

ADVANCE SHEET

The Dauphin County Reporter

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

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Bar Association Page

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The Dauphin County Reporter

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

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

UPCOMING HOLIDAY DEADLINES:

- Friday, December 27, 2024 Issue – deadline 10 AM, Monday, December 23
- Friday, January 3, 2025 Issue – deadline 10 AM, Monday, December 30

ADVERTISING RATES:

- Estate Notices \$102.00 (runs 3 issues)
- Corporate Notices \$102.00 (runs 1 issue)
- Fictitious Names \$102.00 (runs 1 issue)
- Name Change \$102.00 (runs 1 issue)
- Miscellaneous \$102.00 minimum | \$2.50 per line when copy is over 34 lines (times the # of issues you run the ad) (runs 1 issue unless directed otherwise)

2024 Subscription Costs:

- **Member Rates:**
 - Hard Copy: \$90.00
 - Electronic Copy: Free via member website portal
- **Non-Member Rates:**
 - Hard Copy: \$125.00
 - Electronic Copy via email: \$50.00

ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF JUDITH M. WEAVER, late of Hummelstown Borough, Dauphin County, PA, (died: September 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Stevan A Weaver, 121 S. Hanover Street, Hummelstown, PA 17036

Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, P.C., 3631 North Front Street, Harrisburg, PA 17110; (717) 901-5948. d6-20

ESTATE OF WILLIAM L. STILO a/k/a WILLIAM STILO, late of the 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Julie A. Cagno, 444 2nd Street, Harrisburg, PA 17113

Attorney: Theresa L. Shade Wix, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041 d6-20

ESTATE OF CHERYL G. McCALL, a/k/a CHERYL GRAEFF McCALL and CHERYL McCALL, late of Harrisburg, 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: Brian A. McCall, 2958 Maple Road, Camp Hill, PA 17011 d6-20

ESTATE OF ROBERT T. MYERS, late of Susquehanna Township, Dauphin County, PA (died: June 18, 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: Patricia A. Myers, 608 Lescure Drive, Harrisburg, PA 17109

Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 d6-20

ESTATE OF GEORGIANNA NYCE, late of Paxtang, Dauphin County, PA (died: August 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Lori A. Nycé, 240 Townsend Drive, Apt. 7, Hummelstown, PA 17036; Douglas L. Nycé, 440 Maple Street, Annville, PA 17003

Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 d6-20

ESTATE OF ROBERT D. SLOAN, late Gratz Borough, Dauphin County, PA (died: October 6, 2024)

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

Executor: James W. Nunley, 13154 Royal George Avenue, Odessa, FL 33556-5719

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 d6-20

ESTATE OF SHIRLEY ANN McCARTNEY, late of Upper Paxton Township, Dauphin County, PA (died: October 23, 2024)

The Register of Wills has granted Letters on the Estate of the Decedent.

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

Executor: Scott Edward McCartney, 66 Meadow Lane, Halifax, PA 17032

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 d6-20

ESTATE OF DAWN M. SLOAN, late of Gratz Borough, Dauphin County, PA (died: October 19, 2024)

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

Executor: James W. Nunley, 13154 Royal George Avenue, Odessa, FL 33556-5719

Attorney: Joseph D. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 d6-20

ESTATE OF GLORIA S. MINNICH, a/k/a GLORIA SITES MINNICH, GLORIA MAXINE SITES, late of Harrisburg, Dauphin County, PA (died: January 27, 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: Heather Zanes, 168 Savannah Drive, Hummelstown PA 17036

Attorney: Jan Matthew Tamanini, Esquire, JMT Law, LLC, P.O. Box 61226, Harrisburg PA 17106-1226 d6-20

ESTATE OF SARA L. TRITT, 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: Deborah T. Hassinger, c/o James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011 d6-20

ESTATE OF CHRISTOPHER R. BECK, late of Middletown Borough, Dauphin County, PA (died: September 12, 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: Monica J. Metzler, 22557 East Forever Way #1125, Queen Creek, AZ 85142

Attorney: Brandon T. Hughey, Esquire, Martson Law Offices, 10 E. High Street, Carlisle, PA 17013 d6-20

ESTATE OF LILLIAN P. HIPPLE, late of South Hanover Township, Dauphin County, PA

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

Executor: Richard A. Martin, c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: Kevin D. Dolan, Esquire d6-20

ESTATE OF JOYCE E CLARK a/k/a JOYCE ELAINE CLARK, late of Hershey, Dauphin County, PA

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

Executrix: Trisha L. Allison, 706 Poplar St., Millerstown, PA 17062 d6-20

ESTATE OF ROBERT W. HOCKER, III, a/k/a ROBERT WILSON HOCKER, III, late of Middle Paxton Township, Dauphin County, PA

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

Executor: John Hocker

Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 d6-20

ESTATE OF ELIZABETH M. STRANGARITY, late of Harrisburg City, Dauphin County, PA (died: October 4, 2024)

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

Executor: Joseph A. Count, c/o, Morgan Cassel, Esquire, 624 N. Front St., Wormleysburg, PA 17043

Attorney: Morgan Cassel, Esquire, Cherewka Law P.C., 624 N. Front St, Wormleysburg, PA 17043 d6-20

SECOND PUBLICATION

ESTATE OF ANTHONY DENIS GWIAZDOWSKI, late of Swatara Township, Dauphin County, PA (died: May 14, 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: Mary Kay Freedman

Attorney: James M. Zugay, Esquire, 1253 Stonegate Road, Hummelstown, PA 17036 n29-d13

ESTATE OF SONDRA L. MYERS, late of Londonderry Township, Dauphin County, PA (died: August 10, 2023)

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

Administrator: Carl F. Runion

Attorney: James M. Zugay, Esquire, 1253 Stonegate Road, Hummelstown, PA 17036 n29-d13

ESTATE OF GEORGE R. RIVERS, III, late of South Hanover Township, Dauphin County, PA

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

Administrator: Jeffery Kahler

Attorney: Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552 n29-d13

ESTATE OF LOUIS H. JONES, a/k/a LOUIS HASKER JONES, late of Dauphin County, PA (died: October 6, 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: Jameelah Jeffreys, 223 S. 15th Street, Harrisburg, PA 17104

Attorney: LAW OFFICES OF MARK K. EMERY, 410 North Second Street, Harrisburg, PA 17101; (717) 238-9883 n29-d13

ESTATE OF KELLY L. POYER, late of Middletown Borough, Dauphin County, PA

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

Executrix: Denise R. Shank, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: John M. Smith, Esquire
n29-d13

ESTATE OF ROBERT J. SCHAFER a/k/a ROBERT JOHN SCHAFER, late Millersburg Borough, Dauphin County, PA (died: October 7, 2024)

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

Executor: Walter A. Schaffer, 1066 South Crossroads Road, Lykens, PA 17048

Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 n29-d13

ESTATE OF ANNA J. SVIBEN, late of Derry Township, Dauphin County, PA

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

Executrix: Lisa M. Sviben-Miller, c/o Richard B. Druby, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033 n29-d13

THIRD PUBLICATION

ESTATE OF DOLORES M. LEISER, late of Lykens Township, Dauphin County, PA

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

Executrix: Holly M. Leiser (Barry), 487 Creek Hill Road, Elizabethtown, PA 17023

Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front

Street, Suite 100, Harrisburg, PA 17101;
(717) 234-5600 n22-d6

ESTATE OF MARILYN L. FRY, late of Middle Paxton Township, Dauphin County, PA (died: September 15, 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: Sondra Fry Benoudiz, 12646 Buckleys Gate Drive, Fairfax, VA 22030-6631

Attorney: Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033; (717) 533-3280 n22-d6

ESTATE OF JOHN M. GAMBY, late of West Hanover Township, Dauphin County, PA (died: September 23, 2024)

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

Administratrix: Linda J. Gamby, 7615 Woodside Avenue, Harrisburg, PA 17112

Attorney: Charles E. Wasilefski, Esquire, Wasilefski Law, LLC, P.O. Box 6099, Harrisburg, PA 17112 n22-d6

ESTATE OF FAY A. SZLAMOWITZ, of Harrisburg City, Dauphin County, PA

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

Executrix: Jane H. Daschbach, 330 Dale Road, Mt. Union, PA 17066

Attorney: Elizabeth B. Place, Esquire, Mette, 3401 North Front Street, Harrisburg, PA 17110 n22-d6

ESTATE OF ANTHONY CAPOLUPO
a/k/a TONY CAPOLUPO, late of
Millersburg, Dauphin County, PA

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

Executor: Thomas Jones

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

n22-d6

ESTATE OF CHRIS JOHN RIPCA, late
of Dauphin County, PA

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

Administratrix: Porcia J. Madonna,
c/o William R. Kaufman, Esquire, 940
Century Drive, Mechanicsburg, PA
17055-4376

n22-d6

ESTATE OF GEORGE A. CSURICS,
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 A. Csurics, c/o Mary-
Jo Mullen, CPA, Esquire, Halbruner, Hatch
& Guise, LLP, 3435 Market Street, Camp
Hill, PA 17011

n22-d6

ESTATE OF ELWOOD F. LENKER, JR.,
late of Lykens Township, Dauphin County,
PA (died: June 10, 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: Dawn L. Snook, 837 Honey
Moon Trail Road, Lykens, PA 17048

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

n22-d6

ESTATE OF DONALD J. GRAFF, late of
Millersburg Borough, Dauphin County, PA

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

Executrix: Tami S. Imhof, 328
Berrysburg Road, Millersburg, PA 17061

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

n22-d6

ESTATE OF J. ANTHONY KOCEVAR,
late of Harrisburg, Dauphin County, PA
(died: September 13, 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: Ashley H. Rice

Attorney: David C. Miller, Jr., Esquire, 1846
Bonnie Blue Lane, Middletown, PA 17057, (717)
939-9806; davidcmillerjr@proton.me

n22-d6

ESTATE OF MARIE RAPPA
FRARACCIO a/k/a MARIE A.
FRARACCIO, MARIE A. RAPPA, late of
Lower Paxton Township, Dauphin County,
PA (died: August 27, 2023)

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

Executor: Joseph M. Fraraccio, c/o
Mark G. Wendaur, IV, Esquire, 1801
Market St., #2300, Philadelphia, PA
19103

Attorney: Mark G. Wendaur, IV,
Esquire, Offit Kurman, P.C., 1801 Market
St., #2300, Philadelphia, PA 19103

n22-d6

FIRST PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that **M & J USA Inc.** a foreign business corporation, applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 4124). The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 1209 Orange Street, Wilmington, DE 19801 and the address of its proposed registered office in Pennsylvania is 2595 Interstate Drive, Ste. 103, Harrisburg, PA 17110.

d6 Attorney: Edward J. Wright, Jr.

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 11/13/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **FREIGHTVANA EMPLOYEECO, INC.** c/o Capitol Corporate Services, Inc. This corporation is incorporated under the laws of Delaware.

The address of its principal office is 2600 N Central Ave., 15th Floor, Phoenix, AZ 85004. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. d6

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 11/8/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **FIRST ADMINISTRATIVE SERVICES CORP.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Texas.

The address of its principal office is 9737 Great Hills Trail, Suite 240, Austin, TX 78759. The corporation has been registered in Pennsylvania under the

provisions of Chapter 4 of the Association Transactions Act. d6

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 11/14/2024, for **ROYAL RASCAL INC** having a registered office address of c/o Registered Agent Solutions, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. d6

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 11/8/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows: **Windsor Holding Company** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Nevada.

The address of its principal office is 737 Southpoint Blvd., Suite H, Petaluma, CA 94954. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. d6

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 11/2/2024, for **SPOTLESS CLEANING & REPAIR OF PA, INC.** having a registered office address of c/o Registered Agent Solutions, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. d6

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on 11/18/24 with respect to a nonprofit corporation, **Dr John Joyce for Congress**, which has been incorporated under the Nonprofit Corporation Law of 1988. d6

NOTICE IS HEREBY GIVEN that **Nava PBC**, with the alternate name in the Commonwealth as **Nava PBC Corporation**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1445 New York Ave. NW, Ste. 300, Washington, DC 20005, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/30/24, 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. d6

NOTICE IS HEREBY GIVEN that **ULSE Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1603 Orrington Ave., Ste. 2000, Evanston, IL 60201, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/5/24, 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. d6

NOTICE IS HEREBY GIVEN that **WSP USA Geomatics Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 1 Penn Plaza, 4th Fl., NY, NY 10119, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/21/24, 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. d6

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 11/25/2024 under the Domestic Business Corporation Law, for **Aledil Inc.**, and the name and county of the commercial registered office provider is Corporation Service Company, Dauphin County. d6

NOTICE IS HEREBY GIVEN **CLINICAL HEALTHCARE ASSOCIATES OF NEW JERSEY SPECIALTY PRACTICES, PC**, a foreign business corporation incorporated under the laws of New Jersey, with its princ. office located at 150 Monument Rd., 4th Fl., Bala Cynwyd, PA 19004, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is Princeton South Corporate Center, Ste. 160, 100 Charles Ewing Blvd., Ewing, NJ 08628. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. d6

NOTICE IS HEREBY GIVEN **Orthos, INC.**, a foreign business corporation incorporated under the laws of Indiana, with its princ. office located at 100 E Wayne St., Ste. 410, South Bend, IN 46601, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. d6

NOTICE IS HEREBY GIVEN **Phoenix Power Group, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 650 From Rd., Ste. 255, Paramus, NJ 07652-3553, 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. d6

NOTICED IS HEREBY GIVEN **Sminds, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 101 Summit Ave., Brookline, MA 02446-2305, 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. d6

NOTICE IS HEREBY GIVEN **U.S. National Benefit Partners East Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 99 Wood Ave. S, Iselin, NJ 08830-2734, 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. d6

NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, **Grainger Service Holding Company, 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. d6

NOTICE IS HEREBY GIVEN **Urban Pace Polariss, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1529 14th St. NW, Ste. B, Washington, DC 20005-3790, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808-1674. 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. d6

NOTICE IS HEREBY GIVEN **Diplomat Wrestling Club, Inc.**, a foreign nonprofit corporation incorporated under the laws of Delaware, with its princ. office located at 834 Mystic Ln., Norristown, PA 19403, has applied for a Certificate of

Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808. The commercial registered office provider in PA is c/o: 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: nonprofit 501 (c)(3) entity to provide instruction in the sport of wrestling. d6

NOTICE IS HEREBY GIVEN that **The Reaves Firm Inc.**, a foreign business corporation incorporated under the laws of the State of Tennessee, received a Certificate of Authority/Foreign Registration in Pennsylvania on 10/3/2011, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania.

The address of its principal office is 6800 Poplar Avenue, #101, Memphis, TN 38138.

Its last registered office in this Commonwealth was located at: c/o AAAGENT Services, LLC, and the last registered office shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. d6

NOTICE IS HEREBY GIVEN that **BCVS Group**, which will do business in the Commonwealth of Pennsylvania as BCVS Group Inc. a foreign corporation formed under the laws of the State of California and its principal office is located at 1230 Columbia St., Ste. 1180, San Diego, CA 92101, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 11/20/24, 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. d6

NOTICE IS HEREBY GIVEN **Scoobadoo Productions, Inc.**, a foreign business corporation incorporated under the laws of New York, with its princ. office located at 200 Park Avenue South, Fl. 8, New

York, NY 10003, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o: Corporation Service Company, and shall be deemed for venue and official publication purposes to be located in Dauphin County. d6

NOTICE IS HEREBY GIVEN **The Farmer's Dog, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 214 Sullivan St., Fl. 5, New York, NY 10012-1354, 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. d6

NOTICE IS HEREBY GIVEN that **OUTLAST HEALTH P.A.**, a foreign professional association formed under the laws of the State of FL, where its principal office is located at 875 Washington St., New York, NY 10014-1108, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 11/22/24, under the provisions of the PA Business Corp. Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at c/o Business Filings Incorporated, Dauphin County. d6

NOTICE IS HEREBY GIVEN that the Directors of **REBECCA'S MISSION**, a PA Non-profit corporation having its registered office at c/o Corporation Service Company, Dauphin County, approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation in accordance with the provisions of the PA Non-profit Corporation Law of 1988, as amended.

COZEN O'CONNOR, Solicitors
One Liberty Pl.
1650 Market St., #2800
Philadelphia, PA 19103

d6

Fictitious Name Notices

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa.C.S. 311 and 54 Pa.C.S. Ch. 3, that an Application for Registration of Fictitious Name for the conduct of a business in Dauphin County, PA, under the assumed or fictitious name, style or designation of **demandDrive** was filed in the office of the Secy. of the Commonwealth of Pennsylvania (PA), Dept. of State, on 11/25/2024. Purpose: sales, marketing, and branding services agency. Principal place of business: One Liberty Pl., 36th Fl., Philadelphia, PA 19103. The name and address of the person/entity owning or interested in said business is Jim Rohn Process, LLC, (a Limited Liability Company organized in Pennsylvania), and Robert E. Horton (Chairman and Authorized Person), with address of 177 Huntington Ave., 14th Fl., Boston, MA 02115. The PA reg'd office is Corporation Service Company. d6

MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY PENNSYLVANIA

CIVIL ACTION - LAW

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**PNC BANK, NATIONAL
ASSOCIATION,
PLAINTIFF
VS.
CARRIE LYNN KANE & THOMAS M.
KANE
MORTGAGOR AND REAL OWNER,
DEFENDANT**

TO: CARRIE LYNN KANE & THOMAS M. KANE, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 604 Shield Street Harrisburg, PA 17109.

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

YOU ARE HEREBY NOTIFIED that Plaintiff PNC BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, Pennsylvania, docketed to No. 2024-CV-05058 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 604 Shield Street Harrisburg, PA 17109 whereupon your property will be sold by the Sheriff of Dauphin.

NOTICE

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

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

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

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

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
d6 215-627-1322

**NAME CHANGE
NOTICES**

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

DOCKET NO: 2024-CV-5044-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on July 26, 2024 the Petition of Joshua Rodriguez was filed in the above-named court, requesting a decree to change his name from **Joshua Rodriguez** to **Joshua Saavedra-Rodriguez**.

The Court has fixed Monday, January 6, 2025 at 9:00 a.m. in Courtroom No. 9, 2nd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. d6

SECOND PUBLICATION

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN OF DISSOLUTION OF **WOODWARD & ASSOCIATES, P.C.**, A PENNSYLVANIA CORPORATION

TO ALL PERSONS WITH CLAIMS AGAINST WOODWARD & ASSOCIATES, P.C., AND ALL PERSONS WITH CONTINGENT, CONDITIONAL, OR UNMATURED CLAIMS AGAINST WOODWARD & ASSOCIATES, P.C.:

This is to notify you that WOODWARD & ASSOCIATES, P.C., a Pennsylvania corporation with its registered office located at 8105 Adams Drive, Suite B, Hummelstown, PA 17036, has dissolved. All persons with claims against the dissolved corporation are requested to present their claims in writing. Each claim must contain sufficient information to enable the claimant and the substance of the claim to be reasonably identified. Each claim must be mailed to 4431 N. Front Street, 3rd Floor, Harrisburg, PA 17110, and received no later than 60 days from the date of this notice. Claims

will be barred if not received by the deadline. WOODWARD & ASSOCIATES, P.C. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice.
n29-d6



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Depression 28%
Anxiety 61%
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1-800-273-8255

CRISIS TEXT LINE: TEXT "HOME" TO "741741"

Advertisements appearing for First Time

Miscellaneous Notices

SHERIFF SALE

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

SALE NO. 1

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$53,353.07

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

BEGINNING at a point on the south side of Liberty Street, formerly called North Street, the western line of Lot 26 on the hereinafter mentioned Plan and now or formerly owned by Annie Smeltzer, thence southwardly along the western line of Lot No. 25 ninety (90) feet to Miller Avenue; thence westwardly along Miller Avenue twenty-one (21) feet to a point, the eastern line of Lot No. 24 on said Plan: thence northwardly along the eastern line of said Lot No. 24 ninety (90) feet to Liberty Street; thence eastwardly along Liberty Street twenty-one (21) feet to a point; the place of BEGINNING.

BEING lot No. 25 on the Plan of Lots laid out by Miller and Long, which plan is recorded in the office for the Recording of Deeds in and for said County, in Plan Book C, Page 16.

SUBJECT, however, to certain reservations, conditions, restrictions and agreements as appear more fully in the above mentioned Deed.

BEING KNOWN AS: 1345 LIBERTY STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 08--021-024-000-0000

BEING THE SAME PREMISES WHICH MARGARET L.M. STEELE A/K/JA M. LA VERNE STEELE BY DEED DATED 11/1/2000 AND RECORDED 11/13/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3810 AT PAGE 052, GRANTED AND CONVEYED UNTO JOHN REID AND SANDRA R. REID.

SEIZED AND SOLD as the property of John Reid and Sandra R. Reif under judgment #2024-CV-03340

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 February 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

GERALDINE M. LINN, ESQUIRE

JUDGMENT AMOUNT: \$158,841.37

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

Miscellaneous Notices

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 Grantors 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

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 #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 February 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. 4

CAROLYN TREGLIA, ESQUIRE

JUDGMENT AMOUNT: \$93,289.46

ALL THAT CERTAIN message, tenement and tract of land situate in the 7th Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Herr Street one hundred sixty-two (162) feet from the northeast corner of Seventeenth and Herr Streets at line property of 1716 Herr Street; thence northwardly along said line through the center of the partition wall between said property and property herein described one hundred (100) feet to a fifteen (15) feet wide alley; thence eastwardly along the southern line of said alley twenty (20) feet six (6) inches to line of property of 1720 Herr Street; thence southwardly along said line one hundred (100) feet to Herr Street; thence westwardly along the northern line of Herr Street twenty (20) feet six (6) inches to the place of BEGINNING.

PARCEL ID: 07-089-014-000-0000

COMMONLY KNOWN as: 1718 Herr Street, Harrisburg, Pennsylvania 17103

Advertisements appearing for First Time

Miscellaneous Notices

BEING the same premises which Mark Imler and Stacey L. Imler and Ricci Kessler and Gloria Kessler, by deed dated 09/13/2023 and recorded 10/17/2023, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20230022569, granted and conveyed unto Angela W. Middleton, in fee

TAX PARCEL: 07-089-014-000-0000

PREMISES BEING: 1718 Herr Street, Harrisburg, PA 17103

SEIZED AND SOLD as the property of Angela W Middleton under judgment #2024-CV-03942

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 February 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

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$109,846.28

ALL THAT CERTAIN lot or piece of ground located in the Township of Swatara, County of Dauphin, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Rolling Ridge West, Phase III, prepared by Herbert Rowland and Grubic, Inc., Consulting Engineers, Harrisburg, Pennsylvania, dated April 12, 1984 and recorded June 18, 1984 in Plan Book V-3, Pages 55 to 60 inclusive to wit:

BEGINNING at a point on the northeast side of 50th Street and a corner of Lot No. 63 on said Plan; thence extending along said Lot north 81 degrees, 30 minutes, 00 seconds east, 100.00 feet to a point a corner of Lot No. 65 on said Plan; thence extending along said Lot south 08 degrees, 30 minutes, 00 seconds east, 75.00 feet to a point, a corner of Lot No. 55 on said Plan; thence extending along said lot south 81 degrees, 30 minutes, 00 seconds west, 100.00 feet to a point on the northeast side of 50th Street; thence extending along said street north 08 degrees, 30 minutes, 00 seconds west, 75.00 feet to the point and place of BEGINNING.

BEING LOT No. 54 on said Plan. House No. 381 North 50th Street

BEING the same premises which Christopher Lynn Patrick, Administrator c.t.a. for the Estate of Betty L. Patrick by deed dated July 19, 2001, and recorded in the Official Records of Dauphin County on July 25, 2001, in Deed Book Volume 4047, Page 083, granted and conveyed unto Richard L. Flinchbaugh.

PREMISES BEING 381 North 50th Street, Harrisburg, PA 17111

TAX PARCEL Number: 63-077-109

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

JUDGMENT Amount: \$109,846.28

PREMISE BEING: 381 North 50th Street, Harrisburg, PA 17111

JUDGMENT Number 2024-CV-1039 U.S. Bank Trust National Association, as Trustee of Chalet Series III Trust v Richard L. Flinchbaugh

SEIZED AND SOLD as the property of Richard L. Flinchbaugh under judgment #2024-CV-01039

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 February 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. 6

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$86,871.97

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

BEGINNING at a point eighteen (18) feet east from the northeast corner of Lot No. 47; thence along the south side of Center Street north eighty-two- and one-half degrees east eighteen feet (N 82 ½ degrees E. 18') to a point; thence south parallel with Lot No. 47 one hundred sixty-five (165) feet to Cherry Alley; thence west along the north side of Cherry Alley eighteen (18) feet to a point; thence north seven- and one-half degrees west one hundred sixty-five feet (N. 7 ½ degrees W. 165') to Center Street, the place of BEGINNING.

BEING the eastern half of Lot No. 48 on a Plan recorded in Dauphin County Plan Book "G" Page 69.

Advertisements appearing for First Time

Miscellaneous Notices

HAVING erected thereon the eastern half of a 2-story frame dwelling and being known as 698 Center Street, Millersburg, Pennsylvania

TAX PARCEL Number: 45-007-014

BEING the same premises, which Debra H. Reinhard by deed dated January 10, 2001 and recorded in the Official Records of Dauphin County on January 10, 2001 in Deed Book Volume 3850, Page 629, granted and conveyed unto Thomas H. Reinhard and Tonya L. Reinhard.

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff

JUDGMENT Amount: \$86,871.97

PREMISE BEING: 698 Center Street, Millersburg, PA 17061

SEIZED AND SOLD as the property of Thomas H. Reinhard A/K/A Thomas H., Reinhard, Tonya L. Reinhard Judgment Number 2023-CV-06349 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v Thomas H. Reinhard and Tonya L. Reinhard)

SEIZED AND SOLD as the property of Thomas H. Reinhard A/K/A Thomas H. Reinhard; Tonya L. Reinhard under judgment #2023-CV-06349

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 February 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. 7
ROBERT SMITHSON, JR., ESQUIRE
JUDGMENT AMOUNT: \$99,682.96
NO. 2024-CV-4003**

BEING County Parcel No. 57-020-037-000-0000

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

BEGINNING AT A POINT ON THE EAST SIDE OF SOUTH SECOND STREET, WHICH POINT IS 65 FEET NORTH OF HEAGY STREET; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO SAID SOUTH STREET AND THROUGH THE PARTITION WALL BETWEEN HOUSES NOS. 2113 AND 2115 SOUTH SECOND STREET, A DISTANCE

OF 100 FEET TO SECOND ALLEY; THENCE NORTHWARDLY ALONG SECOND ALLEY 50 FEET TO A POINT ON LINE OF OTHER LANDS NOW OR FORMERLY OF GRANTOR HEREIN; THENCE WESTERLY ALONG SAID LAST MENTIONED LANDS A DISTANCE OF 100 FEET TO A SAID SOUTH SECOND STREET AND THENCE SOUTHERLY ALONG SAID SOUTH SECOND STREET 50 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SOUTH 15 FEET OF LOT NO. 88, ALL OF LOT NO. 89 AND THE NORTH 10 FEET OF LOT NO. 90 ON PLAN OF LOTS LAID OUT BY FANNIE HEAGY AND RECORDED IN PLAN BOOK "C", PAGE 36.

TO BE SOLD AS THE PREMISES OF MONIQUE PABON JOHNSON AND JAMAR JOHNSON 2113 S 2nd Street, Steelton PA 17113

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 February 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. 8
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$111,878.14**

ALL THOSE TWO lots of ground, with the improvements thereon erected, situate in Susquehanna Township, Dauphin County, Pennsylvania, and being Lots numbered seventeen and eighteen in Brock "A" on the Plan of "Greenhill" recorded in the Office for the Recording of Deeds, etc. of Dauphin County, Pennsylvania, in Plan Book "C", Page 52.

EACH of said lots front twenty feet on Sixth Street and extending in depth one hundred and thirty feet to Long Alley.

AND having thereon erected a frame dwelling house numbered 3863 North Sixth Street.

BEING KNOWN AS: 3863 NORTH 6TH STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-015-064-000-0000

BEING THE SAME PREMISES WHICH NATHAN T. BENINTENDE AND MICHELLE L. BENINTENDE N/K/A MICHELLE L. LUNGER BY DEED DATED 11/30/2005 AND RECORDED 1/3/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN

Advertisements appearing for First Time

Miscellaneous Notices

DEED BOOK 6347 AT PAGE 164,
GRANTED AND CONVEYED UNTO
ANGELA M. WILLIAMS.

SEIZED AND SOLD as the property of
Angela M. Williams under judgment
#2018-CV-02587

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
February 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. 9

RONALD L. FINCK, ESQUIRE

**JUDGMENT AMOUNT: \$10,962.83
PLUS ALL AMOUNTS EXPENDED OR
ADVANCED BY PLAINTIFF IN
COLLECTION OF THE DEBT
PURSUANT TO THE TERMS OF THE
NOTE AND LOAN DOCUMENTS,
INTEREST ACCRUING AT THE PER
DIEM RATE OF \$3.95, MONTHLY LATE
FEES, COSTS AND REASONABLE
ATTORNEYS' FEES THROUGH
JANUARY 16, 2025.**

PARCEL Number: 35-055-184

ASSESSED address is 4052 Locust Lane
ALL THOSE CERTAIN TRACTS of land
situate in Lower Paxton Township,
Dauphin County, Pennsylvania, being
more particularly bounded and described
as follows:

TRACT NO. 1: ALL THAT CERTAIN lot
of ground situate in Lower Paxton
Township Dauphin County, Pennsylvania,
being part of Revised Plan of Colonial
Park as laid out by Elmer Wehler,
recorded in Plan Book H, page 96, as
amended by Agreement for Closing
Wayne and Monticello Streets, recorded
in Misc. Book R, Volume 3, Page 465 and
known as part of Lot No 24, Block U, on
said Plan, bounded and described as
follows:

BEGINNING at a point on the north side
of Locust Lane and the western side of
Lot No. 25; thence northwardly along the
western side of Lot No. 15, 160 feet more
or less, to a point on the southern side of
Lot No. 23; thence westwardly along Lot
No. 23, 52.27 feet more or less, to a
stake; thence southwardly 144.75 feet
more or less, to a stake on the north side
of Locust Lane; thence eastwardly along

Locust Lane, 50 feet more or less, to the
place of BEGINNING.

TREE line 10 feet out from lot line on
Willow Road and Locust Lane, building
line 15 feet in from lot line on Willow
Road and 20 feet in from lot line on
Locust Lane.

TRACT NO. 2: ALL THAT CERTAIN lot
of ground situate in Lower Paxton
Township Dauphin County, Pennsylvania,
being part of Revised Plan of Colonial
Park as laid out by Elmer Wehler,
recorded in Plan Book H, Page 96, as
amended by Agreement for Closing
Wayne and Monticello Streets, recorded
in Misc. Book R, Volume 3, page 465 and
known as part of Lot No 24, Block U, on
said Plan, bounded and described as
follows:

BEGINNING at a point on the north side
of Locust Lane and 50 feet west of the
western side of Lot No. 25; thence
northwardly along the western side of
land now or late of Edgar Ralph Hedrick
et ux; 144.75 feet more or less, to a point
on the southern line of Lot No. 23; thence
westwardly along the southern line of Lot
No. 23, five feet to a point; thence
southwardly and parallel with the
western line of Hedrick Tract, 143 feet
more or less, to a point on the north side
of Locust Lane; thence eastwardly along
Locust Lane, five feet to the place of
BEGINNING.

SUBJECT to any restrictions, easements
and/or adverbs that pertain to this
property.

BEING the same premises that Philip J.
Rice and Jessica Rice, husband and wife,
by deed dated May 19, 2016, and
recorded in the Office of Recorder of
Deeds in and for Dauphin County on June
2, 2016, at Instrument No. 20160013407
to Evan P. Cosby and Kayla Kreiser.

BEING-TAX PARCEL NO.: 35-055-184

PREMISES BEING: 4052 Locust Lane,
Township of Lower Paxton, Harrisburg,
PA 17109

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

SEIZED AND TAKEN in execution as the
property of Evan P. Cosby and Kayla L.
Kreiser, under Judgment No. 2024-CV-
667.

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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 CHRISTOPHER DeNARDO, ESQUIRE JUDGMENT AMOUNT: \$68,913.19

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

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

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

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

PARCEL ID: 62-083-080-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 165 Hunters Ridge Drive, Harrisburg, PA 17710

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 12 GERALDINE M. LINN, ESQUIRE JUDGMENT AMOUNT: \$191,877.18

ALL THAT CERTAIN parcel of land situate in the Township of Halifax, County of Dauphin and Commonwealth of Pennsylvania, being known and designated as Lot No. 1 as shown on a Subdivision Plan prepared by Carl Poffenberger, professional Engineer, for Raymond H. and Hona M. Fettroll, dated July 14, 1980, with said Subdivision Plan being recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book K, Volume 3, page 89.

BEING KNOWN AS: 640 DUNKEL SCHOOL ROAD, HALIFAX, PA 17032

PROPERTY ID NUMBER: 29-006-017

BEING THE SAME PREMISES WHICH SHANE R. BORDNER BY DEED DATED 11/19/2001 AND RECORDED 11/26/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4178 AT PAGE 97, GRANTED AND CONVEYED UNTO ROGER D. MOORE AND BARBARA A. MOORE.

SEIZED AND SOLD as the property of Barbara and Roger Moore under judgment #2020-CV-1557.

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 February 10, 2025, and distributions will

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

SALE NO. 13
AARON M. SCHEIBELHUT, ESQUIRE
JUDGMENT AMOUNT: \$53,640.00

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

BEGINNING at the northeastern corner of South Seventeenth and Kelly Streets; thence in a northerly direction along the eastern side of South Seventeenth Street, forty-five (45) feet to a point on a southern line of land now or late of Union Premier Food Stores, Incorporated; thence in an easterly direction, in a line at right angles to the eastern side of South Seventeenth Street along said southern line of land of Union Premier Food Stores, Incorporated, one hundred twenty (120) feet to a point on a western line of said land of Union Premier Food Stores, Incorporated forty-five (45) feet to the northern side of Kelly Street, thence in a westerly direction, along the northern side of Kelly Street, one hundred twenty (120) feet to the eastern line of South Seventeenth Street, the place of BEGINNING.

THE ABOVE description is in accordance with a plan prepared by Howard A. LeVan, Jr., Registered Professional Engineer, on May 17, 1955.

HAVING thereon erected a one-story building known as No. 209 South Seventeenth Street, a small part of which in the rear is two stories, said brick building being used as a storage room, garage and offices.

BEING the same premises which HARRIET M. BERRY and MICHAEL E. ARNOLD, her son, by deed dated April 11, 1994 and recorded on June 13, 1994 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 2237, Page 477, granted and conveyed said property to the City of Harrisburg, Grantee herein.

SEIZED AND SOLD as the property of Mohammad Khan under judgment #2020-CV-11407.

PROPERTY ADDRESS: 209 S. 17th Street, Hbg. PA 17104

PARCEL #: 09-064-003

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 February 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. 14
FRANCIS V. BOVIO, ESQUIRE
JUDGMENT AMOUNT: \$2,409,276.27

PARCEL 1:

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

BEGINNING at an iron pin on the northern legal right of way line of Pennsylvania Route 39, at the diving line of land now of Lot No. 1 and other land of Dilip Shah; thence by the northing line of Pennsylvania Route 39, north 82 degrees, 03 minutes, 14 seconds west 50.00 feet to an iron pin; thence by the legal right of way line of Interstate 81 and by line of Lot No. 2 north 07 degrees, 44 minutes, 16 seconds east, 246.79 feet to an iron pin; thence by line of Lot No. 2 north 71 degrees, 03 minutes, 17 seconds west, 232.96 feet to an iron pin; thence by the legal right of way line of Interstate 81 north 27 degrees, 28 minutes, 48 seconds east, 194.33 feet to an iron pin; thence by land now or formerly of B.P. Oil same north 08 degrees, 15 minutes, 46 seconds east, 96.00 feet to an iron pin; thence by the legal right of way line of Interstate 81 by a curve to the right having a radius of 1352.69 feet and an arc length of 4.26 feet to an iron pin; thence by land now or formerly of Dauphin County Industrial Development Authority south 81 degrees, 44 minutes, 14 seconds east, 486.40 feet to an iron pin; thence by line of land now or formerly of Herbert Sought south 03 degrees, 12 minutes, 46 seconds west, 65.00 feet to an iron pin; thence by same south 46 degrees, 53 minutes, 46 seconds west, 122.60 feet to an iron pin; thence by same south 19 degrees, 27 minutes, 46 seconds west, 120.00 feet to an iron pin; thence by other land of Dilip Shah north 80 degrees, 08 minutes, 44 seconds west, 181.33 feet to an iron pin; thence by

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same south 07 degrees, 44 minutes, 16 seconds west, 300.00 feet to an iron pin on the northern legal right of way of Route 39, the place of BEGINNING.

BEING Lot No. 1 as shown on the Final Subdivision Plan for the Shah Family Trust recorded in Plan Book P, Volume 5, Page 39.

THE above-described premises is SUBJECT to a 50-foot access easement for ingress and egress over Lot No. 1 in favor of Lot No. 2 and Lot No. 1, said access easement commencing from Route 39 and terminating at the northeast corner of Lot No. 2 as shown on the above-mentioned plan of recording.

TAX ID/ Parcel No. 68-020-023,

BEING the same premises which The Shah Family Trust, dated October 16, 1990, Dilip C. Shah and Bharati D. Shah, Trustors and/or Trustees by deed dated July 1, 2005 and recorded July 5, 2005 in Dauphin County Recorder of Deeds Office in Record Book 6070, Page 262 granted and conveyed unto Aum Sai, LLC, a Pennsylvania limited liability company.

Parcel 2:

ALL THAT CERTAIN tract of land situate in the Township of West Hanover, County of Dauphin, Commonwealth of Pennsylvania, as shown on the Survey as prepared by Roy J. Benjamin Associates, Inc., dated January 27, 1973, being more fully bounded and described as follows:

BEGINNING at an point on the southern side of Legislative Route 1005, Interstate 81; thence south five (05) degrees, zero (00) minutes west, a distance of seventy-three and zero hundredths (73.00) feet; thence south four (04) degrees, zero (00) minutes west, a distance of three hundred fifty-eight and five hundredths (358.05) feet; thence south seventy-eight (78) degrees, thirty (30) minutes west, a distance of one hundred eighty-eight and ten hundredths (188.10) feet; thence south thirteen (13) degrees, zero (00) minutes east, a distance of ninety-seven and thirty-five hundredths (97.35) feet; thence south sixty-one (61) degrees, zero (00) minutes west, a distance of one hundred and sixty-five hundredths (100.65) feet; thence south seventy-nine (79) degrees, zero (00) minutes west, a distance of two hundred twenty-eight and twenty-two hundredths (228.22) feet; thence south seven (07) degrees, forty-four (44) minutes west, a distance of three

hundred twenty-two and zero hundredths (322.00) feet; thence north seventy-nine (79) degrees sixteen (16) minutes west, a distance of four hundred forty-five and zero hundredths (445.00) feet to a point on the southern right of way line of Legislative Route 1005, Interstate 81; thence by the following eight (8) courses and distances: [1] North thirty-five (35) degrees, twenty-nine (29) minutes east, a distance of ninety and zero hundredths (90.00) feet, [2] South fifty-four (54) degrees, thirty-one (31) minutes east, a distance of eighteen and zero hundredths (18.00) feet, [3] North forty-three (43) degrees, thirty-nine (39) minutes, fifty-nine (59) seconds east, a distance of two hundred forty-six and ninety-four hundredths (246.94) feet, [4] North thirty-nine (39) degrees, fifty-nine (59) minutes west, a distance of eighteen and zero hundredths (18.00) feet, [5] North fifty (50) degrees, one (01) minute east, a distance of five hundred five and zero hundredths (505.00) feet, [6] North fifty-one (51) degrees, thirty (30) minutes east, a distance of four hundred six and zero hundredths (406.00) feet, [7] North thirty-eight (38) degrees, thirty (30) minutes west, a distance of ten and zero hundredths (10.00) feet, and [8] North fifty (50) degrees, fifty-three (53) minutes east, a distance of eighty and zero hundredths (80.00) feet to the place and point of BEGINNING.

CONTAINING 6.79461 acres, more or less

TAX ID / Parcel No. 68-020-012,

BEING the same premises which Dilip C. Shah and Bharati D. Shah, Trustors and/or Trustees of The Shah Family Trust, dated October 16, 1990, a/k/a Shah Family Trust by deed dated July 29, 2005 and recorded August 9, 2005 in Dauphin County Recorder of Deeds Office in Record Book 6131, Page 365 granted and conveyed unto Anand Sai, LLC, a Pennsylvania limited liability company.

Parcel 3:

ALL THAT CERTAIN tract of land being Lot No. 2 as shown on the Final Subdivision Plan for Shah Family Trust recorded in the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book P, Volume 5, Page 39, situate in the Township of West Hanover, County of Dauphin and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

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BEGINNING at an iron pin on the western side of a fifty (50) foot wide common ingress and egress easement over Lot No. 1 at the dividing line of the legal right of way of Interstate 81 and Lot No. 2, said point also being located forty-eight and zero hundredths (48.00) feet north of Pennsylvania Route 39; thence by the legal right of way line of Interstate 81, north seventy-one (71) degrees, three (03) minutes, seventeen (17) seconds west, two hundred fifty-four and forty-three hundredths (254.43) feet to an iron pin; thence by same by a curve to the right having a radius of thirty-nine and ninety-three hundredths (39.93) feet and an arc length of sixty-eight and seventy-six hundredths (68.76) feet to an iron pin; thence by same, north twenty-seven (27) degrees, twenty-eight (28) minutes, forty-eight (48) seconds east, one hundred fifty and seventy-six hundredths (150.76) feet to an iron pin; thence by line of Lot No. 1, south seventy-one (71) degrees, three (03) minutes, seventeen (17) seconds east, two hundred thirty-two and ninety-six hundredths (232.96) feet to an iron pin; thence by same and by a fifty (50) foot wide access easement for ingress and egress, south seven (07) degrees, forty-four (44) minutes, sixteen (16) seconds west, one hundred ninety-eight and seventy-nine hundredths (198.79) feet to an iron pin, the place of BEGINNING.

CONTAINING 1.18 acres, more or less.

TOGETHER WITH AND SUBJECT to the free and uninterrupted use of a fifty (50) foot wide access easement over Lot No. 1 for ingress and egress for both Lot No. 2 and Lot No. 1 as shown and described on the above-mentioned subdivision plan.

TAX ID / Parcel No. 68-020-034

BEING the same premises which Dilip C. Shah and Bharati D. Shah, Trustors and/or Trustees of The Shah Family Trust, dated October 16, 1990 a/k/a Shah Family Trust by deed dated March 24, 2006 and recorded March 28, 2006 in Dauphin County Recorder of Deeds Office in Instrument Number 20060011582 granted and conveyed unto Anand Sai, LLC, a Pennsylvania limited liability company.

SEIZED AND SOLD as the property of Vaikai Hospitality Inc. D/B/A Econo Lodge Harrisburg under judgment #2024-CV-03056

PROPERTY ADDRESS: 7930
Linglestown Road, Hbg. PA 17112

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 February 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. 15

CIERRA MENDEZ, ESQUIRE

JUDGMENT AMOUNT: \$143,483.22

CASE NUMBER: 2024-CV-05190

ALL THAT CERTAIN lot or piece of ground situate in Middle Paxton Township, County of Dauphin, Commonwealth of Pennsylvania, being Lot No. 74 on a Plan of Lots entitled "Plan No. 3, Stoney Creek Manor" which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book "G", Vol. 2, Page 50, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the northern line of Fried Drive and the eastern line of Stoney Creek Drive; thence along the eastern line of Stoney Creek Drive north 39 degrees, 25 minutes west, 147.03 feet to a point at the dividing line between Lots Nos. 49 and 74 on said Plan; thence along said dividing line north 50 degrees, 35 minutes east, 82.57 feet to a corner of Lot No. 50; thence along Lot No. 50 north 81 degrees, 54 minutes east, 82.96 feet to a point at the dividing line between Lots Nos. 73 and 74; thence along said dividing line south 11 degrees, 46 minutes east, 141.68 feet to a point on the northern line of Fried Drive; thence along Fried Drive in a westerly direction on a curve to the left, having a radius of 188.97, for the arc distance of 91.19 feet to the point and place of BEGINNING.

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

BEING KNOWN AS: 701 STONEY CREEK DR., DAUPHIN, PA 17018

PARCEL NUMBER: 43-046-091-000-0000

TITLE TO SAID PREMISES IS VESTED IN GREGORY C. HARR, ADULT MARRIED

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MAN BY DEED FROM CLINTON H. RUHL AND PHYLLIS M. RUHL, HUSBAND AND WIFE DATED 06/30/2017 RECORDED 07/03/2017 INSTRUMENT NUMBER 20170016938

SIZED AND SOLD as the property of Gregory C. Harr under judgment #2024-CV-05190

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 February 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. 16

JILL M FEIN, ESQUIRE

JUDGMENT AMOUNT: \$166,799.49

ALL THAT CERTAIN tract or piece of land situate in Swatara Township, Dauphin County, Commonwealth of Pennsylvania, being Lot No. 158 in Plan of Lots of Rutherford Gardens, which Plan is recorded in Dauphin County Recorder's Office in Plan Book "N", Page 9, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Clearfield Street one hundred fifty-eight and thirty-six hundredths (158.36) feet eastwardly from the southeast corner of Clearfield and 63rd Street, at line of Lot No. 157 on said Plan; thence eastwardly along Clearfield Street sixty-two and fifty-one hundredths (62.51) feet to line of Lot No. 159 on said Plan; thence southwardly along last-mentioned lot one hundred twenty-five (125) feet to line of Lot No. 171 on said Plan; thence westwardly along Lot No. 171 sixty-two and fifty-one hundredths (62.51) feet to said Lot No. 157; and thence northwardly along last mentioned lot one hundred twenty-five (125) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Meska R. Lewis, by deed dated January 6, 2022 and recorded January 6, 2022 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20220000775, granted and conveyed unto Anthony H. Martinez.

THE improvements thereon being known as 6321 Clearfield Street, Harrisburg, PA 17111

PARCEL #63-017-137

SEIZED AND SOLD as the property of Anthony H. Martinez under judgment #2024-CV-03622

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 February 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. 17

CIERRA MENDEZ, ESQUIRE

JUDGMENT AMOUNT: \$215,396.32

CASE NUMBER: 2024-CV-04703

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

BEGINNING at a point on the eastern right-of-way line of Mollie Drive at the dividing line of Lot No. 16 and 17, said point being located 1,029.70 feet south of the southeast corner of Heatherfield Way and Mollie Drive; thence by the line of Lot No. 16, north 54 degrees, 44 minutes, 30 seconds east, 105.00 feet to a point on line of lands now or formerly of Heatherfield Homes Company; thence by said lands south 35 degrees, 15 minutes, 30 seconds east, 200.61 feet to a point at the dividing line of Lot No. 18; thence by Lot No. 18, north 74 degrees, 41 minutes, 41 seconds west, 199.75 feet to a point on the eastern right of way line of Mollie Drive; thence by aforementioned right of way line by a curve to the left having a radius of 60.00 feet, an arc length of 52.95 feet to a point, the place of BEGINNING.

BEING Lot No. 17 on Final Subdivision Plan for Pond View, Phase II, as recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book M-4, Page 65.

CONTAINING 14,962 square feet.

UNDER AND SUBJECT, NEVERTHELESS, to easements, restrictions, reservations, conditions and rights of way of record.

BEING KNOWN AS: 323 MOLLIE DRIVE, HARRISBURG, PA 17112

PARCEL NUMBER: 35-110-017-000-0000

TITLE TO SAID PREMISES IS VESTED IN KEVIN GROOM AND MAQUEL-ERIN GROOM, HIS WIFE BY DEED FROM JULIE

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A. HESS AND JEFFREY A. HESS, HER HUSBAND DATED 02/06/2008 RECORDED 02/12/2008 INSTRUMENT NUMBER 20080005111

KEVIN GROOM IS DECEASED, DOD 10/24/2019

SEIZED AND SOLD as the property of Maquell-Erin Groom under judgment# 2024-CV-4703

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 February 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. 19

THOMAS C. DYER, ESQUIRE

JUDGMENT AMOUNT: \$258,279.00

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

BEGINNING at a point on the southern right-of-way line of SR 4006 (Enders Road), a 33-foot legal right-of-way, said point being at the northeast corner of Lot No. 17, on the hereinafter mentioned Plan of Lots; thence by the southern right-of-way line of SR 4006, south 80 degrees, 47 minutes, 25 seconds east, a distance of 166.91 feet to a point at Residual Lot No. 1; thence by Residual Lot No. 1, the following courses and distances: (1) South 09 degrees, 12 minutes, 36 seconds west, a distance of 43.50 feet to a proposed concrete monument; (2) South 16 degrees, 48 minutes, 22 seconds east, a distance of 290.00 feet to a proposed iron pin; and (3) South 73 degrees, 11 minutes, 38 seconds west, a distance of 329.00 feet to a proposed iron pin at Lot No. 17, on the hereinafter mentioned Plan of Lots; thence by Lot No. 17, the following courses and distances: (1) North 16 degrees, 48 minutes, 22 seconds west, a distance of 162.84 feet to a proposed iron pin; (2) North 73 degrees, 11 minutes, 38 seconds east, a distance of 179.00 feet to a proposed iron pin; (3) North 16 degrees, 48 minutes, 22 seconds west, a distance of 200.37 feet to a proposed concrete monument; and (4) North 09 degrees, 12 minutes, 35

seconds east, a distance of 43.50 feet to a point at the southern right-of-way line of SR 4006, the point and place of BEGINNING.

BEING Lot No. 16 on a Final Subdivision Plan of Cedar Heights, and recorded in Plan Book B, Volume 8, Page 90.

CONTAINING 85,401 square feet, or 1.961 acres.

BEING THE SAME PREMISES which Jace R. Charles and Melissa L. Charles, by deed dated January 8, 2008 and recorded on January 9, 2008, in the Dauphin County Recorder of Deeds Office as Instrument No. 20080001034, granted and conveyed unto Anthony J. Berger.

BEING KNOWN as 540 Enders Road, Halifax, PA 17032

PARCEL I.D. No. 32-015-068

SEIZED AND SOLD as the property of Anthony J. Berger under judgment #2024-CV-04459

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 February 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. 21

CHELSEA A NIXON, ESQUIRE

JUDGMENT AMOUNT: \$40,432.03

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

BEGINNING at the northwestern corner of Eighteenth and Wayne Streets; thence northwardly along the western line of South Eighteenth Street 80 feet to a point; thence westwardly on a line parallel with the northern line of Wayne Street, 100 feet to the eastern line of a 10 feet wide alley; thence southwardly along the eastern line of said last mentioned alley, 40 feet to a point; thence eastwardly on a line parallel with the northern line of Wayne Street, 30 feet to a point; thence southwardly on a line parallel with the western line of South Eighteenth Street, 40 feet to a point in the northern line of Wayne Street, 70 feet to a point, the place of BEGINNING.

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TAX PARCEL NO. 01-019-061-000-0000

PREMISES Being: 1014 South 18th Street, Harrisburg, Pennsylvania 17104

BEING the same premises which Grace E. Stevenson by deed dated June 30, 2016 and recorded July 12, 2016 in Instrument Number 20160017317, granted and conveyed unto Troy A. Martin.

SEIZED AND SOLD as the property of Troy A. Martin under judgment #2024-CV-4247

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 February 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. 22

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$61,980.74

ALL THOSE TWO CERTAIN lots or pieces of land situate in the village of Enhaut, Swatara Township, Dauphin County, Pennsylvania, being more particularly bounded and described as follows, to wit:

NO. 1

BEGINNING at a stake (on the public road known as the Churchville and Baldwin Road, now High Street), and twenty six (26) feet from line of lands formerly of Jacob Beinhaur; thence along said road forty (40) feet to a stake at lands formerly of Mary David, now John Gruber; thence along said land, one hundred and fifty (150) feet to a post; thence along lands of Elizabeth Hauger, forty (40) feet to a post; and thence one hundred and fifty (150) feet to a point and PLACE OF BEGINNING.

HAVING thereon erected a two and one-half story dwelling house and known as No. 832 High Street, Enhaut, Dauphin County, Pennsylvania.

NO. 2

BEGINNING at a post at corner of land of Catherine Beinhauer; thence by said land north forty-two and one fourth degrees west, twenty-one and three tenths perches to a stake on the southern side of High Street; thence by same south thirty-five and one-half degrees west, twenty-six (26) feet to a stake and land formerly sold to Harry O. Thumma;

thence by same south forty-five degrees east, one hundred and fifty (150) feet, more or less, to a corner at land above described; thence thirty five feet, more or less, to line of land of Mary Davis; thence by same south forty-five degrees east, eleven perches, more or less, to lands of Richard Jones; thence by same north fifty four degrees east, three and one tenth perches to a post the PLACE OF BEGINNING.

SUBJECT to the same Covenants, Conditions and Restrictions as more fully described in the chain of title.

PARCEL NO. 63-050-031-000-0000

BEING the same premises which Andre L. Howerton, by deed dated May 12, 2018 and recorded May 16, 2018 at Inst. No. 20180011965 in the Office of the Recorder of Deeds of Dauphin County, PA, granted and conveyed unto Matthew Allan Kelly, in fee.

SEIZED AND SOLD as the property of Matthew Allan Kelly a/k/a Matthew Kelly under judgment number 2024-CV-03706

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 February 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

KATHERINE M. WOLF, ESQUIRE

JUDGMENT AMOUNT: \$122,472.25

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

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

BEGINNING at a point on the western side of Susan Road, which point, measured along the northern and western side of Susan Road, is four hundred thirty-four and twenty-eight one-hundredths (434.28) feet south of the northwest corner of Susan Road and Perryhill Road, and also being at the southern line of Lot No. 136 on the Plan of Lots hereinafter referred to; thence along the western side of Susan Road, south 01 degree, 54 minutes west, one hundred twenty (120) feet to a point; thence north 88 degrees, 06 minutes west, one hundred fifteen (115) feet to a

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point at the eastern line of Lot No. 193 on the Plan of Lots hereinafter referred to; thence along the eastern lines of Lot Nos. 193, 144 and 145 on Plan of Lots hereinafter referred to, north 01 degree, 54 minutes east, one hundred twenty (120) feet to a point at the southern line of Lot No. 136 on the Plan of Lots hereinafter referred to; thence along the southern line of Lot No. 136 aforesaid, south 88 degrees, 06 minutes east, one hundred fifteen (115) feet to a point, the place of BEGINNING.

BEING all the Lot Nos. 137 and 138 on Plan showing revision of a portion of Bloomsbury Village, dated November 8, 1955 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "T", Page 16, which Plan revision was approved by the Owner's Committee on November 8, 1955 in accordance with the Second Amended Declaration hereinafter referred to; by the Supervisors of Lower Paxton Township on November 9, 1955, by the Planning Commission of the City of Harrisburg on December 16, 1955 as well as by the owners of all Lots in the Complete Plan of Bloomsbury Village, which later approval by a Quitclaim and Release is recorded in the Office of the Recorder of Deeds aforesaid in Misc. Book "R", Volume 8, Page 452. For vacation of portions of Berryhill Road, Susan Road, Trudy Road and Maple Road shown on "Complete Plan of Bloomsbury Village" recorded in Plan Book "O", Page 43, See No. 2 Road Docket 1956 in the Office of the Clerk of the Court of Quarter Sessions of Dauphin County, Pennsylvania.

UNDER AND SUBJECT, nevertheless, to the utility easement and building lines as shown in the aforesaid Plan and to the restrictions and conditions as mere fully set forth in the Declaration dated June 30, 1950 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Misc. Book "A", Volume 7, Page 1; the Amended Declaration dated November 1, 1951 and recorded in the aforesaid Office in Misc. Book "C", Volume 7, Page 88; the Second Amended Declaration dated March 31, 1953 and recorded in the aforesaid Office in Misc. Book "Q", Volume 7, Page 92; and the Third Amended Declaration dated March 16th and 30th, 1955 and recorded in the aforesaid Office in Misc. Book "F", Volume 8, Page 549, and Misc.

Book "G", Volume 8, Page 83, as well as the following restrictions and condition:

NO GROUND shall be removed from the tract hereby conveyed except as shall be hauled at the expense of the Grantee, or its successor in title, to a place in Bloomsbury Village as designated by the Owners' Committee established and referred to in the aforesaid Declaration.

BEING known and numbered as 414 Susan Road, Harrisburg, PA 17109.

WITH all improvements erected thereon.

PARCEL NO.: 35-056-167-000-0000

BEING THE SAME property conveyed to Peter W. Lewis, married man who acquired title by virtue of a deed from Teresa E. Novak f/k/a Teresa E. Cohee, married woman and Joseph T. Novak, Sr., married man, dated July 13, 2016, recorded August 24, 2016, at Instrument Number 20160021625, 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 Peter W. Lewis, married man, Mortgagors herein, under Judgment No. 2023-CV-02014

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 25

MICHAEL C. MILEWSKI. ESQUIRE

JUDGMENT AMOUNT \$145,257.29

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Miscellaneous Notices

ALL THAT CERTAIN tract of land situate in the Township of Middle Paxton, County of Dauphin, Commonwealth of Pennsylvania, being Lot No. 4 on an unrecorded plan:

BEGINNING at a point on the northern side of South Road, which point is 301.98 feet east of Affection Road and is also at line between Lots Nos. 3 and 4 on an unrecorded plan; thence along line between said lots north 3°, 4' east a distance of 312.46 feet to a point at Fertig Road; thence along said road north 82°, 46' east a distance of 100 feet to a point at line between Lots Nos. 4 and 5; thence along said line south 3°, 4' west a distance of 309.12 feet to a point at South Road; thence along South Road south 80°, 53' west a distance of 100.66 feet to the point and place of BEGINNING.

UNDER AND SUBJECT to any and all existing covenants, restrictions, easements, and conditions of record, if any.

HAVING THEREON erected known and numbered as 24 South Road, Dauphin, PA 17018

BEING TAX PARCEL NO 43-023-025-000-0000

PREMISES BEING: 24 South Road, Dauphin, PA 17018

BEING THE SAME PREMISES which Ty Lee Smith, by Deed dated January 21, 2021 and recorded January 26, 2021 in the Office of the Recorder of Deeds in and for Dauphin County in Instrument No. 20210002685, granted and conveyed unto Jenny Snyder.

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

SEIZED AND TAKEN in execution as the property of Jenny Snyder, Mortgagors herein, under Judgment No. 2024-CV-4912

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 27

MEREDITH H. WOOTERS, ESQUIRE

JUDGEMENT AMOUNT: \$107,843.02

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

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

BEGINNING at a point in the western line of Union Street 32 feet north of the northwest corner of Union and Ann Streets; thence westwardly at right angles to Union Street 69 feet to a point; thence northwardly in a line parallel with the western line of Union Street 18 feet to a point; thence eastwardly 69 feet to the western line of Union Street; and thence southwardly along the western line of Union Street 18 feet to the place of BEGINNING.

BEING known and numbered as 219-221 South Union Street, Middletown, PA 17057.

WITH all improvements erected thereon.

PARCEL NO.: 41-017-052-000-0000

BEING the same property conveyed to Virginia L. Germak who acquired title by virtue of a deed from Adam J. Germak and Virginia L. Germak, husband and wife, dated January 22, 2022, recorded February 7, 2022, at Instrument Number 20220004288, 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 Virginia L. Germak, Mortgagors herein, under Judgment No. 2024-CV-03954

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 28
GERALDINE M. LINN, ESQUIRE
JUDGMENT AMOUNT: \$142,728.71**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE EIGHTH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF NORTH AND SIXTEENTH STREETS; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SIXTEENTH STREET SEVENTY (70) FEET TO THE LINE OF PROPERTY NO. 617 NORTH SIXTEENTH STREET; THENCE EASTWARDLY ON THE LINE PARALLEL WITH NORTH STREET NINETY-SEVEN AND ONE-HALF (97½) FEET TO A LINE WHICH WAS FORMERLY THE CENTER LINE OF A FIFTEEN (15) FEET WIDE ALLEY KNOWN AS YOUNG'S ALLEY, WHICH SAID ALLEY WAS VACATED BY THE COUNCIL OF THE CITY OF HARRISBURG BY ORDINANCE NO. 258, SESSION OF 1914-15; THENCE NORTHWARDLY ALONG SAID LINE SEVENTY (70) FEET TO THE SOUTHERN LINE OF NORTH STREET; THENCE WESTWARDLY ALONG THE SOUTHERN LINE OF SAID NORTH STREET NINETY-SEVEN AND ONE HALF (97 ½) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES, WHICH ALLEN B. DOCHTER, WIDOWER, BY DEED DATED DECEMBER 12, 1958, AND RECORDED DECEMBER 15, 1958 IN DEED BOOK "A", VOLUME 44, PAGE 242,

DAUPHIN COUNTY RECORDS, GRANTED AND CONVEYED UNTO ALLEN B. DOCHTER, WIDOWER AND BETTY JANE DOCHTER, SINGLE, PRESENT GRANTORS HEREIN.

BEING THE SAME PARCEL AS THAT CONVEYED BY DEED TO LORENZA ROSSUM AND ALBERTHA ROSSUM, HUSBAND AND WIFE FROM ALLEN B. DOCHTER, WIDOWER & BETTY JANE DOCHTER, SINGLE, DATED AUGUST 28, 1969, RECORDED SEPTEMBER 02, 1969, IN BOOK C55, PAGE 139. AND THE SAID ALBERTHA ROSSUM HAS DEPARTED THIS LIFE ON 6/22/2013 DEATH CERT FILED 6/27/2013 LEAVING LORENZA ROSSUM AS SOLE SURVIVING SPOUSE

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

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

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

SEIZED AND SOLD as the property of Oscar Rossum Sr., Administrator of the Estate of Lorenza Rossum, Deceased under judgment #2022-CV-07702

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 29
DAVID W. PARK, ESQUIRE
JUDGMENT AMOUNT: \$28,923.85
PARCEL NO: 11-007-085
DOCKET NO: 2024-CV-03375**

ALL THAT CERTAIN piece or parcel of land in the City of Harrisburg, Dauphin County Pennsylvania, bounded and described in accordance with a survey by E.J. Walker, P.E., dated October 30, 1970, as follows, to wit:

BEGINNING on the eastern line of North Second Street twenty-one (21) feet south of the southeast corner of North

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Second Street and Delaware Avenue, thence with said Delaware Avenue and through the center of a brick partition wall between this and adjoining house, north sixty-two (62) degrees, thirty (30) minutes east, eight-five (85') feet to a three (3') feet wide private alley; thence along the western line of said private alley south twenty-seven (27) degrees, thirty (30) minutes east, twenty-one (21') feet to line of land now or late of Malcom H. Gettys; thence along the line of said Gettys land, south sixty-two (62) degrees, thirty (30) minutes west, eighty-five (85') feet to the east side of North Second Street; thence along the east side of North Second Street north twenty-seven (27) degrees, thirty (30) minutes west, twenty-one (21') feet to the place of BEGINNING.

PARCEL #11-007-085

PROPERTY ADDRESS: 1917 N. 2nd Street, Harrisburg PA 17102

SEIZED AND SOLD as the property of Estate of Randall L. Thomas, Deceased, and any and all unknown heirs, successors in interest, and parties holding interest or right to title in the Estate of Randall L. Thomas, Deceased under judgment #2024-CV-03375

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 February 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

MATTHEW G. BRUSHWOOD, ESQUIRE

JUDGMENT AMOUNT: \$135,500.57

SITUATE IN: Lower Paxton Township, Dauphin County, PA

ALL THOSE CERTAIN lots, tracts or parcels of land, with the improvements thereon erected, situate, lying and being, in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southeast corner of Blue Eagle and Blue Valley Avenues; thence south along the eastern side of Blue Eagle Avenue, a distance of two hundred (200) feet to a point, which point is twenty (20) feet north of the northern line of Lot No. 174 as shown on

the hereinafter mentioned Plan; thence, east, parallel with Blue Valley Avenue, distance of one hundred forty-seven (147) feet to a point; thence, north along the western line of Lot No. 522, a distance of two hundred (200) feet to a point; thence north along the western line of Lot No. 522, a distance of two hundred feet (200) feet to a point on the southern side of Blue Valley Avenue, a distance of one hundred forty-seven feet (147) to a point, the Place of BEGINNING.

CONTAINING approximately 29,398.00 square feet, and/or 0.67 acres of land, more or less.

BEING a portion of the northern ten (10) feet of Lot No. 175, and all of Lots No. 176, 177, 178, 179, 180 and 181 on the Plan of Blue Ridge Manor Extensions Nos. 1 and 2, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "J", Volume 1, Page 129.

HAVING thereon erected premises known and numbered as 509 Blue Eagle Avenue, Harrisburg, Pennsylvania 17112.

BEING THE SAME PREMISES that Brett N. Carroll and Cheyenne A. Carroll, husband and wife by their deed dated December 20, 2019 and recorded on December 26, 2019 in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania as Instrument Number 20190033202 granted and conveyed unto Jamie E. Stone.

PARCEL IDENTIFICATION NO: 35-022-077.

SEIZED IN EXECUTION as the property of Jamie E. Stone on Judgment No. 2023-CV-6680-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 February 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. 31

GREGORY JAVARDIAN, ESQUIRE

JUDGMENT AMOUNT \$6,896.74

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Highspire, County of Dauphin and Commonwealth

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

BEGINNING at a point on the south side of Race Street, which said point is on the line separating Lots Nos. 175 and 176 on the General Plan of Lots of Highspire continued and 120 feet west of the southwest corner of said Race Street and a 15-foot-wide alley; thence southwardly along said line separating Lots Nos. 175 and 176 aforesaid, 200 feet to the north side of Moyer Alley; thence eastwardly along said north side of Moyer Alley, 90 feet to a point on the line of land now or formerly of Harry C. Mathias; thence northwardly along the said line of land, now or formerly of Harry C. Mathias, 200 feet to the said south side of Race Street; thence westwardly along said south side of Race Street, 90 feet to a point, the place of BEGINNING.

THE SAID tract of land being comprised of the whole of Lots Nos. 176 and 177 and the western 10 feet of Lot No. 178 on the said General Plan of Lots of Highspire continued.

HAVING THEREON erected a single two and one-half frame dwelling house known and numbered as 39 Race Street, Highspire, PA 17034

BEING TAX PARCEL NO 30-004-018-000-0000

PREMISES BEING: 39 Race Street, Highspire, PA 17034

BEING THE SAME PREMISES which Mark L. Morgan and Beth A. Morgan, by Deed dated May 8, 1992 and recorded May 11, 1992 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 1750, Page 219, granted and conveyed unto Steven L. Rittner and Lesa A. Rittner.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, easements, restrictions and matters of prior record and any-matter which a physical inspection or survey of the property would disclose.

SEIZED AND TAKEN in execution as the property of Steven L. Rittner and Lesa A. Rittner Mortgagors herein, under Judgment No. 2024 CV 1355

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 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. 32

MATTHEW C. FALLINGS, ESQUIRE

JUDGMENT AMOUNT: \$57,486.77

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

BEGINNING at a point on the western line of Nineteen and one half street now known as Dunkle Street said point being eight (80) feet distant in a northerly direction from the northern line of Brookwood Street; thence in a westerly direction parallel with Brookwood Street one hundred and fifteen (115) feet to Hetrick Avenue; thence in a southerly direction along the eastern line of Hetrick Avenue thirteen (13) feet, six (6) inches to a point; thence in an easterly direction parallel with Brookwood Street one hundred fifteen (115) feet to the western line of Nineteen and one half street now Dunkle Street and thence in a northerly direction along the western line of Nineteen and one half street thirteen (13) feet, six (6) inches to the place of BEGINNING.

HAVING thereon erected a frame dwelling house know as 558 Dunkle Stret, Harrisburg, PA (FORMERLY KNOWN AS 754 South Nineteenth and One-half Street).

BEING PART of Lot No. 20 of Block "B", on the Dunkle and Ewing Plan of Lots known as East End Plan No. 1, recorded in the Recorder's Office in and for Dauphin County in Plan Book "A", Page 88.

BEING THE SAME PREMISES which Maria S. Bertoli, by deed dated February 11, 1957 and recorded in the office of the Recorder of Deeds in and for Dauphin County in Deed Book "U", Volume 41, Page 245, granted and conveyed unto

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Elizabeth. Marie Bertoli and Joseph F. Bertoli.

AND THE said Joseph F. Bartell, also known as Joseph F. Bertoli died testate on November 25, 1981, whereupon Letters Testamentary were granted to Leo Bertoli, a/k/a Leo Bartell on November 10, 1984 to No. 962 of 1984.

AND THE SAID Elizabeth M. Bartell, a/k/a Elizabeth M. Bertoli died February 22, 1998 whereupon Letters Testamentary were granted to Leo Bertoli, a/k/a Leo Bartell on March 9, 1998 to No. 222 of 1998.

PARCEL NO.: 13-035-011-000-0000

BEING KNOWN as: 558 Dunkle Street, Harrisburg, PA 17104-2337

BEING the same premises which DNH Investments, INC by deed dated August 14, 1998 and recorded in the Office of Recorder of Deeds of Dauphin County on August 18, 1998 at Book 3181, Page 516 granted and conveyed unto Treva C. Sherard and Clarence Sherard.

SEIZED AND SOLD as the property of Clarence Sherard and Treva C. Sherard A/K/A Treva Sherard under judgment #2024-CV-04794

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 February 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. 33
DANA MARKS, ESQUIRE
FRIEDMAN VARTOLO LLP,
ATTORNEY FOR PLAINTIFF
JUDGMENT AMOUNT: \$40,325.82

ALL THAT CERTAIN piece or parcel of ground situate in the Borough of Williamstown, County of Dauphin and Commonwealth of Pennsylvania, and being Lot No. 112 on a Plan of said Town as drawn by Daniel Hoffman and Son from a survey made by them, said plan being recorded in the Recorder of Deeds Office for the County of Dauphin, Pennsylvania, bounded and described as follows, to wit:

THE SAID LOT HAVING a frontage on Spruce Street (formerly Third Street) of fifty (50) feet and extending of the same width southward one hundred fifty (150) feet to an alley. Bounded on the east by

Lot No. 113 and on the west by Lot No. 111 as on said plan.

SAID LOT HAVING thereon erected a two-story frame dwelling house known and described as No. 242 Spruce Street, Williamstown Pennsylvania

BEING premises known and numbered as 242 East Spruce Street, Williamstown, PA 17098

TAX PARCEL Number: 70-002-060-000-0000

BEING the same premises which Barry Bowman, Executor of the Estate of Anna E. Walkinshaw a/k/a Anna Elizabeth Walkinshaw by deed dated June 30, 2003 and recorded in the Official Records of Dauphin County on July 2, 2003 in Deed Book Volume 5002, Page 9, conveyed unto Lucretia L. Reed and Chris A. Reed.

PREMISE BEING: 242 East Spruce Street, Williamstown, PA 17098

SEIZED AND SOLD as the property of Lucretia L. Reed; Chris A. Reed; Judgment Number 2024CV03733 (US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v Lucretia L. Reed; Chris A. Reed) Dated: November 1, 2024

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 February 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. 34
THOMAS C DYER, ESQ.
JUDGMENT AMOUNT: \$46,293.92

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

BEGINNING on the north side of Randolph Street, one hundred fifty-five (155) feet east of the northeast corner of Randolph and Sixteenth Streets, which is thirty-five (35) feet east of the northeast corner of Randolph and a twenty (20) feet wide unnamed street, and running; thence northwardly at right angles to said Randolph Street, ninety-five (95) feet, more or less, to the southern side of a fifteen (15) feet wide alley; thence southeasterly along said alley, twenty-two (22) feet, more or less, to a

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point; thence southwardly at right angles to Randolph Street, eighty-two (82) feet, more or less, to the north side of Randolph Street; and thence westwardly along the north side of said Randolph Street, eighteen (18) feet to the place of BEGINNING.

BEING parts of Lots Nos. 2 and 3, Block 4, on A2 Plan of Cloverly Heights, which Plan is entered in the Office for the Recording of Deeds in and for Dauphin County in Plan Book "G", Pages 58.

HAVING thereon erected a dwelling house known as No. 1614 Randolph Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Sylvester E. Augustine, by his attorney-in-fact, Dorothy E. Augustine and Dorothy E. Augustine, his wife, by deed dated March 8, 1991 and recorded on March 14, 1991, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 1541 at Page 115, granted and conveyed unto Robert G. Augustin. The said Robert G. Augustin departed this life on or about May 10, 2020. The Dauphin County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Charlene Frater and Timothy Hoot. Whereby operation of law, title vested in known heirs Charlene Frater, as surviving heir of Robert G. Augustin, deceased, Timothy Hoot, as surviving heir of Robert G. Augustine, deceased and the unknown surviving heirs of Robert G. Augustine, deceased.

BEING KNOWN as 1614 Randolph Street, Harrisburg, PA 17104

PARCEL I.D. No. 01-018-014-000-0000
34

SEIZED AND SOLD as the property of Charlene Frater, as surviving heir of Robert G. Augustin, deceased, Timothy Hoot, as surviving heir of Robert G. Augustin, deceased and unknown surviving heirs of Robert G. Augustin, deceased under judgment 2023-CV-02696

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

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
November 7, 2024

d6-20

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
Phone: (717) 232-7536 Fax: (717) 234-4582

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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

BAR ASSOCIATION PAGE
Dauphin County Bar Association
213 North Front Street, Harrisburg, PA 17101-1493
www.dcba-pa.org
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Attorney 1-Criminal Team: This position requires significant research and writing skills for work performed with the Superior Court of Pennsylvania's Central Legal Staff. This individual must possess the ability to work both independently and as part of a statewide team, with the ability to meet deadlines. The attorney will handle matters relating to criminal law and work closely with various judicial chambers and Judges. We require a JD from an ABA accredited law school, admittance to and in active standing with the practice of law before the Supreme Court of Pennsylvania and a satisfactory criminal background check. Please submit a resume and cover letter and apply online at [Careers \(myworkdayjobs.com\)](https://careers.myworkdayjobs.com). d6-20

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