

# **ADVANCE SHEET**

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

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

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Bar Association Page

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# ***The Dauphin County Reporter***

Edited and published by the  
Dauphin County Bar Association

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Harrisburg, PA 17101

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<https://dcba-pa.org/dauphin-county-reporter>

**Patrice Merzanis**  
Executive Director

**Kimberly Snell-Zarcone**  
Deputy Director

**Bridgette L. Hilbish**  
Administration Manager

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

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

## **UPCOMING HOLIDAY/VACATION DEADLINES:**

### **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)
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### **2026 Subscription Costs:**

- **Member Rates:**
  - Hard Copy: \$90.00
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- **Non-Member Rates:**
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  - Electronic Copy via email: \$50.00

## **ESTATE & TRUST NOTICES**

### **FIRST PUBLICATION**

**ESTATE OF CARL L. RUNION**, late of Londonderry Township, Dauphin County, PA (died: June 14, 2006)

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, Sr.

**Attorney:** James M. Zugay, Esquire,  
1253 Stonegate Road, Hummelstown, PA  
17036 a3-17

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**ESTATE OF MARY ELIZABETH HUDSON**, late of Susquehanna Township, Harrisburg, Dauphin County, PA (died: June 3, 2025)

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

**Executor:** Brian A. Hudson, 4741 Great Oak Lane, Harrisburg, PA 17110

**Attorney:** Tyrone A. Powell, Esquire,  
2608 N. Third Street, Harrisburg, PA  
17110 a3-17

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**ESTATE OF NICOLE J. HOY**, late of Swatara Township, Dauphin County, PA (died: February 14, 2026)

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

**Administrator:** Jeffrey A. Hoy, c/o MARTSON LAW OFFICES, 10 East High Street, Carlisle, PA 17013

**Attorney:** Ivo V. Otto, III, Esquire,  
MARTSON LAW OFFICES, 10 E. High Street, Carlisle, PA 17013 a3-17

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**ESTATE OF ALYSE J. SHAFFER**, late of Harrisburg, Dauphin County, PA (died: February 18, 2026)

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

**Executor:** David A. Shaffer, 7736 Manada Creek Dr., Harrisburg, PA 17112  
a3-17

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**ESTATE OF ALICE M. SHERIDAN**, late of Susquehanna Township, Dauphin County, PA (died: April 5, 2025)

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

**Executrix:** Shauna A. Weems, 3229 Andrea Avenue, Harrisburg, PA 17109

**Attorney:** Melissa L. Kelso, Esquire, 1 Tyler Court, Suite 1, Carlisle, PA 17015  
a3-17

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**ESTATE OF MARJORIE K. SCHAFFER**, late of Hummelstown Borough, Dauphin County, PA

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

**Co-Executrixes/Executor:** Debra L. Hefflefinger, 4055 Nolt Road, Mount Joy, PA 17552; Nicole L. Ogden, 1208 Wood Road, Hummelstown, PA 17036; Mark J. Schaffer, 20 Willow Court, Palmyra, PA 17078

**Attorney:** Joseph M. Farrell, Esquire,  
201/203 South Railroad Street, P.O. Box 113, Palmyra, PA 17078 a3-17

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**ESTATE OF JEFFREY EDWARD ANGERER**, late of Hummelstown, Dauphin County, PA (died: February 3, 2026)

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

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

**Executor:** Joseph P. Manning, 316 Hunters Run Drive, Bel Air, MD 21015  
a3-17

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**ESTATE OF FREDA P. BARRON a/k/a F. PAULINE BARRON, FRED A PAULINE BARRON**, late of Susquehanna Township, Dauphin County, PA (died: October 26, 2025)

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

**Executrix:** Denise Luce, c/o Grace M. Kent, Esquire, 2000 Linglestown Rd., #202, Harrisburg, PA 17110

**Attorney:** Grace M. Kent, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd., #202, Harrisburg, PA 17110 a3-17

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**ESTATE OF PATRICIA W. CUSACK a/k/a PATRICIA A. CUSACK**, late of Derry Township, Dauphin County, PA (died: February 13, 2026)

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

**Executor:** William F. Cusack, c/o Andrew J. Cordes, Esquire, 27 S. State St., Newtown, PA 18940

**Attorney:** Andrew J. Cordes, Esquire, Cordes Law LLC, 27 S. State St., Newtown, PA 18940 a3-17

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**ESATE OF ANTONIA A. STEPANIC**, late of Susquehanna Township, Dauphin County, PA (died: December 21, 2025)

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

**Executrix:** Louise F. Stepanic, 4546 Laurelwood Dr., Harrisburg, PA 17110

**Attorney:** Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950 a3-17

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**ESTATE OF BARBARA STUMP A/K/A BARBARA G. STUMP**, late of Penbrook Boro, Dauphin County, PA. (died: October 13, 2025)

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

**Executor:** Richard Stump, c/o Linda J. Olsen, Esquire, 2000 Linglestown Rd., #202, Harrisburg, PA 17110

**Attorney:** Linda J. Olsen, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd., #202, Harrisburg, PA 17110 a3-17

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**ESTATE OF JOSEPH M. MARINAK a/k/a JOSEPH MATTHEW MARINAK** late of Harrisburg City, Dauphin County, PA (died: September 8, 2025)

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

**Executrix:** Barbara A. Marinak, 227 Hanover View Circ., Harrisburg, PA 17112

**Attorney:** Nicole M. Marzzacco, Esquire, Tucker Arensberg, P.C., 300 Corporate Center Dr., #200, Camp Hill, PA 17011 a3-17

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**ESTATE OF HAROLD E. PATTON**, late of Lower Paxton Township, Dauphin County, PA

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

**Executrix:** Susan E. Burnside, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 a3-17

**ESTATE OF JAY P. HOLLABAUGH**  
**a/k/a JERONE PHILIP HOLLABAUGH**  
**a/k/a JERONE PHILLIP**  
**HOLLABAUGH**, late of Deltona, Volusia  
County, Florida

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:** Jan Marie Murray

**Attorney:** Bedrudin Becirovic, Esquire,  
SAIDIS, SHULTZ & FISHER, 100 Sterling  
Parkway, Suite 300, Mechanicsburg, PA  
17050; 717-590-8529 a3-17

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**ESTATE OF SUSAN LaVIA a/k/a**  
**SUSAN M. LaVIA**, late of Lower Paxton  
Township, Dauphin County, PA (died:  
February 22, 2026)

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

**Executor:** Stephen Lee Kamenar, c/o  
Edward P. Seeber, Esquire, JSDC Law  
Offices, Suite C-400, 555 Gettysburg  
Pike, Mechanicsburg, PA 17055; 717-  
533-3280 a3-17

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**ESTATE OF WILLIAM A. ADAMS**, late  
Harrisburg City, Dauphin County, PA  
(died: November 21, 2025)

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

**Executrix:** Ruby Fetterolf, 331 Creek  
Road, Klingerstown, PA 17941

**Attorney:** Gary J. Heim, Esquire,  
Hazen Law Group LLC, 2000 Linglestown  
Road, Suite 202, Harrisburg, PA 17110;  
(717) 540-4332 a3-17

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**ESTATE OF JUNE DONBACH a/k/a**  
**JUNE M. DONBACH**, late of Lower  
Paxton Township, Dauphin County, PA  
(died: February 17, 2026)

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

**Executrix:** Laura A. Gerstner (Juteau),  
2750 Still Lake Court, Acworth, GA 30102

**Attorney:** Cara A. Boyanowski,  
Esquire, 261 Lincoln Way East,  
Chambersburg, PA 17201 a3-17

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**ESTATE OF BARBARA B. DOUTY**  
**a/k/a BARBARA M. DOUTY**, late of  
Upper Paxton Township, Dauphin County,  
PA (died: January 27, 2026)

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

**Co-Executors:** Jane A. Hepner, 433  
Berrysburg Road, Millersburg, PA 17061;  
Stephen L. Douty, 213 3<sup>rd</sup> Street,  
Millersburg, PA 17601

**Attorney:** Holly Kerwin, Esquire,  
Kerwin & Kerwin, LLP, 4245 State Route  
209, Elizabethtown, PA 17023 a3-17

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## **SECOND PUBLICATION**

**ESTATE OF ALLEN R. ROSEN a/k/a**  
**ALLEN ROBERT ROSEN**, 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

**Co-Executors:** Dana R. Rosen, 27  
Jackie Drive, Lawrenceville, NJ 08648;  
Aaron D. Rosen, 26801 Salazar Drive,  
Mission Viejo, CA 92691

**Attorney:** Butler Law Firm, 1017  
Mumma Road, Suite 204, Lemoyne, PA  
17043 m27-a10

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**ESTATE OF JAMES R. BRILLINGER, JR.**, late of Paxtang Borough, Dauphin County, PA

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

**Administratrix:** Laura A. Lewis, 7030 Devonshire Heights Road, Harrisburg, PA 17111

**Attorney:** Aviv S. Bliwas, Esquire, Family First Law, LLC, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055  
m27-a10

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**ESTATE OF TODD O. KRILL a/k/a TODD OWEN KRILL**, late of Susquehanna Township, Dauphin County, PA (died: January 30, 2026)

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

**Executor:** Elliott A. Zucker, Esquire

**Attorney:** Elliott A. Zucker, Esquire, Daley Zucker, LLC, 645 N. 12<sup>th</sup> Street, Suite 200, Lemoyne, PA 17043 m27-a10

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**ESTATE OF CHRISTOPHER F. GEYER, JR.**, 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:** Robert A. Hollis, c/o Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078

**Attorney:** Keith D. Wagner, Esquire, P.O. Box 323, Palmyra, PA 17078  
m27-a10

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**THIRD PUBLICATION**

**ESTATE OF LEO J. HIRSCH a/k/a LEO JOSEPH HIRSCH**, late of Millersburg Borough, Dauphin County, PA

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

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

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

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

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

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

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

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**ESTATE OF KELLY ANN ALLEN**, late of Elizabethtown, Dauphin County, PA (died: December 14, 2025)

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

**Executor:** Georgia Nicole Allen, 90 East Main St., Elizabethtown, PA 17023  
m20-a3

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

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

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

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

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

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

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

**Administratrix:** Amy E. Mortorf

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

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

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

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

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

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

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

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

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**ESTATE OF DORIS R. DEMMY**, late of Lower Swatara Township, Dauphin County, PA

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

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

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

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**ESTATE OF SHIRLEY A. STUBIN**, late of Swatara Township, Dauphin County, PA (died: April 23, 2025)

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

**Administrator:** Tina Lowe

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

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**ESTATE OF JAMES S. LEONARD**, late of Harrisburg City, Dauphin County, PA

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

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

**Attorney:** Ryan A. Webber, Esquire, Webber Law, PLLC, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055 m20-a3

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

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

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

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

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

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

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

**Attorney:** Kevin D. Dolan, Esquire  
m20-a3

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

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

**Personal Representative:** Luanne R. Shearer, c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033

m20-a3

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**ESTATE OF M. DONALD WAGENER, a/k/a MARION DONALD WAGNER, DONALD WAGNER, DON WAGNER**, late of Derry Township, Dauphin County, PA

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

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

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

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

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

**Executrix:** Emily M. Kiernan, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

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

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

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

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

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

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

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

persons indebted to the decedent to make payment to the Administratrix without delay.

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

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

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

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

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

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

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

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

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

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## **FIRST PUBLICATION**

## **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed at the Department of State of The Commonwealth of Pennsylvania on March 18, 2026 for **CORE CONCRETE INC.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. a3

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NOTICE IS HEREBY GIVEN that **International NIL Exchange Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 2005 Market St., Ste. 2400, Philadelphia, PA 19103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/16/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **Information Data Exchange Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 2005 Market St., Ste. 2400, Philadelphia, PA 19103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/16/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **American Political Exchange Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 2005 Market St., Ste. 2400, Philadelphia, PA 19103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/16/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **International Elements Exchange Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 2005 Market St., Ste. 2400, Philadelphia, PA 19103, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of

Pennsylvania, at Harrisburg, PA, on 3/16/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **Allstate Insurance Services, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 3100 Sanders Rd., Ste. 201, Northbrook, IL 60062, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/17/26, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN **Vista Precision Solutions, Inc.**, a foreign corporation formed under the laws of the State of California and with its principal office located at 2350 Lindberg Loop, Richland, WA 99354, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/13/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 3/17/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **TIP Strategies, Inc.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Texas.

The address of its principal office is 13492 N Highway 183, Suite 120-254, Austin, TX 78750. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. a3

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NOTICE IS HEREBY GIVEN that **Emigrant Bank**, a foreign corporation formed under the laws of the State of Florida where its principal office is located at 22 Vanderbilt Ave., NY, NY 10017, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/20/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN **FREEDOM FUEL COMTECH, LTD.**, a foreign business corporation incorporated under the laws of Alberta, Canada, with its princ. office located at 525 – 8<sup>th</sup> Ave. SW, 43<sup>rd</sup> Fl., Calgary, Alberta, Canada T2P1G1, 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. a3

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NOTICE IS HEREBY GIVEN **Arlozorov9, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 397 Bridge St., FL. 7, Brooklyn, NY 11201-5247, 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. a3

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NOTICE IS HEREBY GIVEN that **LAW OFFICE OF BRYAN M. M<sup>C</sup>QUILLAN** has filed a Certificate of Incorporation on March 4, 2026 in the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. a3

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NOTICE IS HEREBY GIVEN **Hootsuite Media US Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 111 E 5<sup>th</sup> Ave., Third Fl., Vancouver, BC, Canada V5T4L1, 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. a3

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NOTICE IS HEREBY GIVEN to all creditors and claimants of **Faber, Coe & Gregg of Pennsylvania, Inc.**, a Pennsylvania (PA) corporation, which on 4/18/1940, was incorporated in the Commonwealth of PA, that said company intends to file Articles of Dissolution with the Dept. of State under the provisions of PA Business Corporation Law. The name of its commercial reg'd office provider and the county of venue is c/o: Corporation Service Company, Dauphin County. a3

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NOTICE IS HEREBY GIVEN **REVALIZE, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 50 N Laura St., Ste. 2500, Jacksonville, FL 32202, 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. a3

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NOTICE IS HEREBY GIVEN **Burlington Procurement Company**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 1830 Rte. 130 N., Burlington, NJ 08016, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/20/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 3/11/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **NEIGHBORHOOD LTC PHARMACY INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Nebraska.

The address of its principal office is 300 S 68<sup>th</sup> Street PL, Suite 501, Lincoln, NE 68510. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. a3

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NOTICE IS HEREBY GIVEN that **Diaz Anselmo & Associates, LLC**, a foreign LLC formed under the laws of the State of IL, where its principal office is located at 1771 W. Diehl Rd., #120, Naperville, IL 60563, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 1/14/26, under the provisions of the PA limited liability company law. The registered office in PA shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Dauphin County.

DIAZ ANSELMO, Solicitors  
499 N.W. 70<sup>th</sup> Ave., #309  
Plantation, FL 33317  
a3

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NOTICE IS HEREBY GIVEN that the Shareholders and the Board of Directors of **MKH Chemical Services, Inc.**, a PA corporation, with a registered address at 5235 N. Front St., Harrisburg, PA 17110, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr., Ste. 100  
P.O. Box 673  
Exton, PA 19341-0677  
a3

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NOTICE IS HEREBY GIVEN that **Air Liquide Helium America, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 9811 Katy

Freeway, Ste. 100, Houston, TX 77024, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/20/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **HedgeServ Corporation**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 2300 N Field St., Fl. 21, Dallas, TX 75201, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/17/26, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN **XL ENERGY CORP**, a foreign corporation formed under the laws of the State of New Jersey and with its principal office located at 904 Oak Tree Rd., S. Plainfield, NJ 07080, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/20/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that **CVI OCT Acquisition Trust II**, a foreign business trust formed under the laws of the State of Delaware and its principal office is located at 1601 Utica Ave S, Ste. 1000, Minneapolis, MN 55416, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/26/26, under the provisions of? Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

NOTICE IS HEREBY GIVEN that **Voltic Shipping Corp.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 269 Forbesway Rd, Laughlintown, PA 15655, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/26/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 3/24/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows: **Albert Invent Corp.** c/o C T Corporation System

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 492 9<sup>th</sup> Street, Suite 310, Oakland, CA 94607. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. a3

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NOTICE IS HEREBY GIVEN that Articles of Incorporation – Professional were filed with the Pennsylvania Department of State on 3/23/2026, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Impact Care Medical Services PA South P.C.** a3

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NOTICE IS HEREBY GIVEN that Articles of Incorporation – Professional were filed with the Pennsylvania Department of State on 3/20/2026, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Impact Care Medical Services PA North P.C.** a3

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NOTICE IS HEREBY GIVEN that **SEQUENCE FINTECH, INC.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its

principal office under the laws of its jurisdiction is 112 W 34<sup>th</sup> St., Fl. 18, New York, NY 10120-0001. The Commercial Registered Office provider is PennCorp Servicegroup, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a3

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NOTICE IS HEREBY GIVEN that **INSURANCE EXPRESS.COM, 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 Massachusetts. The address of its principal office under the laws of said jurisdiction is 5 Tiffany Lane, Rockland, MA 02370, and the address of its proposed registered office in Pennsylvania is 600 North Second Street, Harrisburg, PA 17101. a3

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NOTICE IS HEREBY GIVEN **Opus Genetics, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 8 Davis Dr., Ste. 220, Durham, NC 27713-3312, 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. a3

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NOTICE OF INTENTION TO WITHDRAW FROM DOING BUSINESS **Guile Griever Touring, Inc.**, a foreign business corporation incorporated under the laws of New York, intends to withdraw from doing business in this Commonwealth. The address, including street and number, if any, of its principal office under the laws of its jurisdiction is 15821 Ventura Blvd., Suite 370, Encino CA 91436 Its last registered office in this Commonwealth is c/o Corporation Service Company and is deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN **Salveon, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 1200 Westlake Ave. N., Ste. #704, Seattle, WA 98109, 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. a3

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NOTICE IS HEREBY GIVEN **PLAYDROP INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2601 Pennsylvania Ave., Apt. 844, Philadelphia, PA 19130-2388, 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. a3

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NOTICE IS HEREBY GIVEN that a Certificate of Organization of Domestic Limited Liability Company was filed on March 18, 2026, with the Department of State of the Commonwealth of Pennsylvania for **TPG Carrara, LLC**, with the principal place of business being 5300 Derry Street, Harrisburg, PA 17111, under the 1988 Pennsylvania Business Corporation Law, as amended. a3

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NOTICE IS HEREBY GIVEN that **Bill Gosling Outsourcing Corp. (US)** 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 4410 E Claiborne Ste. 235, Hampton, VA 23666, and the address of its proposed registered office in Pennsylvania is 5235 North Front Street Harrisburg, PA 17110. a3

NOTICE IS HEREBY GIVEN that **KastEye, Inc.**, a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 3208 Avenida La Cima, Carlsbad, CA 92009, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/20/25, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 3/20/2026, with respect to a proposed nonprofit corporation, **Flood Mitigation and Creekbank Improvement Coalition of Philadelphia County**, which has been incorporated under the Nonprofit Corporation Law of 1988. The name and county of the commercial registered office provider is c/o Corporation Service Company, Dauphin County. A brief summary of the purpose or purposes for which said corporation is organized is: Engage in study and flood mitigation of channelized bodies of water and creekbanks in Philadelphia County. a3

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## **FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania for **Quarterhill** with a principal place of business located at 2402 Spring Ridge Dr., Ste E Spring Grove, IL 60081-8693. The organization interested in such business is International Road Dynamics Corporation. The Commercial Registered Office provider is Cogency Global Inc in Dauphin county. This was filed in accordance with 54 Pa.C.S. 311. a3

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NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the

conduct of a business under the fictitious name of **Congruex** with its principal office or place of business at 1600 Pearl St., Ste. 300, Boulder, CO 80302. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: CHC Consulting, LLC, 1600 Pearl St, Ste. 300, Boulder, CO 80302. a3

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NOTICE IS HEREBY GIVEN that **Nippon Steel Logistics (U.S.A.), 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 Illinois. The address of its principal office under the laws of said jurisdiction is 1051 Perimeter Drive, Suite 430, Schaumburg, IL 60173, and the address of its proposed registered office in Pennsylvania is 600 North 2<sup>ND</sup> Street, Suite 401 Harrisburg, PA 17101.

a3 Attorney: Benjamin F. Gould

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NOTICE IS HEREBY GIVEN that **Valley Agricultural Software, Inc.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of its jurisdiction is c/o Stephanie Lord, 2323 Crossroads Dr., Ste. 500, Madison, WI 53718-2407. The Commercial Registered Office provider is Cogency Global, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a3

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NOTICE IS HEREBY GIVEN **Pattern Bioscience, Inc.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 9600 Great Hills TRL, Ste. 160 E Austin, TX 78759-63009. The commercial registered office provider is Capitol Corporate Services, Inc. in Dauphin county. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a3

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NOTICE IS HEREBY GIVEN that **Fulcrum Biometrics, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 16108 University Oak, San Antonio, TX 78249, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/25/26, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a3

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## **MISCELLANEOUS NOTICES**

### **NOTICE OF ARTICLES OF AMENDMENT**

NOTICE IS HEREBY GIVEN that on April 2, 2026, **Hershey Trust Company**, with its principal place of business located at 100 Mansion Road East, Hershey, Derry Township, Dauphin County, Pennsylvania, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is to amend and restate Article II of the Articles of Incorporation in its entirety to read as follows:

ARTICLE II: The location and post office address of its principal place of business are 1 East Chocolate Avenue, Suite 400, Hershey, Derry Township, Dauphin County, Pennsylvania 17033.

All interested persons may file comments regarding this amendment, in writing, with the Bureau of Credit Union and Trust Supervision of the Pennsylvania Department of Banking and Securities, electronically at [RA-BNTRUSTSUPRVSNINQ@pa.gov](mailto:RA-BNTRUSTSUPRVSNINQ@pa.gov).

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Website at [www.pabulletin.com](http://www.pabulletin.com)

to determine the due date for filing comments. a3

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## **NAME CHANGE NOTICES**

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

**DOCKET NO: 2025-CV-1210-NC**

### **PETITION FOR CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on February 6, 2026, the Petition of Anneloren Nann Paradine was filed in the above-named court, requesting a decree to change her name from **Anneloren Nann Paradine** to **Anneloren Nann**.

The Court has fixed Tuesday, May 19, 2026 at 1:30 p.m. in Courtroom No. 1, TBD Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. a3

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Advertisements appearing for Third Time

**Miscellaneous Notices**

**SHERIFF SALE**

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

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

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

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

PARCEL NO.: 38-009-045

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

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

SITUTATE in the Lykens

TAX PARCEL No. 38-009-045

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

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

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

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

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

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

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

PROPERTY KNOWN as 312 Bessemer Street, Steelton, Pennsylvania 17113

SEIZED AND SOLD as the property of Johnny H. Rosado under Judgment No. 2020-CV-08537.

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

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

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

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

Advertisements appearing for Third Time

**Miscellaneous Notices**

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

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

WITH all improvements erected thereon.

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

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

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

SEIZED AND TAKEN in execution as the property of Jennifer L. Liartis, Mortgages herein, under Judgment No. 2018-CV-07469-MF

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

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**SALE NO. 5**

**KEVIN T. TONCZYCZYN, ESQUIRE**

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

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

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

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

PARCEL #35-122-036

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

SITUATE in Lower Paxton Township

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

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Advertisements appearing for Third Time

**Miscellaneous Notices**

**SALE NO. 6**

**ROBERT P. DADAY, ESQUIRE**

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

ALL THOSE CERTAIN tracts or parcel of land, together with the improvements thereon erected, situate in the Borough of Highspire, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

**TRACT NO. 1:**

BEGINNING at a point on the south side of Willow Street sixty-five (65) feet east of the southeast corner of Willow Street and Franklin Street; thence eastwardly along the south side of said Willow Street twenty (20) feet to a point; thence southwardly in a line at right angles to said Willow Street one hundred and twenty (120) feet to the northern side of Cherry Alley; thence westwardly along the same twenty (20) feet to a point on lands now or late of Blanch I. Bailey; thence northwardly along the same in a line at right angles to Willow Street one hundred and twenty (120) feet to a point on the south side of Willow Street, the place of BEGINNING.

**TRACT NO. 2:**

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

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

PROPERTY KNOWN as 505 Willow Street, Highspire, Pennsylvania 17034

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 11, 2026, and distributions will be

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

**SALE NO. 7**

**KATHERINE M. WOLF, ESQUIRE**

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

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

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

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

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

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

WITH all improvements erected thereon.

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

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

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2004, in Book 5329, Page 475, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Matthew D. Lower and Monica A. Lower, husband and wife, Mortgagors herein, under Judgment No. 2025-CV-05758

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BEING KNOWN as 1845 Forster Street, Harrisburg, PA 17103

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

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

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

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

**PARCEL NO. 1**

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

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

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

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

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

**PARCEL NO. 2**

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

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

SUBJECT TO valid restrictions of record.

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

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

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

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

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

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

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

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

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

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

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

PREMISES Being: 895 Shawnee Drive, Harrisburg, PA 17112

PARCEL ID: 68-017-005

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

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

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

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

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

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

**Parcel B:**

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

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

HAVING constructed thereon a one-story residence.

**Parcel A:**

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

CONTAINING 8,000 square feet.

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

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

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

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 11, 2026, and distributions will be

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

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

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

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

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

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

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

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

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

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

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

**TRACT No. 1**

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

**TRACT No. 2**

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

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

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

**TRACT No. 3**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PREMISES Being: 99 SHELL STREET, Harrisburg, PA 17109

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

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

**SALE NO. 23**

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

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

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

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

HAVING thereon erected a dwelling house and other improvements.

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

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

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

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

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

**SALE NO. 24**

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

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

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

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**Miscellaneous Notices**

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

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

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

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

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

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

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

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

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

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

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

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**SALE NO. 25**

**ERIC ROCHKIND, ESQUIRE**

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

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

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

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

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

PREMISES BEING: 631 Dunkle Street, Harrisburg, PA 17104

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

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

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

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**Miscellaneous Notices**

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

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

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

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

PREMISES BEING: 542 Schuylkill Street, Harrisburg, PA 17110

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

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

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

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

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

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

BEING KNOWN AS 1612 BRIGGS STREET.

TAX ID#: 08-009-020

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

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

1612 Briggs Street, Harrisburg, PA 17103

TAX PARCEL Number: 08-009-020

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

with State Street sixty-seven (67) feet to a post and to the line of the property of now or formerly the heirs of Mrs. Eckert, deceased; thence towards Second Street along the division lines of Lots Nos. 19 and 18 as laid out in the general Plan of Maclaysburg in the Orphans' Court Docket "D", Page 209, said line being the division line of the property of now or formerly the heirs of Mrs. Eckert, deceased, and the property hereby conveyed forty-six (46) feet, more or less, to a post, line late of F. Jordon, Esquire; thence by a line parallel with Church Alley, being the division line between the property late of F. Jordan (or Jordon), Esquire, and the property conveyed, sixty-six (66) feet seven and three-quarters (7  $\frac{3}{4}$ ) inches to the place of BEGINNING.

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

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

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

PREMISES BEING: 204 State Street, Harrisburg, PA 17101

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

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

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

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

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

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hundred (100) feet west of the northwest corner of 19<sup>th</sup> and Holly Streets; thence northwardly along other lands now or late of Edwin M. Hershey and through the partition dividing the house hereby conveyed from the adjoining house and beyond, one hundred (100) feet to a ten (10) feet wide alley; thence westwardly along the southern side of said ten (10) feet wide alley twenty (20) feet to a point; thence southwardly at right angles to Holly Street along lands now or formerly of Edwin M. Hershey, one hundred (100) feet to a point on the north side of Holly Street; thence eastwardly along the north side of Holly Street twenty (20) feet to a point, the place of BEGINNING.

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

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

HAVING THEREON ERECTED THE WESTERN ONE-HALF (½) PART OF A BRICK DWELLING HOUSE KNOWN AND NUMBERED AS: 1848 HOLLY STREET, HARRISBURG, PA 17104

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

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

PREMISES BEING: 1848 Holly Street, Harrisburg, PA 17104

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**SALE NO. 37  
ROBERT P. WENDT, ESQUIRE  
JUDGMENT AMOUNT: \$144,442.89**

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

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

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

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

CONTAINING 17,800 square feet, more or less.

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

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

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

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

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**SALE NO. 38  
JEFFREY S. CIANCIULLI, ESQUIRE  
JUDGMENT AMOUNT: \$11,270,511.16**

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

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

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**Miscellaneous Notices**

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

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

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

PARCEL No. 36-007-081

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

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

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

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

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

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**Miscellaneous Notices**

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

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

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

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

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

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

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

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

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**Miscellaneous Notices**

**CONDITIONS OF SALE**

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

**TERMS**

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

Nicholas Chimienti, Jr.  
Sheriff of Dauphin County  
February 5, 2026

m20-a3

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

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

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**ATTORNEY 3 (NON SUPERVISORY):** SERS is currently recruiting for an Attorney 3 position within our Chief Counsel's Office in Harrisburg, Pennsylvania. We are seeking an experienced attorney with a strong background in transactional law and an interest in serving the public through complex and meaningful work involving contracts, investments, procurement, and related business law matters. Salary: \$88,235 – \$134,162 annually; Schedule: Full time, 37.5 hours/week, flexible start times; Harrisburg, PA (hybrid telework available up to 3 days/week after onboarding); Application Deadline: April 3, 2026, at 11:59 PM Eastern; Division: SERS Chief Counsel's Office. Appl online [here](#). m27-a10

**JUDICIAL LAW CLERK FOR THE HONORABLE MARY JANE BOWES:** This full-time position serving as a law clerk to the Honorable Mary Jane Bowes of the Superior Court of Pennsylvania requires outstanding research and writing skills. The location for this position is Pittsburgh, PA. This position is effective for an initial period of one year. Candidates must possess a J.D. and must be admitted to and in active standing with the practice of law before the Supreme Court of PA. A criminal background check is required. Interested candidates should apply at [Search for Jobs](#). \* This is a state-level position with a 35-hour work week, 13 paid holidays, and possible remote work at the discretion of Judge Bowes. m27-a10

**JUDICIAL LAW CLERK FOR THE HONORABLE ALICE DUBOW:** This position requires legal research, legal analysis, and drafting of memoranda, opinions, and other dispositions of issues raised on appeal before the Superior Court of Pennsylvania. Candidates must possess a J.D. and must be admitted to and in active standing with the practice of law before the Supreme Court of PA. The location for this position is Philadelphia, PA. A criminal background check is required. Interested candidates should apply at [Search for Jobs](#). \*This is a state-level position with a 35-hour work week, 13 paid holidays, and possible remote work at the discretion of Judge Dubow. m27-a10

**ATTORNEY 1-CRIMINAL TEAM:** The Superior Court of PA is currently hiring for an Attorney 1 on the 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. The primary location for this position will be in Philadelphia, Harrisburg or Pittsburgh. Opportunity for hybrid work schedule after first 6 months of employment. Candidates must possess a J.D. and must be admitted to and in active standing with the practice of law before the Supreme Court of PA. A criminal background check is required. Click [here](#) to apply and submit a resume, cover letter and a list of references. a3-17

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**ATTORNEY:** The PA Office of Attorney General is seeking an attorney to work in the Litigation Section in Harrisburg. Attorneys in this section defend claims involving civil rights, constitutional law, and employment law, while representing the Commonwealth, the OAG, the Governor, and other Commonwealth agencies, officials, and employees. Please click [here](#) for additional position information and instructions on applying. Contact [Halle](#) if you have any questions! a3-17

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