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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, July 20, 2023 at 10:00 A.M., the following real estate, to wit:

SALE NO. 1
MATTHEW C. FALLINGS, ESQUIRE
JUDGMENT AMOUNT: \$173,580.37

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

BEGINNING AT A BRAD IN PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 22001, WHICH BRAD IS IN THE NORTHERN LINE OF LANDS NOW OR LATE OF CLOVERLY FARMS; THENCE THROUGH SAID HIGHWAY, NORTH TWELVE (12) DEGREES FORTY-THREE (43) MINUTES WEST, ONE HUNDRED FORTY-SEVEN AND FOUR-TENTHS (147.4) FEET TO A BRAD; THENCE CONTINUING THROUGH SAID HIGHWAY, NORTH SEVEN (07) DEGREES TWENTY-TWO (22) MINUTES WEST, TWO HUNDRED SEVENTY-TWO AND NINETY-TWO ONE-HUNDREDTHS (272.92) FEET TO A BRAD; THENCE ALONG LANDS NOW OR LATE OF STEVE WILLIAMS, ET UX., NORTH EIGHTY-ONE (81) DEGREES THIRTEEN (13) MINUTES EAST, TWO HUNDRED NINETY-THREE AND SEVENTY-EIGHT ONE-HUNDREDTHS (293.78) FEET TO AN IRON PIN AT LANDS NOW OR FORMERLY OF WILLIAM LENTZ, ET UX.; THENCE ALONG SAME, SOUTH FOUR (04) DEGREES THIRTY (30) MINUTES WEST, FOUR HUNDRED TWO AND SEVENTY-ONE ONE-HUNDREDTHS (402.71) FEET TO A POST; THENCE SOUTH SEVENTY-SEVEN (77) DEGREES ZERO (00) MINUTES WEST, TWO HUNDRED SIXTY-ONE AND SEVENTEEN ONE-HUNDREDTHS (261.17) FEET TO A BRAD, THE POINT AND PLACE OF BEGINNING.

PARCEL NUMBER: 65-021-011-000-0000
PROPERTY ADDRESS: 476 Shippen Dam Road, Millersburg, PA 17061

BEING the same premises which Rackensar Investment Group, LLC, a New Jersey Limited

Liability Company by deed dated October 25, 2018 and recorded in the Office of Recorder of Deeds of Dauphin County on November 27, 2018 at Instrument Number 20180029699 granted and conveyed unto Patricia A. Eckert and Kristian Eurich.

SEIZED AND SOLD as the property of Kristian Eurich, individually and in his capacity as Administrator of the Estate of Patricia A. Eckert, deceased and Patricia A. Eckert under judgment #2022-CV-05292

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2
DANIELLE M. DiLEVA, ESQUIRE
JUDGMENT AMOUNT: \$111,878.14

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

EACH of said lots front twenty feet on Sixth Street and extending in depth one hundred and thirty feet to Long Alley. AND having thereon erected a frame dwelling house numbered 3863 North Sixth Street.

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

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

BEING THE SAME PREMISES WHICH NATHAN T. BENINTENDE AND MICHELLE L. BENINTENDE N/K/A MICHELLE L. LUNGER BY DEED DATED 11/30/2005 AND RECORDED 1/3/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 6347 AT PAGE 164, GRANTED AND CONVEYED UNTO ANGELA M. WILLIAMS.

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 3
JUDGEMENT AMOUNT: \$235,340.82
ROBERT CROWLEY, ESQUIRE
CASE NUMBER: 2022-CV-08479

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

BEGINNING at a point on the eastern side of a cul-de-sac forming the eastern end of Evergreen Lane, and which point is the southeast corner of Lot No. 64 on the Plan of Lots referred to hereafter; thence along the dividing line between Lot No. 64 and Lot No. 65 north forty-seven (47) degrees twenty (20) minutes three (3) seconds east two hundred fifty four and sixty-nine hundredths (254.69) feet to a point on the line of other lands of the Grantor; thence along such land of the Grantor south six (6) degrees forty-two (42) minutes thirty (30) seconds east three hundred eleven (311) feet to a point on the northern right-of-way line of Earlys Mill Road, Township Road T-431; thence along the northern right-of-way line of Earlys Mill Road south sixty five (65) degrees forty five (45) minutes fifty four (54) seconds west seventeen and forty five hundredths (17.45) feet to a point which is the southeast corner of Lot No. 66 on the aforesaid plan; thence along the dividing line between Lot No. 65 and Lot No. 66 north sixty-five (65) degrees fifty-one (51) minutes fifty (50) seconds west two hundred seventeen and eighty-nine hundredths (217.89) feet to a point on the eastern side of the cul-de-sac, aforesaid; thence along the eastern side of the said cul-de-sac, along the arc of a curve curving to the left and having a radius of fifty (50) feet, a lineal distance of fifty-eight and thirty hundredths (58.30) feet to a point, the place of BEGINNING.

THE AFOREDESCRIBED lot is subject to a 20-foot easement along its northern side for drainage purposes as shown on the aforesaid plan.

THE ABOVE description prepared in accordance with a survey by William B. Whittock, Registered Professional Engineer, dated May 28, 1975, and entitled Section 1. Englewood. This Plan appears of record in the Dauphin County Recorder of Deeds Office in Plan Book "T", Volume 2, Page 52. The above-described premises is Lot No. 65 on said Plan.

BEING KNOWN AS: 163 EVERGREEN LANE, PALMYRA, PA 17078

PROPERTY ID: 25-022-102-000-0000

TITLE TO SAID PREMISES IS VESTED IN ROCCO E. LONGOBARDO AND LUCILLE B. LONGOBARDO, HIS WIFE BY DEED

FROM RIDGELAND CORPORATION, DATED SEPTEMBER 6, 1977 INSTRUMENT NO. 11259 IN BOOK NO. A64, PAGE 572

ROCCO E. LONGOBARDO IS DECEASED, DATE OF DEATH WAS MAY 7, 2018

SEIZED AND SOLD as the property of Lucille B. Longobardo under judgment #2022-CV-08479

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4
ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$459,437.42
CASE NUMBER: 2018-CV-01804-MF

ALL THAT CERTAIN lot or piece of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 9 of a Final Subdivision Plan, Phase I, of The Estate of Forest Hills, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "Z", Volume "6", Page "28", more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Abbey Road, said point being the northwest corner of Lot No. 8; thence along the dividing line between Lots No. 9 and 8 south 22 degrees 30 minutes 00 seconds west 191.00 feet to a point; thence along the dividing line between Lots No. 9 and 157 North 67 degrees 30 minutes 00 seconds west 105.00 feet to a point; thence along the dividing line between Lots No. 9 and 10 north 22 degrees 30 minutes 00 seconds east 191.00 feet to a point on the southern right-of-way line of Abbey Road; thence along the southern right-of-way line of Abbey Road south 67 degrees 30 minutes 00 seconds east 105 .00 feet to a point, the place of BEGINNING.

CONTAINING approximately 20,055 square feet, more or less.

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

BEING KNOWN AS 2310 Abbey Lane, Harrisburg, PA 17112.

BEING KNOWN AS: 2310 ABBEY LN HARRISBURG, PA 17112

PROPERTY ID: 35-127-009-000-0000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL EISMANN AND MICHALYN

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EISMANN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, THEIR ASSIGNS AND UNTO THE SURVIVOR OF THEM, AND THE SURVIVOR'S PERSONAL REPRESENTATIVES AND ASSIGNS, THEIR HEIRS AND ASSIGNS BY DEED FROM JOHN O. RIDLEY AND NORA LYNN RIDLEY, HUSBAND AND WIFE AND MICHAEL T. EISMANN AND MICHALYN EISMANN, HUSBAND AND WIFE, DATED AUGUST 19, 2005 RECORDED SEPTEMBER 13, 2005 IN BOOK NO. 6183, PAGE 229

SEIZED AND SOLD as the property of MICHAEL T. EISMANN A/K/A MICHAEL EISMANN; MICHALYN EISMANN A/K/A MICHALYN RIDLEY; THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA under judgement #2018-CV-01804

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5
M. TROY FREEDMAN, ESQUIRE
JUDGMENT AMOUNT: \$123,922.73

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

BEGINNING at a point on the northeast corner of Second Street and Estherton Avenue; thence northwardly along the eastern side of Second Street forty (40) feet to a point on the southern line of Lot No. 78 as shown on the hereinafter named plan; thence eastwardly at right angles to Second Street and along said lot line one hundred thirty (130) feet to the western line of a twenty (20) feet wide alley; thence southwardly along said alley forty (40) feet to the northern line of Estherton Avenue; thence westwardly along said Estherton Avenue one hundred thirty (130) feet to the eastern line of Second Street at a point, the place of BEGINNING.

BEING LOT No. 77 on a Plan of Lots known as "Estherton," said Plan being recorded in Dauphin County Recorder's Office in Plan Book "G", Page 57.

PARCEL NO. 62-016-058-000-0000

BEING THE SAME premises that Jarrod J. Eldridge and Stephanie Eldridge, husband and wife by deed dated 12/20/2018 and recorded 1/14/2019 in the Office of the Recorder of Deeds in the County of Dauphin, Commonwealth of Pennsylvania as Instrument No. 20190000932 granted and conveyed to Travis M. Homing, adult individual, his heirs and assigns.

NOTICE THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF 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.

SEIZED AND SOLD as the property of Travis M. Homing under judgment #2022-CV-04324

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 15, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOMNT: \$68,118.29

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Swatara, in the County of Dauphin, and Commonwealth of Pennsylvania, more particularly described as follows in accordance with a survey made by Gerrit J. Betz, R.S., dated September 14, 1978, as follows, to wit:

BEGINNING at a point on the northerly line of Sycamore Street, which point is one hundred seventy-one and six hundredths (171.06) feet westwardly of a concrete monument at 33rd Street; thence along the northerly line of Sycamore Street, north eighty-nine (89) degrees forty-five (45) minutes west, fourteen and one hundredth (14.01) feet to a point; thence through the center of a party wall and beyond, north zero (00) degrees fifteen (15) minutes east, one hundred (100) feet to a point on the southerly line of Davenport Street; thence along same,

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south eighty-nine (89) degrees forty-five (45) minutes east, fourteen and one hundredth (14.01) feet to a point; thence south zero (00) degrees fifteen (15) minutes west, one hundred (100) feet to a point, the place of BEGINNING.

HAVING THEREON erected a two-story stone dwelling being known and numbered as 3156 Sycamore Street, Harrisburg, Pennsylvania.

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

BEING THE SAME PREMISES which Danielle Carbone, and adult individual, by deed dated 05/17/2018 and recorded 06/18/2018, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Instrument No. 20180014775, granted and conveyed unto Terance L. Goldman, an adult individual, in fee.

TAX PARCEL: 63-026-099-000-0000

PREMISES BEING: 3156 Sycamore Street, Harrisburg, PA 17111

SEIZED AND SOLD as the property of Rachel Livingston, Administratrix of the Estate of Terrance L. Goldman, deceased under judgment 2022-CV-09216

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

MATTHEW C. FALLINGS, ESQUIRE

JUDGMENT AMOUNT: \$59,051.36

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

BEGINNING AT A BRAD IN PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE 22001, WHICH BRAD IS IN THE NORTHERN LINE OF LANDS NOW OR LATE OF CLOVERLY FARMS; THENCE THROUGH SAID HIGHWAY, NORTH TWELVE (12) DEGREES FORTY-THREE (43) MINUTES WEST, ONE HUNDRED FORTY-SEVEN AND FOUR-TENTHS (147.4) FEET TO A BRAD; THENCE CONTINUING THROUGH SAID HIGHWAY, NORTH SEVEN (07) DEGREES TWENTY-TWO (22) MINUTES WEST, TWO HUNDRED SEVENTY-TWO AND NINETY-TWO ONE-HUNDREDTHS (272.92) FEET TO A BRAD; THENCE

ALONG LANDS NOW OR LATE OF STEVE WILLIAMS, ET UX., NORTH EIGHTY-ONE (81) DEGREES THIRTEEN (13) MINUTES EAST, TWO HUNDRED NINETY-THREE AND SEVENTY-EIGHT ONE-HUNDREDTHS (293.78) FEET TO AN IRON PIN AT LANDS NOW OR FORMERLY OF WILLIAM LENTZ, ET UX.; THENCE ALONG SAME, SOUTH FOUR (04) DEGREES THIRTY (30) MINUTES WEST, FOUR HUNDRED TWO AND SEVENTY-ONE ONE-HUNDREDTHS (402.71) FEET TO A POST; THENCE SOUTH SEVENTY-SEVEN (77) DEGREES ZERO (00) MINUTES WEST, TWO HUNDRED SIXTY-ONE AND SEVENTEEN ONE-HUNDREDTHS (261.17) FEET TO A BRAD, THE POINT AND PLACE OF BEGINNING.

PARCEL NUMBER: 63-029-048-000-0000

PROPERTY ADDRESS: 1103 3rd Avenue, Steelton, PA 17113

BEING THE SAME premises, which Elizabeth Glantz and Charles E. Glantz by deed dated October 12, 1953 and recorded in the Office of Recorder of Deeds of Dauphin County on June 13, 1960 at Book 45, Page 453 granted and conveyed unto Milford L. Mansfield and Mattie P. Mansfield.

SEIZED AND SOLD as the property of Beretta J. Lewis, solely in her capacity as heir of Mattie P. Mansfield

ANY AND ALL KNOWN heirs, Executors, Administrators and Devises of the Estate of Mattie P. Mansfield under judgment #2022-CV-08340

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

ROBERT W. WILLIAMS, ESQUIRE

JUDGMENT AMOUNT: \$164,107.38

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

BEGINNING at a point on the southerly side of Clearfield Street one hundred fifty-eight and thirty-six hundredths (158.36) feet eastwardly from the southeast corner of Clearfield and 63rd Streets, at line of Lot No. 157 on said Plan;

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thence eastwardly along Clearfield Street sixty-two and fifty-one hundredths (62.51) feet to line of Lot No. 159 on said Plan; thence southwardly along last mentioned lot one hundred twenty-five (125) feet to line of Lot No. 171 on said plan; thence westwardly along Lot No. 171 sixty-two and fifty-one hundredths (62.51) feet to said Lot No. 157; and thence northwardly along last mentioned lot one hundred twenty-five (125) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Meska R. Lewis, by deed dated January 6, 2022 and recorded on January 6, 2022, in the Dauphin County Recorder of Deeds Office as Instrument No. 20220000775, granted and conveyed unto Anthony H. Martinez.

BEING KNOWN as 6321 Clearfield Street, Harrisburg, PA 17111

PARCEL I.D. No. 63-017-137

SEIZED AND SOLD as the property of Anthony H. Martinez under judgment #2022-CV-07553

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$134,502.94

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, bounded and described as follows:

BEGINNING at a point on the east side of Green Street, which point is 351 feet south of the southeastern corner of Green and Woodbine Streets, thence in an easterly direction at right angles to the eastern line of Green Street, 85 feet to a point; thence in a southerly direction in a line parallel with the east line of Green Street 21 feet to a point; thence in a westerly direction in a line at right angles to the east line of Green Street and through the center of the partition wall between the premises hereby conveyed and premises numbered 2117 Green Street, 85 feet to the east line of Green Street; thence in a northerly direction along the east line of Green Street, 21 feet to the place of BEGINNING.

HAVING THEREON erected a two- and one-half story brick and stucco dwelling house numbered 2119 Green Street, Harrisburg, Pennsylvania.

BEING THE SAME parcel conveyed to John and Debra Spencer from Daniel Kermaier, by virtue of a deed dated 9/18/2007, recorded 9/27/2007, as Instrument No. 20070039073 County of Dauphin, Commonwealth of Pennsylvania.

ASSESSOR'S PARCEL No: 10-055-056

BEING THE SAME premises which Daniel Kermaier, by deed dated 09/18/2007 and recorded 09/27/2007, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Instrument No. 20070039073, granted and conveyed unto John and Debra Spencer, husband and wife, in fee.

TAX PARCEL: 10-055-056

PREMISES BEING: 2119 Green Street, Harrisburg, PA 17110

SEIZED AND SOLD as the property of John Spencer and Debra Spencer under judgment #2022-CV-05289

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE 11
GREGORY JAVARDIAN, ESQUIRE
JUDGMENT AMOUNT: \$166,291.27

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

BEGINNING at a nail in the middle of a public macadam Township Road, said place of beginning being 717.90 feet eastwardly along the center line of macadam road from the intersection of the center line of said macadam road and the center line of a concrete road leading from Manada Hill to Hanoverdale; thence along the land now or late of William G. Roth of which this described tract was formerly a part, the three following courses and distances: 1) North 1° east, 363 feet to a stake; 2) North 46° 55' east, 182.30 feet to a stake; and 3) South 80° 28' east, 531.75 feet to a nail near the northern edge of said road respectively south 62° 37' west, 553.97 feet to a stake off the northern side of said road at a bend; thence south 5° 28' east, 61.12 feet to a nail in the center line of said road; thence along the center line of said road south 33° 59' west, 103.45 feet to a spike on the south side of said road to a bend in said road, the intersection of the center lines of said road; thence along the center line of said road, north

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89° west, 120 feet to a nail in the center of said road, the place of BEGINNING.

CONTAINING 3.557 acres.

UNDER AND SUBJECT to a right of way recorded in Dauphin County Record Book 3349, Page 635.

HAVING THEREON erected dwelling known and numbered as 7952 Rider Lane a/k/a 7952 Ryder Lane, Hummelstown, PA 17036

BEING TAX PARCEL NO 68-035-006-000-0000

PREMISES BEING: 7952 Rider Lane a/k/a 7952 Ryder Lane, Hummelstown, PA 17036

BEING THE SAME PREMISES which Arlene C. Starr, by deed dated June 26, 2001 and recorded June 28, 2001 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 4019, Page 100, granted and conveyed unto Christopher J. Damico.

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

SEIZED AND TAKEN in execution as the property of Christopher J. Damico. Mortgagors herein, under Judgment No. 2019-CV-7481-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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12

**STEVEN A. STINE, ESQUIRE
JUDGMENT AMOUNT: \$184,859.34 PLUS
PENALTIES, ADDITIONAL SEWER
CHARGES, ADDITIONAL STORM
WATER FEES, ADDITIONAL
ADMINISTRATIVE FEES, AND
ADDITIONAL ATTORNEYS' FEES AND
COSTS.**

TRACT 1 AND TRACT 4

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

Pennsylvania, more particularly described as follows:

BEGINNING at a point at the intersection of the northern line of lands of the Colonial Park Fire Co. No. 1, the western line of Algon Realty Co., (Sears Roebuck Co.) and the eastern line of the herein described tract;

THENCE along lands the Colonial Park Fire Co. No. 1, the following two (2) courses;

1) South 71 degrees 58 minutes, 01 seconds west a distance of 100.00 feet to a point;

2) South 18 degrees 01 minutes 59 seconds east a distance of 145.00 feet to a point on the Northern right-of-way line of the Jonestown Road U.S. Route 22;

THENCE along the northern right-of-way line of the Jonestown Road U.S. Route 22 the following six (6) courses:

1) South 72 degrees 00 minutes 35 seconds west a distance of 345.00 feet to a point;

2) By a curve, curving to the left having a radius of 5,729.578 feet, an arc length of 107.05 feet and a chord of south 71 degrees 28 minutes 28 seconds west 107.05 feet to a point;

3) By a curve, curving to the right having a radius of 5,729.578 feet, an arc length of 107.05 feet and a chord of south 71 degrees 28 minutes 28 seconds west 107.05 feet to a point;

4) South 72 degrees 00 minutes 36 seconds west a distance of 59.90 feet to a point;

5) North 17 degrees 19 minutes 15 seconds west a distance of 3.10 feet to a point;

6) South 72 degrees 21 minutes 27 seconds west a distance of 515.04 feet to a point at the terminus of a 20.00-foot radius connecting the northern right-of-way line of the Jonestown Road with the eastern right-of-way line of Colonial Road;

THENCE by a curve, curving to the right having a radius of 20.00 feet, an arc length of 43.84 feet and chord of north 44 degrees 50 minutes 44 seconds west 35.57 feet to a point on the eastern right-of-way line of Colonial Road;

THENCE along the eastern right-of-way line of Colonial Road the following four (4) courses;

1) North 17 degrees 57 minutes 05 seconds east a distance of 227.18 feet to a point;

2) By a curve, curving to the left having a radius of 980.37 feet, an arc length of 616.70 feet and chord of north 00 degrees 04 minutes 10 seconds west 606.58 feet to a point;

3) North 18 degrees 05 minutes 25 seconds west a distance of 399.54 feet to a point;

4) By a curve, curving to the right having a radius of 1121.28 feet, an arc length of 230.88 feet to a point and chord of north 12 degrees 11 minutes 29 seconds west 230.47 feet to a point at the southern line of lands of Leased Stations, Inc.;

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THENCE along lands of Leased Stations, Inc. of the following two (2) courses;

1) South 87 degrees 47 minutes 43 seconds east a distance of 144.47 feet to a point;

2) North 02 degrees 12 minutes 17 seconds east a distance of 212.80 feet to a point on the southern dedicated right-of way line of Ethel Street (25 feet from centerline);

THENCE along the southern dedicated right-of-way line of Ethel Street south 87 degrees 47 minutes 43 seconds east a distance of 825 feet to a point at the Western line of lands of the Harrisburg Public Library Association;

THENCE along lands of the Harrisburg Public Library Association the following three (3) courses;

1) South 02 degrees 12 minutes 17 seconds west a distance of 212.80 feet to a point;

2) South 87 degrees 14 minutes 4 seconds east a distance of 158 feet to a point;

3) South 80 degrees 14 minutes 20 seconds east a distance of 80.07 feet to a point at the Western line of lands of Algon Realty Co. (Sears Roebuck Co.);

THENCE along lands of Algon Realty Co. (Sears Roebuck Co.); south 03 degrees 27 minutes 20 seconds east a distance of 881.05 feet to a point at the northeast corner of lands of the Colonial Park Fire Co. No. 1, said point being the place of BEGINNING.

CONTAINING 1,531,007.36 square feet or 35.1471 acres.

EXCEPTING FROM TRACTS No. 1 and No. 4 Tract 1-B, as conveyed to Pax Mall Realty Co. (Boscov's), recorded in Record Book 852, Page 52, containing 3.957 acres

ACTUAL AREA TRACTS No. 1 and No. 4 = 31.1901 ACRES. (All reference to acreage is for informational purposes only)

TAX PARCEL NO. 35-037-004

PREMISES BEING: 4600 Jonestown Road, Harrisburg, PA 17109

SEIZED AND SOLD as the property of Colonial Park Mall Realty Holding, LLC under Judgment #2021-CV-8418-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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13

JILL M. FEIN, ESQUIRE

JUDGMENT AMOUNT: \$114,552.24

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

THE LAND hereinafter referred to is situated in the Borough of Lykens, County of Dauphin, Commonwealth of PA, and is described as follows:

BEGINNING at an iron pin on the southern side of a macadam alley with said point being located at the northwest corner of the herein described lot; thence along the southern side of a macadam alley, south eighty-three degrees, fifteen minutes zero seconds east, seventy feet (S 83° 15' 00" E, 70') to a point; thence continuing along lands now or formerly of Earl E. Kissinger, Jr. and Jean A. Kissinger, south six degrees forty-five minutes zero seconds west, one hundred forty feet (S 06° 45' 00" W 140.00') to a point; thence continuing along the northern side of North Street, north eighty-three degrees fifteen minutes zero seconds west, seventy feet (N 83° 15' 00" W, 70.00') to a point; thence along lands now or formerly of Jack L. Shepley and Susan G. Shepley, north six degrees forty-five minutes zero seconds east, one hundred forty feet (N 06° 45' 00" E, 140') to an iron pin; said iron pin, the point and place of BEGINNING.

BEING THE SAME property conveyed from Robert L. Fromme also known as Robert L. Fromme, Jr., single man to Douglas VV Smith, Jr. and Gigi M. Smith, husband and wife as tenants by the entirety, heir assigns, the survivor of them and the survivor's personal representatives and assigns them heirs and assigns by deed dated November 13, 2012 and recorded November 20, 2012 in Instrument No. 20120034395 of Official Records.

DOUGLAS W. SMITH Jr. departed this life on May 17, 2022

PARCEL #38-001-012-000-0000

PROPERTY ADDRESS: 247 North Street, Lykens, PA 17048

SEIZED AND SOLD as the property of Gigi M. Smith under judgment #2022-CV-06581

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14

KATHERINE M. WOLF, ESQUIRE

JUDGMENT AMOUNT: \$135,090.81

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

Advertisements appearing for First Time

Miscellaneous Notices

ALL THAT CERTAIN tract or parcel of land located in the Township of East Hanover, County of Dauphin, Commonwealth of Pennsylvania, being Lot #44 of a final subdivision plan for Phase 1 of Sand Beach Enterprises, a Pennsylvania limited partnership, recorded in Dauphin County Court House in Plan Book G, Volume 3, Page 6, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly dedicated right-of-way for Crooked Hill Road, said point also being at the dividing line between Lots #44 and #45; thence along said right-of-way line the following two courses and distances: N 88 degrees 58' 58" E, a distance of 101.67 feet to a point and S 81 degrees 24' 50" E, a distance of 26.62 feet to a point at the dividing line between Lots #44 and #47; thence along said dividing line, S 11 degrees 26' 25" E, a distance of 498.40 feet to a point at the dividing line between Lots #44 and #47; thence along said dividing line, S 78 degrees 35' 09" W, a distance of 125.0 feet to a point at the dividing line between Lots #44, #45 and #47; thence along the dividing line between Lots #44 and #45, N 11 degrees 26' 25" W, a distance of 525.85 feet to a point on the southerly dedicated right-of-way line for Crooked Hill Road, the point and place of BEGINNING.

THE ABOVE-DESCRIBED parcel contains 64,241.97 square feet, 1.475 acres. Under and subject to the Declaration of Protective Covenants and Restrictions and the Amendment to The Declaration of Protective Covenants having been recorded in Miscellaneous Book 60, Page 372 and in Miscellaneous Book 132, Page 189, respectively, and under and subject to any easements, restrictions or reservations of record.

BEING known and numbered as 137 Crooked Hill Road, Hummelstown, AKA East Hanover Township, PA 17036.

WITH all improvements erected thereon.

PARCEL NO.: 25-024-087-000-0000

BEING THE SAME property conveyed to William S. Peterson and Ruth M. Peterson, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Sand Beach Enterprises, a limited partnership, dated April 2, 1982, recorded April 2, 1982, at Book 281, Page 440, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

INFORMATIONAL NOTE: William S. Peterson died on October 5, 2011, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Ruth M. Peterson.

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 William S. Peterson and Ruth M. Peterson, his wife, Mortgagors herein, under Judgment No. 2023-CV-00553

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15

KATHERINE M. WOLF, ESQUIRE

JUDGMENT AMOUNT: \$67,497.55

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

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

BEGINNING at a point on the southern side of Smith Street, at division line between Lot No. 252 and Lot No. 253; thence in a southerly direction along said line one hundred thirty-five (135) feet to an alley; thence in a westerly direction along said alley fifty (50) feet to a point at the said line of Lot No. 254; thence along said lot in a northerly direction one hundred thirty-five (135) feet to the southern side of Smith Street; thence along said Smith Street in an easterly direction fifty (50) feet to the place of BEGINNING.

BEING LOT No. 253 and Lot No. 254, both inclusive, as shown on Plan of Alta View, recorded in Plan Book "H", Page 25, recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

BEING known and numbered as 4709 Smith Street, Harrisburg, PA 17109.

WITH all improvements erected thereon.

PARCEL NO.: 35-053-026-000-0000

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Miscellaneous Notices

BEING THE SAME property conveyed to Manuel Lugo Zambrana who acquired title by virtue of a deed from Tax Claim Bureau of the County of Dauphin, Pennsylvania, as Trustee, dated September 23, 2021, recorded December 29, 2021, at Instrument Number 20210046004, 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 Manuel Lugo Zambrana, Mortgagors herein, under Judgment No. 2022-CV-09539

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
JOSEPH A. SULON, ESQUIRE
JUDGMENT AMOUNT: \$249,970.35

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

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected, situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Derry Street, 170.5 feet, more or less, west of the southwest corner of Derry Street and Twenty-second Street at the western line of land now or late of Barmont-Jones Motor Company; hence along the last mentioned line, at right angles to Derry Street, southwardly 150 feet to the northern line of Shellis Street; thence westwardly along said street, 60 feet to the eastern line of land now or late of Jennie Grossi; thence northwardly at right angles to Derry Street along the last mentioned line, 150 feet to the southern line of Derry Street; thence eastwardly along the southern line of Derry

Street, 60 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a 2-story brick dwelling house and garage known and numbered as 2151 Derry Street (formerly 2149 Derry Street), Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Thomas D. Farrar, Sr. and Sharyn A. Farrar, his wife, formerly known as Sharyn J. Adams, by deed dated June 12, 1998 and recorded June 15, 1998 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Book 3127, Page 551, granted and conveyed unto Gayle D. Lawrence, a married woman.

The improvements thereon being known as 2151 Derry Street Harrisburg, PA 17104.

PARCEL #13-081-008-000-0000

SEIZED AND SOLD as the property of Gayle D. Lawrence under judgment #2022-CV-07005

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18
DANIELLE DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$147,555.53

ALL THAT CERTAIN lot of land situate in Susquehanna Township, Dauphin County, Pennsylvania, being known as and numbered Lot No. 1 shown on a Supplemental Plan to the Plan of Progress Extension, which Plan is recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book "Q", Page 83, said Lot being more particularly bounded and described as follows:

BEGINNING at a point in the southeasterly corner of Pine and Park Streets, as shown in the hereinafter designated Plan of Lots; THENCE along the northeasterly line of said Park Street, south fifty (50) degrees twenty (20) minutes east, a distance of eighty (80) feet to the westerly line of Lot No. 2 of said Plan; THENCE along said last mentioned line, a distance of ninety-five (95) feet to a point, or corner, located forty and fifty-eight hundredths (40.58) feet westwardly and at right angles from the western-line of Wood Street, as shown on said Plan; THENCE along line of Lot No. 3 of said Plan, and at right angles to Pine Street, a distance of sixty (60) feet to the southerly line of said Pine Street; THENCE along said last mentioned line one hundred eight and eighty-three hundredths (108.83) feet, more or less, to a point, the place of BEGINNING.

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TAX MAP NO: 62-036-019

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR 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. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING KNOWN AS: 400 PARK STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-036-019-000-0000

BEING THE SAME PREMISES WHICH FRANK ROBERT WITMER AND DOROTHY M. WITMER, HIS WIFE BY DEED DATED 6/7/1957 AND RECORDED 6/7/1957 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK D42 AT PAGE 567, GRANTED AND CONVEYED UNTO IRWIN L. BORTNER, JR. AND BEVERLY B. BORTNER, HIS WIFE.

SEIZED AND SOLD as the property of Beverly B. Bortner under judgment #2021-CV-09804

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: 149,708.83

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

ALL THAT CERTAIN lot or tract of ground situate in Susquehanna Township, Dauphin

County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Concord Circle at the northwest corner of Lot No. 37; thence along Lot No. 37 south 31 degrees 49 minutes 00 seconds east 88.00 feet to a point on the northern line of Lot No. 56; thence along Lot No. 56 and Lot No. 54 south 58 degrees 11 minutes 00 seconds west 35.00 feet to a point being the southeast corner of Lot No. 41; thence along Lot No. 41 north 31 degrees 49 minutes 00 seconds west 88.00 feet to a point on the southern right-of-way line of Concord Circle; thence along said right-of-way line north 58 degrees 11 minutes 00 seconds east 35.00 feet to a point being the place of BEGINNING.

BEING Lot No. 39 on a Plan of Brandywine Village recorded in Plan Book Y, Volume 3, Pages 84 thru 89.

BEING known and numbered as 2228 Concord Circle, Harrisburg, PA 17110.

WITH all improvements erected thereon.

PARCEL NO.: 62-064-039-000-0000

BEING THE SAME property conveyed to Norman L. Stovall, III and Paula R. Stovall (husband and wife) who acquired title, as tenants by the entirety, by virtue of a deed from Paula R. Stovall, dated June 28, 2017, recorded June 30, 2017, at Instrument Number 20170016922, Office of the Recorder of Deeds, Dauphin County, Pennsylvania Norman L. Stovall, III died September 6, 2021, and through tenants by the entirety on the above deed all of his interest passed to Paula R. Stovall.

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 Norman L. Stovall, III and Paula R. Stovall (husband and wife), Mortgagors herein, under Judgment No. 2022-CV-02184-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 August 14, 2023, 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. 20
CASE NUMBER: 2018-CV-08208-MF
NICOLE RIZZO, ESQUIRE
JUDGMENT AMOUNT: \$101,957.29

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

BEGINNING at the northeast corner of North Second Street and Boulevard Avenue, better known as Pine Crest Drive, which point is in the 400 block of North Second Street; thence north 79 degrees 39 minutes 30 seconds east along the northern line of Pine Crest Drive, 118 feet to a point; thence north 9 degrees 50 minutes 30 seconds west along lands now or formerly of Charles A. Lantzy, et ux., 67 feet to a point; thence south 79 degrees 39 minutes 30 seconds west along other lands now or formerly of Charles A. Lantzy, et ux., 117.5 feet to a point on the east side of North Second Street, thence south 10 degrees east along the eastern side of North Second Street, 67 feet to the place of BEGINNING.

BEING parts of Lots No. 1 and 2 on the Plan of Boulevard Gardens and recorded in the Dauphin County Recorder's Office in Plan Book P, Page 8.

SUBJECT always, nevertheless, to the following restrictions which shall be covenants, tunning with the land; no building or other permanent structure of any kind shall be erected upon said land within 25 feet of the northern line of Pine Crest Drive (Boulevard Gardens) or within 12 feet of the eastern line of Second Street.

HAVING thereon erected a one and one-half story brick dwelling house known as 4429 North Second Street.

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

BEING the same premises which George E. Davis and Frances E. Davis, his wife, by deed dated November 26, 1997 and recorded December 3, 1997, in the Dauphin County Recorder of Deeds Office in Deed Book 2987, Page 392, granted and conveyed unto Nolan E. Roedel and Sandra Kay Roedel. Sandra Kay Roedel having died on January 26, 2010, thus vesting full title in Nolan E. Roedel as surviving tenant by the entireties.

BEING KNOWN AS: 4429 NORTH 2ND STREET, HARRISBURG, PA 17110

PROPERTY ID: 62-006-037-000-0000
TITLE TO SAID PREMISES IS VESTED IN NOLAN E. ROEDEL, BY DEED FROM NOLAN E. ROEDEL, WIDOWER DATED April 22, 2010 RECORDED April 27, 2010 INSTRUMENT NUMBER 20100011476.

SEIZED AND SOLD as the property of Nolan E. Roedel under judgment #2018-CV-08208

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21
EMMANUEL J. ARGENTIERI, ESQUIRE
JUDGMENT AMOUNT: \$151,640.34

ALL THAT CERTAIN townhouse and garage known as B-76 Southpoint of Hershey, Phase V, Derry Township, Pennsylvania, recorded in Plan Book Q-4, page 35, particularly described as follows:

BUILDING B-76:

BEGINNING at a point, said point being referenced and located the following two (2) courses from a concrete monument located on the northern right of way line of Raleigh Road (a 60 foot right of way) at the common point between Phase 5 and Phase 6; (1) Along said common line between Phase 5 and Phase 6, north 24 degrees 21 minutes 24 seconds west, a distance of 60.00 feet to a point; (2) North 24 degrees 00 minutes 00 seconds east, a distance of 111.38 feet to a point; thence from said point of beginning north 24 degrees 00 minutes 00 seconds east, a distance of 20.00 feet to a point; thence south 66 degrees 00 minutes 00 seconds east, a distance of 40.00 feet to a point; thence south 24 degrees 00 minutes 00 seconds west, a distance of 20.00 feet to a point; thence north 66 degrees 00 minutes 00 seconds west, a distance of 40.00 feet to a point; said point being the place of BEGINNING.

GARAGE B-76:

BEGINNING at a point, said point being referenced and located the following four (4) courses from a concrete monument located on the northern right of way line of Raleigh Road (a 60 foot right of way) at the common point between Phase 5 and Phase 6; (1) Along said common line between Phase 5 and Phase 6, north 24 degrees 21 minutes 24 seconds west a distance of 60.00 feet to a point; (2) North 24 degrees 00 minutes 00 seconds east, a distance

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of 13.38 feet to a point; (3) South 66 degrees 00 minutes 00 seconds east, a distance of 57.33 feet (4) North 24 degrees 00 minutes 00 seconds east, a distance of 88.00 feet to a point; thence from said point of beginning north 24 degrees 00 minutes 00 seconds east, a distance of 12.00 feet to a point; thence south 66 degrees 00 minutes 00 seconds east, a distance of 22.00 feet to a point; thence south 24 degrees 00 minutes 00 seconds west, a distance of 12.00 feet to a point; thence north 66 degrees 00 minutes 00 seconds west, a distance of 22.00 feet to a point, said point being the place of BEGINNING.

BEING known and numbered as 2077 Raleigh Rd. E a/k/a 2077 East Raleigh Rd., Hummelstown, Pennsylvania.

BEING TAX PARCEL ID No. 24-087-110-000-0000

BEING THE SAME PREMISES which REO Management 2004 Inc. a/k/a REO Management 2004, Inc by Integrated Assist Services, Inc., its attorney-in-fact by their deed dated December 14, 2006 and recorded January 2, 2007, in the Office of the Recorder of Deeds in and for Dauphin County granted and conveyed unto Shao-Min Zhang, as Instrument No. 20070000186.

SEIZED AND TAKEN in execution as the property of Shao-Min Zhang a/k/a Shao Min Zhang, Mortgagor herein, under Judgment No. 2020-CV-04466-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 the 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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 22

CORY A. LESHNER, ESQUIRE

JUDGMENT AMOUNT: \$86,400.00

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

BEGINNING at a point on the southern (called east in prior deeds) side of Shoop (formerly Ream) Street at the western line of property No. 1433 Shoop Street; thence southwardly along said line, 130.00 feet to the northern side of Bumbaugh Avenue, 15 feet 6 inches to the eastern line of property No. 1429 Shoop Street; and thence eastwardly along the southern side of Shoop Street, 15 feet 6 inches to the place of BEGINNING.

BEING the western 13 feet of Lot No. 29, and the eastern 2 feet 6 inches of Lot No. 28, in the Plan of East Harrisburg, laid out by Henry Shoop in March, 1886, and recorded in the Recorder's Office of Dauphin County, Pennsylvania, in Plan Book "A"-1, Page 28 (formerly Plan Book "A", Page 21.

HAVING THEREON ERECTED a two and one-half (2-½) story frame dwelling house known as 1431 Shoop Street, Harrisburg, Pennsylvania.

SAID PROPERTY and municipality number 1431 Shoop Street, Harrisburg, PA 17104.

DAUPHIN COUNTY Tax Parcel Number #09-015-017-000-0000.

SEIZED AND SOLD as the property of Arnone Hammonds under judgment #2022-CV-9631

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 23

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$116,927.39

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

BEGINNING AT A POINT IN THE CENTER LINE OF THE SUNBURY PIKE, KNOWN AS PETERS MOUNTAIN ROAD, SAID POINT BEING AT LINE OF LANDS NOW OR LATE OF FORD MINSKER; THENCE ALONG SAID MINSKER LANDS SOUTH FORTY DEGREES FIFTEEN MINUTES THIRTY-FIVE SECONDS WEST, THREE HUNDRED SIXTY-FIVE AND SIXTY-ONE HUNDREDTHS FEET (S 40 DEGREES 15 MINUTES 35 SECONDS W, 365.61 FEET) TO A POINT; THENCE BY THE SAME NORTH SIXTY-FIVE DEGREES FIFTY-THREE MINUTES TWENTY-FIVE SECONDS

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WEST, FIFTY AND FIFTY-NINE HUNDREDTHS FEET (N 65 DEGREES 53 MINUTES 25 SECONDS W, 50.59 FEET) TO A POINT AT LINE OF LANDS OF NOW OR LATE OF SALLIE D. STRICKER; THENCE ALONG SAID STRICKER LANDS NORTH FORTY DEGREES FIFTEEN MINUTES THIRTY-FIVE SECONDS EAST, THREE HUNDRED EIGHTY-SIX AND SEVENTEEN HUNDREDTHS FEET (N 40 DEGREES 15 MINUTES 35 SECONDS E, 386.17 FEET) TO A POINT IN THE CENTER LINE OF PETERS MOUNTAIN ROAD; SOUTH FORTY-TWO DEGREES FOUR MINUTES NO SECONDS EAST, FORTY-NINE AND FOUR HUNDREDTHS FEET (S 42 DEGREES 4 MINUTES 00 SECONDS E, 49.04 FEET) TO A POINT, THE PLACE OF BEGINNING.

THIS DESCRIPTION IS DRAWN IN ACCORDANCE WITH A SURVEY AS MADE AUGUST 9, 1967, BY WILLIAM E. SEES, JR., REGISTERED PROFESSIONAL ENGINEER.

TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS OF A TWELVE (12) FEET WIDE PRIVATE ROAD, AS LOCATED ALONG THE NORTHERN BOUNDARY LINE OF THE PREMISES HEREIN CONVEYED, AND AS GRANTED IN DEED BOOK D, VOL. 22, PAGE 324.

BEING THE SAME PREMISES WHICH LEON B. ULRICH AND SHIRLEY A. ULRICH, HIS WIFE GRANTED AND CONVEYED TO DANIEL S. MOREKIN BY DEED DATED SEPTEMBER 30, 1987 AND RECORDED OCTOBER 01, 1987 AT BOOK 1013 AND PAGE 94 IN THE OFFICE OF RECORDER OF DEEDS OF DAUPHIN COUNTY, PENNSYLVANIA.

AND THE SAID DANIEL S. MOREKIN DEPARTED THIS LIFE ON OR ABOUT JUNE 13, 2021 THEREBY VESTING TITLE UNTO DAVID MOREKIN, STEPHEN MOREKIN, AND MONICA SERFAS, KNOWN HEIRS OF DANIEL S. MOREKIN, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS OF DANIEL S. MOREKIN, DECEASED.

PROPERTY ADDRESS: 1270 Peters Mountain Road, Dauphin PA 17018

PARCEL #: 43-017-047

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 Daniel S. Morekin, deceased, David Morekin, known heir of Daniel S. Morekin, deceased, Stephen Morekin, known heir of Daniel S. Morekin, deceased and Monica Serfas, known heir of Daniel S. Morekin,

deceased under judgment number 2021-CV-09532-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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 24
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$77,602.72

PROPERTY SITUATE in the Township of Lower Paxton, Dauphin County, Pennsylvania
TAX ID No. 35-104-141-000-0000

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

BEGINNING at a point on the dividing line of Lot #109 and Lot #110 as shown on a Final Declaration Plan of Four Seasons, Phase III:

THENCE by aforementioned dividing line and partially through a partition wall south 67 degrees 15 minutes 31 seconds east 65.00 feet to a point on the eastern line of Lot #110; Thence by aforementioned line and the common area south 22 degrees 44 minutes 29 seconds west 23.00 feet to a point on the southern line of Lot #110; Thence by aforementioned lot line and the common area north 67 degrees 15 minutes 31 seconds west 65.00 feet to a point on the western line of Lot #110; Thence by aforementioned Lot line and the common area north 22 degrees 44 minutes 29 seconds east 23.00 feet to a point being the place of BEGINNING.

BEING Lot #110 as shown on a Final Declaration Plan of Four Seasons Phase III RECORDED in Plan Book A, Volume 4, Page 45.

BEING THE SAME premises which Laurie A. Snyder and Harold J. Lepley, husband and wife, by deed dated 04/14/1993 and recorded 04/20/1993, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Book 1951, Page 357, granted and conveyed unto Robert L. McIntyre Jr., and Miriam E. McIntyre, in fee.

PARCEL ID: 351041410000000

SEIZED AND SOLD as the property of ROBERT L. MCINTYRE JR., AND MIRIAM E. MCINTYRE by virtue of a writ of execution No. 2019-CV-2857-MF

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

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Dauphin County, on Monday August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25
STEPHEN PANIK, ESQUIRE
JUDGMENT AMOUNT: \$114,922.31

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

TAX ID No. 111-007-055-000-0000

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

PROPERTY ADDRESS: 1926 Penn Street, Harrisburg PA 17102

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26
DANIELLE M. DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$242,319.06

ALL THOSE CERTAIN parcels of land and improvements therein situate in the Township of Lower Paxton, County of Dauphin, and Commonwealth of Pennsylvania, and designated as Parcels No. 35-065-049 and 35-065-130 and more fully described in a deed dated September 22, 2005 and recorded May 26, 2006 in Dauphin County in Deed Instrument Number 20060020572, granted and conveyed unto Gary Hoover, a single person.

ALSO DESCRIBED AS:

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

TRACT NO. 1:

BEGINNING at a point at the southern end of Embassy Drive being the southeast corner of Embassy Drive and an unopened street; thence south zero (00) degrees eight (8) minutes west one hundred twenty-seven and forty-seven hundredths (127.47) feet to a point; thence north eighty-two (82) degrees forty five (45) minutes west one hundred sixty-one and twenty-four hundredths (161.24) feet to a point; thence north zero (00) degrees eight (8) minutes east one hundred seven and fifty hundredths (107.50) feet to a point on the southern line of an unopened forty (40) feet street; thence along said line eastwardly one hundred sixty (160) feet to a point, the Place of BEGINNING.

BEING Lot No. 19 on Plan of Kent Gardens, Section B, as recorded in Plan Book "B," Volume 2, Page 56.

TRACT NO. 2:

ALL THAT CERTAIN tract or parcel of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described according to a survey of D. P. Raffensperger, Registered Surveyor, dated September 6, 1958, as follows:

BEGINNING at a point on the Eastern side of Embassy Drive, said point being seven hundred twenty-five (725) feet south of the southeast corner of Embassy Drive and Locust Lane, also being at the dividing line between Lots Nos. 12 and 13 on said hereinafter mentioned Plan of Lots; thence south eighty-nine (89) degrees fifty-two (52) minutes east along said dividing line, one hundred thirty six and two-tenths (136.2) feet to a point at line of lands now or formerly of Wood Realty Co.; thence south four (04) degrees forty-nine minutes east along said land, two hundred ninety-one and nineteen one-hundredths (291.19) feet to a point; thence north

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eighty-two (82) degrees fifty-five (55) minutes west, one hundred sixty-two and five-tenths (162.5) feet to a point; thence north (00) degrees eight (08) minutes east two hundred seventy and forty-five one hundredths (270.45) feet to a point, the place of BEGINNING.

BEING Lots Nos. 13 and 14 and a portion of land on Plan of E. L. Waizenegger, said Plan recorded in Plan Book "S," Page 44, Dauphin County Records.

BEING KNOWN AS: 1519 EMBASSY DRIVE, HARRISBURG, PA 17109

PROPERTY ID NUMBER(S) 35-065-049-000-0000 & 35-065-130-000-0000

BEING THE SAME PREMISES, WHICH GARY HOOVER ALSO KNOWN AS GARY L. HOOVER BY DEED DATED 10/6/2006 AND RECORDED 10/19/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 20060043153, GRANTED AND CONVEYED UNTO RANDY E. RABER AND JESSIE L. RABER, HIS WIFE.

SEIZED AND SOLD as the property of Jessie Raber a/k/a Jessie L. Raber, Randy Raber a/k/a Randy E. Raber under judgment #2023-CV-01270

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

JEFF CALCAGNO, ESQUIRE

JUDGMENT AMOUNT: \$112,964.08

PROPERTY SITUATE in the Borough of Middletown, Dauphin County, Pennsylvania
TAX ID No. 40-006-045-000-0000

MORTGAGE LEGAL DESCR.

ALL THAT CERTAIN lot or parcel of land situation the 1st Ward of the Borough of Middletown, Dauphin County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit.

BEGINNING at a point at the northern side of Keystone Avenue, said point being 159 feet east of the Wood Street and Keystone Avenue; thence North 41 degrees 22 minutes east 110.47 feet to a point, 00 minutes east 20.33 feet to a point in tie line of lands now or late of William E. Snyder, et ux: thence mentioned lands south 41 degrees 22 minutes west, 114.13 feet through the partition wall of a 212 dwelling and beyond to a point on another side of Keystone Avenue aforesaid; and thence along the Keystone

Avenue, north 48 degrees 38 minutes west, 10 feet to a point, the place of BEGINNING.

SAID DESCRIPTION being drawn in accordance with a survey plan dated June, 1961, prepared by R. R. Surveyor.

UNDER AND SUBJECT, nevertheless, to all restrictions, conditions, covenants, easements and rights of way of prior record, including, but not limited to, the sewer line rights described in Record Book 726, Page 113.

BEING known and numbered as 127 Keystone Avenue, Middletown, Pennsylvania 17057

BEING THE SAME premises which Jared L. Keiter and Evie A. Bragunier, now known as Evie A. Keiter, husband and wife, by deed dated 05/29/2018 and recorded 06/01/2018, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20180013272, granted and conveyed unto Bryan E. Smith, a single person, in fee.

PARCEL NO. 40-006-045-000-0000

SEIZED AND SOLD as the property of BRYAN E. SMITH by virtue of a writ of execution No. 2022 CV 8029

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 29

NATHALIE PAUL, ESQUIRE

JUDGMENT AMOUNT: \$163,430.80

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, A CORNER OF LAND OF PP&L AND ALSO OF LOT 2-A OF PLAN HEREINAFTER MENTIONED, SAID POINT BEING SOUTH 88 DEGREES, 24 MINUTES WEST 209.50 FEET FROM THE WEST RIGHT-OF-WAY OF COLONIAL ROAD, THENCE BY LOTS 2A AND 3A OF PLAN HERETOFORE MENTIONED NORTH 13 DEGREES 15 MINUTES WEST 201.96 FEET TO A POINT; THENCE BY LOT 3A OF SAID PLAN NORTH 78 DEGREES 23 MINUTES EAST 50.02 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF ROBERT L. SWARTZ NORTH 13 DEGREES 15 MINUTES WEST 111.85 FEET TO A POINT; THENCE BY THE SAME NORTH 74 DEGREES 20 MINUTES EAST 184.70 FEET TO A POINT IN COLONIAL ROAD;

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THENCE ALONG SAID COLONIAL ROAD NORTH 13 DEGREES 15 MINUTES WEST 32.10 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF EDWARD L. KNACKSTEDT, JR., SOUTH 74 DEGREES 20 MINUTES WEST 184.84 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF WILLIAM W. ARNDT SOUTH 13 DEGREES, 15 MINUTES WEST 16.05 FEET TO A POINT; THENCE BY SAME SOUTH 68 DEGREES 53 MINUTES WEST 168.00 FEET TO A POINT; THENCE BY THE SAME NORTH 13 DEGREES 15 MINUTES WEST 134:28 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF GRACE BIBLE FELLOWSHIP CHURCH SOUTH 71 DEGREES 15 MINUTES WEST 167.75 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF EDITH R. NORTON ET AL SOUTH 7 DEGREES 10 MINUTE EAST 561.90 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF EPIPHANY LUTHERAN CHURCH NORTH 88 DEGREES 24 MINUTES EAST 200.72 FEET TO A POINT; THENCE BY LAND NOW OR LATE OF PP&L CO., NORTH 5 DEGREES 39 MINUTES WEST 200.00 FEET TO A POINT; THENCE BY SAME NORTH 88 DEGREES 24 MINUTES EAST 126.54 TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 3.68 ACRES AND BEING LOT 1 OF A PLAN OF DONALD J. MABRY AND RUBY E. MABRY RECORDED IN PLAN BOOK D, VOL. 6, PAGE 82 ON NOVEMBER 27, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PA.

TAX PARCEL NO. 35-024-015-000-0000
PREMISES BEING: 1196 COLONIAL ROAD, HARRISBURG, PA 17112

BEING THE SAME PREMISES WHICH RICHARD E. BROWN, SINGLE MAN AND RICHARD A. BROWN SINGLE MAN BY DEED DATED MAY 28, 1997 AND RECORDED JULY 16, 1997 IN DEED BOOK 2890, PAGE 42, GRANTED AND CONVEYED UNTO THE SAID RICHARD E. BROWN DIED ON JANUARY 27, 2022. LETTERS OF ADMINISTRATION WERE GRANTED TO MICHAEL BROWN, EXECUTOR OF THE ESTATE OF RICHARD E. BROWN ON MARCH 4, 2022.

SEIZED AND SOLD as the property of Michael Brown, Executor of the Estate Richard E. Brown under judgment #2022-CV-5388.

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 August 14, 2023, 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: \$152,588.01

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

ALL THAT CERTAIN tract 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 on the northern side of Moore Street at the southeast corner of lot now or formerly of Robert D. Lehman and Linda K. Lehman, formerly of Alice K. Light, being a point on Moore Street between Lots 272 and 273 on an unrecorded Plan of the Borough of Millersburg; thence in a northerly direction along the same one hundred thirty-five feet (135') to Dougherty Alley; thence along said Alley in an easterly direction sixty feet (60') to lot now of George B. Wright, formerly of Millersburg Manufacturing Company; thence along the same, in a southerly direction one hundred thirty-five feet (135') to Moore Street; thence along Moore Street in a westerly direction sixty feet (60') to the place of BEGINNING.

BEING LOT No. 273 and part of Lot No. 274 as referenced to in certain deeds of prior owners and in some of the deeds of adjacent owners without reference to a particular Plan of the Borough of Millersburg.

BEING known and numbered as 135 Moore Street, Millersburg, PA 17061.

WITH all improvements erected thereon.

PARCEL NO.: 46-011-013-000-0000

BEING THE SAME property conveyed to Roger Seltzer and Katrina Seltzer, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Dennis W. Chambers, dated January 31, 2017, recorded February 7, 2017, at Instrument Number 20170003341, 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 Roger Seltzer and Katrina Seltzer, husband and wife, Mortgagors herein, under Judgment No. 2023-CV-01017

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 31
GREGORY JAVARDIAN, ESQUIRE
JUDGMENT AMOUNT \$66,705.16**

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

BEGINNING at a point on the west side of Railroad Street which point is 90 feet south of a 25-foot street at property now or formerly of Marlin Travitz; thence along Railroad Street in a southerly direction 33 feet, more or less, to property now or formerly of Russell E. Travitz; thence along the same in a westerly direction 231 feet to Juniper Alley; thence along the same in a northerly direction 33 feet to property now or formerly of Marlin Travitz; thence along the same in an easterly direction 221.5 feet to a point, the place of BEGINNING.

HAVING THEREON erected a two-story dwelling known and numbered as 679 Railroad Street, Millersburg, PA 17061

BEING TAX PARCEL NO 46-002-005-000-0000

PREMISES BEING: 679 Railroad Street, Millersburg, PA 17061

BEING THE SAME PREMISES which Refa K. Brown and Michael J. Brown, by deed dated March 4, 2005 and recorded March 8, 2005 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 5903, Page 199, granted and conveyed unto Joann L. Hovenstine.

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

SEIZED AND TAKEN in execution as the property of Joann L. Hovenstine, Mortgagees herein, under Judgment No. 2023-CV-229

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 32
CATHERINE APONTE, ESQUIRE
JUDGMENT AMOUNT: \$140,754.75**

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

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

HAVING thereon erected a single frame dwelling house known and numbered as 230 South Fourth Street, Steelton, Pennsylvania

BEING the same premises, which Miles & Mildred Belie by deed dated February 22, 2007 and recorded in the Official Records of Dauphin County on February 23, 2007 in Deed Book Volume, Page, as Instrument 20070007426 granted and conveyed unto Louis Belie.

230 South 4th Street, Steelton, PA 17113

TAX PARCEL Number: 58-010-003

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$140,754.75

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PREMISE BEING: 230 South 4th Street, Steelton, PA 17113

SEIZED AND SOLD as the property of Louis Belie, Judgment Number 2019 CV 4809 MF (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v LOUIS BELIC), with a judgment amount of \$140,754.75.

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 33
HARRY B REESE, ESQUIRE
JUDGMENT AMOUNT \$255,142.26

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

BEGINNING at a point on the western right-of-way line of Dora Drive at the common front property corners of Lots Nos. 22 and 23 as shown on the hereinafter mentioned Plan of Lots; thence along Dora Drive by a curve to the right with a radius of 666.62 feet, an arc length of 75.52 feet to a point; thence continuing along Dora Drive south 22 degrees 05 minutes 30 seconds west, 27.01 feet to a point at the common front property corners of Lots Nos. 23 and 24 as shown on said Plan; thence along the dividing line of said Lots Nos. 23 and 24 north 67 degrees 54 minutes 30 seconds west, 108.27 feet to a point at lands now or formerly of Club Estates; thence along lands now or formerly of Club Estates north 14 degrees 00 minutes 00 seconds east, 90 feet to a point at the dividing line of Lots Nos. 22 and 23 as shown on said Plan; thence along said dividing line south 74 degrees 23 minutes 59 seconds east, 117.42 feet to a point, the place of BEGINNING.

BEING Lot No. 23, Final Subdivision Plan of Club Estates - Phase 1, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "O", Volume 3, Page 68.

HAVING THEREON erected residential dwelling known and numbered as 3820 Dora Drive, Harrisburg, Pennsylvania 17110.

BEING TAX PARCEL NO. 35-089-086-000-0000

PREMISES BEING: 3820 Dora Drive, Harrisburg, Pennsylvania 17110

BEING THE SAME PREMISES which Martin I. Weitzman, by deed dated 9/15/2014 and recorded in the Office of the Recorder of Deeds of Dauphin County on 10/1/2014 in Instrument 20140023714, granted and conveyed unto Boraseth I. Tum.

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 Boraseth I. Tum, Mortgagor(s) herein, under Judgment No. 2023-CV-1432

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 34
DANIELIE M DILEVA, ESQUIRE
JUDGMENT AMOUNT: \$208,254.48

ALL THAT CERTAIN message and tract of land, situate in East Hanover Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a tree on the south side of Route #443, leading from Indiantown Gap to Manada Gap, at the southeast corner of property now or late of Luther Ramler; thence along said property now or late of Luther Ramler, formerly a part of herein described tract, north 25 degrees 30 minutes west two hundred twenty-one and one tenth (221.1) feet to a stone pile; thence by other property now or late of Luther Ramler, north 13 degrees no minutes west, sixteen and five tenths (16.5) feet to a stone pile; thence by the same, north 73 degrees 30 minutes east, three hundred sixty-three (363) feet to a stone pile; thence by residue property of John Ramler, south 13 degrees no minutes east, two hundred fifty (250) feet to a point in the middle of above mentioned Route #443; thence along the middle of said Route #443, south 76 degrees 30 minutes

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west, three hundred sixteen (316) feet to the place of BEGINNING.

BEING KNOWN AS: 9552 MOUNTAIN ROAD, GRANTVILLE, PA 17028

PROPERTY ID NUMBER: 25-004-006-000-0000

BEING THE SAME PREMISES WHICH THOMAS E. WALTERS AND MARGARET WALTERS, HUSBAND AND WIFE BY DEED DATED 3/24/2014 AND RECORDED 3/27/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20140006735, GRANTED AND CONVEYED UNTO PAUL E. DEARDORFF, III AND KIMBERLY A. DEARDORFF, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Kimberly A. Deardorff and Paul E. Deardorff, III under judgment #2022-CV-01615

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 35

CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$130,545.30

ALL THAT CERTAIN Unit, being Unit No. 5801-E, ("The Unit"), of Meadowridge, the Condominiums of Hidden Lake ("The Condominium"), situated in the Township of Lower Paxton, County of Dauphin, Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Condominium of Meadowridge, The Condominiums of Hidden Lake ("The Declaration of Condominium") and Declaration Plats and Plans as recorded in the Dauphin County Recorder of Deeds Office, as follows:

Declaration and Declaration Plats and Plans as set forth in Record Book and Page, respectively: 2099-554, 2099-614

Amendments to Declaration and Declaration Plats and Plans as set forth in Record Book and Page, respectively:

2117-120, 2117-126
2165-459, 2165-466
2230-47, 2230-53
2293-553, 2293-559
2354-330, 2354-337
2428-87, 2428-94
2465-544, 2465-552
2490-347, 2490-355
2527-411, 2527-419
2549-68, 2549-76

TOGETHER WITH an undivided 1.1363% interest in Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans.

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.

BEING KNOWN AS: 5801 East Hidden Lake Drive, Harrisburg, PA 17111

PARCEL #: 35-122-085

BEING the same premises which Gary W. Williams, by Special Warranty Deed dated September 23, 2013, and recorded September 25, 2013, as Instrument No. 20130030040, granted and conveyed unto Kendre, LLP, in fee.

PARCEL# 35-122-085-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 5801 Hidden Lake Drive, #E, Harrisburg, PA 17111

BEING THE SAME PREMISES which Kendre, LLP, a Pennsylvania Limited Liability Partnership, by Deed dated November 20, 2017 and recorded November 22, 2017 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument No. 20170030903 granted and conveyed unto Rebekah D. Richardson, as sole owner, in fee.

SEIZED AND SOLD as the property of Rebekah D. Richardson under judgment number 2022-CV-3214-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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36

CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$69,697.73

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

BEGINNING at a point on the western line of North Fourth Street, 313 feet north of the northwest corner of North Fourth Street and Seneca Streets at line of property now or late of Joseph E. Evans and wife; thence westwardly along the said line, through the center of party wall between house on lot hereby conveyed and house on lot adjoining on the south, 96 feet more

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or less, to the eastern line of Orange Street; thence northwardly along the eastern line of Orange Street, 24 feet to a point; thence eastwardly along line of property now or late of Charles F. Copenhaver, in a line parallel with Seneca Street, 96 feet more or less to the western line of North Fourth Street thence southwardly along the western line of North Fourth Street, 24 feet to the place of BEGINNING.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the Office of the Recorder of Deeds, and to matters which a physical inspection or survey of the property herein conveyed would disclose.

PARCEL # 10-044-012-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 2430 North 4th Street, Harrisburg, PA 17110

BEING THE SAME PREMISES, which Monique Cvetko and Tammy L. Brown by deed dated August 25, 2020 and recorded September 23, 2020 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument No. 20200025584 granted and conveyed unto Emily Rodriguez in fee.

SEIZED AND SOLD as the property of Emily Rodriguez under judgment #2022-CV-03877

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37

MEREDITH H. WOOTERS, ESQUIRE

JUDGMENT AMOUNT: \$161,833.40

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

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

BEGINNING at a point on the eastern line of Dover Road and the dividing line between Lots numbered 5 and 6 on the hereinafter mentioned Plan of Lots; thence along the eastern line of Dover Road, north six degrees, thirty minutes east (N 06 degrees 30' E) one hundred (100) feet to a point at line of lands, now or formerly of Coutler; thence along said lands, South eight-three degrees thirty minutes east (S 83 degrees 30' E) one hundred thirty-seven and five tenths

(137.5) feet to a concrete monument in line of lands about to be conveyed to Brubaker; thence along line of said lands, south three degrees eleven seconds west (S 03 degrees 16' 11" W) one hundred and sixteen hundredths (100.16) feet to a point at the dividing line between Lots 5 and 6 on the hereinafter mentioned Plan of Lots; thence along said division line, north eighty-three degrees thirty minutes west (N 83 degrees 30' W) one hundred forty-three and fifteen hundredths (143.15) feet to a point on the eastern line of Dover Road, the place of BEGINNING.

BEING a portion of Lot No. 5 of Section 1, Block "B", of Brandywine Manor, which plan is recorded in Plan Book N, Page 36, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania.

BEING known and numbered as 2213 Dover Road, Harrisburg, PA 17112-1047.

WITH all improvements erected thereon.

PARCEL NO.: 35-079-043-000-0000

BEING THE SAME property conveyed to Christopher R. Snyder and Phensri Snyder who acquired title, as tenants by the entirety, by virtue of a deed from Jeffrey A. Gravelle and Kimberly E. Gravelle, dated May 19, 2008, recorded June 10, 2008, at Instrument Number 20080021700, 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 Christopher R. Snyder and Phensri Snyder, Mortgagors herein, under Judgment No. 2022-CV-01518-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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38

M. TROY FREEDMAN, ESQUIRE

JUDGMENT AMOUNT: \$266,692.58

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

BEGINNING at a point on the western side of Paxtang Avenue, 100.01 feet north of the northwest corner of Paxtang Avenue and Lescurc Avenue at the division line between Lots Nos. 163 and 164 on the hereinafter mentioned Plan of Lots; thence westwardly along said division line, 102.87 feet to a point on the eastern side of Altavista Avenue; thence northwardly along the eastern side of Altavista Avenue, 170 feet to a point at the division line between Lots Nos. 165 and 166 on said Plan; thence eastwardly along said division line, 106.14 feet to a point on the western side of Paxtang Avenue; thence southwardly along the western side of Paxtang Avenue, 176.58 feet to a point, the place of BEGINNING.

BEING Lots Nos. 164 and 165 on the Plan of Section 2 of Latshmere Manor, recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania on April 23, 1957 in Plan Book "V", Page 5.

HAVING erected thereon a house known as 532 Altavista Avenue

BEING Parcel ID 62-042-006-000-0000

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

BEING THE SAME PREMISES, which was conveyed to John J. Palmer by deed of Dung Pham and My Tham Nguyen, husband and wife, dated 05/22/2017 and recorded 05/31/2017 as Instrument 20170013685 in the Dauphin County Recorder of Deeds Office, in fee.

SEIZED AND SOLD as the property of John Palmer under judgment #2019-CV-00510

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 August 14, 2023,

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

SALE NO. 39

KATHERINE M. WOLF, ESQUIRE
JUDGMENT AMOUNT: \$163,136.93

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

ALL THAT CERTAIN premises known as Lot Nos. 16 and 17 of Block "C" Plan of Maple Crest Manor, dated May 1941 and recorded at the Recorder of Deeds of Dauphin County on Wall File No. 4 situate in the Township of Lower Paxton, Dauphin County, Pennsylvania, bounded and described as follows;

BEGINNING at a point on the southern side of Pine Street at the western boundary line of Lot No. 18; thence southerly along the western line of said Lot No. 18 a distance of 150 feet to the northern line of Lot No. 14; thence westerly along the northern line of Lot Nos. 14 and 13 a distance of 60 feet to the eastern line of Lot No. 15; thence northerly along the eastern line of said Lot No. 15 a distance of 150 feet to the southern side of Pine Street; thence easterly along the southern line of Pine Street a distance of 60 feet to the western line of Lot No. 18, the place of BEGINNING.

BEING known and numbered as 6111 Pine Street, Harrisburg, PA 17112.

WITH all improvements erected thereon.

PARCEL NO.: 35-018-224-000-0000

BEING THE SAME property conveyed to Nicodemo Fazzolari, a married person who acquired title by virtue of a deed from Shannon L. Vella and Giampiero Vella, her husband, dated October 28, 2005, recorded November 1, 2005, at Deed Book 6258, Page 336, 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 Nicodemo Fazzolari, a married person, Mortgagors herein, under Judgment No. 2022-CV-01880-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

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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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 41

ROBERT W WILLIAMS, ESQUIRE
JUDGMENT AMOUNT: \$84,570.98

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

ON the north by lot now or late of Paul E. Hassinger, Jr., et ux., late of Harry Miller; on the East by Railroad Street and now or late of James S. Kurtz, et ux., late of Paul Heiser; and on the West by Juniper Alley.

SAID lot being approximately thirty feet (30') on the east, approximately two hundred ten feet (210') on the south, approximately thirty feet (30') on the west and approximately two hundred and four feet (204') on the north.

BEING THE SAME PREMISES which William C. Dietrich, single man, and Bryan K. Brown, single man, by deed dated January 30, 2002 and recorded on May 7, 2002, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 4375 at Page 456, granted and conveyed unto Charles J. Miller, Jr. and Lori A. Miller, husband and wife.

BEING KNOWN as 685 Railroad Street, Millersburg, PA 17061

PARCEL I.D. No. 46-002-004:000-0000

SEIZED AND SOLD as the property of Charles J. Miller and Lori A. Miller under judgment #2022-CV-08216

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42

ROBERT W. WILLIAMS, ESQUIRE
JUDGMENT AMOUNT: \$143,926.13

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

Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of Spruce Street one hundred ninety-five (195) feet north of the northeast corner of Spruce and High Streets in the division line between Lots Nos. 12 and 13 on the Plan of Lots hereinafter mentioned; thence along said division line north seventy-two (72) degrees, fifty-six (56) minutes east eighty-two and sixty-seven one hundredths (82.67) feet to the western line of land of Charles B. Wilbern; thence along the same north seventeen (17) degrees, four (4) minutes west sixty (60) feet to a point in the division line between Lots Nos. 11 and 12 as shown on said plan; thence along said last mentioned division line south seventy two (72) degrees fifty-six (56) minutes west, eighty-two and sixty-seven one hundredths (82.67) feet to the eastern line of Spruce Street; and thence southwardly along the eastern line of Spruce Street South seventeen (17) degrees, four (4) minutes east, sixty (60) feet to the place of BEGINNING.

BEING Lot No. 12 on Plan prepared by John L. Gofhus and Frances C. Gofhus, his wife, by Rodney R. Waltermeyer, Registered Surveyor.

UNDER and subject to the following conditions, restrictions and reservations which shall be covenants running with the land:

1. No building or permanent structure of any kind shall be erected thereon within fifteen (15) feet of eastern line of Spruce Street or within five (5) feet of side lot lines.

2. Said lot shall be used for residential purposes only and no dwelling except one single dwelling shall be erected, thereon.

3. No dwelling shall be erected thereon of less than 7,500.00 construction cost, exclusive of the land, based on April 1, 1953 building costs.

4. The easternmost five (5) feet wide strip along the rear of said lot is reserved for erection, installation and maintenance of utility service serving all of the lots shown on said plan.

5. Such conditions, restrictions and reservations shall apply to all other lots shown on said plan except Lot No. 15.

6. Lot No. 15 is designated commercial, as well as residential and shall be subject to a building line fifteen (15) feet east of the eastern line of Spruce Street and fifteen (15) feet north from the north line of High Street.

BEING THE SAME PREMISES which Robert P. McGovern, joined by Rebecca McGovern, his wife, by deed dated June 21, 2006 and recorded on July 18, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No.20060028601, granted and conveyed unto Robert P. McGovern and Rebecca McGovern, husband and wife.

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BEING KNOWN as 524 Spruce Street, Middletown, PA 17057

PARCEL I.D. No. 42-023-003-000-0000
SEIZED AND SOLD as the property of Rebecca and Robert McGovern under judgment #2023-CV-01302

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43
ROBERT W WILLIAMS, ESQUIRE
JUDGMENT AMOUNT: \$49,452.14

ALL THAT CERTAIN lot or tract of land situate in the Thirteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania; bounded and described in accordance with a survey and plan thereof, dated June 23, 1967, prepared by Roy M.H. Benjamin, Professional Engineer, as follows, to wit:

BEGINNING at a point on the western line of south Twenty-Sixth Street, said point being 38.90 feet in a southerly direction from the southwestern corner of the intersection of South Twenty-Sixth Street and Woodlawn Street; thence along the western line of South Twenty-Sixth Street south 05 degrees 45 minutes west, 17.80 feet to a point; thence through the center partition wall separating the premises 736 and 734 South Twenty-Sixth Street, north 84 degrees 15 minutes west, 100.00 feet to a point on the eastern line of Pratt Alley; thence along the eastern line of Pratt Alley, north 05 degrees 45 minutes east, 17.80 feet to a point; thence south 84 degrees 15 minutes east through the center of a 6.50 feet wide private alley, 100.00 feet to a point on the western line of South Twenty-Sixth Street, the place of BEGINNING.

HAVING THEREON ERECTED a two-story stucco dwelling known as No. 734 South 26th Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which The Secretary of Housing and Urban Development, by deed dated December 1, 2017 and recorded on December 6, 2017, in the Dauphin County Recorder of Deeds Office as Instrument No. 20170031890, granted and conveyed unto Joseph Gilpatrick, a single man.

BEING KNOWN as 734 South 26th Street, Harrisburg, PA 17111

PARCEL I.D. No. 13-072-007-000-0000
SEIZED AND SOLD as the property of Joseph Gilpatrick under judgment #2023-CV-00706

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 44
JOSEPH I. FOLEY, ESQUIRE
JUDGMENT AMOUNT: \$172,841.89

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

BEGINNING AT A POINT ON THE EASTERN LINE OF GARDEN DRIVE WHICH POINT IS FOUR HUNDRED (400) FEET SOUTH OF THE SOUTHEASTERN CORNER OF GARDEN DRIVE AND TWENTY (20) FOOT WIDE ALLEY AT THE SOUTHERN LINE OF LOT NO. 4 ON HEREIN AFTER MENTIONED PLAN; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 4 NORTH EIGHTY-FOUR (84) DEGREES TWO (02) MINUTES EAST TWO HUNDRED TWENTY-THREE AND NINETY-SIX HUNDREDTHS (223.96) FEET TO THE WESTERN LINE OF A TWENTY (20) FOOT WIDE UTILITY RIGHT-OF-WAY; THENCE ALONG SAID LINE SOUTH SIX (6) DEGREES THIRTY-TWO (32) MINUTES EAST ONE HUNDRED (100) FEET TO A POINT AT THE NORTHERN LINE OF LOT NO. 6 ON HEREINAFTER MENTIONED PLAN; THENCE ALONG SAID LINE SOUTH EIGHT-FOUR (84) DEGREES TWO (02) MINUTES WEST TWO HUNDRED TWENTY-FOUR AND NINETY-FIVE HUNDREDTHS (224.95) FEET TO THE EASTERN LINE OF GARDEN DRIVE; THENCE ALONG SAID LINE NORTH FIVE (5) DEGREES FIFTH-EIGHT (58) MINUTES WEST ONE HUNDRED (100) FEET TO THE POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 5 ON PLAN KNOWN AS "ZITO'S CHAMBERS HILL GARDEN" AS RECORDED IN DAUPHIN COUNTY RECORDER'S OFFICE IN PLAN BOOK "S", VOLUME 1, PAGE 23.

HAVING ERECTED THEREON A ONE AND ONE-HALF STORY BRICK DWELLING KNOWN AS NO. 650 GARDEN DRIVE.

TAX PARCEL NO. 63-037-028-000-0000
PREMISES BEING: 650 GARDEN DRIVE, HARRISBURG, PA 17111

Miscellaneous Notices

BEING THE SAME PREMISES WHICH TIMOTHY L. RUPETER AND DEBRA S. KETTERING, CO-EXECUTORS OF THE ESTATE OF JOYCE M. RUPERT, A/K/A JOYCE LUELLA RUPERT, DECEASED, BY DEED DATED AUGUST 9, 2021 AND RECORDED AUGUST 10, 2021 IN INSTRUMENT NUMBE 20210027948, GRANTED AND CONVEYED UNTO CHRISHOPHER MICHAEL LADIKA AND ANGELA JOYCE LADIKA, HUSBAND AND WIFE.

SEIZED AND SOLD AS THE PROPERTY OF CHIRSTOPHER AND ANGELA LADIKA UNDER JUDGMENT #2022-CV-07429

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 45
ROBERT W. WILLIAMS, ESQUIRE
JUDGMENT AMOUNT: \$98,203.45

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

BEGINNING at a point on the northeasterly right-of-way line of Ridgeview Lane, a 50.00-foot-wide right-of-way, which said point is more particularly located at the intersection of the northeasterly right-of-way line of Ridgeview Lane and the dividing line between Lots Nos. 157 and 158 on the Plan of Lots known as "Section Four, Crooked Hill Farms"; thence, from said point of beginning along the dividing line between Lots Nos. 157 and 158, North 14 degrees 57 minutes 01 second east, a distance of 100.21 feet to a point on the dividing line between Lots Nos. 151 and 158 on the aforesaid Plan of Lots; thence, from said point along the dividing line between Lots Nos. 151 and 158, north 85 degrees 39 minutes 04 seconds east, a distance of 69.85 feet to a point on the Westerly property line of Lot No. 143, "Section Three, Crooked Hill Farms", thence, from said point along the westerly property line of Lots Nos. 143 and 144, "Section Three, Crooked Hill Farms", south 12 degrees 13 minutes 40 seconds east, a distance of 93.27 feet to a point on the dividing line between Lots Nos. 158 and 159, "Section Four, Crooked Hill Farms", thence, from said point along the dividing line between Lots Nos. 158 and 159, South 65 degrees 10

minutes 48 seconds west, a distance of 91.20 feet to a point on the easterly right-of-way line of Ridgeview Lane; thence, from said point along the easterly right-of-way line of Ridgeview Lane, in a northerly direction along a curve to the left, having a radius of 50.00 feet, an arc distance of 43.83 feet to a point, the point 16and place of BEGINNING.

BEING Lot No. 158 on the Plan of Lots known as "Section Four, Crooked Hill Farms" prepared by Gannett, Fleming, Corddry & Carpenter, Inc. dated May, 1978 and recorded in the Office of the Recorder of Deeds of Dauphin County in Plan Book "C", Volume 3, Page 60A.

BEING THE SAME PREMISES which William Fearen and Diane S. Fearen, husband and wife, by deed dated November 22, 2006 and recorded on December 19, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060051386, granted and conveyed unto Joseph W. Zorek. The said Joseph W. Zorek departed this life on or about July 29, 2021. The Dauphin County Register of Wills has confirmed that no estate has been raised, thereby vesting title to his known heirs, Paula C. Zorek, Christine Zorek, Jennifer Zorek, and the unknown surviving heirs of Joseph W. Zorek, deceased, by operation of law.

BEING KNOWN as 1524 Ridgeview Lane, Harrisburg, PA 17110

PARCEL I.D. No. 62-059-158-000-0000

SEIZED AND SOLD as the property of PAULA C. ZOREK, AS SURVIVING HEIR OF JOSEPH W. ZOREK, DECEASED; CHRISTINE ZOREK, AS SURVIVING HEIR OF JOSEPH W. ZOREK, DECEASED; JENNIFER ZOREK, AS SURVIVING HEIR OF JOSEPH W. ZOREK, DECEASED; UNKNOWN SURVIVING HEIRS OF JOSEPH W. ZOREK, DECEASED, AND THE UNITED STATES OF AMERICA, under judgment #2023-CV-00003

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 August 14, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
May 11, 2023

j23-j7