northwardly along Front Street, 16 feet 8 inches to a point, a corner of land now or formerly of Mt. Hope, Inc.; thence eastwardly along the line of land now or formerly of the said Mt. Hope, Inc., 78 feet to a point on the line of land now or formerly of John Gebhart; thence southwardly along the line of land now or formerly of said Gebhart and land now or formerly of J. Wiseman, 16 feet 8 inches to a point, a corner of the aforesaid land now or formerly of J. R. Stewart; thence westwardly along the line of land now or formerly of Stewart, 78 feet to Front Street, the place of BEGINNING.

PARCEL No. 01-058-011-000-0000

BEING the same premises which Daniel L. Sullivan, Barbara Sample Sullivan, husband and wife and Christopher R. Sullivan, as joint tenants with the right of

survivorship among the three of them and not as tenants in common and Samantha J. Sullivan, wife of Christopher R. Sullivan, by deed dated 04/14/2015 and recorded 04/22/2015 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20150009047, granted and conveyed unto George Schwab.

BEING the same premises which Gregory George Schwab, adult individual, by deed dated 09/18/2020 and recorded 09/21/2020 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20200025200, granted and conveyed unto Allison B. Yockin, adult individual.

BEING the same premises which Allison B. Yockin N/K/A Allison B. Pollera and Joseph Pollera by deed dated December 12, 2022 and recorded in the Official Records of Dauphin County on December 14, 2022 as Instrument Number 20220035965 granted and conveyed unto Khori Lewis and Shelly Lewis.

PREMISES Being: 623 South Front Street, Harrisburg, PA 17104

SEIZED AND SOLD as the property of Shelly Lewis and Khori Lewis under judgment no. 2025-CV-01470.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 59**

**ROBERT FIACCO, ESQUIRE**

**JUDGMENT AMOUNT: \$121,470.13**

ALL THAT CERTAIN tract or parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated September 10, 1963, prepared by Ernest J. Walker, Registered Engineer, Camp Hill, Pennsylvania, as follows:

BEGINNING at a point on the western line of Kingsley drive (formerly Kingsley Court); said point being 178.97 feet in a northerly direction from the northern line of Greenawalt Road; thence north 80 degrees 15 minutes west, 82.95 feet to a point; thence north 14 degrees 58 minutes east, 49.66 feet to a point;

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thence north 17 degrees 02 minutes east, 10.64 feet to a point; thence south 80 degrees 15 minutes east, 77.08 feet to a point on a western line of Kingsley Drive (formerly Kingsley Court); thence along the western line of Kingsley Drive (formerly Kingsley Court) south 09 degrees 45 minutes west, 60 feet to a point, the place of BEGINNING.

BEING the same premises, which Audrey M. Slaybaugh by deed dated December 16, 2005 and recorded in the Official Records of Dauphin County on December 20, 2005 in Deed Book Volume 6332, Page 001, granted and conveyed unto Constance E. Collins.

TAX PARCEL Number: 62-015-204

PREMISES Being: 3912 Kingsley Drive, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Stephanie D. Mitchell, as Executrix of the Estate of Constance E. Collins, Deceased under judgment no. 2025-CV-02285.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 60**

**HUNTER B. SCHENCK, ESQUIRE**  
**JUDGMENT AMOUNT: \$39,319.88**

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

BEGINNING at a point on the eastern right-of-way line of Stephen Drive, said point also being the southwest corner of lands now or formerly of Highland Realty Trust; Then along lands now or formerly of Highland Realty Trust south sixty-seven (67) degrees twenty-four (24) minutes six (06) seconds east one hundred twenty and zero hundredths (120.00) feet to a point; Then along the dividing line between Lot 355 and Lot

524, Phase V. Wellington Manor (formerly Capital Ridge Townhomes) south twenty-two (22) degrees thirty-five (35) minutes fifty-four (54) seconds west thirty and zero hundredths (30.00) feet to a point; Then along the dividing line between Lot 355 and Lot 356 north sixty-seven (67) degrees twenty-four (24) minutes six (06) seconds west one hundred twenty and zero hundredths (120.00) feet to appoint on the eastern right-of-way line of Stephen Drive; Then along the eastern right-of-way line of Stephen Drive north twenty-two (22) degrees thirty-five (35) minutes fifty-four (54) seconds east thirty and zero hundredths (30.00) feet to a point, the place of BEGINNING.

BEING PART of the same premises that Cornerstone at Wellington Manor, Limited Partnership, by deed dated December 15, 2006, and recorded January 5, 2007, in the Office of the Recorder of deeds of Dauphin County, Pennsylvania, as Instrument 20070000738, granted unto Gemcraft Homes, Inc., in fee

IT being THE SAME PREMISES WHICH Gemcraft Homes, Inc., by deed dated February 26, 2010 and recorded in the Recorder's Office in and for Dauphin County, Pennsylvania, Instrument 20100007339, granted and conveyed unto Taz M. Humes, a single person, GRANTOR and GRANTEE therein.

PARCEL No: 63-086-082

PROPERTY ADDRESS: 7532 Stephen Drive, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Taz Humes under judgment No. 2025-CV-03104-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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 61**

**NELSON DIAZ, ESQUIRE**  
**JUDGMENT AMOUNT: \$141,653.59**

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

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BEGINNING at a point in the western line of lands of the Pennsylvania Railroad Company, which point is north twenty-three (23) degrees twenty (20) minutes west, a distance of sixty-eight and two tenths (68.2) feet, more or less, from an iron pin at the southwest corner of lands late of Stanley A. Wengert and Audrey F. Wengert, his wife, and now or late of Robert E. Miller and wife; thence in a southwesterly direction and part of the way through the partition wall of the adjoining property known as No. 4727 Tuscarora Street, one hundred forty-two and five tenths (142.5) feet to a point in the center line of Tuscarora Street; thence, north twenty-nine (29) degrees thirty (30) minutes west, and continuing through the center line of said Tuscarora Street, fifteen and six tenths (15.6) feet to a point; thence cast at right angles to Tuscarora Street, along land now or late of Charles E. Nace and wife and part of the way through the partition wall of adjoining property known as No. 4731 Tuscarora Street, one hundred forty-one and five tenths (141.5) feet to the line of land of the Pennsylvania Railroad Company; thence along land of the Pennsylvania Railroad Company, south twenty-three (23) degrees twenty (20) minutes east, fifteen and six tenths (15.6) feet to a point, the place of BEGINNING.

PARCEL NO. 62-002-080

BEING PART of the same premises which David S. Meyers, single man, by deed dated November 17, 2017, and recorded November 20, 2017, in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania, as Instrument No. 20170030540, granted and conveyed unto Harrisburg Homes Investment LLC, in fee.

4729 Tuscarora Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of Kefas Industries, LLC under judgment no. 2023-CV-08975.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 62**

**PHILLIP A. MICHAEL, ESQUIRE**

**JUDGMENT AMOUNT: \$47,300.03**

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

BEGINNING at a point on the north side of Walnut Street at the line of property now or formerly of Fred B. Morgan, or late of Roy D. Fisher, et ux, known as 1542 Walnut Street, which point is one hundred seventy-six and fourteen one-hundredths (176.14) feet east of the eastern line of Hoerner Street and which point is at the western line of the wall of the building erected on land herein described, and running thence northwardly along the line of said property 1542 Walnut Street at right angles to said Walnut Street ninety (90) feet to the south side of Wengert Alley; thence eastwardly along the south side of said Wengert Alley, parallel with said Walnut Street, eighty-five (85) feet, more or less, to the western side of Juniper Street; thence in a southerly direction along the west side of said Juniper Street sixty-six (66) feet, more or less, to a point; thence in a southerly direction along the west side of Sixteenth Street, twenty-six and six-tenths (26.6) feet to said Walnut Street; thence westwardly along the north side of said Walnut Street ninety-two and thirty-three one-hundredths (92.33) feet to a point, the place of BEGINNING.

HAVING thereon erected a two (2) story brick apartment house, cafe and a garage storage.

PARCEL NO. 08-017-010-000-0000

BEING the same premises which Tax Claim Bureau of the County of Dauphin, Pennsylvania, as Trustee, by deed dated 11/02/2010 and recorded 11/02/2010 in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20100032472, granted and conveyed unto Catherine D. McMullen.

PREMISES Being: 1544, 1546, 1548, 1550 Walnut Street, Harrisburg, PA 17103

SEIZED AND SOLD as the property of Catherine D. McMullen under judgment no. 2025-CV-02774-NT.

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

**Miscellaneous Notices**

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

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**SALE NO. 63**

**JAMES A. BEEBE, ESQUIRE**

**JUDGMENT AMOUNT: \$515,900.00**

ALL that certain tract or parcel of land and premises situate, lying, and being in the Township of Reed, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, said point being eight hundred seventy-two and sixty-five hundredths (872.65) feet, southwest of the corner of land now or formerly of Paul Daniels as measured along Traffic Route No. 147; thence south seventy-seven (77) degrees six (6) minutes twenty (20) seconds west, along and through the center line of Pennsylvania Traffic Route 147, one hundred seventeen and twenty-six hundredths (117.26) feet to a point; thence south seventy-seven (77) degrees forty (40) minutes zero (00) seconds west along and through the center line of Pennsylvania Traffic Route 147, one hundred twenty-three and seventy hundredths (123.70) feet to a point; thence north eighty-four (84) degrees twelve (12) minutes zero (00) seconds west one thousand three hundred twenty-two and ninety-hundredths (1,322.90) feet to a point; thence north one (1) degree two (02) minutes forty (40) seconds west one thousand two hundred eighty-one and twenty hundredths (1,281.20) feet to a point; thence south seventy-three (73) degrees forty-nine (49) minutes fifty (50) seconds east one thousand four hundred eighty-four and sixty-six hundredths (1,484.66) feet to a point; thence south seven (7) degrees forty-eight (48) minutes twenty-eight (28) seconds east three hundred sixty-five and ninety-three hundredths (365.93) feet to a point of the beginning of an arc to the left with a radius of five hundred twenty-four and eighteen hundredths (524.18) feet; thence along said arc one hundred thirty-eight and fifty-eight hundredths (138.58) feet to a point; thence south seven (7) degrees fifty (50) minutes fifty (50) seconds east four

hundred fifty-seven and sixteen hundredths (457.16) feet to a point, the place of BEGINNING.

CONTAINING 38.8 Acres.

BEING the same premises which Linda Rupp and Chuck Rupp, husband and wife, conveyed to Riverview Land Company, LLC by deed dated April 22, 2020 and recorded on July 3, 2024 in Dauphin County, Pennsylvania, Instrument No. 20240013973.

PARCEL Number: 52-002-058

PREMISES Being: 73 Woodland Road, Halifax, PA 17032

SEIZED AND SOLD as the property of Riverview Land Company, LLC under judgment no. 2024-CV-07359.

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 10, 2025, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**CONDITIONS OF SALE**

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

**TERMS**

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

Nicholas Chimienti, Jr.  
Sheriff of Dauphin County  
August 7, 2025

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

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**  
*Opinions Not Yet Reported*

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