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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 21, 2022, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

ROBERT FLACCO, ESQUIRE

CASE NUMBER: 2014-CV-8321-MF

JUDGMENT AMOUNT: \$85,490.57

ALL THAT CERTAIN lot or piece of land situated in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, as shown on the revised plan of "Boulevard Park", as laid out on May 5, 1946, by Howard A. LeVan, Jr., and recorded in the Office of the Recorder of Deeds in and for Dauphin County as aforesaid on Wall Plan No. 6, to wit:

BEGINNING at a point on the eastern side of Durham Road, which point is seventy-five (75) feet north of the northeastern corner of Durham and Greenawalt Roads; thence in an eastwardly direction along the *northern (*erroneously appears as southern on prior deed) lot line of Lot No. 158, a distance of sixty-six (66) feet to a point; thence in a northwardly direction, a distance of fifty and seventy-nine one hundredths (50.79) feet to a point; thence in a westwardly direction along a line at right angles to Durham Road and through Lot No. 159, a distance of sixty-six (66) feet to a point on the eastern line of Durham Road; thence in a southwardly direction along the eastern line of Durham Road, a distance of fifty and seventy-nine one hundredths (50.79) feet, the PLACE OF BEGINNING.

BEING part of Lot No. 159 in Plan of "Boulevard Park" aforesaid.

HAVING THEREON ERECTED a one story ranch type dwelling house known and numbered as 3905 Durham Road.

BEING KNOWN AS: 3905 DURHAM ROAD, HARRISBURG, PA 17110

PROPERTY ID: 62-015-142

TITLE TO SAID PREMISES IS VESTED IN MICHAEL T. TAYLOR AND RONALD M. COTTINGHAM, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM JEFFREY BENNETT AND BETSY L. BENNETT, HUSBAND AND WIFE DATED 09/28/1990 RECORDED 09/28/1990 IN BOOK NO. 1482 PAGE 403.

SEIZED AND SOLD as the property of Michael T. Taylor and Ronald M. Cottingham under judgment # 2014-CV-08321

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2

ROBERT FLACCO, ESQUIRE

CASE NUMBER: 2021-CV-05122-MF

JUDGMENT AMOUNT: \$100,061.09

ALL THAT CERTAIN tract of land situate in the Fourteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the eastern right-of-way line of Pennwood Road, a distance of 100.00 feet from the northeast corner of Pennwood Road and Graham Street; thence south 77 degrees 17 minutes east a distance of 100.00 feet to a railroad spike on the western right-of-way line of Joseph Street; thence along the western right-of-way line north 12 degrees 43 minutes east a distance of 85.00 feet to an iron pin in the center of Martina Street, now vacated by Ordinance No. 100, Session of 1968; thence along the center line of vacated Martin Street north 77 degrees 17 minutes west a distance of 100.00 feet to an iron pin on the eastern right-of-way line of Pennwood Road; thence along the eastern right-of-way line of Pennwood Road south 12 degrees 43 minutes west a distance of 85.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 0.195 plus/minus acres.

HAVING thereon erected a building known as No. 3015 Pennwood Road.

UNDER AND SUBJECT, nevertheless, to all conditions, restrictions, easements and rights of way of prior record.

BEING KNOWN AS: 3015 PENNWOOD RD., HARRISBURG, PA 17110

PROPERTY ID: 14-029-011-000-0000

TITLE TO SAID PREMISES IS VESTED IN BY FRANKLIN C. HARP AND SUE A. HARP DEED FROM KATHRYN E. ASHLEY, DATED 12/10/1991 RECORDED 12/17/1991 IN BOOK NO. 1670, PAGE 339

SEIZED AND SOLD as the property of Sue A. Harp under judgment # 2021-CV-05122

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 16, 2022,

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

SALE NO. 3

NICHOLAS J. ZABALA, ESQUIRE
JUDGMENT AMOUNT: \$164,580.88

ALL THAT CERTAIN tract of land situate in the Township of Wayne, County of Dauphin and Commonwealth of Pennsylvania, known as Lot No. 5 on the Subdivision Plan of Bruce A. and Joy F. Snyder as recorded in Plan Book Volume 4, Page 13, bounded and described as follows, to wit:

BEGINNING at a point on the center line of Carsonville Road, LR 22003, at the northeast corner of Lot No. 6 on said plan;

THENCE through the said Carsonville Road, north eighty-six degrees thirty-two minutes east (N 86 degrees 32 minutes E) one hundred sixty (160) feet to Lot No. 4;

THENCE along the same south three degrees twenty-eight minutes east (S 3 degrees 28 minutes E) two hundred nineteen and eighty-four hundredths (219.84) feet to Lot No. 1;

THENCE along the same south eighty-six degrees thirty-two minutes west (S 86 degrees 32 minutes W) one hundred sixty (160) feet to Lot No. 6;

THENCE along the same north three degrees twenty-eight minutes west (N 3 degrees 28 minutes W) two hundred nineteen and eighty-four hundredths (219.84) feet to the place of BEGINNING.

BEING KNOWN AS: 1093 POWELLS VALLEY ROAD, HALIFAX, PA 17032

PROPERTY ID NUMBER: 67-005-117-000-0000

BEING THE SAME PREMISES WHICH ERIC Y. KUHN, AN UNMARRIED MAN AND THERESA A. KUHN, WHO ERRONEOUSLY ACQUIRED TITLE AS THERESA A. KHUNS, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE BY DEED DATED 9/8/2016 AND RECORDED 9/15/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER 20160023951, GRANTED AND CONVEYED UNTO THERESA A. KUHN AND DOLLIE A. BECKELHIEMER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

SEIZED AND SOLD as the property of Dollie A. Beckelhiemer and Theresa A. Kuhns under judgment # 2018-CV-02262

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4

KENYA BATES, ESQUIRE
JUDGMENT AMOUNT: \$108,573.44

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

BEGINNING at a point on the northerly line of Lincoln Street, which point is 50 feet east of the northeasterly corner of Daron Alley and Lincoln Street; thence north 43 degrees 00 minutes west, 145.5 feet to a point; thence north 47 degrees 00 minutes east 50 feet to a point; thence south 43 degrees 00 minutes east, 145.5 feet to a point on the northerly line of Lincoln Street aforesaid; thence along same south 47 degrees 00 minutes west 50 feet to a point, the place of BEGINNING.

ALSO KNOWN as 155 Lincoln Street, Steelton, PA 17113-2254

PARCEL ID: 60-005-010

BEING THE SAME premises which Lester L. Wigington and Evon M. Wigington by deed dated June 17, 1977 and recorded in the Office of Recorder of Deeds of Dauphin County on June 21, 1977 at Book U63 and Page 256 granted and conveyed unto Lester L. Wigington, a single man.

SEIZED AND SOLD as the property of Lester M. Wigington, Executor to the Estate of Lester L. Wigington, deceased under judgment # 2021-CV-00529

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5

MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$237,918.75

PROPERTY SITUATE in WAYNE TOWNSHIP, Dauphin County, Pennsylvania

TAX ID No. 67-010-031-000-0000

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND LOCATED IN WAYNE

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

BEGINNING AT A RAILROAD SPIKE WITH SAID RAILROAD SPIKE BEING LOCATED IN SHEETZ ROAD AND SAID RAILROAD SPIKE ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF THE LOT HEREIN-DESCRIBED; THENCE ALONG OTHER LANDS OF MARY M. MYERS, SOUTH SEVENTY-SEVEN DEGREES THIRTY-ONE MINUTES THREE SECONDS WEST, EIGHT HUNDRED FORTY AND FOUR HUNDREDTHS FEET (SOUTH 77 DEGREES 31 MINUTES 03 SECONDS WEST, 840.04 FEET) TO AN IRON BAR; THENCE ALONG LANDS PARTIALLY OF JAY MILLER AND PARTIALLY OF WILLIAM HARPER, NORTH SEVENTEEN DEGREES ZERO MINUTES WEST ONE HUNDRED FIFTY FEET (NORTH 17 DEGREES 00 MINUTES WEST, 150 FEET) TO A RAILROAD SPIKE; THENCE ALONG LANDS NOW OR FORMERLY OF LLOYD REIGEL AND BETTY REIGEL NORTH SEVENTY-SEVEN DEGREES THIRTY MINUTES EAST, EIGHT HUNDRED FORTY-THREE AND NINETY-SIX HUNDREDTHS FEET (NORTH 77 DEGREES 30 MINUTES EAST, 843.96 FEET) TO A RAILROAD SPIKE, WITH SAID RAILROAD SPIKE BEING IN SHEETZ ROAD; THENCE SOUTH FIFTEEN DEGREES THIRTY MINUTES EAST ONE HUNDRED FIFTY FEET (SOUTH 15 DEGREES 30 MINUTES EAST, 150 FEET) TO A RAILROAD SPIKE, THE POINT AND PLACE OF BEGINNING.

THE AFORESAID LOT BEING DESIGNATED AS LOT NO. 3 ON A SUBDIVISION PLAN PREPARED BY JOHN A. BUBB, PROFESSIONAL ENGINEER, WITH SAID SUBDIVISION PLAN BEING DATED APRIL 15, 1996, AND PREPARED FOR MARY M. MYERS. SAID SUBDIVISION PLAN IS RECORDED IN PLAN BOOK "J", VOLUME 6, PAGE 81, IN THE RECORDER OF DEEDS OFFICE OF DAUPHIN COUNTY.

BEING THE SAME PREMISES WHICH TODD L. BOYER, BY DEED DATED 05/09/2013 AND RECORDED 05/14/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF DAUPHIN AS DEED INSTRUMENT NO. 20130014829, GRANTED AND CONVEYED UNTO TIMOTHY W. CAMPBELL AND CHRISTINE M. CAMPBELL, HUSBAND AND WIFE, IN FEE.

SEIZED AND SOLD as the property of TIMOTHY W. CAMPBELL and CHRISTINE M. CAMPBELL by virtue of a writ of execution No. 2016-CV-8759-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$44,554.46

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

BEGINNING from the south side of Center Street, at the division wall of a two story frame double dwelling; thence along said division wall south thirteen degrees (13°) east, one hundred sixty-five feet (165') to Cherry Alley; thence along said alley, south seventy-seven degrees (77°) west, sixteen and one-half feet (16 ½') to Lot No. 216 in the general plan of Millersburg; thence along said Lot No. 216, north thirteen degrees (13°) west, one hundred sixty-five feet (165') to Center Street; thence along said Center Street, north seventy-seven degrees (77°) east, sixteen and one-half feet (16 ½') to the place of BEGINNING.

BEING the western quarter of Lot No. 230 as marked and designated on the general plan of Millersburg Borough.

HAVING thereon erected one-half of a double three story frame dwelling, being known as and numbered 416 Center Street, Millersburg, Pennsylvania.

IT BEING the same premises which Frances M. Manning, single, by a deed dated April 27, 2007 and to be recorded herewith in the Recorder of Deeds Office of Dauphin County, granted and conveyed unto Laura Lennox, the MORTGAGOR herein.

BEING KNOWN AS: 416 CENTER STREET, MILLERSBURG, PA 17061

PROPERTY ID NUMBER: 45-005-031

BEING THE SAME PREMISES WHICH FRANCES M. MANNING BY DEED DATED 4/27/2007 AND RECORDED 5/2/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT INSTRUMENT 20070017437, GRANTED AND CONVEYED UNTO LAURA LENNOX.

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SEIZED AND SOLD as the property of Leslie Byrd solely in her capacity as heir of Laura Lennox, deceased; Lois Byrd solely in her capacity as heir of Laura Lennox, deceased; Linda Shomper solely in her capacity as heir of Laura Lennox, deceased; United States of America under judgment # 2020-CV-02378

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$82,679.38

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TENTH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTERN CORNER OF JEFFERSON AND EMERALD STREETS; THENCE SOUTHWARDLY BY THE EASTERN LINE OF JEFFERSON STREET, 16 FEET 6 INCHES TO THE CENTER OF A STONE AND BRICK DIVIDING WALL; THENCE EASTWARDLY BY THE CENTER LINE OF SAID WALL AND BEYOND, 100 FEET TO A 10 FEET WIDE ALLEY; THENCE NORTHWARDLY BY THE WESTERN LINE OF SAID ALLEY 16 FEET AND 6 INCHES TO EMERALD STREET; AND THENCE WESTWARDLY BY THE SOUTHERN LINE OF EMERALD STREET, 100 FEET TO THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS 2263 JEFFERSON STREET, HARRISBURG, PENNSYLVANIA 17110.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED 08/11/1997 AND RECORDED 08/01/1997 AMONG THE LAND RECORDS OF DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN LIBER/BOOK 2911, FOLIO/PAGE 276, WAS GRANTED AND CONVEYED BY AND BETWEEN GERALD C. PARR & DONNA T. PARR, UNTO ANNETTE JONES-WILLIAMS.

BEING KNOWN AS: 2263 JEFFERSON STREET, HARRISBURG, PA 17110

PROPERTY ID: 10-011-020-000-0000

TITLE TO SAID PREMISES IS VESTED IN ANNETTE JONES-WILLIAMS BY DEED FROM GERALD C. PARR AND DONNA T. PARR, HIS WIFE DATED 08/11/1997 RECORDED 08/14/1997 IN BOOK NO. 2911 PAGE 276 INSTRUMENT NUMBER 19970027461.

SEIZED AND SOLD as the property of Annette Jones Williams under Judgment # 2019-CV-06798

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

MATTHEW FISSEL, ESQUIRE

JUDGMENT AMOUNT: \$38,268.25

PROPERTY SITUATE in the BOROUGH OF STEELTON, Dauphin County, Pennsylvania

TAX ID No. 57-012-002-000-0000

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

BEGINNING at a point on the eastern line of Fifth Street, which point is 60 feet distant in a southerly direction from the intersection of Hoffer Alley and Fifth Street and on the division line separating a double two and one half story frame dwelling house; thence eastwardly at right angles along a line running through the center of said partition wall and along that line extending a distance of 90 feet to Sixth Street; thence southwardly along the line of Sixth Street 60 feet to a point; thence westwardly at right angles to last mentioned line 90 feet to the eastern line of Fifth Street; thence northwardly along the said line of Fifth Street 60 feet to the point of BEGINNING.

BEING Lots Nos. 35, 36 and 37 on Plan of Lots of an Extension of Steelton, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book "G", Page 2.

BEING THE SAME PREMISES which Milica Gojmerac, widow, by deed dated 06/30/1995 and recorded 07/06/1995 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 2435, Page 556, granted and conveyed unto Steven A. Berry and Maria E. Berry, husband and wife, in fee.

SEIZED AND SOLD as the Property of STEVEN A. BERRY AND MARIA E. BERRY

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by virtue of a writ of execution No. 2019-CV-4231-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9
ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$106,431.65

ALL THAT CERTAIN PIECE OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE IN THE 14TH WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF BY ERNEST J. WALKER, PROFESSIONAL ENGINEER, DATED NOVEMBER 30, 1968, AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF PENNWOOD ROAD (55 FEET WIDE), AND ANGENESE STREET (40 FEET WIDE); THENCE ALONG THE EAST SIDE OF PENNWOOD ROAD, NORTH 13 DEGREES 45 MINUTES EAST, 65 FEET TO A CORNER OF LOT NO. 221 ON THE HERINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LOT, SOUTH 76 DEGREES 15 MINUTES EAST, 95 FEET TO THE WEST SIDE OF JOSEPH ALLEY (15 FEET WIDE); THENCE ALONG THE WEST SIDE OF JOSEPH ALLEY, SOUTH 13 DEGREES 45 MINUTES WEST, 65 FEET TO THE NORTH SIDE OF ANGENESE STREET; THENCE ALONG SAME, NORTH 76 DEGREES 15 MINUTES WEST, 95 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOTS NOS. 218, 219 AND 220, ON PLAN OF LOTS LAID OUT BY HOFFER AND ALRICKS, AS RECORDED IN PLAN BOOK B, PAGE 28, DAUPHIN COUNTY RECORDS.

HAVING THEREON ERECTED A DWELLING KNOWN AS 3133 PENNWOOD ROAD, HARRISBURG, PENNSYLVANIA.

BEING KNOWN AS: 3133 PENNWOOD ROAD, HARRISBURG, PA 17110

PROPERTY ID: 14-015-015-000-0000

TITLE TO SAID PREMISES IS VESTED IN MARTHA A. MUMMA, SINGLE WOMAN BY DEED FROM JOHN L. MOORE, III, ALSO KNOWN AS JOHN LEE MOORE, III, MARRIED MAN DATED 11/16/2004

RECORDED 12/07/2004 IN BOOK NO. 5794 PAGE 165.

MARTHA A. MUMMA DIED ON OR ABOUT 08/29/2019.

SEIZED AND SOLD as the property of unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Martha A. Mumma under judgment # 2020-CV-06920

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12
CRISTINA L. CONNOR, ESQUIRE
JUDGMENT AMOUNT: \$31,554.53

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

ALL THAT CERTAIN lot of piece of land situate in the Ninth Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the west side of North Twelfth Street, two hundred four (204) feet seven and one half (7 ½) inches south of the southwest corner of said Twelfth and Walnut Street, which point is at or opposite the center of the partition wall between houses Nos. 52 and 54 North Twelfth Street, and running westwardly through the center of said partition wall one hundred eight (108) feet, more or less, to a line now or late of D. Creider; thence northwardly along the same twenty (20) feet, more or less, to land now or late of E. L. Engle; thence eastwardly along the same at right angles to said Twelfth Street one hundred one (101) feet, more or less, to the west side of said Twelfth Street; thence southwardly along the same nineteen (19) feet four and one half (4 ½) inches to the place of BEGINNING.

BEING KNOWN and numbered as 54 North 12th Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL NO.: 09-005-031-000-0000

BEING THE SAME property conveyed to John Achenbach, no marital status shown who acquired title by virtue of a deed from Daniel L. Schubert, no marital status shown, dated September 12, 2014, recorded September 22, 2014, at Instrument Number 20140022625,

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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 John Achenbach, no marital status shown, Mortgagors herein, under Judgment No. 2019-CV-05599-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$456,793.97

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES, situate, lying and being in the Township of Lower Paxton, in the County of Dauphin and Commonwealth of Pennsylvania, known as Lot No. 17 of Section VII, Phase I, Forest Hills Final Subdivision Plan, Sheet 1 of 1, as reviewed by the Dauphin County Planning Commission on March 28, 1994, recommended for approval by the Planning Commission of Lower Paxton Township on April 13, 1994 and approved by the Board of Supervisors of Lower Paxton Township May 2, 1994, as revised and reaffirmed by the Board of Supervisors on September 12, 1994, and recorded in the Office of the Recorder of Deeds in and for Dauphin County on September 13, 1994 in Plan Book "W", Volume 5, Page 13.

BEING KNOWN AS: 4226 PROSPEROUS DRIVE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-010-181-000-0000

BEING THE SAME PREMISES WHICH DAVID E. IONNI AND ANITA M. IONNI, HUSBAND AND WIFE BY DEED DATED 8/16/2007 AND RECORDED 8/17/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 20070033372, GRANTED AND CONVEYED UNTO DUNG T. DUONG AND TRANG T. PHAM, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Dung T. Duong and Trang T. Pham under judgment # 2018-CV-04047

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15
ALICIA SANDOVAL, ESQUIRE
JUDGMENT AMOUNT: \$287,004.55

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

BEGINNING at a point along the southern side of Tyler Drive on the hereinafter mentioned Plan of Lots; thence along the line of adjoinder between Lot No. 114A and 114B south 34 degrees 06 minutes 00 seconds east, a distance of 146.52 feet to a point; thence along lands now or late of Mary A. Martz south 58 degrees 15 minutes 00 seconds west, a distance of 100.36 feet to a point; thence along the western side of Allegheny Drive north 31 degrees 45 minutes 00 seconds west a distance of 128.13 feet to a curve; thence by a curve to the right, having a radius of 15.00 feet an arc length of 22.95 feet to a point on the southern side of Allegheny Drive; thence along Allegheny Drive north 55 degrees 54 minutes 00 seconds east a distance of 79.99 feet to the point and place of BEGINNING.

BEING Lot No. 114A, on the Final Subdivision Plan of Section I Devonshire Heights. Said Plan is recorded in the Dauphin County Recorder's Office in Plan Book L-4, Page 57.

BEING Parcel Number 35-047-182-000-0000 BEING the same premises which Shearer, Inc., Builder and Developer, a Pennsylvania Corporation, and Colonial Woods Builders, a Partnership, by deed dated November 10, 1988 and recorded September 26, 1989 in Dauphin County in Record Book 1327, Page 565, conveyed unto Kenneth L. Hill and Roberta V. Hill, his wife, in fee. Kenneth L. Hill died on March 11, 2018, whereby title vested solely in Roberta V. Hill by operation of law. Roberta V. Hill died intestate on February 7, 2020.

BEING PREMISES: 471 Allegheny Drive, Harrisburg, PA 17112

SITUATE IN the Township of Lower Paxton TAX PARCEL: 35-047-182-000-0000

PREMISES BEING: 471 Allegheny Drive, Harrisburg, PA 17112

SEIZED AND SOLD as the property of Shawn Hill, known heir of Roberta V. Hill and the unknown heirs, successors and assigns and all persons, firms, or associations claiming right,

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Title and Interest under Roberta V. Hill Judgment # 2020-CV-7080

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$177,178.77

ALL THAT CERTAIN lot or piece of ground, together with improvements thereon erected, situate in Swatara Township, County of Dauphin, Commonwealth of Pennsylvania and described according to a subdivision plan for Rolling Ridge by Herbert Associates, Inc., Consulting Engineers, Harrisburg, Pennsylvania, dated February 8, 1977, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Cardinal Drive (60 feet wide) said beginning point being at the distance of 800.49 feet measured southwardly from the bed of Chambers Hill Road (L.R. 22018); thence extending from said beginning point along the westerly side of Cardinal Drive south 10 degrees 53 minutes 00 seconds east a distance of 80.00 feet to a point a corner of Lot Number 190; thence extending along the same south 79 degrees 07 minutes 00 seconds west a distance of 100.00 feet to a point on a line of land now or late of Abner Cassel; thence extending along the same north 10 degrees 53 minutes 00 seconds west a distance of 80.00 feet to a point a corner of Lot Number 192; thence extending along the same north 79 degrees 07 minutes 00 seconds east a distance of 100.00 feet to the point and place of BEGINNING.

CONTAINING in Area 8,000.00 square feet.
TAX PARCEL NO. 63-076-054-000-0000
PREMISES BEING: 585 Cardinal Drive, Harrisburg, Pennsylvania 17111

BEING THE SAME premises which TRI-COUNTY INSURANCE COMPANY (A PENNSYLVANIA CORPORATION) AND BARODE CORPORATION (A PENNSYLVANIA CORPORATION) by deed dated April 22, 1978 and recorded April 23, 1978 in Deed Book B-65, Page 819, granted and conveyed unto Neil Eugene Penvose a/k/a Neil E. Penvose and Michelle D. Penvose, husband and wife. The said Neil Eugene Penvose a/k/a Neil E. Penvose died on May 1, 2018 thereby vesting title in his surviving spouse Michelle D. Penvose by operation of law. The said Michelle

D. Penvose died on June 19, 2020. Letters of Administration were granted to Brook E. Penvose and Jon Erik Penvose, Executor of the Estate of Michelle D. Penvose on July 10, 2020.

SEIZED AND SOLD as the property of Jon Erik Penvose, Co-Executor of the Estate of Michelle Penvose and Brook E. Penvose, Co-Executor of the Estate of Michelle Penvose, under judgment # 2021-CV-4418

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17
MICHELLE PIERRO, ESQUIRE
JUDGMENT AMOUNT \$524,044.25

ALL THAT CERTAIN PROPERTY SITUATED IN THE LOWER PAXTON TOWNSHIP OF HARRISBURG IN THE COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 09/08/2010 AND RECORDED 09/08/2010, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED INSTRUMENT NO. 20100026170.

HAVING thereon erected a single family dwelling known and numbered as 4989 Westchester Drive, Harrisburg, PA 17112.

BEING TAX PARCEL NO. 35-014-314-000-0000

PREMISES BEING: 4989 WESTCHESTER DRIVE, HARRISBURG, PA 17112

BEING the same premises which Richard K. Mahan, Jr. and Jacqueline S. Mahan, by deed dated 09/08/2010, and recorded deed 09/08/2010, in the Office of the Recorder of Deeds in and for the County of Dauphin, Instrument No. 20100026170, granted and conveyed unto, Richard K. Mahan, in fee.

SEIZED AND TAKEN in execution as the property of Richard K. Mahan, Mortgagors herein, under Judgment No. 2021-CV-07954.

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for First Time

Miscellaneous Notices

SALE NO. 18
ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$297,697.59

ALL THAT CERTAIN tract or parcel of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot Number Three (3) of a Preliminary/Final Subdivision Plan, of Spring Creek Estates, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "X", Volume "6", Pages "13, 14, & 15", more particularly bounded and described as follows to wit:

BEGINNING at a point on the western right-of-way line of Harvest Drive, said point also being the southeast corner of Lot 2; thence along the western right-of-way line of Harvest Drive a curve to the right having a radius of 250.00 feet with an arc length 79.23 feet to a point; thence continuing along the western right-of-way line of Harvest Drive south 17 degrees 37 minutes 00 seconds east 19.88 feet to a point; thence along the dividing line between Lot 3 and Lot 4 south 72 degrees 23 minutes 00 seconds west 282.00 feet to a point; thence along lands now or formerly of Twin Lakes Park South north 17 degrees 37 minutes 00 seconds west 90.00 feet to a point; thence along the dividing line between Lot 3 and Lot 2 north 72 degrees 23 minutes 00 seconds east 225.80 feet to a point; thence continuing along the dividing line between Lot 3 and Lot 2 north 54 degrees 13 minutes 30 seconds east 25.00 feet to a point on the western right-of-way line of Harvest Drive, the place of BEGINNING.

COMMONLY KNOWN as: 730 Harvest Drive, Harrisburg, PA 17111

BEING KNOWN AS: 730 HARVEST DR., HARRISBURG, PA 17111

PROPERTY ID: 35-077-035-000-0000

TITLE TO SAID PREMISES IS VESTED IN DONALD WILSON BY DEED FROM DONALD WILSON AND BERNICE WILSON, HUSBAND AND WIFE DATED 01/09/2018 RECORDED 01/29/2018 IN INSTRUMENT NUMBER 20180002314.

SEIZED AND SOLD as the property of Donald Wilson under judgment # 2019-CV-06190

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
KENYA BATES, ESQUIRE
JUDGMENT AMOUNT: \$57,967.91

ALL THAT CERTAIN lot or piece of land, situate in the 9th Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, being Lot No. 32, Block C, Plan of Wilson Park Homes, Inc., and Harris Park Homes, Inc., recorded in Wall Map Book at Page 8, and bounded and described in accordance with a survey and plan thereof, made by Robert G. Hartman, Jr., Professional Engineer, dated September 15, 1978 as follows, to wit:

BEGINNING at a point on the south side of Rumson Drive (50 feet wide) said point being 144.51 feet from a point of tangency dividing Lot Nos. 36 and 37 marked by a concrete monument which terminate the westerly end of a curved line having a radius of 148.64 feet; thence along premises known as No. 2975 Rumson Drive, south 00 degrees 58 minutes east 115 feet to a point; thence south 89 degrees 2 minutes west, 36.51 feet to a corner of premises known as No. 2965 Rumson Drive; thence along said premises and passing through the center of a partition wall, north 00 degrees 58 minutes west, 115 feet to a point on the south side of Rumson Drive, aforesaid; thence along the same, north 89 degrees 2 minutes east 36.51 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a two-story brick dwelling known as No. 2971 Rumson Drive.

BEING THE SAME PREMISES as Christopher Dellmuth, by deed dated November 30, 2006, and recorded on December 12, 2006, by the Dauphin County Recorder of Deeds as Instrument No. 20060050434, granted and conveyed unto Charles W. Dillard, Jr., an individual, now deceased.

TAX PARCEL # 09-103-027-000-0000

PREMISES BEING: 2971 Rumson Drive, Harrisburg, PA 17104

SEIZED, taken in execution and to be sold as the property of any and all known and unknown, heirs, executors, administrators and devisees of Charles W. Dillard, Jr., deceased and Latisha Watlington as heir to the Estate of Charles W. Dillard, Jr., now deceased, under Judgment No. 2021-CV-6103.

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 20
MICHELLE PIERRO, ESQUIRE
JUDGMENT AMOUNT: \$113,749.38

ALL THAT CERTAIN PROPERTY SITUATED IN THE 11th WARD OF HARRISBURG IN THE COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 12/08/1988 AND RECORDED 12/09/1988, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED BOOK 1209, PAGE 601.

HAVING thereon erected a single family dwelling known and numbered as 1911 Penn Street, Harrisburg, PA 17102.

BEING TAX PARCEL NO. 11-007-046
PREMISES BEING: 1911 PENN STREET, HARRISBURG, PA 17102

BEING THE SAME premises which Ellen B. Shoemaker, single woman, by F. Wells Shoemaker, her attorney in fact, by deed dated 12/08/1988, and recorded deed 12/09/1988, in the Office of the Recorder of Deeds in and for the County of Dauphin, Book 1209, Page 601, granted and conveyed unto, Richard A. Houston, in fee.

SEIZED AND TAKEN in execution as the property of David A. Houston, Personal Representative of Estate of Richard A. Houston, Richard A. Houston, deceased, mortgagors herein, under Judgment No. 2020-CV-2266.

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21
GREGORY JAVARDIAN, ESQUIRE
JUDGMENT AMOUNT: \$41,989.76

ALL THAT CERTAIN tract or parcel of land situate in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, with any improvements erected thereon, being Lot No. 130 as shown on Subdivision Plan of Deer Path Woods, Phase III, Section 2, prepared by Gerrit J. Betz Associates, Inc., dated March 8, 1984 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Subdivision Plan Book X, Volume 3, Page 56, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Deer Path Road (50 feet wide) at a corner of Lot

No. 131; thence extending from said point of beginning and along Lot No. 131 north 78° 22' 10" east the distance of 106.19 feet to a point in line of Lot No. 135; thence extending along Lot No. 135 south 24° 37' 11" east the distance of 98.55 feet to a point in line of Deer Path Woods, Phase I; thence extending along said last mentioned lands the three (3) following courses and distances; (1) 21 south 70° 51' 49" west the distance of 70 feet to a point and (2) south 22° 48' 58" west the distance of 53.09 feet to a point in line of said lands, and (3) north 67° 14' 2" west the distance of 114.29 feet to a point on the easterly side of Deer Path Road; thence extending along said side of Deer Path Road, on the arc of a circle curving to the left having a radius of 200 feet the arc length of 80 feet to the first mentioned point and place of BEGINNING.

Having thereon erected known and numbered as 2048 Deer Path Road, Harrisburg, PA 17110
BEING TAX PARCEL NO. 62-060-148-000-0000

PREMISES BEING: 2048 Deer Path Road, Harrisburg, PA 17110

BEING THE SAME PREMISES which Matthew H. Sieg and Jodi L. Sieg, by deed dated April 30, 2002 and recorded May 3, 2002 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 4372, Page 579, granted and conveyed unto Sylvia L. Turner.

SYLVIA L. TURNER departed this life on October 7, 2018.

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

SEIZED AND TAKEN in execution as the property of Vincent Turner, Personal Representative of the Estate of Sylvia L. Turner, deceased, Mortgagors herein, under Judgment No. 2020 CV 2119

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for First Time

Miscellaneous Notices

SALE NO. 22
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$102,776.80

ALL THAT CERTAIN parcel of land situate in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, being more fully bounded and described on the Plan of Lots of Ridgeway Knolls, which plan is dated April 20, 1956, recorded in the Recorder's Office of Dauphin County, Pennsylvania, in Plan Book T, Page 61, as follows, to wit:

LOT 4, Block "D", beginning at a point where the division line between Lots 3 and 4 intersects with the northwesterly side of Belair Road; thence north 34 degrees 14 minutes west, along the division line between Lots 3 and 4, Block D, a distance of 110 feet to a point; thence north 55 degrees 46 minutes east, a distance of 82.86 feet to a point; thence south 27 degrees 38 minutes east, along the division line between Lots 4 and 5, Block D, a distance of 112.54 feet to a point; thence in an arc along the curving northwesterly side of Belair Road, created by a 271.09 foot radius, a distance of 31.22 feet to the terminal point of curvature; thence continuing along the northwesterly side of Belair Road south 55 degrees 46 minutes west, a distance of 38.78 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 title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 3416 BELAIR ROAD, HARRISBURG, PA 17109

PARCEL #: 62-024-194-000-0000

BEING THE SAME PREMISES WHICH PI Capitol, LLC by deed dated April 15, 2013 and recorded April 16, 2013, at the Dauphin County, PA Recorder of Deeds Office at Instrument No. 2013-0011605, granted and conveyed unto Shirley J. Williamson.

TO BE SOLD AS THE PROPERTY OF SHIRLEY J. WILLIAMSON UNDER JUDGMENT NO. 2021 CV 9647 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 16, 2022,

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

SALE NO. 24
JILL MANUEL-COUGHILIN, ESQUIRE
JUDGMENT AMOUNT: \$110,364.48

ALL THAT CERTAIN lot or parcel of land, situate in Lower Swatara Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by William B. Whittock, Professional Engineer, dated October 2, 1970, as follows:

BEGINNING at a point on the northern right of way line of Market Street Extended, said point being located and referenced south 76 degrees 16 minutes 20 seconds east, a distance of 175 feet from the northeast corner of Market Street Extended and Mountain View Drive; THENCE along Lot No. 1-F, Section A, Plan of Rosedale, north 13 degrees 43 minutes 40 seconds east, a distance of 120 feet to a point; THENCE along land of Donald Shope south 76 degrees 16 minutes 20 seconds east, a distance of 40 feet to a point; THENCE along Lot No. 2-8, Section 8, Rosedale, south 13 degrees 43 minutes 40 seconds west, a distance of 120 feet to a point on the northern right of way line of Market Street Extended; THENCE along the same north 76 degrees 16 minutes 20 seconds west, a distance of 40 feet to a point, the place of BEGINNING.

BEING LOT No. 2-A on Plan of Section B, Rosedale, said Plan is recorded in Plan Book H, Volume 2, Page 35, Dauphin County Records.

HAVING THEREON erected a two story brick and frame dwelling.

BEING known and numbered as 2087 Market Street Extended, Middletown, Pennsylvania.

BEING TAX PARCEL NO. 36-012-082-000-0000

PREMISES BEING: 2087 Market St. Extended, Middletown, Pennsylvania 17057

BEING THE SAME PREMISES which Richard J. Bauer, by his agent, James R. Bauer, by Powers of Attorney dated August 18, 2009, by deed dated October 26, 2012 and recorded in the Office of the Recorder of Deeds of Dauphin County on November 1, 2012 in Instrument No. 20120032388, granted and conveyed unto Stephanie M. Foster.

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 Stephanie M. Anderson a/k/a

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Miscellaneous Notices

Stephanie M. Foster, Mortgagor(s) herein, under Judgment No. 2020 CV 2615 MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25

JILL MANUEL-COUGHILIN, ESQUIRE
JUDGMENT AMOUNT: \$85,830.66

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE 6TH WARD OF THE CITY OF HARRISBURG, COUNTY OF DAUPHIN, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE WEST SIDE OF NORTH FOURTH STREET BETWEEN SAYFORD AND CALDER STREETS AT THE NORTHERN LINE OF LOT NOW OR FORMERLY OF BESSIE THOMAS AND RUNNING THENCE WESTWARDLY AT RIGHT ANGLES TO SAID FOURTH STREET, SIXTY (60) FEET TO LINE OF LAND NOW OR FORMERLY OF MRS. E. REHER; THENCE NORTHWARDLY PARALLEL WITH SAID FOURTH STREET, FOURTEEN (14) FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH SAYFORD STREET, SIXTY (60) FEET TO THE WEST SIDE OF SAID FOURTH STREET; THENCE SOUTHWARDLY ALONG THE WEST SIDE OF SAID FOURTH STREET, FOURTEEN (14) FEET TO THE PLACE OF BEGINNING.

HAVING thereon erected residential dwelling known and numbered as 1324 North Fourth Street, Harrisburg, Pennsylvania 17102

BEING TAX PARCEL NO. 06-031-006-000-0000

PREMISES BEING: 1324 North Fourth Street, Harrisburg, Pennsylvania 17102

BEING THE SAME PREMISES which Logan S. Jones and Joelle R. Jones, formerly known as Joelle R. Lanbright, by deed dated 9/24/2013

and recorded in the Office of the Recorder of Deeds of Dauphin County on 10/1/2013 in Instrument No. 20130030715, granted and conveyed unto Phyllis M. Little a/k/a Phyllis Little.

PHYLLIS M. LITTLE a/k/a Phyllis Little departed this earth on 4/5/2021.

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 Ronald D. Butler, as Administrator of the Estate Phyllis M. Little a/k/a Phyllis Little, deceased, Mortgagor(s) herein, under Judgment No. 2021-CV-09922-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

MICHELLE PIERRO, ESQUIRE
JUDGMENT AMOUNT: \$113,412.43

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

BEGINNING at a point in the westerly right-of-way line of Wyeth Street (35 feet wide), said point being located the following two (2) courses from a 5/8 inch steel re-bar set at the intersection of the southerly right-of-way line of Reily Street (80 feet wide) and said westerly line of Wyeth Street; (1) south sixteen (16) degrees, twenty-eight (28) minutes, nineteen (19) seconds east, one hundred seventeen and fifty-nine hundredths (117.59) feet to a 5/8 inch steel re-bar set on said westerly line of Wyeth Street; (2) south twelve (12) degrees, ten (10) minutes, twenty (20) seconds east, ten and forty-four hundredths (10.44) feet to a point; thence along said westerly line of Wyeth Street, south twelve (12) degrees, ten (10) minutes, twenty (20)

Advertisements appearing for First Time

Miscellaneous Notices

seconds west, twenty and six hundredths (20.06) feet to a point at the northeast corner of Lot No. 56, as shown on a Subdivision Plan dated March 25, 1991 and revised August 1, 1991 for Market Place Townhouses for The City of Harrisburg, prepared by C. W. Junkins Associates, Inc. and recorded in the Land Records of Dauphin County; thence along the northerly line of Lot No. 56, south seventy-three (73) degrees, thirty-three (33) minutes, forty-one (41) seconds west, seventy-seven and seventy-six hundredths (77.76) feet to a point in line of Lot No. 45 of said plan; thence along the easterly side of said Lot No. 45 and Lot No. 44, north sixteen (16) degrees, twenty-six (26) minutes, nineteen (19) seconds west, twenty (20.00) feet to a point at the southwest corner of Lot No. 58 of said Plan; thence along the southerly line of said Lot No. 58, north seventy-three (73) degrees, thirty-three (33) minutes, forty-one (41) seconds east, seventy-nine and twenty-two hundredths (79.22) feet to a point in the aforesaid westerly line of Wyeth Street, the place of BEGINNING.

CONTAINING 1,570 square feet of land.

BEING Lot 57 on the Preliminary/Final Subdivision Plan of Market Place Townhouses recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "G", Volume 5, Pages 31 and 37, inclusive, being known as 1410 Wyeth Street, Harrisburg, PA

HAVING thereon erected a dwelling known and numbered as 1410 Wyeth Street, Harrisburg, PA, 17102.

BEING TAX PARCEL NO. 06-018-024

PREMISES BEING: 1410 Wyeth Street, Harrisburg, PA, 17102

BEING the same premises which The Redevelopment Authority of the City of Harrisburg, by deed dated October 28, 1996, and recorded January 2, 1997; in the Office of the Recorder of Deeds in and for the County of Dauphin, Deed Book 2767, Page 612, granted and conveyed unto, Tracy Curtis Bogans, a single man, in fee.

SEIZED AND TAKEN in execution as the property of Tracy Curtis Bogans, Mortgagors herein, under Judgment No. 2015-CV-3549-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

KENYA BATES, ESQUIRE

JUDGMENT AMOUNT: \$60,381.86

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

BEGINNING at a point in the public road leading from Brisener's Mill eastwardly and known as the Round Top Road in the line of adjoining lands of the parties of the second part hereto; thence northwardly thirty-six (36) degrees nineteen (19) minutes east ninety-eight and five-tenth (98.5) feet to a point in the line of lands of ED Costel; thence along said Costel Lands south sixty-six (66) degrees eleven (11) minutes east two hundred eighty-three and seventy five hundredths (283.75) feet to a pin; thence south thirty-two (32) degrees east one hundred thirty-five and seventy-five hundredth (135.75) feet to a pin; thence south forty-six (46) degree thirty-three (33) minutes west one hundred twenty-three and thirty-eight hundredth (123.38) feet to a pin in the eastern line of lands of Grace Kennedy; thence north sixty-seven (67) degrees thirty-one (31) minutes west along said Kennedy lands one hundred sixty-six and twenty-five hundredth (166.25) feet to a point at the corner of other lands of the parties of the second part hereto; thence north thirty-one (31) degrees thirty-eight (38) minutes east along other lands of the parties of the second part hereto one hundred and eighty-six hundredths (110.86) feet to a pin and thence north sixty six degrees forty-five (45) minutes west still along said other lands of the parties of the second part hereto two hundred seventeen and twenty-five hundredth (217.25) feet to a point the place of BEGINNING.

BEING KNOWN as No. 1384 Roundtop Road.

TAX PARCEL No. 34-003-035-000-0000

BEING the same premises which, Mary E. McCann a/k/a Mary A. McCann by deed dated May 30, 1997 and recorded June 5, 1997 in Bk. # 2862 and Page 348 in the Office of the Recorder of Deeds in Dauphin County granted and conveyed unto Gerald E. Menear, Jr.

SEIZED AND SOLD as the property of Gerald E. Menear, Jr. and Jacqueline Menear a/k/a Jacqueline Menear under judgment # 2020-CV-10661

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for First Time

Miscellaneous Notices

SALE NO. 28
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$75,596.36

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

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

BEGINNING at a point on the east side of Twenty-ninth Street, also known as South Twenty-ninth Street 67.50 feet south of Elm Street, at line of Property No. 304 South Twenty-ninth Street; thence eastwardly through the center partition of a pair of frame houses along said line 180 feet to Thirtieth Street; thence southwardly along said Thirtieth Street, 22.50 feet more or less to the line of land now or formerly of Charles A. Hook; thence westwardly, along said land of Charles A. Hook 180 feet to Twenty-ninth Street; thence northwardly along said Twenty-ninth Street 22.50 feet more or less to line of Property No. 304 South Twenty-ninth Street 67.50 feet south of Elm Street, the place of BEGINNING.

BEING part of Block Numbered 27 on Plan of Lots laid out by David Mumma.

HAVING thereon erected a frame dwelling house.

BEING known and numbered as 306 South 29th Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL NO.: 50-009-011-000-0000

BEING the same property conveyed to Teresa Martinez who acquired title by virtue of a deed from Wells Fargo Bank, N.A., as trustee for the certificate holders, Park Place Securities, Inc., Asset-Backed through certificates Series 2005-WCW2 by Countrywide Home Loans, Inc. It's Attorney in fact by Power of Attorney recorded simultaneously herewith, dated December 14, 2006, recorded February 8, 2007, at Instrument Number 20070005634, 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 Teresa Martinez, Mortgagors herein, under Judgment No. 2021-CV-6953-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 16, 2022, and distributions will be made in accordance

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

SALE NO. 29
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$159,129.47

PROPERTY SITUATE in the Susquehanna Township, Dauphin County, Pennsylvania
TAX ID No. 62-015-126

ALL THAT CERTAIN lot or piece of land situate in Susquehanna Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey by R & R Associates, dated December 12, 1979, as follows, to wit:

BEGINNING at a point on the west side of North Sixth Street (80 feet wide) (formerly Fifth Street), at a corner of Lot No. 134, on the hereinafter mentioned Plan of Lots; thence along the west side of North Sixth Street, south 13 degrees west, 62.75 feet to the northern end of the 15 feet radius curve which connects the west side of North Sixth Street and the north side of Heister Road (60 feet wide); thence in a southwesterly direction on said curve to the right, having a radius of 15.00 feet, the arc distance of 22.3 feet to a point on the north side of Heister Road; thence along the north side of Heister Road, north 81 degrees 50 minutes west, 71.4 feet to a corner of a piece of land conveyed to Richard L. Bennar; thence along said land, north 14 degrees 49 minutes east, 86.24 feet to a point in line of Lot No. 134 aforesaid; thence along the southern line of said lot, south 75 degrees 17 minutes east, 82.23 feet to the point and place of BEGINNING.

BEING the greater part of Lot No. 135 on the Revised Plan of Boulevard Park, as recorded in Wall Map Book at Page 6.

HAVING THEREON ERECTED a 1 ½ story brick dwelling known and numbered as 3800 N. 6th Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Carl E. Heininger, a single man, by deed dated 03/23/2009 and recorded 03/26/2009 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20090009110, granted and conveyed unto Theodis S. Stevens and Thelma Stevens, husband and wife, in fee.

SEIZED AND SOLD as the property of THEODIS S. STEVENS AND THELMA STEVENS by virtue of a writ of execution No. 2021-CV-9042-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 16, 2022,

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

SALE NO. 30

KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$109,562.47

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

ALL THAT CERTAIN parcel of land situated in the Borough of Hummelstown, County of Dauphin, Commonwealth of Pennsylvania being known and designated as follows:

BEGINNING on the south side of Second St. on a corner of Lot now or formerly of Fay Gipe Ludwick, thence south to said Lot and through the center of the partition wall between house numbers 301 and 303 West Second St., Hummelstown, PA, and beyond 116 feet to land now or formerly of Emma S. Hubbs, thence by the same west 40 feet to land now or formerly of Henry Gable Estate, thence north by the same 116 feet to Second St., and thence east along the south side of Second St. 40 feet to the place of BEGINNING.

BEING KNOWN and numbered as 303 West 2nd Street, Hummelstown, PA 17036.

WITH all improvements erected thereon.

PARCEL NO.: 31-023-015-000-0000

BEING the same property conveyed to Joseph J. O'Connell and Mary Ann O'Connell, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Clair Myerlane Coons and Miriam E. Coons, his wife, dated June 6, 1972, recorded June 6, 1972, at Document ID 6308, and recorded in Book 58-L, Page 10, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

INFORMATIONAL NOTE: Joseph J. O'Connell died on September 6, 2009, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Mary Ann O'Connell.

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 Joseph J. O'Connell and Mary Ann O'Connell, his wife, Mortgageors herein, under Judgment No. 2021 CV 6573 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 16, 2022, and distributions will be made in accordance

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

SALE NO. 31

PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: CARLOS FERNANDEZ
VEGA

JACQUELINE GUZMAN HERNANDEZ
ROBERT P. DADAY, ESQUIRE
JUDGMENT AMOUNT: \$3,094.32

ALL THAT CERTAIN tract or parcel of lands and premises, situate, lying and being in the Borough of Steelton, Dauphin County and Commonwealth of Pennsylvania, to wit:

BEGINNING at a point on the south side of Adams Street 20 feet east of the division line between Lots No. 37 and 38 on Plan of Lots hereinafter, mentioned, which point is also described as being 295.20 feet east of the southeast corner of Adams and Bailey Streets; thence southwardly along said division line, at right angles to Adams Street, 150 feet to Water Alley (unopened); thence eastwardly along the northern side of Water Alley 78 feet, more or less, to Harrisburg Street; thence northwardly along the western side of Harrisburg Street 150 feet to Adams Street; thence westwardly along the south side of Adams Street 79 feet, more or less, to a point the place of BEGINNING.

TAX PARCEL No.: 59-006-050-000-0000

PROPERTY KNOWN as 190 N. Harrisburg Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Carlos Fernandez Vega and Jacqueline Guzman Hernandez under judgment # 2019-CV-05851

CASE NO. 2019-CV-05851-MU

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 32

PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: JHONNY H. ROSADO
ROBERT P. DADAY, ESQUIRE
JUDGMENT AMOUNT: \$3,327.08

ALL THAT PROPERTY located in Steelton Borough, Dauphin County, and Commonwealth of Pennsylvania; to wit:

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BEING KNOWN and numbered as Nos. 168 and 170 Lincoln Street, in the said Borough and described as follows, viz:

SITUATE on the South side of said Lincoln Street and fronting 25 feet thereon, and extending in depth same width 175 feet to Ridge Street.

TAX PARCEL No.: 59-007-008-000-0000

PROPERTY KNOWN as 168 Lincoln Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Jhonny H. Rosado under judgment # 2019-CV-04622

CASE NO. 2019-CV-04622-MU

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE 33

**PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: TRACEY L. ARNOLD
ROBERT P. DADAY, ESQUIRE
JUDGMENT AMOUNT: \$2,447.13**

ALL THAT CERTAIN land in the Second Ward of the Borough of Steelton, Dauphin County, Pennsylvania, more fully described and bounded as follows:

BEGINNING at a point on the western boundary line of South Second Street; thence westwardly along land now or formerly of Adolf P. Johanson one hundred (100) feet to River Alley; thence southwardly along River Alley twelve and one half (12 ½) feet to land now or formerly of Charles M. Couffer; thence eastwardly along land now or formerly of Charles M. Couffer one hundred (100) feet to South Second Street; thence northwardly along South Second Street twelve and one half (12 ½) feet to land now or formerly of Adolf P. Johanson and to the point of BEGINNING.

TAX PARCEL No.: 58-014-010-000-0000

PROPERTY KNOWN as 318 ½ S. 2nd Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Tracey L. Arnold under judgment # 2019-CV-05386

CASE NO. 2019-CV-05386-MU

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34

**CASE NUMBER: 2021-CV-08930-MF
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$119,153.72**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Swatara, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated January 29, 1969, as follows:

BEGINNING at a point on the eastern (erroneously described in prior deeds as southern) side of Sixth Avenue, said point being 60 feet south of the southern line of State Street and at the dividing line between Lots Nos. 49 and 50 on the hereinafter mentioned Plan of Lots; thence along said dividing line south 70 degrees east 102 feet to a corner of Lot No. 38 on said Plan of Lots; thence along Lots Nos. 38 and 37 south 20 degrees west 60 feet to a point at the dividing line between Lots Nos. 51 and 52; thence along said dividing line north 70 degrees west 102 feet to a point on the eastern line of Sixth Avenue; thence along the same north 20 degrees east 60 feet to the point and place of BEGINNING.

BEING Lots Nos. 50 and 51 on the Plan of Lots known as "Gorop's Addition to Oberlin Gardens", said plan being recorded in Plan Book "P", Page 81, Dauphin County records.

HAVING thereon erected a one story masonry dwelling known as No. 1130 Sixth Avenue.

BEING KNOWN AS: 1130 6TH AVE., HARRISBURG, PA 17113

PROPERTY ID: 63-028-011

TITLE TO SAID PREMISES IS VESTED IN CHARLES WILLIAM JOHNSON AND JESSIE B. JOHNSON BY DEED FROM NORMA B. ZELKO AND ANTHONY ZELKO, JR. DATED 02/11/1969 RECORDED 02/13/1969 IN BOOK NO. N54 PAGE 285. JESSIE B. JOHNSON DIED ON 06/09/2003.

SEIZED AND SOLD as the property of Charles William Johnson under judgment # 2021-CV-08930

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 16, 2022, 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

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$50,928.21

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

BEGINNING on the eastern right-of-way line of Fulton Street (a 30-foot wide street) at the dividing line of Lots Nos. 39 and 40 as shown on a Subdivision Plan dated March 25, 1991 and revised August 1, 1991 for Market Place Townhouse for the City of Harrisburg prepared by C.W. Junkins Association, Inc. (the "Plan"); thence along said right-of-way line of Fulton Street, north 19 degrees 39 minutes 03 seconds west, a distance of 20.00 feet to a point, said point being at the dividing line of Lots Nos. 38 and 39 on the Plan; thence along said dividing line, north 70 degrees 20 minutes 57 seconds east, a distance of 62.01 feet to a point; thence south 16 degrees 26 minutes 19 seconds east, a distance of 5.08 feet to a point; thence south 41 degrees 26 minutes 19 seconds east, a distance of 16.08 feet to a point, said point being at the common dividing line of Lots 62, 39 and 40; thence along the dividing line of Lots Nos. 39 and 40, south 70 degrees 20 minutes 57 seconds west, a distance of 67.69 feet to a point, the place of BEGINNING.

BEING Lot No. 39 on the Preliminary/Final Subdivision Plan of Market Place Townhouses recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "G", Volume 5, Pages 31 through 37, inclusive.

THE GRANTEE, by acceptance of this deed, agrees that this property shall be subject to real estate taxes for perpetuity.

IN ADDITION to the property conveyed hereunder, there is also conveyed a membership in the Market Place Homeowner's Association and, by acceptance of this Deed and conveyance, Grantee agrees to be bound by the regulations and assessments of the aforesaid Homeowner's Association.

NO PERSON shall be deprived of the right to live in this property or to purchase this property by reason of race, creed, color, sex or national origin.

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 referenced to in the prior

deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1421 FULTON STREET, HARRISBURG, PA 17102

PARCEL #: 06-018-017

BEING THE SAME PREMISES WHICH the Redevelopment Authority of the City of Harrisburg, by deed dated June 13, 2001 and recorded June 15, 2001, Dauphin County Recorder of Deeds Book 4004, Page 477, granted and conveyed unto Judith A. Robinson a/k/a Judith Zielinski. Judith A. Robinson a/k/a Judith Zielinski died intestate on May 20, 2019.

TO BE SOLD AS THE PROPERTY OF DANIEL C. ZIELINSKI, KNOWN HEIR OF JUDITH ZIELINSKI F/K/A JUDITH A. ROBINSON, DECEASED AND THE UNKNOWN HEIRS OF JUDITH ZIELINSKI F/K/A JUDITH A. ROBINSON, DECEASED UNDER JUDGMENT NO. 2021 CV 9221 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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$94,587.49

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

BEGINNING at a point on Bellevue Road, on line of other land of Ray S. Shoemaker; thence southwardly at right angles to the Bellevue Road 100 feet to a point on an unnamed alley; thence westwardly on the line of said unnamed alley 30 feet to another unnamed alley; thence northwardly on the line of last mentioned alley 100 feet to Bellevue Road; thence eastwardly on the line of said Bellevue Road 30 feet to a point. the place of BEGINNING.

BEING KNOWN AS (for informational purposes only): 1841 Bellevue Road, Harrisburg, PA 17104

BEING THE SAME PREMISES which Paul C. Chubb and Josephine P. Chubb, his wife, by their deed dated September 20, 1995, and recorded in the Office for the Recording of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2484, Page 352,

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granted and conveyed unto Desbele R. Berhe and Janine R. Berhe, in fee.

ALSO BEING THE SAME PREMISES which Desbele R. Berhe and Janine R. Berhe, by their deed dated September 1, 1999 and recorded in the Office for the Recording of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3503, Page 565, granted and conveyed unto Janine R. Berhe, in fee.

ALSO BEING THE SAME PREMISES which Janine R. Berhe, by their deed dated February 8, 2001 and recorded in the Office for the Recording of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3872, Page 507, granted and conveyed unto Flora R. Jackson and Janine R. Berhe, in fee.

SEIZED AND SOLD as the property of Desbele R. Berhe, Janine R. Berhe and Flora R. Jackson under judgment number 2017-CV-7029-MF

PARCEL #: 09-059-005

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37

**SAMANTHA GABLE, ESQUIRE
JUDGMENT AMOUNT: \$109,185.64**

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND with the buildings and improvements thereon erected situate in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly line of North 14th Street, which point is 195 feet southwardly at the southeasterly corner of 14th and Calder Streets and at the southerly line of property now or late of Franklin D. Goodhart, et ux:

THENCE along same north 78° 45' east, 100 feet to a stake on the westerly line of Augusta Street.

THENCE along same south 11° 15' east, 38 feet to a stake at the northerly line of property now or late of Robert H. Bogar, et ux;

THENCE along same south 78° 45' west, 100 feet to a stake on the easterly line of North 14th Street aforesaid;

THENCE along same north 11° 15' west, 38 feet to a point, the place of BEGINNING.

PARCEL # 07-078-053-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1313 North 14th Street, Harrisburg, PA 17103

BEING THE SAME PREMISES, which James B. Richardson, Jr. and Loretta O. Richardson by deed dated April 6, 1995 and recorded May 10, 1995 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 2406, Page 558 granted and conveyed unto Loretta O. Richardson in fee. AND THE SAID Loretta O. Richardson passed away on or about August 22, 2019, thereby passing title of the subject premises unto Keith Richardson, Mark Richardson, and Craig Richardson, known heirs of Loretta O. Richardson, as well as any unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Loretta O. Richardson, deceased.

SEIZED AND SOLD as the property of unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Loretta O. Richardson, deceased; Keith Richardson, known heir of Loretta O. Richardson, deceased; Mark Richardson, known heir of Loretta O. Richardson, deceased and Craig Richardson, known heir of Loretta O. Richardson, deceased under judgment number 2020-CV-01971-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38

**PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: JAMES N. TATE
DOROTHY WINFIELD TATE
ROBERT P. DADAY, ESQUIRE
JUDGMENT AMOUNT: \$5,918.45**

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

TRACT NO. 1: BEGINNING at the northwest corner of Franklin and Front Streets in the said Borough of Steelton; thence northwardly along Front Street forty-six (46) feet six (6) inches, more or less, to the line of Lot No. 3, in said Plan; thence westwardly at right angles to Front Street one hundred two (102) feet, more or less, to property now or late of Pennsylvania Railroad Company; thence southwardly along said property now or late of Pennsylvania Railroad

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Company fifty (50) feet, more or less, to Franklin Street; thence eastwardly along Franklin Street, one hundred (100) feet, more or less, to the point of BEGINNING.

TAX PARCEL No.: 60-016-017-000-0000
PROPERTY KNOWN as 704 N. Front Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of James N. Tate Dorothy Winfield Tate under judgment # 2019-CV-09796

CASE NO. 2019-CV-09796-MU

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 39

DAVID W. RAPHAEL, ESQUIRE

JUDGMENT AMOUNT: \$24,093.86

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

BEGINNING at a point on the southern line of Hillsdale Road at the eastern line of Lot No. 9 on hereinafter mentioned plan; thence in a southeastwardly direction along said line two hundred one and two-tenths (201.2) feet to a point at the northern line of Lot No. 8 on hereinafter mentioned plan now or late of William R. Dixon, et ux; thence along said line in a northeastwardly direction one hundred fifty (150) feet to the western line of Lot No. 5 on hereinafter mentioned plan; thence along said line in a northwestwardly direction one hundred ninety-two and five-tenths (192.5) feet to a point on the southern line of Hillsdale Road; thence in a southwestwardly direction along the southern line of Hillsdale Road one hundred sixty (160) feet to a point, the place of BEGINNING.

BEING Lot No. 7, Section F on Plan of Colonial Crest as recorded in Plan Book S, Page 62 and revised in Plan Book A, Volume 2, Page 100.

BEING THE SAME premises conveyed to Patricia A. Aulenbach from Robert A. Aulenbach and Patricia A. Aulenbach, husband and wife, by a certain deed dated June 29, 2007 and recorded in the Recorder of Deeds of Dauphin County on July 27, 2007 at Instrument No.: 20070030131.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges,

hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

SEIZED AND SOLD as the property of Patricia A. Aulenbach and Robert A. Aulenbach, Jr. and United States of America under judgment # 2021-CV-10153

Parcel #: 35-026-003

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, May 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALENO. 40

PLAINTIFF: STEELTON-HIGHSPIRE

SCHOOL DISTRICT

DEFENDANT: DOLORES A. ROBINSON

ROBERT P. DADAY, ESQUIRE

JUDGMENT AMOUNT: \$3,310.01

ALL THAT CERTAIN lot or piece of ground with improvements erected thereon situate in the Borough of Steelton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on Bent Avenue, now Elm Street, at the corner of Lots numbered four (4) and five (5); thence eastwardly along the line of said Elm Street, twenty-five (25) feet to the corner or Lot Number six (6); thence southwardly along the line of last said lot one hundred nineteen and two tenths (119.2) feet to Hill Alley; thence westwardly along the line of said alley, twenty-five and nine tenths (25.9) feet, more or less, to the line of Lot Number four (4) aforesaid, now or formerly the property of Anthony Proud, and thence by the last said line one hundred twenty-five and fifteen hundredths (125.15) feet, more or less, to Elm Street, the place of BEGINNING.

TAX PARCEL No.: 58-009-009-000-0000

PROPERTY KNOWN as 220 Elm Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Dolores A. Robinson under judgment # 2019-CV-05591-MU

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 16, 2022, and distributions will be made in accordance

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

SALE NO. 41
ROSEMARIE DIAMOND, ESQUIRE
JUDGMENT AMOUNT: \$114,992.31

PROPERTY SITUATE in the 11th WARD OF THE CITY OF HARRISBURG, Dauphin County, Pennsylvania

TAX ID No. 11-007-055-000-0000

ALL THAT CERTAIN lot or piece of land situate in the 11th Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with survey and plan thereof made by D.P. Raffensperger Associates, Engineers and Surveyors, dated November 14, 1972 as follows:

BEGINNING at the point on the west side of Penn Street said point being 16 feet north of northwest corner of Delaware and Penn Streets; thence along premises known as No. 1924 Penn Street and passing through the center of a partition wall, south 69 degrees west 61 feet to a point on the east side of a three feet wide private alley, thence along the same north 21 degrees west 15 feet to a corner of premises known as 1928 Penn Street; thence along said premises and passing through the center partition wall, north 69 degrees east 61 feet to a point on the west side of Penn Street aforesaid; thence along the same south 21 degrees east 15 feet to the point and place of the BEGINNING.

HAVING thereon erected a three story brick dwelling.

BEING THE SAME PREMISE which Maurice Norman, by deed dated 05/10/2013 and recorded 05/10/2013 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20130014540, granted and conveyed unto Eileen Norman, in fee.

SEIZED AND SOLD as the property of EILEEN NORMAN by virtue of a writ of execution No. 2020-CV-01973-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$68,713.75

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

TAX ID No.: 10-020-009

ALL THAT CERTAIN place or parcel of land situate in the 10th 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 March 13, 1981, as follows:

BEGINNING at a point on the west side of North Sixth Street, said point being 259 feet north of the northwest corner of North Sixth Street and Wiconisco Street; thence along premises known as No. 2724 North Sixth Street and passing through the center of a partition wall, south 79 degrees 15 minutes west a distance of 90 feet to a point on the east side of Mer Alley; thence along the same north 10 degrees 45 minutes west a distance of 19 feet to a corner of premises known as No. 2728 North Sixth Street; thence along said premises north 79 degrees 15 minutes east a distance of 90 feet to a point on the west side of North Sixth Street, aforesaid; thence along the same south 10 degrees 45 minutes east, a distance of 19 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a two and one-half story brick dwelling.

PREMISES BEING: 2726 North 6th Street, Harrisburg, PA 17110

BEING the same premises which Steven J. Toomey and Michael A. Toomey, by deed dated 10/26/2007 and recorded 10/30/2007, in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20070043658, granted and conveyed unto William R. Soto and Arlene A. Soto, his wife.

SEIZED AND SOLD as the property of WILLIAM R. SOTO AND ARLENE A. SOTO, HIS WIFE by virtue of a writ of execution No. 2020-CV-01318-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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43
MARK K. EMERY, ESQUIRE
JUDGMENT AMOUNT: \$17,937.18

PREMISES being: 545 S. 23rd Street, City of Harrisburg, Dauphin County, PA 17104

PARCEL NUMBER: 13-044-027-000-0000

ALL THAT CERTAIN lot of ground with improvements thereon consisting of a two and one-half story frame house, situate in the 13th

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Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the eastern line of 23rd Street, 164 feet distant northwardly from the northern line of Brookwood Street, which point is the center line of a block of two frame dwelling houses, thence, running eastwardly through the center of said frame house, 115 feet to Karper Alley; thence southwardly along the western line of Karper Alley 20 feet to a point; thence westwardly parallel with Brookwood Street, 115 feet to 23rd Street; thence northwardly along the eastern line of 23rd Street, 20 feet to the place of BEGINNING

TITLE TO SAID premises is vested in John K. Morant by deed from Keylink Global, LLC, dated August 29, 2019 and recorded on September 19, 2019 with the Office of the Recorder of Deeds in Dauphin County as Instrument # 20190023570.

SEIZED AND SOLD as the property of John K. Morant under judgment # 2021-CV-03318

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 16, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
February 10, 2022

m25-a8

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

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