

# ADVANCE SHEET

## The Dauphin County Reporter

(USPS 810-200)

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

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imposition of an aggregate sentence of thirty (30) to sixty (60) years, with a consecutive ten (10) years of probation.

## CONCLUSION

Based upon the foregoing, this Court respectfully requests the Superior Court to affirm the judgment of sentence imposed on November 26, 2019, made final by the denial of Appellant's post-sentence motion on December 11, 2019, and dismiss the appeal in this matter.

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### HPT TA Properties Trust v. Township of West Hanover

#### Municipal Corporations - Eminent Domain - Declaration of Taking - *De Jure* Condemnation - Compensable Injury - Judgment Notwithstanding the Verdict

The heart of this condemnation dispute centers on an elbow-shaped parcel that was created by the Commonwealth pursuant to a Deed of Easement for highway purposes. The Condemnor/Defendant Township filed a Declaration of Taking in the Court of Common Pleas to acquire adequate land to widen a public road and make related improvements in the area of an exit off an interstate highway. Condemnee/Plaintiff petitioned the court for the Appointment of a Board of View to determine the just compensation for the taking set forth in the Declaration. The Board found that damages were sustained by the Plaintiff as a result of the taking, prompting Defendant to appeal. After a jury returned a \$1.75 million verdict for the Plaintiff, the Defendant filed a Motion for Post-Trial Relief. The Court granted the motion, set-aside the jury's verdict, and entered a directed judgment in favor of Defendant as a matter of law.

1. A judgment notwithstanding the verdict can be entered only if the movant is entitled to judgment as a matter of law, or if the evidence is such that no two reasonable minds could disagree that the outcome should have been rendered in favor of the movant. *Lockwood v. City of Pittsburgh*, 561 Pa. 515, 519, 751 A.2d 1136, 1138 (2000). In reviewing a motion for judgment n.o.v., the evidence must be considered in the light most favorable to the verdict winner, and he must be given the benefit of every reasonable inference of fact arising therefrom, and any conflict in the evidence must be resolved in his favor. Moreover, [a] judgment n.o.v. should only be entered in a clear case and any doubts must be resolved in favor of the verdict winner. *Moure v. Raeuchle*, 529 Pa. 394, 402, 604 A.2d 1003, 1007 (1992).

2. It is axiomatic that a party asserting the rights of a condemnee must be an owner of the property interest that was taken. *In re Condemnation by Com. of Pa., Dep't of Transp., of Two (2) Billboards Located on T.R. 209*, 69 Pa.Cmwlth. 545, 548, 452 A.2d 81, 83 (1982). It has been stated that a Deed of Easement for highway purposes constitutes the right of the Commonwealth to the actual and exclusive possession of the property at all times and for all purposes, and includes the right to build on the land, fence it in, and exclude other uses. *In re Marivitz*, 161 Pa. Cmwlth. 247, 252, 636 A.2d 1241, 1243 (1994). Furthermore, the land has no further practical value to the owner unless the easement is formally abandoned. *Id.*

3. A property owner does not have a cognizable legal interest in preserving a particular traffic flow. *Sienkiewicz v. Com. Dep't of Transp.*, 584 Pa. 270, 275-76, 883 A.2d 494, 498 (2005). A property owner does not have any right in or to the existing public traffic on the highway or any right to have that traffic pass by his property. *Appeal of Com., Dep't of Transp.*, 164 Pa. Cmwlth. 81, 86, 644 A.2d 1274, 1276 (1994).

4. The Eminent Domain Code defines "just compensation" as the "difference between the fair market value of the condemnee's entire property interest immediately before the condemnation and as unaffected by the

condemnation and the fair market value of the property interest remaining immediately after the condemnation and as affected by the condemnation.” 26 Pa. C.S.A. § 702.

Motion for Post-Trial Relief. C.P., Dau. Co., No. 2013-CV-10597-CV. Motion Granted.

*David B. Snyder*, for the Plaintiff

*C. Edward Browne*, for the Defendant

Dowling, J., April 29, 2020

NOTE: This Opinion was originally filed on March 26, 2019, but was recently affirmed by the Commonwealth Court of Pennsylvania by Order dated April 27, 2020 at Docket No. 410 CD 2019.

### **MEMORANDUM OPINION**

Presently pending before this Court is Defendant, Township of West Hanover’s Motion for Post-Trial Relief. The background of this case is as follows: Condemnor/Defendant Township of West Hanover filed a Declaration of Taking in the Court of Common Pleas in Dauphin County to docket No. 2008-CV-11850 on September 15, 2008 regarding lands owned by Plaintiff/Condemnee HPT TA Properties Trust and located adjacent to Linglestown Road (the “Taking”). The purpose of the Declaration was to acquire adequate land to widen Linglestown Road and to make related improvements in the area of exit 77 off Interstate 81.

On December 3, 2013, Plaintiff initiated the above-listed docket by petitioning this Court for the Appointment of a Board of View to determine the just compensation for the taking set forth in the Declaration. On January 27, 2015, the Board of Viewers held a hearing on Plaintiff’s Petition, at which time both parties submitted testimony and expert reports. On February 2, 2015, the Board of Viewers filed a Report of Viewers, finding damages sustained by Plaintiff as a result of the taking. Defendant appealed this Report on March 2, 2015.

This Court presided over a jury trial in this matter from November 13, 2019 through November 16, 2018. The jury returned a verdict in the amount of \$1,750,000.00 on behalf of Plaintiff. Defendant has filed a Motion for Post-Trial Relief. Defendant seeks a judgment notwithstanding the verdict and/or a modification of this Court’s denial of Defendant’s Motion for compulsory Nonsuit, among other relief.

Plaintiff’s property consists of over fifty-three acres of land adjacent to Linglestown Road, and it is currently used as a truck stop (the “Property”). The Taking took 0.054 acres of Plaintiff’s Property in

order to expand and improve Linglestown Road, which is the sole road providing vehicle access to the Property.

The heart of this condemnation dispute centers on an elbow-shaped parcel (hereinafter referred to as the “Elbow”) that Plaintiff utilized to access its property from Linglestown Road.<sup>1</sup> The Elbow was created by the Commonwealth pursuant to a Deed of Easement for highway purposes, but the underlying fee simple was owned by Plaintiff. Prior to the taking, Plaintiff used the Elbow for car traffic only, while it used a separate intersection for all tractor trailer traffic. After the taking, the Elbow was closed, and all car and tractor trailer traffic into the Property were combined into a single, lighted intersection.

Plaintiff alleges that the combining of the car and tractor trailer traffic caused by the closure of the Elbow decreased the value of its Property by \$1.75 million. It is undisputed that Plaintiff still owns the underlying land where a portion of the Elbow was located. Defendant believes that the Property was improved by the lighted intersection, and that Plaintiff had no compensable interest in the Elbow as a matter of law.

It is not contested that Plaintiff’s use of the Elbow was not pursuant to any form of easement or permit apart from the Deed of Easement for highway purposes. Plaintiff’s use of the Elbow was as a public service road created by the Commonwealth through the Deed of Easement. As a public service road, and one of two points of access to the Property, Defendant argues that the Commonwealth had the right to alter, close or terminate the Elbow at any time without a compensable diminution in the value of Plaintiff’s property. Thus, Defendant seeks a judgment notwithstanding the verdict based on the argument that Plaintiff did not have a compensable interest in the Elbow itself and cannot be awarded compensation for the alleged diminution in value as a result of the closure of the Elbow.

“Judgment notwithstanding the verdict can be entered only if the movant is entitled to judgment as a matter of law or if the evidence is such that no two reasonable minds could disagree that the outcome should have been rendered in favor of the movant.” Lockwood v. City of Pittsburgh, 561 Pa. 515, 519, 751 A.2d 1136, 1138 (2000) (citations omitted). “In reviewing a motion for judgment n.o.v., ‘the evidence must be considered in the light most favorable to the verdict winner, and he must be given the benefit of every reasonable inference of fact arising therefrom, and any conflict in the evidence must be resolved in his favor.’

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<sup>1</sup> By way of background, the Property originally consisted of two parcels of land owned by two separate owners. One of those parcels was completely landlocked, and the Elbow was created to allow access to that parcel from Linglestown Road.

Moreover, [a] judgment n.o.v. should only be entered in a clear case and any doubts must be resolved in favor of the verdict winner.” Moure v. Raeuchle, 529 Pa. 394, 402, 604 A.2d 1003, 1007 (1992) (internal citations omitted).

It is axiomatic that a party asserting the rights of a condemnee must be an owner of the property interest that was taken. In re Condemnation by Com. of Pa., Dep't of Transp., of Two (2) Billboards Located on T.R. 209, 69 Pa.Cmwlth. 545, 548, 452 A.2d 81, 83 (1982) (citations omitted). It has been stated that a Deed of Easement for highway purposes constitutes the right of the Commonwealth to “the actual and exclusive possession of the property at all times and for all purposes, and includes the right to build on the land, fence it in, and exclude other uses.” In re Marivitz, 161 Pa. Cmwlth. 247, 252, 636 A.2d 1241, 1243 (1994). Furthermore, the land has no further practical value to the owner unless the easement is formally abandoned. Id. In other words, this land had no value to Plaintiff until the Elbow was closed and exclusive possession of the land underlying the Elbow was returned to Plaintiff.

Plaintiff did not present any expert evidence at trial to support its argument that the Commonwealth would have to pay it just compensation if it were to close the Elbow outside of the Taking. However, Richard Reisinger from PennDOT testified that the Commonwealth had exclusive rights to the Elbow and could close it or fence it off (N.T. 328). Furthermore, Defendant’s real estate expert, William Hoffmeyer testified that the Commonwealth had the absolute right to close the Elbow, and Defendant would not owe compensation to Plaintiff as a result of the closure of the Elbow (N.T. p. 451-455). Plaintiffs’ experts did not contradict or refute this testimony. Thus, the expert testimony shows that the Elbow was owned by the Commonwealth and could have been closed by the Commonwealth at any time without paying any compensation to the Plaintiff.

Regardless of the testimony that was presented at the trial, prevailing case law holds that a property owner does not have a cognizable legal interest in preserving a particular traffic flow, as Plaintiff is seeking to do here. Sienkiewicz v. Com. Dep't of Transp., 584 Pa. 270, 275-76, 883 A.2d 494, 498 (2005). A property owner does not have any right in or to the existing public traffic on the highway or any right to have that traffic pass by its property. Appeal of Com., Dep't of Transp., 164 Pa. Cmwlth. 81, 86, 644 A.2d 1274, 1276 (1994). This is because all traffic on public highways is “controlled by the police power of the State, and what the police power may give an abutting property owner in the way of traffic on the highway it may take away” without being liable for any decrease in property values as a result of the change in traffic. Id. A property owner is only entitled to reasonable ingress and egress to its property, not access at all points

along a public roadway. Com., Dep't of Transp. v. Elser, 152 Pa. Cmwlt. 523, 527, 620 A.2d 67, 69 (1993). Most importantly, “[i]f reasonable alternative access exists, the closing of one point of access will not be considered substantial interference.” Id.

We believe that the language in the above-cited cases controls the instant dispute. Plaintiff’s evidence of loss of value to the Property solely relied upon the change in traffic flow on a public service road.<sup>2</sup> This is the exact type of interest that Sienkiewicz says is not legally cognizable. Plaintiff does not have any legal right to traffic using the Elbow to enter its property, and the Commonwealth could take away that traffic without being liable for any decrease in Plaintiff’s property values. As such, Plaintiff did not have a compensable interest in the closure of the Elbow, and it was error for the jury to award damages for same.

Plaintiff argues that Sienkiewicz and the cases on which Sienkiewicz rely are distinguishable from the instant matter as they involve analysis as to whether or not a *de facto* taking occurred. In the instant matter, it is undisputed that a *de jure* taking occurred, and Plaintiff argues that Sienkiewicz would thus not control this case. We disagree.

The Township took 0.054 acres of Plaintiff’s property, all of which was located outside of the Elbow, as admitted by Plaintiff’s own expert. That fact is the only reason that the instant case is a *de jure* taking. If that 0.054 acres of property had not been necessary to complete the lighted intersection and Linglestown road improvement, the closure of the Elbow would not have been compensable under Sienkiewicz<sup>3</sup>. Therefore, the analysis should not change simply because a very small portion of land was actually taken. Plaintiff never had a legally cognizable right to the traffic utilizing the Elbow to access its property and thus cannot be compensated for the resulting diversion of traffic solely as a result of a small portion of Plaintiff’s land being taken.

Plaintiff also relies on cases prior to Sienkiewicz to support its argument that compensation for a taking must take into account the actual access to the property immediately before and immediately after the Taking. However, a review of Plaintiff’s cited cases show that they do not specifically refer to access to the property.

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<sup>2</sup> Although it is undisputed that the Township took 0.054 acres of Plaintiff’s property, Plaintiff did not present any evidence to support an argument that the value of the Property decreased as a result of the loss of this land. Rather, Plaintiff’s expert solely relied on the closure of the Elbow to find a decrease in the Property’s value.

<sup>3</sup> At the oral argument on Defendant’s Post-Trial Motions, upon questioning from the Judge, Plaintiff’s counsel asserted that the closure of the Elbow would be compensable even if no actual land had been taken from Plaintiff. Plaintiff’s counsel did not provide any evidence to support this argument, and we find that this argument is contrary to prevailing law.

In Frontage, Inc. v. Allegheny Cty., 400 Pa. 249, 162 A.2d 1 (1960), the Pennsylvania Supreme Court ordered a new trial when Allegheny County introduced evidence, through cross-examination of Frontage's corporate president, that the road that Frontage was located on was possibly going to become a limited access road, thus greatly diminishing the amount that Allegheny County would have to pay to Frontage in just compensation. Frontage, at 255, 162 A.2d at 4. The Court reaffirmed the principal that just compensation is the market value on the date of the taking.<sup>4</sup> Id. The Court further stated: "Whether some public official will, at some future time, carry out his previously stated intention to limit a property owner's freedom to use his land can have absolutely no effect on a condemning body's duty to adequately compensate the owner for a complete taking of his land." Id.

We find that this case has no relevance to the instant matter. In Frontage, much was made of the fact that the public official had stated plans to someday change the access of the road abutting Frontage's property, but this still had not occurred even as of the date of the Supreme Court's decision. As such, the Supreme Court found evidence relating to the potential change in access was highly misleading and speculative. Specifically, the Court warned that allowing this type of evidence would allow condemning bodies to depreciate the market value of a property prior to a taking simply by threatening to limit the property's access to an abutting highway. Id. at 255-56, 162 A.2d at 5. However, in the instant matter, we do not have any speculation, as the Elbow was closed, and there were no stated intentions to further limit Plaintiff's access. As such, Frontage is inapplicable to the instant matter.

Plaintiff also relies on the case of Com., Dept of Transp. v. O'Neill Steel Co., 102 Pa. Cmwlth. 324, 518 A.2d 324 (1986). In O'Neill, Mr. O'Neill had a steel fabricating plant and used a 50 foot easement to access the public road from the plant. Id. at 326, 518 A.2d at 325. The taking in that case cut off the remainder of O'Neill's property from that easement, so a new access road was necessary to provide O'Neill with access to his plant. Id. As a result, the Department of Transportation created a brand new access road for Mr. O'Neill. Id. However, the access road that the Department created had two ninety degree turns, whereas the previous access road was a straight dirt roadway. Id. The new access road made the transporting of fabricated steel unduly difficult because of the sharp turns. Id. at 326-27, 518 A.2d at 325. The

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<sup>4</sup> We note that this principal has been codified in the Eminent Domain Code, which defines "just compensation" as the "difference between the fair market value of the condemnee's entire property interest immediately before the condemnation and as unaffected by the condemnation and the fair market value of the property interest remaining immediately after the condemnation and as affected by the condemnation." 26 Pa. C.S.A. §702.

Pennsylvania Commonwealth Court held that evidence of the new access road diminishing the value of Mr. O'Neill's property did not constitute inadmissible evidence of Mr. O'Neill's business or loss of profits. Id. at 329, 518 A.2d at 326.

We find that O'Neill has no bearing on the instant matter. Initially, O'Neill had an ownership interest in the easement that was taken, unlike Plaintiff who, as stated above, had no ownership interest in the Elbow. Additionally, the taking of the easement cut off all access to a public road, whereas the instant matter only involved the closing of one of two access points to Linglestown Road. Furthermore, the O'Neill decision focused on whether or not the evidence of the new access road diminishing the value of Mr. O'Neill's property constituted inadmissible evidence of lost profits. That is not an issue in the instant matter.

Finally, O'Neill involved a new access road that was completely constructed by the DOT and caused problems with access to O'Neill's property. In the instant matter, Defendant did not create a brand-new access road to Plaintiff's property. Rather, they improved one of the existing access points by constructing a lighted intersection. It is not this lighted intersection that caused problems with Plaintiff's access to the property. Instead, it is the internal conditions of Plaintiff's own property that is causing traffic problems. Specifically, the conflict zones that Plaintiff's expert opined upon only existed on the Property itself and not in the area where the lighted intersection was built after the Taking. As such, O'Neill is inapposite and would not serve to overrule a finding that Sienkiewicz controls the instant matter.

In short, Plaintiff has not cited to any cases wherein a condemnee was allowed to recover just compensation for a change in traffic flow in a *de jure* taking, nor have we been able to find such a case. As a result, we find that Defendant is entitled to judgement as a matter of law, and the jury's verdict should be overturned.<sup>5</sup>

For the foregoing reasons, we enter the following Order:

### **ORDER**

**AND NOW**, this 29<sup>th</sup> day of April, 2020, upon consideration of Defendant's Motion for Post-Trial Relief and Plaintiff's response thereto, and having heard oral argument on February 22, 2019, it is hereby ORDERED as follows:

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<sup>5</sup> Defendant set forth two additional theories for Post-Trial Relief: 1) the verdict was against the weight of the evidence; and 2) the jury was not properly instructed. We find that relief is not warranted under either of these theories.

Defendant's Motion for Judgment Notwithstanding the Verdict is GRANTED for the reasons set forth in the attached Memorandum Opinion. The jury's verdict rendered on November 16, 2018 is set aside, and a directed judgment in favor of Defendant Township of West Hanover is entered as a matter of law.

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# ESTATE & TRUST NOTICES

## FIRST PUBLICATION

**ESTATE OF JAMES H. HILDUM**, late of Lower Paxton Township, Dauphin County, PA (died: January 7, 2020)

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

**Executor:** Jill R. Hildum, c/o 315 N. Front Street, Harrisburg, PA 17101

**Attorney:** Leonard Tintner, Esquire, Attorneys at Law, Boswell, Tintner, & Piccola, 315 North Front Street, Post Office Box 741, Harrisburg, Pennsylvania 17108 jy3-17

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**ESTATE OF REV. CLARENCE A. OLSZEWSKI**, late of Lower Paxton Township, Dauphin County, PA (died: April 29, 2020)

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

**Executor:** Very Rev. David L. Danneker, 4800 Union Deposit Road, Harrisburg, Pennsylvania 17111

**Attorney:** Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023 jy3-17

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**ESTATE OF LINDA E. ROBERTS**, late of Lower Swatara Township, Dauphin County, PA

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

**Administrator:** Tammy M. Bricker, c/o Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013

**Attorney:** Brandon S. O'Donnell, Attorney, Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013 jy3-17

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**ESTATE OF BRIAN C. WILLIER a/k/a BRIAN CHARLES WILLIER**, late of the Borough of Millersburg, County of Dauphin, PA (died: May 9, 2020)

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

**Co-Executors:** Bo G. Willier; 252 Spanglers Mill Road, New Cumberland, Pennsylvania 17070; Hayley C. Willier, 508 Porsha Terrace, Camp Hill, Pennsylvania 17011

**Attorney:** Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, Pennsylvania 17023. jy3-17

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**ESTATE OF WENDELL S. BANKS, JR.**, late of the City of Harrisburg, Dauphin County, PA

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

**Executor:** Branden S. Banks, 17180 Southwest Berkeley Lane, Beaverton, OR 97006

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101 (717) 234-5600 jy3-17

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**ESTATE OF NORMA JABLON**, late of Lower Paxton Township, Dauphin County, PA (died: April 9, 2020)

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

**Executor:** Larry Jablon, P.O. Box 1302, Lynnwood, WA 98046.

**Attorney:** Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050 jy3-17

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**ESTATE OF EUGENE F. KLINE**, late of Derry Township, Dauphin County, PA (died: April 29, 2020)

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

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

**Executrix:** Beverly Collins, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280  
jy3-17

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**ESTATE OF PHILIP E. MANFRED**, late of the Borough of Middletown, County of Dauphin, Commonwealth of PA

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

**Executor:** Mid Penn Bank, Attn: Karen A. Kenderdine, Sr. VP, 1504 Route 61 South Pottsville, PA 17901

**Attorney:** James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, PO Box 1280, Pottsville, PA 17901  
jy3-17

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NOTICE IS HEREBY GIVEN that **FERN M. MESSICK** late of Conewago Township, Dauphin County, PA, has died, that during her lifetime she established the Fern M. Messick Irrevocable Trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

**Trust:** The Fern M. Messick Irrevocable Trust c/o Craig A. Hatch, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011  
jy3-17

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**ESTATE OF SANDRA KORAC**, late of Middletown Borough, Dauphin County, PA

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

**Executor:** George M. Korac, Jr., 205 Q Street Steelton, PA 17113

**Attorney:** Wix, Wenger & Weidner c/o Steven C. Wilds, Esquire, 508 North Second Street, P.O. Box 845, Harrisburg, PA 17108-0845, (717) 234-4182  
jy3-17

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**ESTATE OF JAMES JOSEPH McGUIRE**, late of Derry Township, Dauphin County, PA

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

**Administrator:** Ryan P. McGuire, c/o Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, Pennsylvania 17011-4227  
jy3-17

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**ESTATE OF ANTHONY J. BIEN**, late of Lower Paxton Township, Dauphin County, PA (died: June 7, 2020)

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

**Executor:** William R. Balaban, 130 Walnut Street, Harrisburg, PA 17101

**Attorney:** Robert T. Balaban, Esquire, 130 Walnut Street, Harrisburg, PA 17101  
jy13-17

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**ESTATE OF REBECCA A. RUNYEON**, late of Derry Township, Dauphin County, PA (died: May 26, 2020)

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

**Executor:** Vicki Hartman, c/o Pannebaker & Mohr, P.C., 4000 Vine St., Suite 101, Middletown, PA 17057

**Attorney:** Kendra A. Mohr, Esq., Pannebaker & Mohr, P.C., 4000 Vine St., Suite 101, Middletown, PA 17057  
jy3-17

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**ESTATE OF DAVID K. WAGNER a/k/a DAVID KENNETH WAGNER**, late of Lower Paxton Township, Dauphin County, PA (died: March 13, 2020)

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

**Executrix:** Marilyn S. Wagner, 6510 Leonard Drive, Harrisburg, PA 17111

**Attorney:** Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050  
jy3-17

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**ESTATE OF TERRY L. KING a/k/a TERRY LANCE KING**, late of Township of West Hanover, County of Dauphin and Commonwealth of PA.

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

**Executor:** David L. King, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

**Attorney:** Kevin D. Dolan, Esq., Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022  
jy3-17

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## **SECOND PUBLICATION**

**ESTATE OF STEPHEN RUSSELL THOMAS REED a/k/a STEPHEN RUSSELL REED** late of Harrisburg City, Dauphin County, PA

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

**Co-Executor:** Ms. Leslie Wallace Reed Gray, P.O. Box 457, Lakeside, MT 59922

**Attorney:** Kevin M. Scott, Esquire, Barley Snyder, 213 Market Street, 12<sup>th</sup> Floor, Harrisburg, PA 17101  
jn26-jy10

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**ESTATE OF JOHN FRANCIS WYDRA**, late of Swatara Township, Dauphin County, PA

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

**Administrator:** Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043

**Attorney:** Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043  
jn26-jy10

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**ESTATE OF MARY DeBON**, late of Derry Township, Dauphin County, PA (died: May 10, 2020)

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

**Executrix:** Patricia DeBon, 922 Carter Cove, Hummelstown PA 17036.

**Attorney:** Mark D. Hipp, Mette, Evans & Woodside, 3401 N. Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000  
jn26-jy10

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**ESTATE OF ELAINE P. MONTGOMERY**, late of Susquehanna Township, Dauphin County and Commonwealth of PA

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

**Administrator:** Matthew D. Montgomery, 2001 Red Bank Road, Lot 506, Dover, PA 17315

**Attorney:** David H. Stone, Esquire, Stone LaFaver & Shekletski, 414 Bridge Street, New Cumberland, PA 17070  
jn26-jy10

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**ESTATE OF CLARENCE F. BINGAMAN**, late of Upper Paxton Township, Dauphin County, PA (died: May 18, 2020).

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

**Executrix:** Jane Louise (Bingaman) Lahr, 43 Pheasant Hill Drive, Halifax, Pennsylvania 17032

**Attorney:** Joseph D. Kerwin, Esquire, 4245 State Route 209, Elizabethtown, Pennsylvania 17023  
jn26-jy10

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**ESTATE OF CARL A. DONATO aka CARL DONATO**, of Susquehanna Township, Dauphin County, PA

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

indebted to the decedent to make payment to the Executor without delay.

**Administrator:** Anja L. Loritz, 14281 Franklin Avenue, Tustin, CA 92780

**Attorney:** Jennifer M. Merx, Esq., SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101

jn26-jy10

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**ESTATE OF OKSUN KIM FISHER**, late of Lower Swatara Township, County of Dauphin and Commonwealth of PA

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

**Administratrix:** Jury Kim Smith, 305 East Green Street, Shiremanstown, PA 17011

**Attorney:** David H. Stone, Esquire, Stone LaFaver & Shekletski, 414 Bridge Street, New Cumberland, PA 17070

jn26-jy10

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**ESTATE OF CECELIA K. McNALLY** late of Harrisburg, PA (died: April 25, 2020)

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

**Executrix:** Eileen L. McNally, 1 Roanoke Avenue, Atlanta, GA 30305

**ATTORNEY:** Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109

jn26-jy10

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**ESTATE OF BETTY N. CAPLAN a/k/a BETTY CAPLAN**, late of Susquehanna Township, Dauphin County, PA (died: May 4, 2020)

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

**Executrix:** Phyllis Caplan, PO Box 542, Santa Barbara, CA 93160

**Attorney:** Michael L. Solomon, Esquire, Cohen Seglias, 240 North Third Street, 7<sup>th</sup> Floor Harrisburg, PA 17101

jn26-jy10

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**ESTATE OF JOSEPH M. PEASE a/k/a JOSEPH MATTHEW PEASE, a/k/a JOE PEASE**, late of Lower Paxton Township, Dauphin County, PA (died: April 7, 2020)

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

**Executor:** Ms. Gail L. Tyson, 3810 Laraby Drive, Harrisburg, PA 17110

**Attorney:** Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112

jn26-jy10

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## **THIRD PUBLICATION**

(The below ads were missing from the June 26<sup>th</sup> edition; therefore, they will run again on July 3 – 17, 2020)

**ESTATE OF JAMES H. HILDUM**, late of Lower Paxton Township, Dauphin County, PA (died: January 7, 2020)

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

**Executor:** Jill R. Hildum, c/o 315 N. Front Street, Harrisburg, PA 17101

**Attorney:** Leonard Tintner, Esquire, Attorneys at Law, Boswell, Tintner, & Piccola, 315 North Front Street, Post Office Box 741, Harrisburg, Pennsylvania 17108

jn19-jy3

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**ESTATE OF REV. CLARENCE A. OLSZEWSKJ**, late of Lower Paxton Township, Dauphin County, PA (died: April 29, 2020)

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

**Executor:** Very Rev. David L. Danneker, 4800 Union Deposit Road, Harrisburg, Pennsylvania 17111

**Attorney:** Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

jn19-jy3

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**ESTATE OF LINDA E. ROBERTS**, late of Lower Swatara Township, Dauphin County, PA

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

**Administrator:** Tammy M. Bricker, c/o Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013

**Attorney:** Brandon S. O'Donnell, Attorney, Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013 jn19-jy3

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**ESTATE OF BRIAN C. WILLIER a/k/a BRIAN CHARLES WILLIER**, late of the Borough of Millersburg, County of Dauphin, PA (died: May 9, 2020)

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

**Co-Executors:** Bo G. Willier; 252 Spanglers Mill Road, New Cumberland, Pennsylvania 17070; Hayley C. Willier, 508 Porsha Terrace, Camp Hill, Pennsylvania 17011

**Attorney:** Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. jn19-jy3

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**ESTATE OF WENDELL S. BANKS, JR.**, late of the City of Harrisburg, Dauphin County, PA

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

**Executor:** Branden S. Banks, 17180 Southwest Berkeley Lane, Beaverton, OR 97006

**Attorney:** Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101 (717) 234-5600 jn19-jy3

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**ESTATE OF NORMA JABLON**, late of Lower Paxton Township, Dauphin County, PA (died: April 9, 2020)

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

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

**Executor:** Larry Jablon, P.O. Box 1302, Lynnwood, WA 98046.

**Attorney:** Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050 jn19-jy3

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**ESTATE OF EUGENE F. KLINE**, late of Derry Township, Dauphin County, PA (died: April 29, 2020)

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

**Executrix:** Beverly Collins, c/o Edward P. Seeber, Esquire JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280 jn19-jy3

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**ESTATE OF PHILIP E. MANFRED**, late of the Borough of Middletown, County of Dauphin, Commonwealth of PA

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

**Executor:** Mid Penn Bank, Attn: Karen A. Kenderdine, Sr. VP, 1504 Route 61 South Pottsville, PA 17901

**Attorney:** James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C. 1940 West Norwegian Street, PO Box 1280, Pottsville, PA 17901 jn19-jy3

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NOTICE IS HEREBY GIVEN that **FERN M. MESSICK** late of Conewago Township, Dauphin County, PA, has died, that during her lifetime she established the Fern M. Messick Irrevocable Trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

**Trust:** The Fern M. Messick Irrevocable Trust c/o Craig A. Hatch, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011 jn19-jy3

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## CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Certificate of Authority for a foreign business corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **Direct Benefits, Inc.** on 5/29/2020. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 55 E. 5<sup>th</sup> Street, Suite 500, St. Paul, MN 55101. The registered office for this business is Registered Agent Solutions, Inc. Dauphin County, PA. The corporation is file in compliance with the requirements of the applicable provision of 15 PA. C.S. 4124. jy3

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NOTICE IS HEREBY GIVEN **Shogun Labs, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 340 S. Lemon Ave., #1085, Walnut, CA 91789, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/10/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **SUPERORDINARYCO USA, INC.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 660 Newport Center Dr., Ste. 1600, Newport Beach, CA 92660, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN that pursuant to the applicable provisions of 15 Pa.C.S Section 415 or 417, **HMFH Architects, Inc.**, a corporation incorporated under the laws of the State of Massachusetts with its registered office in PA at c/o Corporation Service Co., Dauphin County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State. jy3

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NOTICE IS HEREBY GIVEN **BMAT Music Innovation, Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 312 Arizona Ave., Santa Monica, CA 90401, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 8 The Green, Ste. A, Dover, DE 19901. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **Cytokinetics, Incorporated**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 280 E. Grand Ave., S. San Francisco, CA 94080, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **Dplay Entertainment Limited**, a foreign business corporation incorporated under the laws of United Kingdom, with its princ. office located at Chiswick Park Bldg. 2, 566 Chiswick High Rd., London, UK W4 5YB, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 6/3/2020, with respect to a proposed nonprofit corporation, **Jazz Philadelphia**, which has been incorporated under the Nonprofit Corporation Law of 1988. The name and county of the commercial registered office provider is c/o Corporation Service Co., Dauphin County. A brief summary of the purpose or purposes for which said corporation is organized is: The Corporation is organized under the provisions of the Nonprofit Corporation Law of 1988, exclusively for religious, charitable, scientific and educational purposes within the meaning of Section 501

(c)(3) of the Code (hereinafter referred to in these articles as an “exempt organization”), or as a Corporation contributions to which are deductible under Section 170(c)(2) of the Code. No substantial part of the activities of the Corporation shall be devoted to the carrying on of propaganda, or otherwise attempting to influence legislation (except as otherwise provided in Section 501(h) of the Code), and the Corporation shall not participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office. jy3

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NOTICE IS HEREBY GIVEN **SPORTS INFORMATION SERVICES LIMITED**, a foreign business corporation incorporated under the laws of Malta, with its princ. office located at 75 Quantum House, 3rd Fl., Abate Rigord St., Ta'Xbiex, Malta XBX1120, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 75 Quantum House, 3rd Fl., Abate Rigord St., Ta'Xbiex, Malta XBX1120. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **Lawrence Ragan Communications, Inc.**, a foreign corporation formed under the laws of the State of Illinois and with its principal office located at 10 S. Lasalle St., Ste. 310, Chicago, IL 60603, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/17/20, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 16, 2020, with effective date of June 17, 2020, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, PL. 1444, No. 177, as amended. The name of the corporation is: **Haarer Painting Company**

LeRoy Smigel, Esquire  
SMIGEL, ANDERSON & SACKS, LLP  
4431 North Front Street, 3<sup>rd</sup> Floor  
Harrisburg, PA 17110-1778  
jy3

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NOTICE IS HEREBY GIVEN **Marshall County Coal Resources, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 3 2<sup>nd</sup> St., Ste. 206, Jersey City, NJ 07311, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/26/20, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about June 22, 2020, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **BUNKER ONE (USA) INC.** c/o United Corporate Services, Inc. This corporation is incorporated under the laws of Alabama. The address of its principal office is 107 Saint Francis St., Suite 2370, Mobile, AL 36602. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jy3

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NOTICE IS HEREBY GIVEN **Ball Metal Beverage Container Corp.**, a foreign corporation formed under the laws of the State of Colorado and with its principal office located at 9300 West 108<sup>th</sup> Circle, Westminster, CO 80021, will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **The Pivot Group, Inc.**, a foreign corporation formed under the laws of the State of Virginia and with its principal office located at 1100 15<sup>th</sup> St. NW, Washington, DC 20005, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/28/20, under the

provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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NOTICE IS HEREBY GIVEN **Protenus, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 1629 Thames St, Ste 200, Baltimore, MD 21231, will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jy3

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## **FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **UPMC Neonatology Services** for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 409 S. Second Street, P.O. Box 8700, Harrisburg, PA 17105-8700 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 1<sup>st</sup> day of June 2020, pursuant to 54 Pa.C.S. §311.

The name of the entity owning or interested in the said business is Pinnacle Health Medical Services.

McNEES WALLACE & NURICK LLC  
100 Pine Street  
P.O. Box 1166

jy3 Harrisburg, PA 17108-1166

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NOTICE IS HEREBY GIVEN that an application for registration of the fictitious name, **Yuefeng Water Research**, for conduct of business in the Commonwealth of Pennsylvania, with its principal place of business at 30 Baum Street, P.O. Box 916, Hershey, PA 17033, was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 9, 2020, pursuant to the Fictitious Names Act of December 16, 1982, Act 295 (54 Pa.C.S.A. 301 et seq.).

The name and address of the person owning or interested in said business is: Headwater, LLC, 30 Baum Street, P.O. Box 916, Hershey, PA 17033.

Gerald K. Morrison, Esquire  
SMIGEL, ANDERSON & SACKS, LLP  
4431 North Front Street  
Harrisburg, PA 17110

jy3

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Dauphin County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **FirstLine Benefits**, with its principal place of business at: 2300 Main St., MSCA 134-0501, Irvine, CA 92614.

The names and addresses of all persons or entities owning or interested in said business are: OptumRX, Inc., 2300 Main St, MSCA 134-0501, Irvine, CA 92614. The application has been filed on 6/23/2020. jy3

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Advertisements appearing for Third Time

Miscellaneous Notices

**SHERIFF SALE**

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, Pa, on Thursday, July 16, 2020, at 10:00 A.M., the following real estate, to wit:

**SALE NO. 1**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$123,234.34**

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

BEGINNING at a concrete monument located on the northern legal right-of-way line of East Second Street, said point being 902.01 feet east of the northeast corner of East Second Street and North Water Street; said point also being located at the Southeast corner of lands now or formerly of Alec E. Matincheck; thence along lands now or formerly of Alec E. Matincheck, North 02 degrees 15 minutes East, 156.46 feet to a concrete monument located at lands now or formerly of the Reading Railroad; thence along lands now or formerly of the Reading Railroad, North 84 degrees 20 minutes East, 47.45 feet to a point on the dividing line between Lots 12-A and 13-A as set forth on the hereinafter mentioned Plan of Lots: thence along said dividing line, South 02 degrees 15 minutes West, 163 feet to a point on the northern legal right-of-way line of East Second Street, thence along the northern legal right-of-way line of East Second Street, North 87 degrees 45 minutes West, 47 feet to a point, being the place of BEGINNING.

HAVING THEREON ERECTED a single family ranch dwelling house being known and numbered as 246 East Second Street, Hummelstown, Dauphin County, Pennsylvania.

BEING LOT 12-A as set forth on the Final Subdivision Plan for Frank J. Antonicelli, prepared by William B. Whittock, Registered Professional Engineer, dated July 21, 1975 and recorded in Dauphin County Plan Book "W", Volume 2, Page 22.

BEING designated as Tax Parcel No. 31-021-004.

Property Derivation:

TITLE TO SAID PREMISES IS VESTED IN Jacob B. Monn, a single man, by Deed from Jacob B. Monn and Brooke A. Pennington, as joint tenants with the right of survivorship and not as tenants in common, dated 08/18/2009,

Recorded 11/03/2009, Instrument No. 20090036569.

TAX PARCEL: 31-021-004-000-0000  
PREMISES BEING: 246 EAST 2<sup>ND</sup> STREET,  
HUMMELSTOWN, PA 17036-1701

SEIZED AND SOLD as the property of Jacob B. Monn under judgment # 2019-CV-08895

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 2**

**DANIEL R. JAMESON, ESQUIRE**  
**JUDGMENT AMOUNT: \$101,532.15**

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

BEGINNING at a point on the east side of Prince Street at the northern line of Lot No. 187 on the Plan of Lots known as Farnlyn Garden Plots, as laid out by the Farnlyn Company and recorded in the Office for the Recording of Deeds in and for Dauphin County, thence in an easterly direction along said lot line 120 feet to the west side of a 20 foot wide alley; thence northwardly along the west side of said alley 50 feet to the center line of Lot No. 184; thence in a westerly direction along the center line of Lot No. 184 a distance of 120 feet to the eastern line of Prince Street; thence along the eastern line of Prince Street in a southerly direction a distance of 50 feet to the northern line of Lot No. 187 or place of BEGINNING.

BEING all of Lots Nos. 186 (erroneously identified as Lot 187 in the prior deed), 185 and the southern one-half of Lot No. 184 on Plan of Lots known as Farnlyn Garden Plots, as laid out by the Farnlyn Company, said plan being recorded in the Recorder's Office in and for Dauphin County, Pennsylvania, in Plan Book "G", Page 31.

BEING known as 121 Prince Street, Harrisburg, PA.

BEING the same premises that Thelma Ramper Fox, individually, and Thelma Ramper Foax and Joseph Fox, husband and wife, by Deed dated June 13, 2018 and recorded on June 14, 2018 in the Dauphin County Recorder of Deeds Office at Instrument No. 20180014528, granted and conveyed unto James Shipley and Jennifer Shipley, husband and wife.

Advertisements appearing for Third Time

Miscellaneous Notices

SEIZED AND SOLD as the property of James Shipley and Jennifer Shipley under judgment # 2019-CV-5248

PROPERTY ADDRESS: 121 Prince Street, Hbg., PA 17109

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**JUSTIN F. KOBESKI, ESQUIRE**

**JUDGMENT AMOUNT: \$351,568.72**

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

ALL THAT CERTAIN lot or piece of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 1 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", more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Forest Lane, said point also being the southeast corner of Lot 2; Then along the western right-of-way line of Forest Lane a curve to the right having a radius of 250.00 feet with an arc length of 6.25 feet to a point; Then continuing along the western right-of-way line of Forest Lane, South 05 degrees 40 minutes 55 seconds West 92.77 feet to a point; Then along the dividing line between Lot 157 and Lot 1, North 84 degrees 19 minutes 05 seconds West 210.00 feet to a point; Then continuing along the dividing line between Lot 157 and Lot 1, North 05 degrees 40 minutes 55 seconds East 99.02 feet to a point; Then along the dividing line between Lot 2 and Lot 1, South 84 degrees 19 minutes 05 seconds East 209.92 feet to a point, the place of BEGINNING.

CONTAINING approximately 20,793 square feet, more or less.

BEING known and numbered as 2292 Forest Lane, Harrisburg, PA 17112.

WITH all improvements erected thereon.

PARCEL NO.: 35-127-001-000-0000

BEING the same property conveyed to Dwayne A. Hunt and Raselette A. Hunt, husband and wife who acquired title by virtue of a deed from Duane R. Lentz and Luanne A. Lentz, husband and wife, dated January 17,

2013, recorded January 24, 2013, at Instrument Number 20130002633, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Dwayne A. Hunt and Raselette A. Hunt, husband and wife, Mortgagors herein, under Judgment No. 2019-CV-7964-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**PETER WAPNER, ESQUIRE**

**JUDGMENT AMOUNT: \$82,679.38**

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in the Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the Southeastern corner of Jefferson and Emerald Streets; thence Southwardly by the Eastern line of Jefferson Street, 16 feet 6 inches to the center of a stone and brick dividing wall; thence Eastwardly by the center line of said wall and beyond, 100 feet to a 10 feet wide alley; thence Northwardly by the Western line of said alley 16 feet and 6 inches to Emerald Street; and thence Westwardly by the Southern line of Emerald Street, 100 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ANNETTE JONES-WILLIAMS, by Deed from GERALD C. PARR and DONNA T. PARR, H/W, dated 08/11/1997, Recorded 08/14/1997, in Book 2911, Page 277.

TAX PARCEL: 10-011-020-000-0000

PREMISES BEING: 2263 JEFFERSON STREET, HARRISBURG, PA 17110-2441

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Advertisements appearing for Third Time

Miscellaneous Notices

**SALE NO. 6**

**JUSTIN F. KOBESKI, ESQUIRE**

**JUDGMENT AMOUNT: \$87,139.33**

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

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

BEGINNING at the northeast corner of said Lot and Lot No. 14;

THENCE South along the line of Lot No. 14, one hundred sixty-five (165') feet to a twenty (20') foot alley;

THENCE West along the north side of said alley forty (40') feet to Lot No. 12;

THENCE North along the line of Lot No. 12, one hundred sixty-five (165') feet to the State Highway;

THENCE East along the south side of said State Highway forty (40') feet to Lot No. 14 or the place of BEGINNING.

THE aforesaid lot being numbered as Lot No. 13 in a Plan of Lots as laid out by S. W. Cooper, Surveyor, on September 25, 1928, for John B. Seiler. Said Plan being recorded in the Office of the Recorder of Deeds in and for the County of Dauphin and Commonwealth of Pennsylvania, in Plan Book J, Page 40.

SUBJECT to the restriction that no building or dwelling shall be erected within twenty (20') feet of the front or northern boundary line, and no single dwelling shall be erected thereon costing less than two thousand five hundred (\$2,500.00) dollars and no double dwelling costing less than three thousand five hundred (\$3,500.00) dollars.

BEING known and numbered as 984 State Route 209, Millersburg, PA 17061.

WITH all improvements erected thereon.

PARCEL NO.: 65-033-180-000-0000

BEING the same property conveyed to Mark E. Lenker and Heather M. Lenker, husband and wife who acquired title by virtue of a deed from Ernest K. Wertz and Shirley M. Gale, Executors of the Last Will and Testament of Kay H. Wertz, deceased, dated October 25, 2010, recorded November 2, 2010, at Instrument Number 20100032345, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Mark E. Lenker and Heather M.

Lenker, husband and wife, Mortgagors herein, under judgment No. 2019-CV-09396-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**JAMES BUCK, ESQUIRE**

**JUDGMENT \$71,779.23**

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

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

BEGINNING at a point on the southern side of Rutherford Street, 283.11 feet West of the monument erected at the intersection of the lot line along Lenker Street (projected) and the lot line along Rutherford Street (projected) at the division line between Lots 122 and 121 ; thence southwardly at right angles to Rutherford Street and passing through the partition wall between the house erected on the premises herein described and the premises adjoining on the West, and beyond 127 feet to a point; thence eastwardly at an angle of 81 degrees 36 minutes to the last described line 35.32 feet to the division line between Lots 121 and 120; thence northwardly along said division line at right angles to Rutherford Street, 121.80 feet to Rutherford Street; thence westwardly along the southern line of Rutherford Street, 34.94 feet to a point, the place of BEGINNING.

BEING Lot No. 121 on revised Plan of Harrisburg Estates, Inc., which plan is presently recorded.

HAVING thereon erected a two-story dwelling known as 3747 Rutherford Street, Harrisburg, Dauphin County, Pennsylvania

ALSO KNOWN AS 3747 Rutherford Street, Harrisburg, PA 17111

PARCEL ID 63-006-047-000-0000

Advertisements appearing for Third Time

Miscellaneous Notices

BEING the same premises which Amy K. Payne, a single individual by Deed dated February 28, 2007 and recorded in the Office of Recorder of Deeds of Dauphin County on March 12, 2007 at Book/Page or Instrument # 20070009615 granted and conveyed unto Wayne Woodward, a single individual.

SEIZED AND SOLD as the property of Wayne Woodward a/k/a W. Woodward under judgment # 2019-CV-10106

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**EDWARD J. MCKEE, ESQUIRE**

**JUDGMENT AMOUNT: \$190,138.21**

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, bordered on the North by Laurel Lane, said Lane being shown on Plan of Penn-Wood, Addition #5, as recorded by the Dauphin County Recorder of Deeds in Plan Book Q, at Page 48, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southern side of Laurel Lane and the Eastern line of land now or late of David Stouffer; thence with said Stouffer land in a Southerly direction line, at right angles to Laurel Lane, eighty-three and seventeen hundredths (83.17) feet to a point and land now or late of Paul Wright; thence in an Easterly direction a line, an interior angle of 92 degrees 34 minutes two hundred (200) feet to a point and land now or late of Russell; thence with said Russell line in a Northerly direction twenty and sixty-two hundredths (20.62) feet to a point; thence continuing with said Russell property in an Easterly direction eighty-seven and twenty-five hundredths (87.25) feet to a point on the Southern side of Laurel Lane (50 feet wide); thence in a Northwesterly direction, a curve to the right with a radius of one hundred seventy-five (175) feet one hundred sixty-one and twenty-one hundredths (161.21) feet to a point; thence continuing along Laurel Lane in a Westerly direction one hundred fifty and ninety-three hundredths (150.93) feet to the place of beginning and land now or late of David Stouffer.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Jennifer L. Gaylor and George S. Kirk, III, by Deed dated September 29, 2006, and recorded on October 2, 2006, by the Dauphin County Recorder of Deeds as Instrument No. 20060040574, granted and conveyed unto Wilmer Letellier and Janet Buchanan, as Joint Tenants with Rights of Survivorship.

BEING KNOWN AND NUMBERED AS 5199 Laurel Lane, Harrisburg, PA 17109.

TAX PARCEL NO. 35-064-001-000-0000.

SEIZED AND SOLD as the property of Wilmer Letellier and Janet Buchanan under judgment # 2019-CV-10165

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**JUSTIN F. KOBESKI, ESQUIRE**

**JUDGMENT AMOUNT: \$222,127.91**

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

ALL THAT CERTAIN piece or parcel of land situate in Swatara Township, Dauphin County, Pennsylvania, known as Lot No. 35 of a Final Subdivision Plan, Phase II, of Lawnford Acres, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book V, Volume 4, Page 44, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Western right-of-way line of Eddington Avenue; thence extending along the dividing line between Lot 34 and Lot 35, North 85 degrees 45 minutes 00 seconds West, a distance of 120.00 feet to a point; thence along lands now or formerly of Rutherford Estate (Rolling Ridge West), North 04 degrees 15 minutes 00 seconds East, a distance of 80.00 feet to a point; thence along the dividing line between Lot 36 and Lot 35, South 85 degrees 45 minutes 00 seconds East, a distance of 120.00 feet to a point; thence along the Western right-of-way line of Eddington Avenue, South 04 degrees 15 minutes 00 seconds West, a distance of 80.00 feet to a point, the place of BEGINNING.

CONTAINING 9,600.00 square feet.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions,

Advertisements appearing for Third Time

Miscellaneous Notices

easements, leases and rights of way appearing of record.

BEING known and numbered as 344 Eddington Avenue, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 63-073-145-000-0000

BEING THE SAME property conveyed to Dale C. Dennis who acquired title by virtue of a deed from Derrick Talbert and Eugenia Romero Talbert, husband and wife, dated November 28, 2005, recorded November 30, 2005, at Document ID 49783, and recorded in Book 6302, Page 339, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Dale C. Dennis, Mortgagors herein, under Judgment No. 2019-CV-02007-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 11**

**PETER WAPNER, ESQUIRE**

**JUDGMENT AMOUNT: \$155,244.52**

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

BEGINNING at a point on the easterly side of Cardinal Drive (60 feet wide), being measured the two following courses and distances from the southerly side of Robin Road (60 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 15 feet, the arc distance of 21.55 feet to a point of tangent, and (2) South ten (10) degrees fifty-three (53) minutes zero (00) seconds East, a distance of 241.18 feet to the place of beginning; thence extending from said beginning point along Lot No. 41 North seventy nine (79) degrees seven (07) minutes zero (00) seconds East, a distance of 200 feet to a point on a line of Lot No. 33: thence extending along the same, South ten (10) degrees fifty-three (53) minutes zero (00) seconds East, a distance of 30.04 feet to a point, a corner of Lot No. 32; thence extending along the same, South twenty-two (22) degrees fifty-five (55) minutes thirty-six (36) seconds East, a distance of 51.08 feet to a point, a corner of Lot No. 43; thence extending along the same, South seventy-nine (79) degrees seven (07) minutes zero (00) seconds West, a

distance of 210.66 feet to a point on the easterly side of Cardinal Drive; thence extending along the same, North ten (10) degrees fifty-three (53) minutes zero (00) seconds West, a distance of 80 feet to the point and place of BEGINNING.

CONTAINING 16,266.26 square feet.

BEING known as Lot No. 42, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN RYAN BANNISTER, AS SOLE OWNER, by Deed from RYAN BANNISTER AND ALLISON M. BANNISTER, H/W, dated 09/24/2015, Recorded 09/25/2015, Instrument No. 20150024619.

TAX PARCEL: 63-06-042-000-0000

PREMISES BEING: 570 CARDINAL DRIVE, HARRISBURG, PA 17111-5009

SEIZED AND SOLD as the property of Ryan Bannister under judgment # 2020-CV-263

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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. 12**

**PETER WAPNER, ESQUIRE**

**JUDGMENT AMOUNT: \$106,278.84**

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

BEGINNING at the Northwest corner of South Street, now called Second Street, and Center Street; formerly known as Grove Street; thence Northwardly along said Center Street, formerly known as Grove Street, 175 feet to Webb Alley; thence Westwardly along Webb Alley, 50 feet to a point; thence Southwardly 175 feet to said Second Street; thence along said Second Street; 50 feet to said Center Street, formerly known as Grove Street, the place of BEGINNING.

BEING Lots Nos. 91 and 92 on Plan of Lots known as Highland, as laid out by Josiah A. Dunkle, fronting on said Second Street, 50 feet and extending back 175 feet to Webb Alley.

TITLE TO SAID PREMISES IS VESTED IN Maria Vega and Jessenia Vega-Otero, Adult Individuals, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Deed from Eric J. Myers and Melanie Myers, h/w Dated 09/09/2016, Recorded 10/17/2016, Instrument No. 20160027007.

TAX PARCEL: 63-052-038-000-0000

PREMISES BEING: 581 2<sup>ND</sup> STREET, STEELTON, PA 17113-2607

Advertisements appearing for Third Time

Miscellaneous Notices

SEIZED AND SOLD as the property of Jessenia Vega Otero and Maria Vega under judgment # 2018-CV-1940

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**KENYA BATES, ESQUIRE**  
**JUDGMENT AMOUNT: \$134,099.22**

ALL THAT CERTAIN piece or parcel of land, situate in Swatara township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by D. P. Raffensparger, registered surveyor, dated January 10, 1961, as follows:

BEGINNING at a point on the southern side of Ann Street, which point is 314 feet east of the southeast corner of 63<sup>rd</sup> and APN situate,

THENCE easterly along Ann Street, south eighty seven degrees thirty-six minutes west east fifty feet to a corner of land of John W. Ball;

THENCE along said land south four degrees forty minutes west one hundred forty-five feet to an iron pin at a corner of land of Kimber A. Dair;

THENCE along said land north eighty degrees fifty-six minutes west sixty one and feet to a corner of land at James D. along said land north degrees seventy-eight minutes east one hundred thirty-eight and seventy-eight one-hundredths feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the county assessor as 630160900000000; source of title is Book 46, Page 66 (recorded 02/17/61)

TITLE TO SAID PREMISES IS VESTED IN Edward A. Osman and Patricia Osman, his wife, by Deed from Louis Schaffhauser and Shirley A. Schaffhauser, his wife Dated 02/07/1961, Recorded 02/17/1961, in Book 46, Page 66.

BY VIRTUE of EDWARD A. OSMAN's death on or about 01/17/2006, his ownership interest was automatically vested in the surviving tenant by the, entirety. PATRICIA A. OSMAN A/K/A PATRICIA OSMAN A/K/A PATRICIA ANN OSMAN died on 10/16/2018, leaving a Last Will and Testament dated 02/22/2018. Letters Testamentary were granted to MEGHAN A. CARPENTER A/K/A MEGHAN CARPENTER on 11/20/2018 in DAUPHIN COUNTY, No. 2218-1022. The Decedent's surviving devisee is MEGHAN A. CARPENTER.

TAX PARCEL: 63-016-090-000-0000

PREMISES BEING: 6321 ANN STREET, HARRISBURG, PA 17111-4203

SEIZED AND SOLD as the property of Meghan A. Carpenter a/k/a Meghan Carpenter, in Her Capacity as Executrix and Devisee of The Estate of Patricia A. Osman a/k/a Patricia Osman a/k/a Patricia Ann Osman under judgment # 2020-CV-00344

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**ROBERT FLACCO, ESQUIRE**  
**JUDGMENT AMOUNT: \$126,675.23**

ALL THAT CERTAIN lot or piece of ground situate on the north side of Market Street in the block east of High Street, in the Borough of Gratz, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a corner at said Market Street, thence by land formerly of William D. Steely, now Mr. and Mrs. Fred Laudenslager, North two hundred eight (N. 208) feet to North Alley, thence along North Alley, East fifty (E. 50) feet to land late of Elias Zerfing, now Darvin Daniels; thence along land of Darvin Daniels, South two hundred nine (S. 209) feet to said Market Street; thence along Market Street West fifty (W. 50) feet to lot formerly of William D. Steely, now Mr. and Mrs. Fred Laudenslager and place of BEGINNING, upon which is erected a frame dwelling house and outbuildings.

TOGETHER with all and singular the buildings and improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

BEING KNOWN AS: 337 EAST MARKET STREET, GRATZ, PA 17030

PROPERTY ID: 27-005-010-000-0000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL F. YOUNG, JR. BY DEED FROM AMANDA N. HILEMAN NOW KNOWN AS AMANDA N. STERANKO AND THOMAS C. STERANKO, WIFE AND HUSBAND DATED

Advertisements appearing for Third Time

Miscellaneous Notices

05/02/2017 RECORDED 05/16/2017  
INSTRUMENT NUMBER 20170012149.

SEIZED AND SOLD as the property of Michael F. Young, Jr. under judgment # 2019-CV-08042

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$88,529.67**

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

BEGINNING on the northeast corner of Penbrook Avenue, formerly Boas Street and Forney Street, formerly a sixteen foot wide alley also known as Wilo Alley; THENCE eastwardly along the north side of Penbrook Avenue ninety (90) feet to a point or past at line of land now or late of David L. Cronin and Sylvia E. Cronin, formerly Kathryn F. Bogner; THENCE at right angles with Penbrook Avenue northwardly along the lands now or late of David L. Cronin and Sylvia E. Cronin, formerly Kathryn F. Bogner, one hundred eighty (180) feet to Ludwick Alley; THENCE westwardly along the south side of Ludwick Alley ninety (90) feet to Forney Street, formerly a sixteen foot alley; THENCE at right angles with Ludwick Alley Southwardly along the east side of said Forney Street, formerly a sixteen foot wide alley, one hundred eighty (180) feet to Penbrook Avenue, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TRACIE L. BAUER, IN SEVERALTY, by Deed from LAURIE KING AS EXECUTRIX OF THE ESTATE OF NEIL KING Dated 09/14/2012, Recorded 09/24/2012, Instrument No. 20120028144.

TAX PARCEL: 49-002-010  
PREMISES BEING: 2538 PENBROOK AVENUE, HARRISBURG, PA 17103-1829

SEIZED AND SOLD as the property of Tracie L. Bauer under judgment # 2019-CV-08176

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 16**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$260,074.29**

ALL THAT CERTAIN piece or parcel of ground located in Wayne Township, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a railroad spike with said railroad spike being located in Sheetz Road and said railroad spike also being located at the southeast corner of the lot herein-described; thence along other lands of Mary M. Myers, south seventy-seven degrees thirty-one minutes three seconds west, eight hundred forty and four hundredths feet (south 77 degrees 31 minutes 03 seconds west, 840.04 feet) to an iron bar; thence along lands partially of Jay Miller and partially of William Harper, north seventeen degrees zero minutes west one hundred fifty feet (north 17 degrees 00 minutes west, 150 feet) to a railroad spike; thence along lands now or formerly of Lloyd Reigel and Betty Reigel north seventy-seven degrees thirty minutes east, eight hundred forty-three and ninety-six hundredths feet (north 77 degrees 30 minutes east, 843.96 feet) to a railroad spike, with said railroad spike being in Sheetz Road; thence south fifteen degrees thirty minutes east one hundred fifty feet (south 15 degrees 30 minutes east, 150 feet) to a railroad spike, the point and place of BEGINNING.

THE aforesaid lot being designated as Lot No. 3 on a subdivision plan prepared by John A. Bubb, Professional Engineer, with said subdivision plan being dated April 15, 1996, and prepared for Mary M. Myers. Said subdivision plan is recorded in Plan Book "J", Volume 6, Page 81, in the Recorder of Deeds office of Dauphin County.

TITLE TO SAID PREMISES IS VESTED IN Timothy W. Campbell and Christine M. Campbell, h/w, by Deed from Todd L. Boyer, single, Dated 05/09/2013, Recorded 05/14/2013, Instrument No. 20130014829.

TAX PARCEL: 67-010-031-000-0000  
PREMISES BEING: 52 SHEETZ ROAD, HALIFAX, PA 17032-9616

SEIZED AND SOLD as the property of Christine M. Campbell and Timothy W. Campbell under judgment # 2016-CV-08759

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Advertisements appearing for Third Time

Miscellaneous Notices

**SALE NO. 17**  
**SARAH K. MCCAFFERY, ESQUIRE**  
**JUDGMENT AMOUNT: \$187,943.05**

ALL THAT CERTAIN unit located in the property known, named and identified as The Pinnacle At Hershey Meadows, a Condominium, located in Township of South Hanover, County of Dauphin and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C. S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania recorded on 12/07/2006 in Instrument No. 20060049748, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. 156, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TAX MAP NO. 56-022-008-000-0000

HAVING THEREON erected residential dwelling known and numbered as 255 OSPREY LANE, 156 A/K/A 255 OSPREY LANE, HUMMELSTOWN, PA 17036

PREMISES BEING: 255 OSPREY LANE, 156 A/K/A 255 OSPREY LANE, HUMMELSTOWN, PA 17036

BEING THE SAME PREMISES which Karen L. Hayes, single woman, by Deed dated March 13, 2015 and recorded March 16, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Instrument No. 20150005738, granted and conveyed unto MICHAEL R. YOUNGLING, married man.

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 or survey of the property would disclose.

SEIZED AND TAKEN in execution as the property of MICHAEL R. YOUNGLING A/K/A MICHAEL YOUNGLING Mortgagors herein, under Judgment No. 2019-CV-9058-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020,

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**  
**JOSEPH F. RIGA, ESQUIRE**  
**JUDGMENT AMOUNT: \$161,050.64**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MILLER ROAD, ALSO KNOWN AS TOWNSHIP ROAD T-494, WHICH SAID POINT OF BEGINNING IS LOCATED AT THE INTERSECTION OF THE CENTER LINE OF TOWNSHIP ROAD T-494 AND THE DIVIDING LINE BETWEEN LANDS OF THE GRANTORS AND THE GRANTEES HEREIN; THENCE FROM SAID POINT OF BEGINNING ALONG THE DIVIDING LINE BETWEEN LANDS OF THE GRANTORS AND THE GRANTEES, NORTH 38 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 170.10 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF MARLIN FINK, SR. AND MILDRED E. FINK, HIS WIFE; THENCE, FROM SAID POINT ALONG THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF MARLIN FINK, SR. AND MILDRED E. FINK, HIS WIFE, NORTH 52 DEGREES 27 MINUTES 01 SECOND EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE, FROM SAID POINT, SOUTH 38 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 162.38 FEET TO A POINT IN THE CENTER LINE OF TOWNSHIP ROAD T-494; THENCE, FROM SAID POINT ALONG THE CENTER LINE OF TOWNSHIP ROAD T-494, SOUTH 31 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.29 FEET TO A POINT, THE POINT AND PLACE OF BEGINNING.

CONTAINING .076 ACRES IN ACCORDANCE WITH A SUBDIVISION PLAN PREPARED BY ROBERT L. REED, REGISTERED SURVEYOR WHICH SAID PLAN IS RECORDED IN DAUPHIN COUNTY PLAN BOOK "A", VOLUME 3, PAGE 84.

SAID PROPERTY HAVING CONSTRUCTED THEREON A SEPTIC TANK WHICH SERVICES OTHER

Advertisements appearing for Third Time

Miscellaneous Notices

PROPERTY OWNED BY THE GRANTEES HEREIN.

UNDER AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, AND RESERVATIONS OF RECORD.

BEING THE SAME PREMISES CONVEYED UNTO LEONARD PIETRAS AND VERONICA A. PIETRAS, HIS WIFE, FROM MICHAEL J. KEKICH AND JOSEPHINE A. KEKICH, HIS WIFE, BY A DEED DATED 5/3/1978 AND RECORDED 12/19/1978 IN VOLUME/PAGE M65/33.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF TOWNSHIP ROUTE T-494, WHICH SAID POINT OF BEGINNING IS MORE PARTICULARLY LOCATED AT THE INTERSECTION OF THE CENTER LINE OF TOWNSHIP ROUTE T-494 AND THE DIVIDING LINE BETWEEN LANDS OF GRANTORS HEREIN AND LANDS NOW

SEIZED AND SOLD as the property of Michael S. Pietras Known Surviving Heir of Veronica Pietras, Elder Healthcare Solutions, and Unknown Surviving Heirs of Veronica Pietras, Elder Healthcare Solutions, under judgment 2019-CV-1853

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**BRADLEY J. OSBORNE, ESQUIRE**  
**JUDGMENT AMOUNT: \$138,932.83**

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

BEGINNING at a point on public road known as Crooked Hill Road, which point of four hundred eighteen (418) feet south of the southeast corner of said Crooked Hill Road and Fargreen Road, thence along the line of lands of John Russell Hoke, et ux., south seventy four (74) degrees fifteen (15) minutes east two hundred sixty five and eight tenths (265.8) feet to a stake, thence north fifteen (15) degrees forty five (45) minutes east one hundred (100) feet to

a stake, thence south seventy four (74) degrees fifteen (15) minutes east, two hundred forty nine and five tenths (249.5) feet to Paxton Creek, thence along the centerline of Paxton Creek south seventeen (17) degrees forty five (45) minutes west one hundred twenty two and five tenths (122.5) feet to a line of lands, now or late, of David H. and Emily Foster, thence along the line of lands, now or late, of David H. Foster, et ux., north seventy four (74) degrees fifteen (15) minutes west five hundred eleven and eight tenths (511.8) feet to the eastern line of Crooked Hill Road, thence along the eastern line of Crooked Hill Road, north twenty one (21) degrees fifteen (15) minutes east twenty (20) feet to a point, the place of BEGINNING.

CONTAINING one (1) acre, more or less.

BEING THE SAME PREMISES which David E. Quigley and Jeanne M. Quigley, by Deed dated December 7, 1995 and recorded on December 15, 1995, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 2532 at Page 036, granted and conveyed unto David E. Quigley and Jeanne M. Quigley.

AND THE SAID David E. Quigley departed this life on June 1, 2015 thereby vesting ownership of his interest in the property to Jeanne M. Quigley, by operation of law.

TAX PARCEL#: 62-019-055-000-0000

PREMISES BEING: 3901 Crooked Hill Road, Harrisburg, PA 17110

SEIZED AND TAKEN in execution as the property of Jeanne M. Quigley in execution of Dauphin County Judgment No. 2016-CV-2377-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$63,698.05**

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

BEGINNING at a point on the southern right-of-way line of Market Street Extended, said point of being located and referenced from the center line of Hanover Street north eighty-one (81) degrees sixteen (16) minutes twenty (20) seconds west, a distance of four hundred seven and seventy-two one-hundredths (407.72) feet; thence along Lot No. 41-D, south eight (08)

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degrees forty-three (43) minutes forty one (41) seconds west, a distance of one hundred twenty (120) feet to a point; thence along land now or late of Donald Shope north eighty-one (81) degrees sixteen (16) minutes twenty (20) seconds west, a distance of twenty (20) feet to a point; thence along Lot No. 41-B, north eight (08) degrees forty-three (43) minutes forty-one (41) seconds east, a distance of one hundred twenty (120) feet to a point; thence along the southern right-of-way line of Market Street Extended south eighty-one (81) degrees sixteen (16) minutes twenty (20) seconds east, a distance of twenty (20) feet to a point the place of BEGINNING.

CONTAINING 2,400 square feet and UNDER AND SUBJECT to a seven and five (7.5) feet wide utility and pedestrian easement at the rear of lot, and all other applicable restrictions, reservations, easements and rights-of-way of record.

BEING LOT NO. 41-C, Rosedale, Lower Swatara Township, Dauphin County, Pennsylvania, on Plan recorded in Dauphin County Plan Book 'Q', Volume 2, Page 34.

HAVING THEREONERECTED a dwelling house known as and which has the address of 2016 Market Street Extended, Middletown, Pennsylvania 17057.

TITLE TO SAID PREMISES IS VESTED IN JONIE BUGGY, ADULT INDIVIDUAL, by Deed from PAULINE KAYE SHELLY, WIDOW Dated 08/24/2012, Recorded 08/30/2012, Instrument No. 20120025618

TAX PARCEL: 36-012-150-000-0000  
PREMISES BEING: 2016 MARKET STREET EXTENDED, MIDDLETOWN, PA 17057-3421

SEIZED AND SOLD as the property of Jonie Buggy under judgment #2019-CV-00468

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$44,369.30**

ALL THAT CERTAIN piece or parcel of land situate in the West Precinct of the Township of Williams, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of Pottsville Street, now known as Market Street,

said point being 72 feet and 2 inches West from a 20 feet wide Alley; thence Southwardly through the center of a frame partition wall dividing the property herein described from the property bounding it on the East and beyond, 150 feet to a 16 feet wide alley; thence Westwardly along said Alley, 15 feet and 8 inches, more or less, to a point; thence Northwardly and through the center of a 3 feet wide private alley, 150 feet to Market Street; thence Eastwardly along said Pottsville Street, 15 feet and 8 inches, more or less, to a point, the place of BEGINNING.

IT is understood and agreed by and between all the parties hereto that the 3 feet wide private Alley between the property herein described and the property adjoining it on the West is to be kept free and open and is to be used for ingress, egress and regress only in common with the owners and occupants of the property abutting thereon.

TITLE TO SAID PREMISES IS VESTED IN James Reiner, Jr., a single man and Angela L. Smith, a single woman, as Joint Tenants with the Right of Survivorship, by Deed from Jamey J. Noel and Misty A. Noel, h/w Dated 01/26/2018, Recorded 02/07/2018, Instrument No. 20180003249.

TAX PARCEL: 72-004-163-000-0000  
PREMISES BEING: 508 WEST MARKET STREET, WILLIAMSTOWN, PA 17098-1515  
SEIZED AND SOLD as the property of James L. Reiner Jr. a/k/a James Reiner Jr. and Angela L. Smith under judgment # 2020-CV-00189

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$17,493.99**

ALL THAT CERTAIN tract of land in Derry Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in a Public Road #566 and at lands of Benjamin Henry; Thence along said road and a curve to the right a distance of Three hundred twenty-two feet (322) to a point at Lot No. 13; Thence, along Lot No. 13 north thirty-three (33) degrees and five (5) minutes west a distance of Two Hundred Seventy-five and Eighty-three Hundredths (275.83) feet to a point which is the common corner of Lot Nos. 6,

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7, 13, and 14; Thence, along Lot No. 7 north sixty (60) degrees and thirty-two (32) minutes east a distance of ninety and six-tenths (90.6) feet to a point at lands of Benjamin Henry; Thence, along lands of Benjamin Henry south twenty-two (22) degrees and thirty (30) minutes east a distance of sixteen and five-tenths (16.5) feet to a point; Thence along same north sixty-seven (67) degrees, and thirty (30) minutes east a distance of One Hundred thirty-two and thirteen hundredths (132.13) feet to place of beginning, being Lot No. 14 on Plan of Lots, surveyed by Louis D. Shope, Registered Engineer, for Amy L. Roland under date of October 22, 1959, being Drawing No. 492, which plan is to be forthwith recorded.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Mascola, by Deed from R. Michael Gish, man Dated 03/23/2002, Recorded 03/29/2002, in Book 4329, Page 244.

TAX PARCEL: 24-063-063-000-0000

PREMISES BEING: 1034 SAND HILL ROAD, HERSHEY, PA 17033-2521

SEIZED AND SOLD as the property of Jennifer L. Mascola under judgment 2019-CV-09367

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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. 23**

**ATTORNEYS: NICOLE LABELLETTA & HEATHER RILOFF**

**JUDGMENT AMOUNT: \$181,878.45**

**SITUATE IN THE TOWNSHIP OF SUSQUEHANNA**

**TAX PARCEL: 620470010000000**

**PREMISES BEING: 3401 HILLCREST ROAD, HARRISBURG, PA 17109**

**SEIZED AND SOLD AS THE PROPERTY OF BETTY RUTH BROWN, DECEASED  
JUDGMENT #2018-CV-06286**

ALL THAT CERTAIN tract or parcel of ground situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described according to a survey made by Michael C. D'Angelo, Registered Surveyor, dated October 21, 1974, as follows:

BEGINNING at a point where the southerly side of Hillcrest Road (50 feet wide) intersects with the eastern line of Progress Avenue (60 feet wide); thence extending from said point of beginning and along the southerly side of

Hillcrest Road, South 89 degrees, 15 minutes East, the distance of 75.0 feet to a point at the corner of Lot No. 57; thence along the dividing line between lots 56 and 57 South 00 degrees 45 minutes West the distance of 120 feet to a pin; thence North 89 degrees 15 minutes West the distance of 69.75 feet to a pin on the eastern side of Progress Avenue; thence along Progress Avenue North 01 degree 45 minutes West the distance of 120.11 feet to a point, the place of BEGINNING.

BEING part of Lot 56 on Plan of Section "B", Revised Plan of Park Manor, as recorded in Plan Book "C", Page 56, Dauphin County records.

TOGETHER with all right, title, and interest in a certain tract of land, 10 feet in width and 120 feet in length, contiguous with the western line of the above described property, which is now encompassed in the right-of-way of 34<sup>th</sup> Street now known as North Progress Avenue and Formerly Part of Lot No. 56 on the hereinbefore mentioned plan.

BEING known and numbered as 3401 Hillcrest Road, Harrisburg, PA 17109

BEING Parcel Number 620470010000000

BEING THE SAME PREMISES, which Anna H. Gossell Granted and Conveyed unto Elmer B. Brown and Betty Ruth Brown, Husband and Wife, By Deed Dated November 27, 1974 and Recorded in Deed Book 61, Page 228, Dauphin County Records on November 29, 1974. Elmer B. Brown died December 2, 1985, leaving Betty Ruth Brown as the surviving tenant by the entirety and sole owner of Said Property.

The said Betty Ruth Brown departed this life on January 16, 2018.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**EDWARD J. MCKEE, ESQUIRE**

**JUDGMENT AMOUNT: \$70,955.72**

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

BEGINNING AT THE NORTHEAST CORNER OF BRIGGS AND LONG STREETS; THENCE NORTHWARDLY BY THE EASTERN LINE OF LONG STREET ONE HUNDRED TEN (110) FEET TO BROWN STREET; THENCE EASTWARDLY

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BY THE SOUTHERN LINE OF BROWN STREET TWENTY-THREE AND ONE-HALF (23½) FEET TO THE LINE OF LAND NOW OR FORMERLY OF LUCY J. BARRICK; THENCE SOUTHWARDLY BY THE LINE OF SAID PROPERTY PARALLEL WITH LONG STREET, ONE HUNDRED TEN (110) FEET TO BRIGGS STREET; THENCE WESTWARDLY BY THE NORTHERN LINE OF BRIGGS STREET TWENTY-THREE AND ONE-HALF (23½) FEET TO A POINT, THE PLACE OF BEGINNING.

ALSO KNOWN AS 1810 Briggs Street, Harrisburg, PA 17103

PARCEL ID 08-001-004-000-0000

BEING the same premises which MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GREEN TREE SERVICING LLC by Deed dated December 17, 2014 and recorded in the Office of Recorder of Deeds of Dauphin County on January 2, 2015 at Book/Page or Instrument #20150000034 granted and conveyed unto Michael Hunter.

SEIZED AND SOLD as the property of Michael Hunter a/k/a Michael J. Hunter and United States of America under Judgment # 2019-CV-08665

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 25**

**JUSTIN F. KOBESKI, ESQUIRE**

**JUDGMENT AMOUNT: \$68,930.03**

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

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

**TRACT NO. 1**

BEGINNING at a point on the eastern line of Susquehanna Street (formerly Mifflin Street) ninety (90) feet south of the southeastern line of Hamilton Street at the southern line of a three (3) feet wide private alley; thence eastwardly along the line of said alley seventy (70) feet to the western line of another (3) feet wide alley; thence southwardly along said line last mentioned alley, twelve (12) feet six (6) inches,

to land now or late of M.A. Ball; thence westwardly along said land seventy (70) feet to Susquehanna Street; thence northwardly along Susquehanna Street twelve (12) feet six (6) inches to the place of BEGINNING.

**TRACT NO. 2**

BEGINNING at a point on the Eastern line of Susquehanna Street, ninety-five (95) feet eleven and one-half (11½) inches Northward from the Northern line of Clinton Street; thence Eastwardly by line of land now or late of J. Uhler seventy (70) feet to a three (3) feet wide alley; thence Northwardly along the Western line of said alley eleven (11) feet ten and one-half (10½) inches to other land now or late of said J. Uhler; thence Westwardly along the line of said last mentioned land seventy (70) feet to Susquehanna Street; thence Southwardly along said Street eleven (11) feet ten and one-half (10½) inches to the place of BEGINNING.

TOGETHER with the use of said alley in common with the owners and occupiers of other land abutting thereon.

BEING known and numbered as 1641-1643 Susquehanna Street, Harrisburg, PA 17102.

WITH all improvements erected thereon.

PARCEL NO.: 12-009-036-000-0000, 12-009-035-000-0000

BEING the same property conveyed to Kristin M. Stoyer, a single person who acquired title by virtue of a deed from Prudence Shank, a single person, dated April 16, 2010, recorded April 22, 2010, at Instrument Number 20100011002, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Kristin M. Stoyer, a single person, Mortgages herein, under Judgment No. 2019-CV-09399-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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. 26**  
**BROOKE R. WAISBORD, ESQUIRE**  
**JUDGMENT AMOUNT: \$116,392.18**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Steelton in the County of Dauphin and Commonwealth of Pennsylvania, bounded with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated October 4, 1967, as follows:

BEGINNING on the Northwest side of Pine Street, at a point 144 feet Southwest of Columbia Street;

THENCE along the line of Pine Street, South 39 degrees West 40 feet to a point;

THENCE on a line at right angle to Pine Street, North 51 degrees West 125 feet to Paxton Street;

THENCE along the line of Paxton Street, North 39 degrees East, 40 feet to a point;

THENCE on a line at right angle to Pine Street South 51 degrees East 125 feet to Pine Street, the place of BEGINNING.

BEING KNOWN AS: 631 PINE STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 59-005-018-000-0000

BEING THE SAME PREMISES WHICH WAYPOINT BANK, SUCCESSOR BY MERGER TO YORK FEDERAL SAVINGS AND LOAN ASSOCIATION BY DEED DATED 7/30/2001 AND RECORDED 8/3/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4060 AT PAGE 435, GRANTED AND CONVEYED UNTO GLORIA D. JUDGE, SINGLE INDIVIDUAL, NOW DECEASED.

SEIZED AND SOLD as the property of The Unknown Heirs of Gloria D. Judge, deceased Michelle Scott, Solely in Her Capacity as Heir of Gloria D. Judge, deceased; Wanda Tunstall, Solely in Her Capacity as Heir of Gloria D. Judge, Deceased under judgment # 2019-CV-04342

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**  
**BROOKE R. WAISBORD, ESQUIRE**  
**JUDGMENT AMOUNT: \$117,009.14**

**TRACT NO. 1**

ALL THAT CERTAIN lot of ground, or portion hereof, situate in Washington Township,

Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern right-of-way line of Pa. State Highway, Leg. Route No. 199, Traffic Route 209, which is the northwest corner Tract No. 2 herein; thence along said Tract No. 2, South seventeen degrees thirty-four minutes East, one hundred forty-seven and seventy-eight hundredths feet (S 17° 34' E, 147.78') to an iron pin in line of other lands now or late of Brenda E. Nice; thence along the same, South seventy-four degrees thirty minutes West, twenty-five feet (S 74° 30' W, 25') to a point at lands now or late of Robert A. Malloy; thence along lands of the same, North seventeen degrees thirty-four minutes West (N 17° 34' W) for a distance of approximately one hundred forty-seven feet (147') to a point on the southern right-of-way line of the aforesaid Pa State Highway Leg. Route No. 199, Traffic Route 209; thence along said right-of-way line by a curve to the right with a radius of 3249.17' for a distance of approximately twenty-five feet (25') to an iron pin, the point and place of BEGINNING.

**TRACT NO. 2**

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

BEGINNING at an iron pin on the southern right-of-way line of Pennsylvania State Highway, Legislative Route No. 199, US Route 209, which highway leads from Elizabethtown to Loyalton; and which pin is the northwest corner of lot now or late of Mary E. Alexson; thence along the same, South seventeen degrees thirty-four minutes East, one hundred fifty feet (S 17° 34' E, 150') to an iron pin in line of lands now or late of Brenda E. Nice; thence along the same, South seventy-four degrees thirty minutes West, eighty feet (S 74° 30' W, 80') to an iron pin in line of Tract No. 1 herein; thence along Tract No. 1 herein, North seventeen degrees thirty-four minutes West, one hundred forty-seven and seventy-eight hundredths feet (N 17° 34' W, 147.78') to an iron pin on the south right-of-way of the aforesaid Pennsylvania State Highway; thence along said right-of-way line by a curve to the right with a radius of three thousand two hundred forty-nine and seventeen hundredths feet (3249.17') for a distance of eighty and sixteen hundredths feet (80.16') to an iron pin, the point and place of BEGINNING.

IT BEING Tax parcel 66-009-027 and having thereon erected a ranch home known as 5204 Route 209, Elizabethtown, Pennsylvania.

BEING KNOWN AS: 5204 STATE ROUTE 209, ELIZABETHVILLE, PA 17023

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PROPERTY ID NUMBER: 66-009-027-000-0000

BEING THE SAME PREMISES WHICH JOSHUA A. FRANK AND REBECCA F. FRANK, FORMERLY HUSBAND AND WIFE BY DEED DATED 12/16/2014 AND RECORDED 12/30/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 20140031349, GRANTED AND CONVEYED UNTO ROY DUNNING, NOW DECEASED AND SANDRA DUNNING, NOW DECEASED, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Virginia Bray as Executrix of the Estate of Roy Dunning, Deceased under judgment # 2020-CV-00793

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**LAUREN M. MOYER, ESQUIRE**

**JUDGEMENT AMOUNT: \$132,821.06**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Lower Paxton, County of Dauphin, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated February 22, 1966, as follows:

BEGINNING at a point on the westerly line of Vesta Drive which point is 545.0 feet North of the northwesterly corner of Linglestown Road and Vesta Drive at the northerly line of land now or late of Lawrence P. Cirillo; thence along same South 88 degrees 47 minutes west 200.0 feet to a point at the easterly line of land now or late of J. W. Koons; thence along same North 1 degree 45 minutes East 110.0 feet to a point at the southerly line of lands now or late of Lawrence P. Cirillo; thence along the same North 88 degrees 47 minutes East 200.0 feet to a point on the westerly line of Vesta Drive aforesaid; thence along the same South 1 degree 45 minutes West 110.0 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a single ranch type dwelling, together with a double car garage, said premises being known and numbered as 1440 Vesta Drive.

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

BEING THE SAME PREMISES which Joe D. Garvey and Mary B. Garvey, his wife, by their Deed dated and recorded July 13, 1979, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 50, Page 389, granted and conveyed until Ronald G. Felix and Doris J. Felix, his wife, the Grantors herein.

TAX PARCEL NO: 35-015-030-000-0000

PREMISES BEING: 1440 Vesta Drive, Harrisburg, PA 17112

BEING the same premises which Ronald L. Bridy and Pamela E. Bridy, his wife by deed dated November 4, 1986 and recorded November 18, 1986 in Deed Book 847, Page 377, granted and conveyed unto Pamela E. Bridy.

SEIZED AND SOLD as the property of Pamela E. Bridy under judgment # 2019-CV-2935

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**ATTORNEY: HEATHER RILOFF, ESQUIRE**

**JUDGMENT AMOUNT: \$121,500.84**

**SITUATE IN THE TOWNSHIP OF SUSQUEHANNA**

**TAX PARCEL: 62-015-199**

**PREMISES BEING: 3953 GREEN**

**STREET, HARRISBURG, PA 17110**

**SEIZED AND SOLD AS THE PROPERTY OF DONNA J. FOX**

**JUDGMENT #2019-CV-4136-MF**

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in Susquehanna Township, Dauphin County, Pennsylvania, as shown on the revised plan of Boulevard Park, as laid out on May 5, 1946 by Howard A. Levan, Jr., and recorded in the Office of the Recorder of Deed in and for Dauphin County as aforesaid on Wall Plan No. 6 bounded and described as follows, to wit:

BEGINNING at a stake on the west line of a 10 feet wide path at the intersection of Durham Road and Green Street; thence along the West line of the said 10 feet wide path in a southerly direction 120 feet to a stake on the rear of Lot No. 200 on Plan aforesaid; thence along the rear of part of Lot 200 in a westerly direction by a curve to the left having a radius of 90 feet, 24.7

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feet to a stake at the southeast corner of Lot No. 208; thence continuing, along the southern line of Lot No. 208 south 68 degrees 11 minutes west 7.5 feet to a stake; thence north 14 degrees 54 minutes west 108 feet to a stake on the southern line of Green Street; thence along the southern line a Green Street in an easterly direction by a curve to the right, 20 feet to a stake at the northwest corner of Lot No. 207; thence continuing along the southern line of Green Street in an easterly direction by a curve to the right; having a radius of 125.88 feet, 64 feet to a stake, the place of BEGINNING.

BEING Parcel Number 62-015-199.

BEING the same property conveyed to Donna J. Fox from Beatrice C. Kornfield, as Trustee of the Beatrice C. Kornfield Living Trust and Individually as her interest may appear, by Deed dated February 29, 2000, and recorded on March 6, 2000 in the Dauphin County Recorder of Deeds at Book 3624, Page 459.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**BRETT C. FLOWER, ESQUIRE**  
**JUDGMENT AMOUNT: \$740,553.23**  
**2314 ABBEY LANE, LOWER PAXTON**  
**TOWNSHIP, DAUPHIN COUNTY, PA**  
**17112**  
**PARCEL NUMBER: 35-127-011-000-0000**

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

KNOWN as Lot No. Eleven (11) 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", more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Abbey Road, said point being the northwest corner of Lot No. 10; thence; along the dividing line between Lot No. 11 and Lot No. 10, South 22 degrees 30 minutes 00 seconds West, 191.04 feet to a point; thence along the dividing line between Lot No. 11 and Lot No. 157, North 67 degrees 30 minutes 00 seconds West, 206.52 feet to a point; thence along the dividing line between Lot No. 11 and Lot No.

12, North 45 degrees 7 minutes 57 seconds East, 234.60 feet to a point on the southern right-of-way line of Abbey Road; thence along the southern right-of-way line of Abbey Road, a curve to the left having a radius of 300.00 feet with an arc length of 117.06 feet to a point, the place of BEGINNING.

TITLE to said premises is vested in John O. and Nora Lynn Ridley by deed from W. Lee and Rosalie H. Roland, husband and wife, dated July 6, 2000 and recorded July 7, 2000 with the Office of the Recorder of Deeds in Dauphin County at Book 3714, Page 611.

SEIZED AND SOLD as the property of John O. Ridley, Nora Lynn Ridley a/k/a Nora L. Ridley and The United States of America under judgment# 2018-CV-03263.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, 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**

**BRETT C. FLOWER, ESQUIRE**  
**JUDGMENT AMOUNT: \$90,897.14**  
**1395 PHEASANT RUN ROAD, LOWER**  
**SWATARA TOWNSHIP, DAUPHIN**  
**COUNTY, PA 17057**  
**PARCEL NUMBER: 36-005-353-000-0000**

ALL THAT CERTAIN tract or parcel of land situate in Lower Swatara Township, Dauphin County, Pennsylvania, known as Lot Number Three Hundred Seven (307) of a Final Subdivision Plan, Section 17, of Old Reliance Farms, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book T, Volume 8, Pages 12-15, more particularly bounded and described as follows to wit:

BEGINNING at a point on the eastern right-of-way line of Powderhorn Road, said point also being the northwest corner of Lot 316, Section 16, Old Reliance Farms; Thence along the eastern right-of-way line of Powderhorn Road the following three courses and distances: North 13 degrees 39 minutes 29 seconds East, 90.42 feet to a point; a curve to the left having a radius of 530.00 feet with an arc length of 216.46 feet to a point; a curve to the right having a radius of 25.00 feet with an arc length of 40.74 feet to a point on the southern right of way line of Pheasant Run Road; thence along the southern right of way line of Pheasant Run Road North 83 degrees 37 minutes 17 seconds East, 127.33 feet to a point; thence along the dividing line

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between Lot 307 and Lot 308 South 07 degrees 39 minutes 28 seconds East, 271.17 feet to a point; thence along the dividing line between Lot 307 and Lot 314, Section 16 Old Reliance Farms, Lot 315, Section 16, Old Reliance Farms and Lot 316, South 70 degrees 06 minutes 19 seconds West, 226.77 feet to a point on the eastern right of way line of Powderhorn Road, the place of BEGINNING.

CONTAINING 50,219 square feet or 1.1529 acres.

TITLE to said premises is vested in Jeffrey S. Eisenhour and Karen M. Eisenhour, husband and wife, by deed from Old Reliance Partnership, a Pennsylvania general partnership, dated August 10, 2005 and recorded August 29, 2005 with the Office of the Recorder of Deeds in Dauphin County at Book 6158, Page 314.

SEIZED AND SOLD as the property of Karen M. Eisenhour, Jeffrey S. Eisenhour and The United States of America under judgment # 2020-CV-00578.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

---

**SALE NO. 32**

**JOSHUA D. BRADLEY, ESQUIRE**

**JUDGMENT AMOUNT: \$1,287,179.75**

**TRACT 1**

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

BEGINNING at a point; said point being located on the northern right-of-way line of Lumber Street and being at the dividing line between Lot 4 and lands N/F Donald W. Petrovic Instrument #20050000195; thence along said lands N60°50'33"W a distance of 238.99' to a point; thence along a line N259°21'19"E a distance of 76.52' to a point; thence along the dividing line of Lots 4 and 5 S59°20'43"W a distance of 247.58' to a point being the northern right-of-way line of Lumber Street; thence along said right-of-way S30°39'17"E a distance of 70.00' to a point, said point being the place of BEGINNING.

CONTAINING: 17,788 sq. ft. (0.408 acres)

BEING Lot #4 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

**TRACT 2**

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

BEGINNING at a point; said point being located on the northern right-of-way line of Lumber Street and being at the dividing line between Lot 4 and Lot 5; thence along said line N59°20'43"W a distance of 247.58' to a point; thence along a line /425°32'19"E a distance of 70.26' to a point; thence along the dividing line of Lots 5 and 6 S59°20'43"E a distance of 255.69' to a point being the northern right-of-way line of Lumber Street; thence along said right-of-way S30°39'17"W a distance of 70.00' to a point, said point being the place of BEGINNING.

CONTAINING: 17,608 sq. ft. (0.404 acres)

BEING Lot #5 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

**TRACT 3**

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

BEGINNING at a point; said point being located on the northern right-of-way line of Lumber Street and being at the dividing line between Lot 5 and Lot 6; thence along said line N59°20'43"W a distance of 255.69' to a point; thence along a line N25°32'19"E a distance of 70.26' to a point; thence along the dividing line of Lots 6 and 7 S59°20'43"E a distance of 263.80' to a point being the northern right-of-way line of Lumber Street; thence along said right-of-way S30°39'17"W a distance of 70.00' to a point, said point being the place of BEGINNING.

CONTAINING: 18,476 sq. ft. (0.417 acres)

BEING Lot #6 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

**TRACT 4**

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

BEGINNING at a point; said point being located on the northern right-of-way line of Lumber Street and being at the dividing line between Lot 6 and Lot 7; thence along said line N59°20'43"W a distance of 263.80' to a point; thence along a line N25°32'19"E a distance of 71.64' to a point; thence along the dividing line of Lots 7 and 8 S59°20'43"E a distance of 271.93' to a point being the northern right-of-way line of Lumber Street; thence along said

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Miscellaneous Notices

right-of-way S30°39'17"W a distance of 65.98' to a point, said point being the place of BEGINNING.

CONTAINING: 19,119 sq. ft. (0.439 acres)  
BEING Lot #7 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

**TRACT 5**

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

BEGINNING at a point; said point being located on the northern right-of-way line of Lumber Street and being at the dividing line between Lot 7 and Lot 8; thence along said line N59°20'43"W a distance of 271.93' to a point; thence along a line N25°32'19"E a distance of 70.28' to a point; thence along a line S59°20'43"E a distance of 278.20' to a point being the northern right-of-way line of Lumber Street; thence along said right-of-way S30°39'17"W a distance of 70.00' to a point, said point being the place of BEGINNING.

CONTAINING: 19,255 sq. ft. (0.442 acres)

BEING Lot #8 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

BEING PART OF the same premises which Sadsbury Park, LLC, a Maryland Limited Liability Company by deed dated March 31, 2010 and recorded January 14, 2011, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, to Record Book 8100, Page 1567 granted and conveyed unto Sadsbury Arcadia Associates, L.P., a PA Limited Partnership

SEIZED AND SOLD as the property of Foundation for Eldercare under judgment# 2020-CV-1601

**Parcel #'s:**

- 210 Lumber St - 30-032-036
- 212 Lumber St - 30-032-037
- 214 Lumber St - 30-032-038
- 216 Lumber St - 30-032-039
- 218 Lumber St - 30-032-040

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 10, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**CONDITIONS OF SALE**

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

**TERMS**

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

Nicholas Chimienti, Jr.  
Sheriff of Dauphin County  
May 7, 2020

jn19-jy3

IN RE: Jury Trials

NOTARIAL  
OFFICE OF  
PROFIT, NOTARY

2020 JUN 29 PM 2:07

DAUPHIN COUNTY  
PENNA

: IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY, PENNSYLVANIA

: AO: AO-20-2020

2020-CV-00178-AO

**ADMINISTRATIVE ORDER**

AND NOW, this 29<sup>th</sup> day of June 2020, the following process is hereby implemented to specifically prepare for jury trials scheduled to begin on Monday, August 17, 2020 and such protocol shall be used to prepare for jury trials for future trial terms until further Order of Court.

**PRETRIAL PREPARATION**

1. The deadlines for civil cases found in the 2020 Court Calendar shall be amended as follows:
  - a. The last day to list a civil case for the August 17, 2020 jury term shall be July 6, 2020.
  - b. Cases that were listed for the April, May, and June 2020 jury trial terms must be relisted by either filing a new Certificate of Readiness or by requesting a status conference with the assigned Judge for the implementation of a new Case Management Order.
  - c. The last day to object to a civil case listing for the August 17, 2020 jury term shall be July 20, 2020.
  - d. Pre-trial/settlement conferences shall be held prior to July 27, 2020 and will be scheduled by the assigned Judge.
  - e. An amended 2020 civil calendar shall be posted on the Dauphin County website.
2. The Civil Court Judges shall provide a list of civil cases set for trial during the week of August 17, 2020 to the President Judge, the Civil Calendar Judge and the Deputy Court Administrator-Civil by July 27, 2020. For subsequent trial terms, such list shall be provided three weeks before the first day of the trial term.
3. The Criminal Court Judges shall meet with their teams and identify a list of cases to be tried during the week of August 17, 2020. The Criminal Court Judges shall provide a list of criminal cases set for trial during the week of August 17, 2020 to the President Judge, the Criminal Calendar Judge and the Deputy Court Administrator-Criminal by July 27, 2020. For subsequent trial terms, such list

shall be provided three weeks before the first day of the trial term. The Criminal Calendar Judge and Deputy Court Administrator-Criminal shall assess the case priorities, in conjunction with the District Attorney and Public Defender, and assess the need to adjust the assignment of high priority cases.

4. The President Judge, the Civil Calendar Judge, the Criminal Calendar Judge, the Deputy Court Administrator-Civil, the Deputy Court Administrator-Criminal and the Jury Manager shall schedule jury selection as set forth in more detail below. Attorneys shall be notified by Court Administration as to the date and time for jury selection. A total of no more than twenty cases shall be listed for jury selection.

#### **JURY SELECTION**

5. Jury selection will take place during the weeks of August 3, 2020 and August 10, 2020. The Jury Manager is directed to summon separate panels of fifty jurors or more as requested by the Trial Judge to report at 8:15 a.m. and 12:45 p.m. each day during this two-week period. Jury selection for subsequent trial terms shall occur during the two-week period prior to the first day of the trial term.
6. Security Officers shall be stationed at the employee entrance of the Courthouse to permit entry of the prospective jurors and shall:
  - a. Ensure that jurors entering the building are maintaining a six-foot distance from others.
  - b. Take the temperature of the prospective jurors using an infrared digital thermometer.
  - c. Ask each prospective juror if they have been in contact with a person known to be infected with COVID-19 within the past fourteen days or have experienced a fever, cough or shortness of breath within the past twenty-four hours.
  - d. Deny entrance to any prospective juror who answers "yes" to any one of the questions in (c) above or has a temperature over 100.4 degrees Fahrenheit.
  - e. Ensure that all jurors are wearing an appropriate face covering.
7. Once the panel has been checked in by the Jury Manager, the Jury Manager shall notify the Sheriff and the Court Crier/Administrator that the panel is seated. The Court Crier/Administrator shall notify the attorneys and the court reporter to report to the Jury Assembly Room entrance located past the security checkpoint by the employee entrance of the Courthouse. All participants have ten minutes from time of notification to report. During this ten-minute timespan, the Jury Manager shall show the video to the prospective jurors.

8. Jury selection will take place in the Jury Assembly Room beginning at 9:00 a.m. and 1:30 p.m. each day during this two-week period. The Judge, attorneys and parties will be assigned one of the time slots to pick their jury. Each Judge shall be assigned a time slot before a Judge is assigned a second time slot.
9. Once twelve jurors and the number of alternates deemed necessary by the Trial Judge are chosen during one of the sessions, the jurors not selected shall be released from service.
10. Those jurors selected for the August 17, 2020 jury trial term shall be given a report time on August 17, 2020. All report times shall be staggered. Only one jury shall report at a time since the number of people permitted in an elevator is limited to two or three and it will take time to transport the jurors. Report times shall be 8:00 a.m., 8:30 a.m., 9:00 a.m., 9:30 a.m., 10:00 a.m., 10:30 a.m., 1:00 p.m. and 1:30 p.m. each day. The report time for each day shall be coordinated by each Courtroom with the Jury Manager. All Courtrooms shall strictly adhere to the designated times they receive from the Jury Manager.
11. All jurors, Court staff, attorneys, and parties shall wear appropriate face coverings unless otherwise directed by the Trial Judge.
12. Disposable juror stickers shall be used in place of the metal juror badges.
13. The Jury Assembly Room shall be thoroughly cleaned and disinfected after each selection.

#### JURY TRIALS

14. ***Judges shall assess their Courtrooms and develop a plan to safely accommodate jurors.***
15. Security Officers shall be stationed at the employee entrance of the Courthouse to permit entry of the jurors and shall:
  - a. Ensure that jurors entering the building are maintaining a six-foot distance from others.
  - b. Take the temperature of the prospective jurors using an infrared digital thermometer.
  - c. Ask each prospective juror if they have been in contact with a person known to be infected with COVID-19 within the past fourteen days or have experienced a fever, cough or shortness of breath within the past twenty-four hours.
  - d. Deny entrance to any prospective juror who answers "yes" to any one of the questions in (c) above or has a temperature over 100.4 degrees Fahrenheit.

- e. Ensure that all jurors are wearing an appropriate face covering.
16. During the trial week, the jurors shall be escorted to the fourth-floor jury deliberation rooms or the Lawyers' Lounge upon arrival each day. Two jury deliberation rooms or the Lawyers' Lounge shall be used for the staging of jurors before they are taken to the Courtroom and during breaks to ensure that jurors remain a six-foot distance from one another. The rooms shall be thoroughly sanitized by Tipstiffs after each use.
  17. Courtrooms must communicate morning and afternoon break times with the Jury Manager to ensure that rooms are available and that jurors will be escorted in a safe manner. The Jury Manager and one designated Tipstaff for each Courtroom are permitted to use a telephone while in the Courtroom in regard to such communication.
  18. Lunch breaks will be 1 hour and 30 minutes. Jurors will be encouraged to bring a lunch and may eat lunch in the Jury Assembly Room or outdoors. Jurors will be reminded to practice social distancing.
  19. Jury deliberations shall take place in the Courtroom. No one may be present in the Courtroom during the deliberations. Once a verdict is recorded, the jurors shall be released from service.
  20. All jurors, court staff, attorneys, parties, witnesses, and others attending the trial shall wear appropriate face coverings unless otherwise directed by the Trial Judge.
  21. Attorneys shall provide the assigned Trial Judge with a list of people including family members who desire to be present during the jury trial 48 hours before the scheduled commencement of trial. The assigned Trial Judge shall determine if the Courtroom can safely accommodate the number of people requesting attendance. A copy of the approved list shall be provided to Court Administration.
  22. Individuals under the age of eighteen shall not be permitted to enter the Courtroom without prior approval of the Trial Judge.
  23. Trial Judges are permitted to operate their Courtrooms as they deem appropriate as long as the safety of the jurors, participants, and Court staff is maintained.

JUN 29 2020

I hereby certify that the foregoing is a true and correct copy of the original filed.

Matthew R. Krupp  
Prothonotary

BY THE COURT:

John F. Cherry  
John F. Cherry, President Judge

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

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

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

**Cherry, P.J., June 11, 2020;** Stoner v. Erie Insurance Exchange; Memorandum Opinion. C.P., Dau. Co. No. 2019-CV-06978-CV. Defendant's Motion for Partial Judgment on the Pleadings GRANTED. Plaintiff's claims for treble damages and attorneys' fees dismissed with prejudice.

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

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**EXPERIENCED LEGAL ADMINISTRATIVE ASSISTANT** wanted for Reilly Wolfson, a Lebanon County law firm. 8:00 a.m. - 5:00 p.m. Monday-Friday. Requirements include experience with Microsoft Office, legal software, electronic filing, attention to detail, good communication skills and a strong work ethic. Competitive salary and benefits package. Send resume with cover letter, salary requirements and references to: Office Manager, 1601 Cornwall Road, Lebanon PA 17042. NO PHONE CALLS PLEASE.

jn19-jy3

**LEGAL SECRETARY:** The Law Office of Tucker R. Hull, LLC is looking for a full-time legal secretary to undertake a variety of administrative and clerical tasks. The candidate would provide administrative support to multiple attorneys. Familiarity with state and federal litigation required. Please direct all inquiries to Tucker Hull at [tucker@tucker-hull-law.com](mailto:tucker@tucker-hull-law.com) or 717-685-7947.

jn26-jy3

**PARALEGAL-**Caldwell & Kearns has an immediate opening for a paralegal with strong litigation experience and knowledge with litigation-support technology. Must be able to multi-task and prioritize. Medical, vision, dental benefits and 401(k) and a 37.5 hour work week. Send resume with cover letter to: Monica Simpson, Office Manager, 3631 North Front Street, Harrisburg, PA 17110, via email to [msimpson@cklegal.net](mailto:msimpson@cklegal.net) or fax to 717-232-2766.

jn26-jy10

**ACLU-PA FALL 2021 SPONSORED LEGAL FELLOWSHIP ON PROBATION AND PAROLE REFORM:** The ACLU-PA is seeking a fellow to continue our probation and parole reform efforts in Pennsylvania. This position is based in Philadelphia, PA and will begin in the fall of 2021. Applications are due July 10. Applicants must be eligible for foundation funding, which usually means new law grads (as of May 2021), and new lawyers who will be completing clerkships or other fellowships in September 2021. More information can be found [here](#).

jn26-jy10

**JUDICIAL VACANCIES:** Governor Wolf has announced that he will be accepting applications for interim appointment to several Courts of Common Pleas throughout the state. The announcement and process are posted on the Office of General Counsel website at [here](#).

jn26-jy10

**ATTORNEY:** Solo attorney with an established real estate, small business and wills/estates practice in Hampden Township seeks attorney for help with a growing client base. Candidates for employment as well as office sharing arrangements will be considered. Litigation experience a plus. At least 2 years of experience as a practicing Pennsylvania attorney required. For more information contact the Law Offices of Robert M. Walker, LLC, 23 Central Boulevard, Camp Hill, PA 17011. (717) 761-1200. [Admin1@rmwalkerlaw.com](mailto:Admin1@rmwalkerlaw.com).

jy3-17

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