

Advertisements appearing for First Time

Miscellaneous Notices

**SHERIFF SALE**

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, April 20, 2023 at 10:00 A.M., the following real estate, to wit:

**SALE NO. 1**  
**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$55,196.08**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN ELIZABETHVILLE BOROUGH, DAUPHIN COUNTY, PENNSYLVANIA, BEING BOUND AND DESCRIBED AS FOLLOWS, WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF WEST MAIN STREET ON A TANGENT RADIUS OF A CURVE NINE HUNDRED THIRTY-FIVE AND THIRTY-SEVEN HUNDREDTHS (935.37) FEET; THENCE ALONG SAID WEST MAIN STREET IN A WESTERLY DIRECTION FORTY-SIX AND SIXTY-TWO (46.62) FEET TO THE SOUTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF RUTH T. UMHOLTZ, LATE OF HANNAH UMHOLTZ; THENCE ALONG SAID LANDS, NORTH 6 DEGREES 55' 00" WEST FOR A DISTANCE OF ONE HUNDRED EIGHTY-THREE AND EIGHTY TWO HUNDREDTHS (183.82) FEET TO THE SOUTHERN LINE OF MAPLE ALLEY; THENCE ALONG MAPLE ALLEY, NORTH 83 DEGREES 00' 00" EAST FOR A DISTANCE OF FORTY FOUR AND THIRTY-NINE HUNDREDTHS (44.39) FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF FRANCESCO CONDELLO, LATE OF JAMES S. FACINELLI ET UX; THENCE ALONG SAID LANDS, SOUTH 8 DEGREES 06' 00" EAST FOR A DISTANCE OF ONE HUNDRED EIGHTY-FOUR AND EIGHTY-TWO HUNDREDTHS (184.82) FEET TO A POINT AND THE PLACE OF BEGINNING.

APN: 26011017000000  
PROPERTY ADDRESS: 23 West Main Street, Elizabethville, PA 17023

BEING the same premises which NOBLE R. FLOHR by deed dated December 9, 2013 and recorded in the Office of Recorder of Deeds of Dauphin County on December 24, 2013 at INSTRUMENT NUMBER 20130038453 granted and conveyed unto BETH ANN BODNAR.

SEIZED, TAKEN in execution and to be sold as the property of Beth A. Bodnar under Judgment No. 2022-CV-07182-MF

NOTICE IS FURTHER given to all parties in interest and claimants. A proposed schedule of distribution of the proceeds of the above sale will be filed by the Sheriff of Dauphin County, Pennsylvania on or about \_\_\_\_\_ and distribution of said proceeds will be made in accordance with said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 2**  
**DANIELLE DILEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$115,319.62**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER PAXTON TOWNSHIP, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF MARION DRIVE AT THE WEST LINE OF LOT NO. 2, AS SHOWN ON THE HEREINAFTER MENTIONED PLAN, THENCE WEST ALONG THE NORTH LINE OF MARION DRIVE, 60 FEET TO A POINT AT THE LINE OF LOT NO. 4 ON SAID PLAN; THENCE ALONG THE EAST LINE OF SAID LOT NO. 4, NORTH 20 DEGREES, 25 MINUTES WEST, 120 FEET TO THE LINE OF LAND NOW OR FORMERLY OF RAYMOND CASSEL; THENCE ALONG THE LINE OF SAID LAND, NORTH 69 DEGREES, 35 MINUTES EAST, 95.18 FEET TO THE LINE OF LOT NO. 2 ON SAID PLAN; THENCE ALONG THE LINE OF SAID LOT NO. 2, SOUTH 04 DEGREES, 19 MINUTES EAST, 127.8 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

BEING LOT NO. 3 ON THE PLAN OF "LONG VIEW VILLAGE" RECORDED IN PLAN BOOK "P", PAGE 54, DAUPHIN COUNTY RECORDER OF DEEDS OFFICE.

BEING KNOWN AS: 405 MARION DRIVE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-031-019-000-0000

BEING THE SAME PREMISES WHICH JAMES G. BURNS AND ROBIN L. BURNS,

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HUSBAND AND WIFE BY DEED DATED 4/28/2011 AND RECORDED 6/1/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20110014983, GRANTED AND CONVEYED UNTO DREW C. SAAD, A SINGLE, AS SOLE OWNER.

SEIZED AND SOLD as the property of Drew C. Saad under judgment #2021-CV-10161

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.

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**SALE NO. 3**  
**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$64,503.22**

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF STEELTON, COUNTY OF DAUPHIN, COMMONWEALTH OF PA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OF LAND SITUATE IN THE AFORESAID BOROUGH OF STEELTON, AND PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF SWATARA STREET ONE HUNDRED FORTY-ONE (141) FEET AND TWENTY-THREE (23) INCHES EASTWARD FROM HARRISBURG STREET; THENCE NORTHWARD ON A LINE WHICH PASSES THRU THE CENTER OF THE NINE (9) INCH BRICK PARTITION WALL BETWEEN THE TWO (2) BRICK DWELLING HOUSES NUMBERED 423 AND 425 SWATARA STREET, ONE HUNDRED AND ONE (101) FEET TO A PRIVATE ALLEY, TO BE USED IN COMMON BY THE ABUTTING OWNERS THEREON; THENCE EASTWARD ALONG SAID PRIVATE ALLEY FOURTEEN (14) FEET AND TEN (10) INCHES TO A POINT AND LAND NOW OR LATE OF JONAH G. DIFFENDERFER, ET AL; THENCE SOUTHWARD ON A STRAIGHT LINE WHICH PASSES THRU THE CENTER OF THE NINE (9) INCH BRICK PARTITION WALL BETWEEN THE SAID BRICK DWELLING HOUSE NUMBERED 425 AND ADJOINING BRICK DWELLING HOUSE NUMBERED 427 SWATARA STREET, ONE HUNDRED AND ONE (101) FEET TO SWATARA STREET; THENCE WESTWARD ALONG THE NORTHERN SIDE OF SAID

SWATARA STREET FOURTEEN (14) FEET TEN (10) INCHES TO THE PLACE OF BEGINNING.

ALSO KNOWN as 425 Swatara Street, Steelton, PA 17113

PARCEL ID 58-003-006-000-000.

BEING the same premises which KBH PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY by deed dated 01/15/2008 and recorded in the Office of Recorder of Deeds of Dauphin County on 01/29/2008 at Book/Page or Instrument #20080003396 granted and conveyed unto JOHN W. SPENCER AND DEBRA L. SPENCER, HUSBAND, AND WIFE, AS TENANTS BY THE ENTIRETIES.

SEIZED AND SOLD as the property of Debra L. Spencer and John W. Spencer under judgment #2022-CV-06733

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.

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**SALE NO. 4**  
**DANIELLE DiLEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$257,689.70**

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 western right of way line of Tupelo Street at the southeast corner of Lot No. 116; thence along said right of way line, south 26 degrees 26 minutes 13 seconds west, 80.00 feet to a point, being the northeast corner of Lot No. 118; thence along Lot No. 118, north 63 degrees 35 minutes 25 seconds east 154.21 feet to a point at the Recreation Area; thence along said Recreation Area, north 26 degrees 09 minutes 22 seconds east, 80.00 feet to a point, being the southwest corner of Lot No. 116; thence along Lot No. 116, south 63 degrees 35 minutes 25 seconds east, 154.61 feet to a point, being the place of BEGINNING.

CONTAINING 12,352+ square feet, more or less.

BEING KNOWN AS: 104 TUPELO STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 62-071-031

BEING THE SAME PREMISES WHICH JILL R. WEAVER, DIVORCED WOMAN, BY DEED DATED 11/10/2000 AND RECORDED 11/14/2000 IN THE OFFICE OF THE

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RECORDER OF DEEDS IN DEED BOOK 3811 AT PAGE 499, GRANTED AND CONVEYED UNTO THOMAS P. MATA, JR., AND MICHELE L. MATA, HUSAND AND WIFE.

SEIZED AND SOLD as the property of Michele L. Mata and Thomas P. Mata Jr. under judgment #2013-CV-02537.

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.

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**SALE NO. 5**  
**KATHERINE M. WOLF, ESQUIRE**  
**JUDGMENT AMOUNT: \$115,834.88**

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

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

BEGINNING at a point on the western side of Park Terrace, said point being 120 feet north from the northwestern corner of Park Terrace and a twenty (20) feet wide street and being also in line of land now or late of Carl F. Chronister, et ux; thence westward along the northern line of said Chronister land, one hundred thirty (130) feet, more or less, to the eastern line of Lot No. 17 in Plan of Lots hereinafter mentioned; thence northwardly, along the eastern line of said Lot No. 17, sixty (60) feet to a point in line of land now or late of Herbert J. Smith, et ux; thence eastwardly along the southern line of said Smith land one hundred forty-two (142) feet, more or less, to the western side of Park Terrace; and thence southwardly along the western side of said Park Terrace sixty-seven (67) feet to a point, the place of BEGINNING.

BEING LOT No. 38 and a triangular strip of land adjacent thereto on the north thereof as shown in Section "B" on Plan of East Harrisburg Addition showing Sections "A" and "B" as recorded in the Dauphin County Recorder's Office in Plan Book "K", Page 86.

BEING known and numbered as 428 Park Terrace, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 47-003-015-000-0000

BEING THE SAME property conveyed to Stephanie K. Kelly f/k/a Stephanie K. Benedek and Robert E. Kelly, husband and wife who

acquired title, as tenants by the entirety, by virtue of a deed from Stephanie K. Benedek n/k/a Stephanie K. Kelly, dated July 28, 2003, recorded August 11, 2003, at Book 5079, Page 333, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

INFORMATIONAL NOTE: Robert E. Kelly died on December 9, 2003, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Stephanie K. Kelly f/k/a Stephanie K. Benedek.

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 Stephanie K. Kelly f/k/a Stephanie K. Benedek and Robert E. Kelly, husband and wife, Mortgagors herein, under Judgment No. 2022-CV-03794-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 6**  
**MEREDITH H. WOOTERS, ESQUIRE**  
**JUDGMENT AMOUNT: \$30,198.67**

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

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

BEGINNING at a point on the south side of Herr Street, said point being 150 feet east of the southeast corner of 27<sup>th</sup> and Herr Streets; thence eastwardly along the southern line of Herr Street, 30 feet to a 16 foot wide alley; thence southwardly along said alley 180 feet to another 16 foot wide alley; thence westwardly along the northern line of the last mentioned alley, 30 feet to a point at other lands now or formerly of

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Charles Z. Hoppes; thence northwardly by line of same, 180 feet to Herr Street, the place of BEGINNING.

BEING known and numbered as 2725 Herr Street, Harrisburg, PA 17103.

WITH all improvements erected thereon.

PARCEL NO.: 49-004-003-000-0000

BEING the same property conveyed to James P. Halkias who acquired title by virtue of a deed from Brian K. Rick, single man, dated October 1, 2022, recorded October 7, 2022, at Instrument Number 20220030072, Dauphin County, Pennsylvania records.

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

SEIZED AND TAKEN in execution as the property of James P. Halkias, Mortgagors herein, under Judgment No. 2022-CV-04513-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 7**

**DANIELLE M. DiLEVA, ESQUIRE**

**JUDGMENT AMOUNT: \$112,447.05**

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

BEGINNING at a point on the northwestern corner of Market Street and Lumber Street; THENCE along the north line of Market Street north seventy-six degrees and fifteen minutes, west one hundred seventy-seven and fifty one hundredth feet (W 177.51') to a point on line of land belonging to party of the first part; thence along said land at right angles to Market Street north thirteen degrees forty-five minutes east one hundred thirty-four (134) feet to the middle of Bessemer Avenue (not yet opened); THENCE south seventy-six degrees fifteen

minutes east along the center of Bessemer Avenue which is the Borough line two hundred seventy and forty-seven one-hundredths (270.47') feet to the western line of Lumber Street; THENCE along said Lumber Street south forty-eight degrees thirty minutes one hundred sixty-three and nine hundredths (163.09') feet to a point, the place of BEGINNING.

BEING KNOWN AS: 312 MARKET STREET, HIGHSPIRE, PA 17034

PROPERTY ID NUMBER: 30-006-014-000-0000

BEING THE SAME PREMISES WHICH FERN B. CHAJKOWSKI, WIDOW BY DEED DATED 10/30/2008 AND RECORDED 11/12/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20080041067, GRANTED AND CONVEYED UNTO LYNN H. STONEROAD, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Lynn H. Stoneroad under judgment #2022-CV-07691

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.

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**SALE NO. 8**

**HARRY B. REESE, ESQUIRE**

**JUDGMENT AMOUNT: \$95,117.24**

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

BEGINNING at a bolt in the northern right-of-way of Pennsylvania State Highway L. R. 336, Traffic Route 25, which bolt marks the southwestern corner of lands now or formerly of Glenn H. Wiest, et ux.; thence along said right-of-way line by a curve to the right with a radius of two thousand eight hundred forty-four and ninety-three hundredths (2,844.93) feet for a distance of one hundred fifty and eighteen hundredths (150.18) feet to a bolt in line of lands now or formerly of Terry L. Wetzel, et ux.; thence along lands now or formerly of Terry L. Wetzel, et ux., north nineteen degrees thirty minutes west one hundred forty-seven and fifty-six hundredths feet (N 19° 30' W 147.56') to an iron stake; thence continuing along lands now or formerly of Luther A. Wiest, et ux., north seventy degrees thirty minutes east one hundred fifty feet (N 70° 30' E 150.00') to an iron pin which marks the northwest corner of lands now

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or formerly of Glenn H. Wiest, et ux.; thence along lands now or formerly of Glenn H. Wiest, et ux., south nineteen degrees thirty minutes east one hundred forty-nine and ninety-one hundredths feet (S 19° 30' E 149.91') to a bolt in the northern right-of-way line of the aforesaid Pennsylvania State Highway, the point and place of BEGINNING.

HAVING THEREON erected residential dwelling known and numbered as 817 Route 25 a/k/a 817 State Route 25, Millersburg, Pennsylvania 17061

BEING TAX PARCEL NO. 65-017-033-000-0000

PREMISES BEING: 817 Route 25 a/k/a 817 State Route 25, Millersburg, Pennsylvania 17061

BEING THE SAME PREMISES which Danny H. Potter and Karen M. Potter, by deed dated 9/3/2004 and recorded in the Office of the Recorder of Deeds of Dauphin County on 12/29/2004 in Deed Book Volume 5822, Page 339, granted and conveyed unto Danny H. Potter and Karen M. Potter.

DANNY H. POTTER departed this life on 12/9/2010.

KAREN M. POTTER departed this life on 11/3/2020.

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 Gerry Ann Hoffman, solely in capacity as Executor of the Estate of Karen M. Potter, deceased, mortgagor(s) herein, under Judgment No. 2022-CV-05419-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 9**  
**NICOLE M. FRANCESE, ESQUIRE**  
**JUDGMENT AMOUNT: \$185,157.42**

ALL THAT CERTAIN lot situate in the Borough of Royalton, Dauphin County, Commonwealth of Pennsylvania, known, named, and identified in the Declaration for Edgewater, a Flexible Planned Community ("Declaration") which has been submitted to the provisions of the Uniform Planned Community Act, 69 Pa. C.S.A. § 5101 et. seq., as amended, by the recording of the Declaration in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, dated May 27, 1998, recorded June 25, 1998, in Record Book 3136, Page 488, being designated in such Declaration as Lot No. 4 (Identifying Number) as described in Section 2.2 and Exhibit E of the Declaration.

CONTAINING 3,667 square feet.

BEING Lot No. 4, Final Subdivision Plan for Edgewater, dated October 10, 1997, recorded March 18, 1998, in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book S, Volume 6, Page 18.

EXCEPTING AND RESERVING the permanent and uninterrupted five (5) foot wide pedestrian easement, to have and to use that certain portion of the herein described premises. The said pedestrian easement is more particularly shown on the Final Subdivision Plan for Edgewater dated October 10, 1997, recorded March 18, 1998, in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book S, Volume 6, Page 18.

ALSO EXCEPTING AND RESERVING a 20-foot portion of a 30-foot sanitary sewer easement across the rear of the herein described premises to the Royalton Borough Authority.

SUBJECT to the terms and conditions as set forth in the aforementioned Declaration, any amendments thereto.

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.

TITLE TO SAID PREMISES VESTED IN Bobbi Reid and Deborah A. Neal, as joint tenants with right of survivorship, by deed from Edgewater Associates, L.P., dated November 16, 2001, recorded December 6, 2001, in Book 4196, Page 248. The said Deborah A. Neal departed this life on March 29, 2011

TAX PARCEL No: 54-005-004-000-0000

PREMISES KNOWN as: 319 Grubb Street, Middletown, PA 17057

TO BE SOLD as the property of Bobbi Reid Docket No: 2022-CV-8156

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

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

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**SALE NO. 12**

**ANDREW MARLEY, ESQUIRE**

**JUDGMENT AMOUNT: \$29,724.53**

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE ON THE SOUTHEASTERN SIDE OF KENSINGTON STREET, CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SURVEY BY MICHAEL D. D'ANGELO, REGISTERED SURVEYOR, DATED JULY 27, 1981, AND BEARING DRAWING NO. 26-109, AS FOLLOWS TO WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHEASTERN SIDE OF KENSINGTON STREET (50.00 FEET WIDE) AND CORNER OF PROPERTY NUMBERED AS #2257 KENSINGTON STREET, SAID POINT LOCATED 503.91 FEET FROM 22<sup>ND</sup> STREET; THENCE EXTENDING FROM SAID BEGINNING POINT AND MEASURED ALONG THE SOUTHEASTERN SIDE OF KENSINGTON STREET, NORTH 73 DEGREES 28 MINUTES EAST, 16.25 FEET TO A POINT AT PROPERTY NUMBERED AS #2261 KENSINGTON STREET; THENCE EXTENDING ALONG SAME, AND PASSING THROUGH A DWELLING DIVISION WALL, SOUTH 16 DEGREES 32 MINUTES EAST, 100.75 FEET TO A POINT ON THE NORTHWESTERN SIDE OF CENTRAL STREET (20.00 FEET WIDE); THENCE EXTENDING ALONG SAME, SOUTH 73 DEGREES 28 MINUTES WEST, 16.25 FEET TO A POINT AT A CORNER OF PROPERTY NUMBERED AS #2257 KENSINGTON STREET, AFORESAID; THENCE EXTENDING ALONG LINE OF SAME, AND PASSING THROUGH A DWELLING DIVISION WALL, NORTH 16 DEGREES 32 MINUTES WEST, 100.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

PROPERTY ADDRESS: 2259 Kensington Street, Harrisburg, PA 17104-2014

PARCEL NO: 13-022-013

BEING the same premises, which William H. Weiss by deed dated September 6, 2005 and recorded in the Office of Recorder of Deeds of Dauphin County on September 27, 2005 at Book

6203, Page 649 granted and conveyed unto Diane G. Griffy a/k/a Diane Griffy, deceased and Lisa M. Griffy.

SEIZED AND SOLD as the property of Lisa M. Griffy, solely in her capacity as Administratrix of the Estate Diane G Griffy under judgment #2022-CV-0499

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.

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**SALE NO. 13**

**BENJAMIN HOEN, ESQUIRE**

**JUDGMENT AMOUNT \$216,336.61**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BEING LOT NO. 30 OF A FINAL SUBDIVISION PLAN, PHASE I, OF WHISPER WOOD, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK "J", VOLUME "6", PAGE "1 AND 2."

HAVING thereon erected a single-family dwelling known and numbered as 6433 Whisper Wood Lane, Harrisburg, PA 17112.

BEING TAX PARCEL NO. 35-125-030-000-0000

PREMISES BEING: 6433 WHISPER WOOD LANE, HARRISBURG, PA 17112

BEING the same premises which Fogarty & Molinari Associates, a Pennsylvania General Partnership Comprised of Thomas Square, Inc., and Fogarty Homes, Inc, by deed dated 10/21/1999, and recorded deed 10/27/1999, in the Office of the Recorder of Deeds in and for the County of Dauphin, Book 3538, Page 577, granted and conveyed unto, James C. Montgomery and Barbara A. Montgomery, husband and wife, in fee.

SEIZED AND TAKEN in execution as the property of Barbara A. Montgomery, James C. Montgomery and Debra Pyles as Administrator of the Estate of Barbara A. Montgomery, Mortgages herein, under Judgment No. 2022-CV-05616-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 May 15, 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. 14**

**MATTHEW G. BRUSHWOOD, ESQUIRE**  
**JUDGMENT AMOUNT: \$329,212.05**

SITUATE IN: Swatara Township, Dauphin County, PA

ALL THAT CERTAIN tract or parcel of land situate in Lower Swatara Township, Dauphin County, Pennsylvania, more particularly described as follows:

BEGINNING at point on the northwestern right-of-way line of Hartford Drive at the common front property corner of Lot No. 69 and Lot No. 68; thence along said right-of-way line by a curve to the right having the radius of 400.00 feet and an arc length of 129.07 feet to a point at the dividing line between Lot No. 68 and Lot No. 67; thence along said dividing line North 37 degrees 33 minutes 20 seconds west, a distance of 110.95 feet to a point at the dividing line between Lot No. 68 and Lot No. 73; thence along said dividing line north 46 degrees 19 minutes 35 seconds east, a distance of 93.32 feet to a point at the dividing line between Lot No. 68 and Lot No. 69; thence along said dividing line south 55 degrees 57 minutes 23 seconds east, a distance of 109.65 feet to a point, said point being the place of BEGINNING.

CONTAINING 12,513 square feet or 0.29 acres.

BEING Lot No. 68, Final Plan for Greenwood Hills, Phase IV, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book R, Volume 8, Pages 63 to 65.

UNDER AND SUBJECT to Declaration of Protective Covenants recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 5270, Page 376, and FURTHER UNDER AND SUBJECT to easements, restrictions, reservations, conditions, and rights-of-way of record and as shown on the above-mentioned Plan of Lots.

BEING THE SAME PREMISES which Greenwood Hills Partnership by deed dated June 25, 2018 and recorded July 2, 2018 in the Office of the Recorder of Deeds in and for

Dauphin County, Pennsylvania as Instrument #20180016220, granted and conveyed unto Chao Lu.

PARCEL IDENTIFICATION NO: 36-009-409.

SEIZED IN EXECUTION as the property of Chao Lu on Judgment No. 2022-CV-5565-MF.

PROPERTY ADDRESS: 151 Hartford Dr., Middletown PA 17057

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.

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**SALE NO. 15**

**HARRY B. REESE, ESQUIRE**  
**JUDGMENT AMOUNT: \$134,408.07**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WEST HANOVER TOWNSHIP, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEYOR AND PLAN THEREOF, MADE BY E. J. WALKER, PROFESSIONAL ENGINEER, DATED FEBRUARY 15, 1966, AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE OF PHEASANT DRIVE, TOWNSHIP ROAD NO. 528, SAID POINT BEING ONE THOUSAND THREE (1003) FEET NORTH OF THE CENTER LINE OF PENNSYLVANIA LEGISLATIVE ROUTE NO. 22025; THENCE EXTENDING ALONG PHEASANT DRIVE NORTH TWENTY (20) DEGREES ELEVEN (11) MINUTES WEST SEVENTY-FIVE (75) FEET TO A CORNER OF LOT NO. 6 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID LOT NO. 6, NORTH SIXTY-NINE (69) DEGREES FORTY-NINE (49) MINUTES EAST TWO HUNDRED (200) FEET TO A POINT; THENCE SOUTH TWENTY (20) DEGREES ELEVEN (11) MINUTES EAST SEVENTY-FIVE (75) FEET TO A CORNER OF LOT NO. 4 ON SAID PLAN; THENCE ALONG SAID LOT NO. 4, SOUTH SIXTY-NINE (69) DEGREES FORTY-NINE (49) MINUTES WEST TWO HUNDRED (200) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 5 ON THE PLAN OF SECTION "A" OF BEAVER CREEK PARK, AS RECORDED IN PLAN BOOK "Z", PAGE 47, DAUPHIN COUNTY RECORDS.

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HAVING THEREON ERECTED A ONE-STORY BRICK DWELLING HOUSE KNOWN AS NO. 825 PHEASANT ROAD

HAVING THEREON erected residential dwelling known and numbered as 825 Pheasant Road, Harrisburg, Pennsylvania 17112

BEING TAX PARCEL NO. 68-043-005 PREMISES BEING: 825 Pheasant Road, Harrisburg, Pennsylvania 17112

BEING THE SAME PREMISES which Daniel O. Jones and Patricia M. Jones, by deed dated 9/29/2010 and recorded in the Office of the Recorder of Deeds of Dauphin County on 10/1/2010 in Instrument No. 201000028698, granted and conveyed unto Ronald K. Steigler.

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

SEIZED AND TAKEN in execution as the property of Ronald K. Steigler, Mortgagor(s) herein, under Judgment No. 2022-CV-08486

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 16**  
**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$131,294.44**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF MIDDLETOWN, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED, AS FOLLOWS:

BEGINNING AT A POST ON THE SOUTH SIDE OF ANN STREET IN THE SOUTH WARD OF THE BOROUGH OF MIDDLETOWN, A CORNER OF LOT NO. 284; THENCE BY SAID LOT SOUTH TWENTY-FOUR (24) DEGREES WEST, TWO HUNDRED (200) FEET TO A FOURTEEN (14) FEET WIDE ALLEY;

THENCE BY SAID ALLEY SOUTH SIXTY-SIX (66) DEGREES EAST TWENTY-FIVE (25) FEET TO A POINT; THENCE NORTH TWENTY-FOUR (24) DEGREES EAST TWO HUNDRED (200) FEET TO SAID ANN STREET; THENCE NORTH SIXTY-SIX (66) DEGREES WEST, TWENTY-FIVE (25) FEET TO A POST, THE PLACE OF BEGINNING.

HAVING A TWENTY-FIVE (25) FEET FRONT AND EXTENDING BACK THE SAME WIDTH TWO HUNDRED (200) FEET TO A FOURTEEN FEET WIDE ALLEY BEING THE WESTERN HALF OF THE LOT OF GROUND MARKED

KNOWN AND DESIGNATED IN THE GENERAL PLAN OF THE TOWN OF PORTSMOUTH (NOW PART OF THE BOROUGH OF MIDDLETOWN) BY AND WITH THE NUMBER TWO HUNDRED EIGHTY-FIVE (285)

BEING THE WESTERN HALF OF THE LOT OF GROUND MARKED KNOWN AND DESIGNATED IN THE GENERAL PLAN OF THE TOWN OF PORTSMOUTH (NOW PART OF THE BOROUGH OF MIDDLETOWN) BY AND WITH THE NUMBER TWO HUNDRED EIGHTY-FIVE (285)

PREMISES BEING: 242 Ann Street, Middletown, PA 17057-1103

PARCEL NO. 40-001-018

BEING the same premises which Donald H. Trufel and Dolores E. Trufel by deed dated March 22, 1990 and recorded in the Office of Recorder of Deeds of Dauphin County on March 27, 1990 at Book 1399, Page 575 granted and conveyed unto Lucy V. Orr. Lucy V. Orr departed this life on 10/08/2018.

SEIZED AND SOLD as the property of Edward A. Daniels, solely in his capacity as Executor to the estate of Lucy V. Orr under judgment #2019-CV-08563

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.

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**SALE NO. 17**  
**MATTHEW G. BRUSHWOOD, ESQUIRE**  
**JUDGMENT AMOUNT: \$65,046.26**

SITUATE IN: Harrisburg, Dauphin County, PA

**TRACT 1:**

ALL THAT CERTAIN lot or piece of land with buildings and improvements thereon



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Miscellaneous Notices

erected situate in the 10<sup>th</sup> Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated March 17, 1971, as follows:

BEGINNING at a point on the south side of Seneca Street, said point being 148 feet east of the southeast corner of north 5<sup>th</sup> and Seneca Streets; thence along the south side of Seneca Street, north 75 degrees, east 13 feet to a corner of premises known as No. 513 Seneca Street; thence along said premises and passing through the center of a partition wall, south 15 degrees east 100 feet to a point on the north side of a 4 feet alley; thence along the same south 75 degrees west 13 feet to a corner of premises known as 509 Seneca Street; thence along said premises and passing through the center of a partition wall, north 15 degrees west 100 feet to the point and place of BEGINNING. .

HAVING THEREON erected a 3-story brick dwelling known as No. 511 Seneca Street, Harrisburg, PA.

UNDER AND SUBJECT, nevertheless to the conditions, restrictions, and limitations hereinafter set forth which may be enforced by the City of Harrisburg and/or the Grantor:

(A) No part of the premises nor the building presently or hereafter erected thereon shall be erected for, used or occupied for any purpose other than a private single family dwelling house containing one residential unit, with or without an accessory private automobile garage.

(B) The premises, including any building presently or hereafter erected thereon, shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

(C) In the event of any default in or breach of the terms or conditions of this conveyance by the Grantee, or its successor or assign, the Grantee shall, upon written notice from the Grantor, proceed immediately to cure or remedy such default or breach within thirty (30) days after receipt of such notice. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied, the Grantor may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceeding to compel specific performance by the party in default or breach of its obligations or proceedings by the Grantor or revest title in the Grantor as set forth herein.

(D) In the event that the Grantee, or its successors and assigns, defaults in or breaches its obligations under the terms and conditions of this conveyance and the default or breach is not

cured or remedied as set forth in paragraph (C) above, then the Grantor shall have the right to reenter and take possession of the premises and to terminate and revest in the Grantor the estate conveyed by this deed to the Grantee, Revesting of said title shall not defeat, render invalid or limit in any way any lien of any mortgage placed on the premises to make improvement to the same.

(E) The Grantee does by these presents covenant, grant and agree, to and with the Grantor, that Grantee shall and will comply for its duration with each and every provision of the Land Use Restriction Agreement entered into by and between the Grantee and Grantor herein pursuant to Grantor's homeownership Opportunity Program.

TRACT II:

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

BEGINNING at a point on the northern right of way line of Saul Alley (15 feet wide), said point also being the southwest corner of Lot 2 of the hereinafter described subdivision plan; thence along Lot I of the same subdivision plan north 11° 50' 00" west 46.00 feet to a point; thence along the south side of a 4-foot wide unopened, unnamed alley north 78° 10' 00" east, 19.5 feet to a set rebar, having crossed over a set rebar 13.00 feet from the aforementioned point; thence along Lot No. 3 as shown on the hereinafter mentioned plan, south 11° 50' 00" west 19.50 feet to the point of BEGINNING.

Containing 897 SQUARE FEET, OR 0.0206 ACRES, MORE OR LESS.

BEING Lot 2 of a Plan titled Preliminary/Final Subdivision Plan for Redevelopment Authority of the City of Harrisburg as recorded in Plan Book 13-9, Page 94.

BEING THE SAME PREMISES which Felix Diaz, by deed dated August 30, 2019 and recorded September 24, 2019 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument #20190024002, granted and conveyed unto Felix Ramon Diaz.

PARCEL IDENTIFICATION NO: 10-031-008-000-0000.

SEIZED IN EXECUTION as the property of Felix Ramon Diaz on Judgment No. 2022-CV-5346-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 18**  
**ROBERT CRAWLEY, ESQUIRE**  
**JUDGMENT AMOUNT: \$139,140.73**  
**CASE NUMBER: 2020-CV-09750-MF**

ALL THAT CERTAIN lot of land situate primarily in Susquehanna Township and partially in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 4 as shown of Plan of Stuart heights, recorded in the office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "X", Page 110.

BEING the same premises which William Perbetsky, widower, by Indenture bearing the date of the 4<sup>th</sup> day of September A.D., 1993, and recorded in the Office for the Recording Deeds, in and for the County of Dauphin, aforesaid, in Deed Book 2157, Page 470 granted and conveyed unto William G. Perbetsky, his son, in fee.

ALL THAT CERTAIN lot of land situate primarily in Susquehanna Township and partially in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 4 as shown on Plan of Stuart Heights, recorded in the office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "X", Page 110, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the eastern side of LeVan Street, said point being in the dividing line between Lots No. 3 and 4 as shown on Plan of Lots above mentioned; THENCE in said dividing line north seventy-nine (79) degrees forty-three (43) minutes thirty (30) seconds east ninety-six and twenty-one-hundredths (96.20) feet to a point; THENCE south ten (10) degrees three (03) minutes east seventy-eight and forty one one-hundred (78.41) feet to a point in the dividing line between Lots Nos. 4 and 5 in Plan of Lots aforesaid; THENCE in said dividing line south seventy-nine (79) degrees fifty-two (52) minutes thirty (30) seconds west ninety-five and ninety-six one-hundredths (95.96) feet to a point in the eastern side of said LeVan Street; THENCE along the eastern side of said LeVan Street north ten (10) degrees seven (07) minutes thirty (30) seconds west twenty-one and twenty-one-hundredths (21.20) feet to a point, and continuing along the eastern side of said street north ten (10) degrees sixteen (16) minutes thirty (30) seconds west, a distance of fifty-six and ninety-seven one-hundredths (56.97) feet to a point, the place of BEGINNING.

PROPERTY ADDRESS: 120 LeVAN STREET, HARRISBURG, PA 17109

PARCEL NUMBERS: 62-034-222-000-0000

BEING KNOWN AS: 120 LeVAN STREET, HARRISBURG, PA 17109

PROPERTY ID: 62-034-222-000-0000  
TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. TRAPNELL, JR. AND NANCY E. TRAPNELL, HUSBAND AND WIFE BY DEED FROM WILLIAM G. PERBETSKY AND SILVIA PERBETSKY, HUSBAND AND WIFE, DATED FEBRUARY 17, 2004 RECORDED FEBRUARY 19, 2004 IN BOOK NO. 5377, PAGE 225 INSTRUMENT NO. 7443, NANCY E. TRAPNELL IS DECEASED, DATE OF DEATH IS APRIL 8, 2020.

TO BE SOLD AS PROPERTY OF NANCY E. TRAPNELL under judgment #2020-CV-09750

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.

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**SALE NO. 19**  
**CAITLIN M. DONNELLY, ESQUIRE**  
**JUDGMENT AMOUNT: \$122,308.46**

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, situate in Lower Paxton Township, Dauphin County, Pennsylvania and described according to a survey of property made by Ernest J. Walker, Professional Engineer, dated January 22, 1969, as follows, to wit:

BEGINNING at a point on the northeasterly side of Prince Street (80 feet wide), at a corner of House No. 407 Prince Street, said point of beginning measured along the said side of Prince Street in a southerly direction the distance of 300.00 feet from its point of intersection with the side of Count Street; thence extending from said point of beginning and along House No. 407, north 64 degrees east, the distance of 120.00 feet to a point on the southwesterly side of a 20 feet wide unopened alley; thence extending along the said side of said unopened alley, south 26 degrees east, the distance of 80.00 feet to a point, at a corner of No. 411 Prince Street; thence extending along House No. 411, south 64 degrees west, the distance of 120.00 feet to a point on the northeasterly side of Prince Street; thence extending along the said side of Prince Street, north 26 degrees west, the distance of 80.00 feet to the first mentioned point and place of BEGINNING.

BEING shown and designated as Lots Nos. 316 thru 319 inclusive on the Plan of Farmlyn Gardens, recorded in Dauphin County Recorder's Office in Plan Book G, Page 31.

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Miscellaneous Notices

BEING KNOWN AS: 409 PRINCE STREET,  
HARRISBURG, PA 17109

PROPERTY ID NUMBER: 35-052-265-000-0000

BEING THE SAME PREMISES WHICH BEVERLY ANN ALWINE BY DEED DATED 5/31/2019 AND RECORDED 6/4/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20190012760, GRANTED AND CONVEYED UNTO DAVID S. CLEMENT.

SEIZED AND SOLD as the property of David S. Clement under judgment #2022-CV-08628

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.

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**SALE NO. 20**

**JENNIE C. SHNAYDER, ESQUIRE**

**JUDGMENT AMOUNT: \$35,086.88**

SITUATE IN Township of Londonderry, County of Dauphin and Commonwealth of Pennsylvania

PARCEL: 34-011-071

PREMISES BEING: 442 North Geyers Church Road, Middletown, PA 17057

ALL THAT CERTAIN lot or tract of land situate in the Township of Londonderry, County of Dauphin and Commonwealth of Pennsylvania, or particularly bounded and described as follows according to survey of Ernest J. Walker, Professional Engineer, dated November 20, 1968, to wit:

BEGINNING at a point on the center line of Township Road T-696, known as Geyers Church Road, being .4 miles, more or less, in a northeasterly direction from the center line of State Highway Route No. 230; thence north 37 degrees east by the center line of Geyers Church Road 100 feet to a point; thence south 53 degrees east by lands now or late of Jacob Kapp 200 feet to an iron pipe; thence south 37 degrees west by lands of same 100 feet to a stake; thence north 53 degrees west 200 feet to the point and place of BEGINNING.

HAVING thereon erected a single one-story frame ranch type dwelling with a one car attached garage known as and numbered 442 Geyers Church Road.

BEING the same premises which Joseph Guy Longo and Linda L. Longo, husband and wife by deed dated November 28, 2005 and intended for immediate recording in the Office of the Recorder of Deeds in and for Dauphin,

Pennsylvania granted and conveyed unto Bonnie S. Mauldin, an adult individual.

PARCEL NO. 34-011-071

BEING KNOWN as 442 N. Geyers Church Road, Middletown, PA 17057

SEIZED AND SOLD as the property of Bonnie S. Mauldin under judgment #2022-CV-3979

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.

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**SALE NO. 21**

**CATHERINE APONTE, ESQUIRE**

**JUDGMENT AMOUNT: \$143,913.33**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MIDDLETOWN BOROUGH, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA

**TRACT NO. 1:**

BEGINNING AT A POINT AT THE SOUTHWESTERN CORNER OF ROSE AVENUE AND A TWELVE (12) FEET WIDE ALLEY AS SHOWN ON HEREINAFTER MENTIONED PLAN; THENCE ALONG THE SOUTHERN SIDE OF ROSE AVENUE SOUTH SIXTY-EIGHT (68) DEGREES THIRTY-SIX (36) MINUTES WEST ONE HUNDRED THIRTY (130) FEET TO A STAKE; THENCE SOUTH TWENTY-TWO (22) DEGREES EAST SIXTY-FIVE (65) FEET TO A STAKE AT THE NORTHERN LINE OF OTHER LAND OF THE GRANTORS HEREIN; THENCE ALONG SAID LINE SIXTY-EIGHT (68) DEGREES THIRTY-SIX (36) MINUTES EAST ONE HUNDRED THIRTY (130) FEET TO THE WESTERN SIDE OF THE TWELVE (12) FEET WIDE ALLEY AFORESAID; THENCE ALONG SAID ALLEY NORTH TWENTY-TWO (22) DEGREES WEST SIXTY-FIVE (65) FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS MADE IN ACCORDANCE WITH SURVEY MADE BY RODNEY WALTERMYER, REGISTERED SURVEYOR, DATED OCTOBER 15, 1956.

**TRACT NO. 2:**

BEGINNING AT A POINT ON THE WESTERN SIDE OF A TWELVE (12) FEET WIDE ALLEY AT THE SOUTHERN LINE OF OTHER LAND CONVEYED TO THE GRANTEEES HEREIN BY THE GRANTORS HEREIN BY DEED DATED MAY 9, 1957, AND RECORDED IN THE OFFICE OF THE

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RECORDER OF DEEDS OF DAUPHIN COUNTY, PENNSYLVANIA, IN DEED BOOK "B", VOL. 42, PAGE 163; THENCE ALONG SAID LINE SOUTH 68 DEGREES 36 MINUTES WEST ONE HUNDRED THIRTY (130) FEET TO A STAKE, THENCE SOUTH 22 DEGREES EAST TEN (10) FEET TO A STAKE AT THE NORTHERN LINE OF OTHER LAND OF THE GRANTORS HEREIN; THENCE ALONG SAID LINE NORTH 68 DEGREES 36 MINUTES EAST ONE HUNDRED THIRTY (130) FEET TO THE WESTERN SIDE OF SAID TWELVE (12) FEET WIDE ALLEY; AND THENCE ALONG SAID ALLEY NORTH 22 DEGREES WEST TEN (10) FEET, TO THE PLACE OF BEGINNING.

**TRACT NO. 3:**

BEGINNING AT A POINT ON THE WESTERN SIDE OF A TWELVE (12) FEET WIDE ALLEY AT THE SOUTHERN LINE OF OTHER LAND OF THE GRANTEEES HEREIN, WHICH POINT IS SEVENTY-FIVE (75) FEET SOUTH OF THE SOUTHERN SIDE OF ROSE AVENUE; THENCE ALONG SAID LINE SOUTH 68 DEGREES 45 MINUTES WEST ONE HUNDRED THIRTY (130) FEET TO A STAKE AT THE EASTERN SIDE OF A TWELVE (12) FEET WIDE ALLEY; THENCE SOUTH ALONG THE EASTERN SIDE OF SAID ALLEY 22 DEGREES EAST ONE HUNDRED SIXTY NINE AND EIGHT TENTHS (169.8) FEET TO A STAKE AT THE NORTHERN LINE OF LAND CONVEYED TO LAWRENCE RUNYEON; THENCE ALONG SAID LINE NORTH 59 DEGREES 5 MINUTES EAST ONE HUNDRED THIRTY-ONE AND SIX-TENTHS (131.6) FEET TO THE WESTERN SIDE OF THE TWELVE (12) FEET WIDE ALLEY AFORESAID; THENCE ALONG THE WESTERN SIDE OF SAID ALLEY NORTH 22 DEGREES WEST ONE HUNDRED FORTY-SEVEN AND SEVENTY-SEVEN HUNDREDTHS (147.77) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH DOLORES L. MURRAY, WIDOW BY DEED DATED MARCH 27, 2008, AND RECORDED IN THE OFFICIAL RECORDS OF DAUPHIN COUNTY ON APRIL 2, 2008, AS INSTRUMENT 20080011614 GRANTED AND CONVEYED UNTO DAVID L. LOCKARD AND SHARON L. LOCKARD, HUSBAND AND WIFE.

PREMISE BEING KNOWN as 108 Rose Avenue, Middletown, PA 17057.

TAX PARCEL Numbers: 41004042; 41004052; 41004051

SEIZED AND SOLD as the property of David L. Lockard, Sharon L. Lockard; Judgment Number 2022-CV-5770 (U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Igloo Series III Trust v. DAVID L. LOCKARD and SHARON L. LOCKARD), with a judgment amount of \$143,913.33.

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.

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**SALE NO. 22**

**KENYA D. BATES, ESQUIRE**

**JUDGMENT AMOUNT: \$18,906.03**

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

BEGINNING at a point on the north side of Main Street, a corner of Lot No. 174; thence northward along said Lot No. 174, 193 feet to a 14 feet wide alley; thence westward along said alley 60 feet to a corner of Lot No. 172; thence southward 193 feet to Main Street aforesaid; thence eastward along said street 60 feet to the place of BEGINNING

PARCEL NO. 42-026-033-000-0000

PROPERTY ADDRESS: 285 East Main Street, Middletown, PA 17057-2231

BEING the same premises, which Edward Kiesel and Marlene Kiesel by deed dated March 1, 2006 and recorded in the Office of Recorder of Deeds of Dauphin County on March 15, 2006 at Instrument No. 20060009810 granted and conveyed unto Rebecca H. Clouser.

SEIZED AND SOLD as the property of Rebecca H. Clouser under judgment #2022-CV-7901

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.

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**SALE NO. 24**

**JEFF CALCAGNO, ESQUIRE**

**JUDGMENT AMOUNT: \$112,786.83**

PROPERTY SITUATE in the Township Swatara, Dauphin County, Pennsylvania  
TAX ID No. 63-079-099-000-0000

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

BEGINNING at a point on the eastern side of Lincoln Avenue at the southwest corner of Lot 30 in the hereinafter mentioned Plan; thence along said Lot 30, south eighty-eight (88) degrees zero (00) minutes zero (00) seconds east, one hundred fifteen (115) feet to a point at intersection of lands now or formerly of Joseph M. Schrum and Diane S. Schrum; thence along same, south two (02) degrees zero (00) minutes zero (00) seconds west, twenty (20) feet at a point at the intersection of Lot 32; thence along same, north eighty-eight (88) degrees zero (00) minutes (00) seconds west, one hundred fifteen (115) feet to a point at the western side of Lincoln Avenue; thence along same, north two (02) degrees zero (00) minutes zero (00) seconds east, twenty (20) feet to point, the place of BEGINNING.

BEING Lot 31 of Block B on the Plan of Derry Street Heights, which plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book R, Page 97.

BEING THE SAME PREMISES which Robert G. Neuhauser and Dorothy H. Killebrew, husband and wife, by deed dated 11/25/2006 and recorded 12/04/2006 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 2006-0049212, granted and conveyed unto Carolyn D. Allen, a single woman, as sole owner, in fee.

AND THE SAID Carolyn D. Allen hereby departed this life on or about 11/25/2018 thereby vesting title unto Melanie Allen, in her capacity as Administratrix and Heir of Carolyn Allen, deceased.

SEIZED AND SOLD as the property of MALANIE ALLEN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF CAROLYN ALLEN, DECEASED by virtue of a writ of execution No. 2022-CV-8740

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. 25**

**BRUCE GROSSMAN, ESQUIRE**

**JUDGMENT AMOUNT: \$11,105.15**

**CASE #: 2022-6587-CV**

PROPERTY ADDRESS: 2722 Bur Court,  
Harrisburg, PA 17112

PLAINTIFF: AUTUMN OAKS  
HOMEOWNERS ASSOCIATION, INC.

DEFENDANT: JOSHUA A. STARK  
SITUATE: Lower Paxton Township, Dauphin County, PA

TAX PARCEL#: 35-0004-0543-000-0000  
SEIZED AND SOLD pursuant to Judgment dated October 18, 2022 in Case No: 2022-6587-CV Court of Common Pleas, Dauphin County, PA

LEGAL DESCRIPTION:

ALL THAT CERTAIN Unit, being Unit No. 45 (the "Unit"), of Autumn Oaks, A Planned Community (the "Community"), such Community being located in Lower Paxton Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Autumn Oaks, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the Dauphin County Recorder of Deeds as Instrument No. 20100029897, together with any and all amendments thereto.

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use Limited Common Elements appurtenant to the Unit being conveyed herein, if any, pursuant to the Declaration and Declaration Plats and Plans, as last amended.

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

BEING THE SAME PREMISES which The McNaughton Company, a Pennsylvania corporation, by deed dated June 15, 2015 and recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania on June 17, 2015, as Instrument No. 20150014750, granted and conveyed unto Joshua A. Stark.

SEIZED AND SOLD as the property of Joshua A. Stark under judgment #2022-CV-6587

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

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

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**SALE NO. 26**

**DANIELLE DILEVA, ESQUIRE**

**JUDGMENT AMOUNT: \$116,531.42**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SUSQUEHANNA TOWNSHIP, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 7 AND 8 IN BLOCK "E" IN A PLAN OF LOTS KNOWN AS PROGRESS EXTENSION LAID OUT BY FISHBURN AND FOX, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SHELL AND MAPLE STREETS; THENCE WESTWARDLY ALONG THE NORTHERN LINE OF MAPLE STREET 125 FEET TO THE EASTERN LINE OF MAYFLOWER AVENUE; THENCE NORTHWARDLY ALONG THE EASTERN LINE OF MAYFLOWER AVENUE, 60 FEET TO THE DIVISION LINE LOT NO. 6; THENCE EASTWARDLY ALONG THE DIVISION LINE OF LOT NO. 6, 125 FEET TO THE WESTERN LINE OF SHELL AND MAPLE STREETS, THE PLACE OF BEGINNING.

BEING KNOWN AS: 99 SHELL STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-035-078-000-0000

BEING THE SAME PREMISES WHICH BABETTA BENTLEY, SINGLE WOMAN BY DEED DATED 10/24/2017 AND RECORDED 11/1/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO KENNETH LESTER, III AND BRANDIE LESTER, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Brandie Lester and Kenneth Lester, III under judgment #2018-CV-08637

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.

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**SALE NO. 27**

**SAMANTHA GABLE, ESQUIRE**

**JUDGMENT AMOUNT: \$178,729.72**

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

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

PARCEL #43-034-041-000-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 630 Fishing Creek Valley Road, Dauphin, PA 17112.

BEING THE SAME PREMISES which Timothy F. Straub, a married man, and Calvin W. Williams, III, a single man, by deed dated January 16, 2009, and recorded January 20, 2009 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument Number 20090001388 granted and conveyed unto Thomas R. Turner, a single man, in fee.

SEIZED AND SOLD as the property of Thomas R. Turner under judgment number 2022-CV-06625-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 28**

**LEON P. HALLER, ESQUIRE**

**AMOUNT OF JUDGMENT: \$96,969.30**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the northeast side of North Sixth Street, Susquehanna Township, Dauphin County,

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Pennsylvania, being Lot No. 19, Block "A" Greenhill, Plan Book C, Page 52, bounded and described in accordance with a Plan of Survey by Gerrit J. Betz Associates, Inc., Engineers and Surveyors, dated February 16, 1981, and bearing drawing No. 81-016, as follows, to wit:

BEGINNING at a pipe found at the intersection of the northeast side of North Sixth Street (80 foot wide right-of-way) and the northwest side of Pearl Alley (15 foot wide right-of-way); thence extending from said beginning point and along the northeast side of North Sixth Street, north 06 degrees 00 minutes 00 seconds west, 20.00 feet to a nail at Lot 20, now or formerly of Joseph Dwyer; thence extending along same, through the centerline of partition wall, north 84 degrees 00 minutes 00 seconds east, 130.00 feet to a nail on the southwest side of Long Alley (15 foot wide right-of-way); thence extending along same south 06 degrees 00 minutes 00 seconds east 20.00 feet to a nail on the northwest side of Pearl Alley, aforementioned; thence extending along same south 84 degrees 00 minutes 00 seconds west 130.00 feet to the first mentioned point and place of BEGINNING.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 3867 NORTH 6<sup>TH</sup> STREET, HARRISBURG, PA 17110

PARCEL#: 62-015-063-000-0000

BEING THE SAME PREMISES WHICH Christine A. Giannone, et con, by deed dated April 17, 2019 and recorded April 23, 2019, Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument No. 2019-0008936, granted and conveyed unto Kory E. Peters and Megan T. Ramsey.

SEIZED AND SOLD as the property of Kory E. Peters and Megan T. Ramsey under judgment #2022-CV-5698

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.

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**SALE NO. 29**

**NATHALIE PAUL, ESQUIRE**

**JUDGMENT AMOUNT: \$288,831.00**

ALL THAT CERTAIN LOT OR TRACT OF GROUND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN UPPER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, IDENTIFIED AS LOT #26 ON A FINAL SUBDIVISION PLAN FOR SECTION III OF RABBIT HILL ESTATES, PREPARED BY BURCH ASSOCIATES AND RECORDED IN DAUPHIN COUNTY PLAN BOOK "W", VOLUME 8, PAGE 3, WHICH PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WILT BOULEVARD AT THE SOUTHWEST CORNER OF LOT #45 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG THE SAID RIGHT-OF-WAY LINE OF WILT BOULEVARD, NORTH SEVENTY-NINE DEGREES (79) ZERO MINUTES (00') ZERO SECONDS (00'') WEST, THE DISTANCE OF ONE HUNDRED NINETY AND FIFTY-SEVEN HUNDREDS FEET (190.57') TO A POINT; THENCE ALONG THE ARC OF A TWENTY-FIVE AND ZERO HUNDREDTHS FEET (25.00') RADIUS CURVE TO THE RIGHT, WHICH CURVE IS SUBTENDED BY A CHORD LYING TO THE NORTH THEREOF, WHICH CHORD HAS A BEARING NORTH THIRTY-ONE DEGREES (31) TWO MINUTES (02') THIRTY SECONDS (30'') WEST AND A CHORD DISTANCE OF THIRTY-SEVEN AND THIRTEEN HUNDREDTHS FEET (37.13'), AN ARC DISTANCE OF FORTY-ONE AND EIGHTY-FIVE HUNDREDTHS FEET (41.85') TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF EDWARD DRIVE AT ITS INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF WILT BOULEVARD; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE OF EDWARD DRIVE, NORTH SIXTEEN DEGREES (16) FIFTY-FIVE MINUTES (55'') ZERO SECONDS (00'') EAST, THE DISTANCE OF NINETY-FOUR AND FORTY-ONE HUNDREDTHS FEET (94.41') TO A POINT AT THE SOUTHWEST CORNER OF LOT #27 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG

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LOT #27 NORTH SEVENTY-THREE DEGREES (73) FIVE MINUTES (05') ZERO SECONDS (00") EAST, THE DISTANCE OF TWO HUNDRED EIGHT AND SIXTY-ONE HUNDREDTHS FEET (208.61') TO A POINT ON THE WESTERN LINE OF LOT #45 ON THE AFORESAID SUBDIVISION PLAN; THENCE ALONG LOT #45, SOUTH TWELVE DEGREES (12) ONE MINUTE (0.1') THIRTY-FOUR SECONDS (34") WEST THE DISTANCE OF ONE HUNDRED AND ZERO HUNDREDTHS FEET (100') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 23,483 SQUARE FEET. (0.54 ACRES)

TAX PARCEL NO. 65-032-117-000-0000  
PREMISES BEING: 148 EDWARD DRIVE,  
MILLERSBURG, PENNSYLVANIA 17061

BEING THE SAME PREMISES WHICH  
MICHAEL KEVIN RICKER BY DEED  
DATED OCTOBER 29, 2018 AND  
RECORDED NOVEMBER 6, 2018 IN  
INSTRUMENT NUMBER 20180028126,  
GRANTED AND CONVEYED UNTO JASON  
C. TRUTT.

SEIZED AND SOLD as the property of Jason  
C. Trutt under judgment #2022-CV-6272

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.

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**SALE NO. 30**

**JEROME BLANK, ESQUIRE**

**JUDGMENT AMOUNT: \$134,807.14**

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

BEGINNING at a point in the Public Road  
leading from Halifax to Harrisburg, said point  
being in the middle of said Road; thence in an  
easterly direction, seventy-three (73) feet to a  
point on line of land now or late of David A.  
Hoffman (formerly of Cornelius Koppenhaffer);  
thence by same, five hundred and fifty-three  
(553) feet, more or less, to a point at corner of  
lands now or late of Henry Fleager; thence by  
lands now or late of Henry Fleager, one hundred  
twenty-four (124) feet, more or less, to a point at  
corner of lands now or late of Ray Grimm  
(formerly of John Urich); thence by lands of  
same, four hundred and eighty-six and one-half  
(486 ½) feet, more or less, to a point at corner of  
lands now or late of A. M. Pike; thence by lands

now or late of Pike, one hundred eighteen (118)  
feet, more or less, to a point in the center of the  
aforesaid Public Road; thence along the center of  
said Public Road, fifty-seven (57) feet, more  
or less to the place of BEGINNING.

BEING the same premises which Kim L.  
Matter and Debra Matter, by deed dated  
September 20, 2010, and recorded on September  
28, 2020, Dauphin County Records as  
Instrument No. 20100028202, granted and  
conveyed unto Kim L. Matter.

PARCEL #: 28-012-002

PROPERTY ADDRESS: 25 South Front St.,  
HBG, PA 17032

SEIZED AND SOLD as the property of Debra  
K. Matter a/k/a Debra Matter, Kim L. Matter  
under judgment #2009-CV-14916

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.

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**SALE NO. 31**

**DANIELLE M. DILEVA, ESQUIRE**

**JUDGMENT AMOUNT: \$104,573.88**

ALL THAT CERTAIN lot or piece of ground,  
with the buildings and improvements thereon  
erected, situate in the Borough of Paxtang,  
County of Dauphin, and Commonwealth of  
Pennsylvania, more particularly bounded and  
described as follows, to wit;

BEGINNING at a point on the southern line of  
Derry Street, 56-½ feet west of the southwestern  
corner of Derry Street and Paxtang Avenue;  
thence westwardly along the southern line of  
Derry Street, 19-½ feet to a point; thence  
southwardly at right angles to Derry Street, 100  
feet to the northern line of a 20 foot alley; thence  
eastwardly along the northern line of said alley,  
19-½ feet to a point; thence northwardly at right  
angles to Derry Street, 100 feet to the southern  
line of Derry Street, the place of BEGINNING.

UNDER AND SUBJECT to the same rights,  
privileges, agreements, rights-of-way,  
easements, conditions, exceptions, restrictions,  
and reservations as exist by virtue of prior  
recorded instruments, plans, Deeds of  
Conveyances, or visible on ground.

BEING KNOWN AS: 3441 DERRY  
STREET, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 47-037-004-000-  
0000

BEING THE SAME PREMISES WHICH  
CORY MATTHEW NOELL AND DEBORAH  
MARIE NOELL, HUSBAND AND WIFE BY



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DEED DATED 4/22/2009 AND RECORDED 4/24/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20090012991 GRANTED AND CONVEYED UNTO GLENN R. HILL, NOW DECEASED AND JANINE K. HILL, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Janine K. Hill under judgment #2022-CV-05516

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.

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**SALE NO. 32**

**PAULA J. McDERMOTT, ESQUIRE**  
**JUDGMENT AMOUNT: \$30,752.05**

PARCEL NUMBER: 29-021-057  
PREMISES BEING: 38 Williams Street, Halifax, PA 17032

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

BEGINNING at a point on the northern line of William Street, said point being on the dividing line between Lots Nos. 20 and 21 on the hereinafter mentioned Plan of Lots; thence along said dividing line north one degree thirty minutes west one hundred seventy-four and seventy hundredths' feet (N. 01 degrees 30' W. 174.70') to a point at line of lands now or formerly of Russell Walborn; thence by the same south eighty-seven degrees thirty-one minutes east one hundred feet (S. 87 degrees 31' E. 100') to a point, said point being on the dividing line between Lot Nos. 21 and 22 on the hereinafter mentioned Plan of Lots; thence along said dividing line south one degree thirty minutes east one hundred seventy-four and forty-two hundredths feet (S. 01 degrees 30' E. 174.42') to a point on the northern line of William Street; thence along the northern line of said Street north eighty-seven degrees forty minutes west one hundred feet (N. 87 degrees 40' W. 100') to a point, the place of BEGINNING.

BEING Lot No. 21 on a Plan of Lots as laid out April 24, 1970, by K.I. Daniel, Registered Engineer, for Roy D. Witmer and Miriam F. Witmer, said Plan of Lots being known as Witmer Addition to Matamoras. Lot No. 21 re-surveyed June 19, 1972, by Carl M. Swartz, Professional Engineer, Registered in Pennsylvania.

SEIZED AND SOLD as the property of Kent S. Steinberger and Dawn M. Steinberger under Judgment Number 2022-CV-6780-MF.

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

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.

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**SALE NO. 33**

**ROBERT W. WILLIAMS, ESQUIRE**  
**JUDGMENT AMOUNT: \$122,573.16**

**PURPART 1:**

ALL THAT CERTAIN plot of ground, situate in Derry Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on line of land late of Jacob Gible and the southwest corner of land about to be conveyed by John W. Howard to Daniel A. Catherine; thence along said last mentioned land north fifty-five (55) degrees forty-four (44) minutes east sixty-three and seventy-six hundredths (63.76) feet to a stake, the northwest corner of land of Earl Catherine, the grantee herein; thence along said land of Earl Catherine south nineteen (19) degrees forty-nine (49) minutes east sixty-seven and six tenths (67.6) feet to a stake in the middle of a sixteen-foot-wide alley, the northeast corner of the residue land of John W. Howard, of which this was a part; thence along said residue land and along the middle of said alley (unopened) south sixty-three (63) degrees seven (7) minutes west sixty-two and fourteen hundredths (62.14) feet to a stake on line of land of the above mentioned Jacob Gible; thence along the same north nineteen (19) degrees fifty-one (51) minutes west fifty-eight and eighty-seven (58.87) feet to a stake, the place of BEGINNING.

CONTAINING 3963.65 square feet of land, more or less.

**PURPART 2:**

ALL THAT CERTAIN plot of ground, situate in Derry Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern edge of a stone wall on the western side of a public road leading from the Laudermilch Road to Palmyra and being the southeast corner of the residue land of Daniel A. Catherine, of which this was a part; thence along the western side of said public road south thirty-four (34) degrees

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forty-eight (48) minutes east eight and three hundredths (8.03) feet to an iron pin; thence along land of Earl Catherine, the Grantor herein, south sixty-six (66) degrees thirty-four (34) minutes west forty-two and five tenths (42.5) feet to a point on the southern edge of the above mentioned stone wall and another corner of residue land of Daniel A. Catherine; thence along said land north fifty-five (55) degrees forty-four (44) minutes east forty-one and sixty-five hundredths (41.65) feet to the place of BEGINNING.

CONTAINING 167.22 square feet of land, more or less.

**PURPART 3:**

ALL THAT CERTAIN lot or tract of land situate on the west side of North Lingle Avenue, formerly known as the Laudermilch Road, and the north side of a 16-foot-wide alley, in Derry Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, the intersection of the west side of North Lingle Avenue and the north side of a 16-foot-wide alley; thence south sixty-eight and one-half (68 ½) degrees west along the north side of a 16 foot wide alley one hundred two (102) feet to an iron pin on line of land now or late of William K. Bowman; thence north ten (10) degrees west along land of the same sixty-seven (67) feet to a point; thence in an easterly direction along the same eighty-four and one-half (84 ½) feet, more or less, to a point on the west side of north Lingle Avenue; thence south twenty-eight and one-fourth (28 ¼) degrees east along the west side of North Lingle Avenue sixty-two (62) feet to an iron pin, the place of BEGINNING.

EXCEPTING AND RESERVING FROM PURPART 3 THE FOLLOWING:

ALL THAT CERTAIN plot of ground, situate in Derry Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, the northeast corner of land about to be conveyed by John W. Howard to Earl Catherine, and the southeast corner of land about to be conveyed by John W. Howard to Daniel A. Catherine; thence along said last mentioned land north nineteen (19) degrees forty-nine (49) minutes west seven and nine tenths (7.9) feet to a point the southwest corner of other land of the said Daniel A. Catherine; thence along said land north sixty-six (66) degrees thirty-four (34) minutes east forty and seventy-two hundredths (40.72) to a point on the southern side of a stone wall and a corner of land of Earl Catherine, of which was a part; thence along said residue land and along the southern edge of a stone wall south fifty-five (55) degrees forty-nine (49) minutes west forty-

one and eighty-nine hundredths (41.89) feet to a stake, the place of BEGINNING.

CONTAINING 160.84 square feet of land, more or less.

BEING THE SAME PREMISES that Mary Catherine, also known as Mary L. Catherine, a widow, by her Attorney-in-Fact Joseph D. Catherine by deed dated October 21, 1998 and recorded October 22, 1998 in the Office of The Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 3237, Page 88, granted and conveyed unto Brian H. Ruhl, adult individual, Grantor herein.

AND THE SAID Mark Bogrette and Jaeme Bogrette join in the execution of this instrument to convey whatever right, title and interest they may have in the above referenced premises.

BEING THE SAME PREMISES which Brian H. Ruhl, adult individual, record owner and Mark Bogrette and Jaeme Bogrette, husband and wife, equitable owner, by deed dated October 10, 2006 and recorded on October 24, 2006, in the Dauphin County Recorder of Deeds Office as Instrument No. 20060043729, granted and conveyed unto Mark Bogrette and Jaeme Bogrette, husband and wife, as tenants by the enteries.

BEING KNOWN as 23 North Lingle Avenue, Hershey, PA 17033

PARCEL I.D. No. 24-007-076

SEIZED AND SOLD as the property of Mark Bogrette and Jaeme Bogrette under judgment #2022-CV-05116

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.

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**SALE NO. 34**

**ROBERT W. WILLIAMS, ESQUIRE**  
**JUDGMENT AMOUNT: \$136,281.29**

ALL THOSE six certain lots situate in Lower Paxton Township, Dauphin County, Pennsylvania, being part of Colonial Park Plan as shown by the revised plan thereof duly recorded in the Recorder's Office in and for the County of Dauphin in Plan Book "H", Page 96, as amended by the agreement for closing Wayne and Monticello Streets, recorded in Miscellaneous Book "R", Vol. 3, Page 465, and known as Lots Nos. 35, 37, 39, 41, 43 and 45, Block "D" of said plan and bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Cambridge Street and at the eastern line of Lot

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No. 33; thence northwardly along the eastern line of Lot No. 33, 125 feet to the southern side of a 20 feet wide avenue; thence eastwardly along southern side of last-mentioned avenue, 120 feet to a point at the western line of Lot No. 47; thence southwardly along the western line of Lot No. 47, 125 feet to the northern side of Cambridge Street; thence westwardly along the northern side of Cambridge Street, 120 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Linda L. Sleighter, by deed dated October 21, 1999 and recorded on October 26, 1999, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 3538 at Page 148, granted and conveyed unto Linda L. Eitnier and Robert Scott Eitnier. The said Robert Scott Eitnier departed this life on or about February 9, 2017, thereby vesting title to Linda L. Eitnier by operation of law.

BEING KNOWN as 4222 Cambridge Street, Harrisburg, PA 17109

PARCEL I.D. No. 35-056-073

SEIZED AND SOLD as the property of Linda L. Eitnier under judgment #2022-CV-07564

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.

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**SALE NO. 35**

**CHRISTOPHER A. DeNARDO, ESQUIRE**  
**JUDGMENT AMOUNT: \$160,641.62**

ALL THAT CERTAIN small tract of land situated in the Township of Londonderry, Dauphin County, Commonwealth of Pennsylvania, together with the improvements thereon, bounded and described as follows, to wit:

BEGINNING at a point 290 feet east from a point, the intersection of the center lines of two cross roads; thence by land of Arthur E. Heisey and wife, north 5 degrees 12 minutes 00 seconds east, 150 feet to a stake on the north side of a small stream and in line of land late of John B. Aldinger; thence by the same, south 80 degrees 30 minutes 00 second east, 146.6 feet to a point; thence by land late of Harry Aldinger, south 07 degrees 15 minutes 00 seconds east, 161.5 feet to a point in the middle of the public road; thence in said public road and other land of J. Melvin Steinruck and Rosanna L. Steinruck, north 78 degrees 00 minutes 00 seconds west, 178.5 feet to the place of BEGINNING.

CONTAINING 88.4 perches.

PARCEL # 34-004-026-000-0000

COMMONLY KNOWN as 3333 Roundtop Road, Elizabethtown, PA

BEING THE SAME PREMISES, which I & M Investments, Inc., Morris Goltz and Irvin Pavlow by deed dated April 7, 1980 and recorded April 11, 1980 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 118, Page 425 granted and conveyed unto John H. Knaub, Jr. and Gloria F. Knaub.

JOHN H. KNAUB, JR. has since departed this life thereby vesting title solely in Gloria F. Knaub, his wife.

SEIZED AND SOLD as the property of Gloria F. Knaub under judgment number 2017-CV-06937-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 36**

**JILL M. FEIN, ESQUIRE**

**JUDGMENT AMOUNT: \$138,394.64**

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

SITUATED IN TOWNSHIP OF LOWER PAXTON, COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ALONG THE SOUTHWESTERN SIDE OF RUTHERFORD ROAD 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 SOUTHWESTERN SIDE OF RUTHERFORD ROAD AT THE DIVISION LINE BETWEEN LOTS 5 AND 6, SECTION "B"; AS SHOWN ON A PLAN HEREINAFTER REFERRED TO; THENCE ALONG RUTHERFORD ROAD IN A SOUTHEASTERLY DIRECTION FIFTY (50) FEET TO A POINT; THENCE THROUGH THE CENTER OF SAID LOT 5, TWO HUNDRED (200) FEET TO THE LINE OF LOT 11, SECTION "B"; THENCE WITH THE SAME IN A NORTHWESTERLY DIRECTION, FIFTY (50) FEET TO LINE OF LOT 6, SECTION "B"; THENCE WITH THE SAME IN AN EASTERLY DIRECTION TWO HUNDRED

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(200) FEET TO RUTHERFORD ROAD, THE PLACE OF BEGINNING.

BEING THE NORTHWEST ONE-HALF OF LOT 5, SECTION "B", AS SHOWN ON A PLAN OF SOUTH COLONIAL PARK, AS LAID OUT BY VERNON M. WOOD, MARCH 26, 1916, A COPY OF WHICH IS DOCKETED IN THE OFFICE OF THE RECORDING OF DEEDS FOR DAUPHIN COUNTY IN PLAN BOOK "K", PAGE 165.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO PATRICK K. VADELLA AND CATHERINE C. VADELLA, HUSBAND AND WIFE FROM OWNER OF RECORD BY DEED DATED 07/24/2007 AND RECORDED 07/26/2007 IN DEED INSTRUMENT 20070029937 OF THE DAUPHIN COUNTY, PENNSYLVANIA PUBLIC REGISTRY.

ALSO, UNDER AND SUBJECT to all restrictions, reservations and rights of way of record.

BEING THE SAME PREMISES which Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Bank of America, N.A., its successors and assigns, by deed dated March 12, 2012 and recorded March 21, 2012 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Instrument: 20120007925, granted and conveyed unto Patrick K. Vadella, and Catherine C. Vadella, husband and wife.

THE IMPROVEMENTS thereon being known as 409 Rutherford Road, Harrisburg, PA 17109.

PARCEL #35-069-021-000-0000

SEIZED AND SOLD as the property of Catherine C. Vadella under judgment #2022-CV-5188

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.

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**SALE NO. 37**

**KATHARINE A. COSTLOW, ESQUIRE**  
**JUDGMENT AMOUNT: \$7,889.01**

ALL THAT CERTAIN Unit, being Unit No. 29-165 (the "Unit"), of Woodland View at Waverly, A Condominium (the "Condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of the Condominium of Woodland View at Waverly, A Condominium (the "Declaration of Condominium") and Declaration Plats and Plans

recorded in the Office of the Dauphin County Recorder of Deeds in Record Book 3725, Page 15, together with any and all amendments thereto.

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

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

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

BEING part of the same premises which Waverly Woods Associates, a Pennsylvania limited partnership by deed dated August 28, 2002 and recorded September 4, 2002 in Record Book 4516, Page 111 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, granted and conveyed unto Joseph C. Acri and Allyson B. Acri, husband and wife.

PROPERTY I.D.: 62-083-080-000-0000

ADDRESS: 165 Hunters Ridge Dr., Hbg, PA 17110

SEIZED AND SOLD as the property of Joseph C. Acri and Allyson B. Acri under judgment #2022-CV-4682

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.

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**SALE NO. 39**

**MATTHEW G. BRUSHWOOD, ESQUIRE**  
**JUDGMENT AMOUNT: \$61,381.76**

SITUATE IN: Middle Paxton Township, Dauphin County, PA

ALL THAT CERTAIN tract or parcel of land situate in Fishing Creek Valley, Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point, a concrete monument at the northwestern corner of a thirty-three (33') foot right-of-way granted by Helen Catherine Hoover to Richard E. Yingst, Jr. and Cathy E.

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Yingst, his wife, dated September 15, 1978 and recorded herein with; thence north twenty degrees thirty-nine minutes west (N 20-degree(s) 39' W) eighty-five (85') feet to a point, thence north five degrees forty minutes west (N 05 degree(s) 40' W) one-hundred forty-six and nine hundredths (146.09) feet to a point on the southern bank of Fishing Creek; thence south eighty nine degrees four minutes east (S 89 degree(s) 04' E) one hundred fifty one and fifty one hundredths (151.51) feet to a point; thence south nine degrees twelve minutes east (S 09 degree(s) 12' E) two hundred forty one and ninety five hundredths (241.95) feet to a point; thence south eighty four degrees eighteen minutes west (S 84 degree(s) 18' W) seventy five (75.0) feet to and iron pin, thence north seventy one degrees thirty minutes west (N 71 degree(s) 30' W) seventy-five (75) feet to the point and place of BEGINNING.

CONTAINING 0.8456 acre. Having thereon erected a one-story dwelling.

BEING the same premises which Rick Allen Martin, by deed dated June 21, 1999 and recorded in the Office of the Recorder of Deeds in and for Dauphin County on July 21, 1999 in Deed Book 3436, Page 399; granted and conveyed unto Jeff Noss.

PREMISES BEING: 2420 Fishing Creek Valley, Harrisburg, Middle Paxton Township, Dauphin County, PA.

PARCEL NO. 43-040-093.

SEIZED IN EXECUTION as the property of Jeffrey S. Noss on Judgment No. 2022-CV-4442-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 40**

**BRET P. SHAFFER, ESQUIRE  
JUDGMENT AMOUNT: \$175,846.10, PLUS  
ALL AMOUNTS ADVANCED BY  
PLAINTIFF IN COLLECTION OF THE  
DEBT PURSUANT TO THE TERMS OF  
THE NOTE AND LOAN DOCUMENTS,  
INTEREST, MONTHLY LATE CHARGES,  
AND REASONABLE ATTORNEYS' FEES,  
FROM THE DATE OF FILING OF THE  
COMPLAINT IN THIS MATTER**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected situated in the City of Harrisburg, County of Dauphin,

Commonwealth of Pennsylvania, being all of Lot No. 77 and part of the western half of Lot No. 79 in Section "A" of the Plan of Lots laid out by Union Real Estate Investment Company and known as Bellevue Park, said Plan being recorded in the Office of the Recorder of Deeds in and for the County of Dauphin, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Bellevue Road, one hundred thirty-five (135) feet east of 21<sup>st</sup> Street; thence northwardly parallel with 21<sup>st</sup> Street, one hundred thirteen (113) feet to a point on the southern line of Lot No. 78; thence westwardly along the southern line of Lots Nos. 78 and 76, one hundred thirty-five (135) feet to 21<sup>st</sup> Street; thence southwardly along the eastern line of 21<sup>st</sup> Street, one hundred thirteen (113) feet to Bellevue Road, thence eastwardly along the northern line of Bellevue Road, one hundred thirty-five (135) feet to the place of BEGINNING.

HAVING thereon erected a two-story dwelling house known and numbered as 2100 Bellevue Road, Harrisburg, Pennsylvania.

SUBJECT to the same conditions, stipulations and restrictions as fully set forth and contained in the deed from Union Real Estate Investment Company to Emma Haehalen Witman, recorded in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book "G", Volume 14, Page 215.

BEING THE SAME PREMISES which Merrill A. Yohe, Jr. and Elizabeth H. Yohe, husband and wife, by deed dated October 15, 1979 and recorded October 15, 1979 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Deed Book 77, Page 341, granted and conveyed unto Morton G. Glise and Martha G. Glise, his wife. The said Martha G. Glise died May 12, 2010 whereby title became vested solely to Morton G. Glise by rights of survivorship.

BEING TAX PARCEL NO.: 09-084-038-000-0000

PREMISES BEING: 2100 Bellevue Road, Harrisburg, PA 17104

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

SEIZED AND TAKEN in execution as the property of BFGD Properties, LLC, a Pennsylvania Limited Liability Company, under Judgment No. 2021-CV-3456-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 with the Sheriff of Dauphin County,

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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. 41**

**BRET P. SHAFFER, ESQUIRE**

**JUDGMENT AMOUNT: \$1,348,167.92,  
PLUS ALL AMOUNTS ADVANCED BY  
PLAINTIFF IN COLLECTION OF THE  
DEBT PURSUANT TO THE TERMS OF  
THE NOTE AND LOAN DOCUMENTS,  
INTEREST, MONTHLY LATE CHARGES,  
AND REASONABLE ATTORNEYS' FEES,  
FROM THE DATE OF FILING OF THE  
COMPLAINT IN THIS MATTER AND AS  
MERGED WITH THE JUDGMENT AT  
DAUPHIN COUNTY CIVIL NO. 2022-CV-  
7942**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 52 of a Final Subdivision Plan, Phase I, of The Estates of Forest Hills, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book Z, Volume 6, Page 28-32, more particularly bounded and described as follows to wit:

BEGINNING at a point on the eastern right-of-way line of Abbey Lane, said point also being the southeast corner of Lot 51; then along the dividing line between Lot 51 and Lot 52 north twenty-two degrees thirty minutes zero seconds east (N 22 degrees 30 minutes 00 seconds E), one hundred ninety-one and zero hundredths (191.00) feet to a point; then along the dividing line between Lot 57 and Lot 58 of Phase II, of The Estates of Forest Hills and Lot 52 south sixty-seven degrees thirty minutes zero seconds East (S 67 degrees 30 minutes 00 seconds E), one hundred five and zero hundredths (105.00) feet to a point; then along the dividing line between Lot 53 and Lot 52 south twenty-two degrees thirty minutes zero seconds west (S 22 degrees 30 minutes 00 seconds W), one hundred ninety-one and zero hundredths (191.00) feet to a point on the eastern right-of-way line of Abbey

Lane; then along the eastern right-of-way line of Abbey Lane north sixty-seven degrees thirty minutes zero seconds west (N 67 degrees 30 minutes 00 seconds W), one hundred five and zero hundredths (105.00) feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to Declaration of Covenants and Restrictions for The Estates of Forest Hills Development as set forth in Record Book 3335, Page 279; First Amendment as set forth in Record Book 3661, Page 1; and Second Amendment as set forth in Record Book 3683, Page 396.

BEING THE SAME PREMISES which Charter Homes Building Company, a Pennsylvania Corporation by Indenture bearing date April 20, 2001 and recorded May 4, 2001 in the Office of the Recorder of Deeds, in and for the County of Dauphin Deed Book No. 3956, Page 131 etc., granted and conveyed unto John Toto, Jr. and Jane M. Toto, husband and wife, in fee.

BEING TAX PARCEL NO.: 35-127-052-000-0000

PREMISES BEING: 2307 Abbey Lane, Harrisburg, PA 17112

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

SEIZED AND TAKEN in execution as the property of Steven C. Kusic and Jill E. Kusic, husband and wife, under Judgment No. 2021-CV-7981-NT.

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 15, 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  
February 9, 2023

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