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**SHERIFF SALE**

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, January 19, 2023, at 10:00 A.M., the following real estate, to wit:

**SALE NO. 1**  
**MATTHEW FISSEL, ESQUIRE**  
**JUDGMENT AMOUNT: \$57,719.63**

PROPERTY SITUATE in the Borough of Williamstown, Dauphin County, Pennsylvania TAX ID No. 71-004-051-000-0000

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

BEGINNING at a point on the south side of West Market Street, which point is one hundred ninety-three (193) feet, more or less, east of the intersection of a sixteen (16) foot wide alley with the said West Market Street; thence north seventy-eight (78) degrees east along the south side of said West Market Street twenty-seven (27) feet to a mark on the curb; thence south twelve (12) degrees east along lands now or formerly of Raymond A. Wren, et ux., one hundred forty-seven and forty-one one-hundredths (147.41) feet to a spike on the north side of a sixteen (16) foot wide alley; thence south seventy-eight (78) degrees west along the north side of the said alley twenty-seven (27) feet to a point; thence north twelve (12) degrees west, one hundred forty-seven and forty-six one-hundredths (147.46) feet to a point on the south side of the aforesaid West Market Street, the place of BEGINNING.

HAVING THEREON ERECTED a single dwelling house known and numbered as 422 West Market Street, Williamstown, Pennsylvania.

THIS conveyance is intended to and does carry with it the right to use jointly with the owners or occupants of the property known and numbered as 420 West Market Street, Williamstown, Pennsylvania, the walk and steps situate between the two properties, to wit: 420 West Market Street and 422 West Market Street.

THIS conveyance is subject to the right of the owners or occupants of the property known and numbered as 420 West Market Street, Williamstown, Pennsylvania, to the joint use of the sewer line situate upon the premises herein conveyed.

BEING THE SAME PREMISES which Susan J. Klinger, single individual, by deed dated 04/07/1998 and recorded 04/08/1998 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 3073, Page 400, granted and conveyed unto Matthew D. Artz and Michelle L. Artz, husband and wife, in fee.

SEIZED AND SOLD as the property of MATTHEW D. ARTZ AND MICHELLE L. ARTZ by virtue of a writ of execution No. 2019-CV-303-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 2**  
**MATTHEW FISSEL, ESQUIRE**  
**JUDGMENT AMOUNT: \$44,114.77**

PROPERTY SITUATE in the Township of Lower Paxton, Dauphin County, Pennsylvania TAX ID No. 35-004-204-000-0000

ALL THAT CERTAIN tract or parcel of land and premises, with improvements thereon erected situate, lying and being in the Township of Lower Paxton, Dauphin County, Pennsylvania, being more particularly bounded and described on Exhibit "A" attached hereto:

BEGINNING at a concrete monument on the southern side of New Jersey Avenue, thence north eighty eight (88) degrees one (01) minute thirty two (32) seconds east, ninety four and ninety hundred (94.90) feet to a point at the dividing line between Lots Nos. 193 and 194 and on the hereinafter mentioned Plan of Lots; thence along said Bailey Lands south eighty eight (88) degrees one (01) minute thirty two (32) seconds west, one hundred nine and ninety hundredths (109.90) feet to a concrete monument on the eastern side of Colonial Road; thence along the eastern side of Colonial Road north one (01) degree fifty eight (58) minutes twenty eight (28) seconds east, one hundred twenty five and zero hundredths (125.00) feet to concrete monument; thence continuing along same by a curve to the right having a radius of fifteen and zero hundredths (15.00) feet, an arc length of twenty five and fifty six hundredths (25.56) feet to a concrete monument on the southern side of New Jersey Avenue, being the point and place of BEGINNING.

BEING Lot No. 194 Plan of Centennial Acres, Phase 3, which plan is recorded in the Office of

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the Recorder of Deeds in and for Dauphin County in Plan Book one "I", Volume 3, Page 38.

BEING the same premises which David A. Weyandt and Jo Ann M. Weyandt (incorrectly Joann N. Weyandt on previous deed), husband and wife by deed dated the 16<sup>th</sup> day of May, 1996, and recorded at Dauphin County in the Office of the Recorder of Deeds, in and for the County of Dauphin, on the 31<sup>st</sup> date of May, 1996, in Record Book 2628, Page 254, granted and conveyed unto Jo Ann M. Weyandt, married woman.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

SEIZED AND SOLD as the property of JO ANN M. WEYANDT by virtue of a writ of execution No. 2022-CV-05209-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 3**  
**MATTHEW FISSEL, ESQUIRE**  
**JUDGMENT AMOUNT: \$79,962.83**

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

TAX ID No. 05-036-027-000-0000

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

BEGINNING at a point, said point being more particularly located along the northern right of way line of Herr Street and the intersection of Lot Nos. 28 and 27 on the Plan of New Fox Ridge which Plan is recorded in Plan Book "T", Volume 3, Page 60; thence, along the dividing line of Lot Nos. 28 and 27 on the above mentioned Plan, north 12 degrees 54 minutes 17 seconds west, a distance of 67.70 feet to a point, said point being at lands owned by the New Fox Ridge I Homeowners' Association; thence along said Lands of the Homeowners' Association north 77 degrees 05 minutes 43 seconds east, a distance of 9.00 feet to a point; thence, along said lands of the Homeowners' Association north 77 degrees 54 minutes 17 seconds east, a distance of 5.00 feet to a point; thence north 77 degrees 05 minutes 43 seconds east, a distance of 4.00 feet to a point, said point being at the intersection of Lot Nos. 26 and 27; thence, along

the dividing line of Lot Nos. 26 and 27 south 12 degrees 54 minutes 17 seconds east, a distance of 57.70 feet to a point; thence, continuing along the northern right of way line of Herr Street south 77 degrees 05 minutes 43 seconds west, a distance of 18.00 feet to a point, the point and place of BEGINNING.

BEING Lot No. 27 on the Plan of Lots of New Fox Ridge recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, in Plan Book T, Volume 3, Page 60.

BEING THE SAME PREMISES which Estate of Jack Wierman, by deed dated 01/07/2014 and recorded 01/21/2014 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20140001527, granted and conveyed unto Markus J. Woodring, in fee.

SEIZED AND SOLD as the property of MARKUS J. WOODRING by virtue of a writ of execution No. 2022-CV-05101-M

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 4**  
**ROBERT FLACCO, ESQUIRE**  
**JUDGMENT AMOUNT: \$ 63,571.69**  
**CASE NUMBER: 2022-CV-04923**  
**SOUTH HANOVER TOWNSHIP**

BEGINNING at a point in Hoernerstown Road, Pennsylvania Legislative Route 22015, said point being located in a bridge that crosses Kellock Creek and being the northwest corner of the hereon described tract and a corner of lands of Howard Keller, thence along Hoernerstown Road, Penna Leg. Route 22015, the six following courses and distances: 1) South 54 degrees 12 minutes 58 seconds east a distance of 15.50 feet to a point; 2) along a curve to the right, having a radius of 541.82 feet, an arc distance of 79.85 feet to a point, the chord of the last described arc being south 49 degrees 59 minutes 38 seconds east a distance of 79.78 feet; 3) south 45 degrees 46 minutes 18 seconds east a distance of 127.35 feet to a point; 4) along a curve to the right having a radius of 253.78 feet, an arc distance of 79.35 feet to a point. The cord of the last described arc being south 36 degrees 48 minutes 52 seconds east a distance of 79.02 feet; 5) south 27 degrees 51 minutes 27 seconds east a distance of 78.68 feet to a point; 6) along

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a curve to the left, having a radius of 776.52 feet, an arc distance of 87.61 feet to a point said point being on the line of lands of James B. and Joella Frenz, the chord of the last described arc being south 31 degrees 05 minutes 16 seconds east a distance of 87.57 feet; thence along lands of James B. and Joella Frenz and crossing over a concrete monument at a distance of 33.56 feet south of the last described point south 28 degrees 30 minutes 00 seconds west a distance of 117.94 feet to a point near the bank of the Swatara Creek; thence along or near the bank of the Swatara Creek the four following courses and distances: 1) North 49 degrees 30 minutes 00 seconds west a distance of 104.00 feet to a point; 2) North 39 degrees 30 minutes 00 seconds west a distance of 123.00 feet to a point; 3) North 61 degrees 30 minutes 00 seconds west a distance of 127.50 feet to a point; 4) North 19 degrees 30 minutes 00 seconds west a distance of 43.50 feet to a point near the confluence of Kellock Creek, said point also being a corner of lands of Howard Keller; thence along lands of Howard Keller and following Kellock Run the four following courses and distances: 1) North 45 degrees 30 minutes 00 seconds east a distance of 41.00 feet to a point; 2) North 12 degrees 30 minutes 00 seconds east a distance of 45.50 feet to a point; 3) North 13 degrees 15 minutes 08 seconds west a distance of 78.00 feet to a point; 4) North 26 degrees 50 minutes 48 seconds east a distance of 53.56 feet to a point in Hoernerstown Road, Penna. Leg. Route 22015, the point and place of BEGINNING.

CONTAINING 1.547 acres.

BEING LOT No. 2 on a plan recorded June 18, 1990 in the Dauphin County Recorder of Deeds Office in Plan Book A, Volume 5, Page 73.

CONTAINING a stone dwelling and other improvements.

BEING KNOWN AS: 65 S HOERNERSTOWN RD., HUMMELSTOWN, PA 17036

PROPERTY ID: 56-016-118-000-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM F. GAUDETTE, III BY DEED FROM ANNE L. GAUDETTE DATED 12/12/2017 RECORDED 10/17/2018 INSTRUMENT #20180026239.

SEIZED AND SOLD as the property of William F Gaudette, III; Anne L Gaudette under judgment #2022-CV-04923

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 5**

**MATTHEW G. BRUSHWOOD, ESQUIRE**  
**JUDGMENT AMOUNT: \$33,654.26**

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

BEGINNING at a point on the western line of Gale Drive, said point being 430.03 feet south of the southwest corner of Gale Drive and State Highway Route No. 39, also being at the dividing line between Lots Nos. 49 and 50 on the hereinafter mentioned Plan of Lots; thence southwardly along the western line of Gale Drive 110 feet to a point at the dividing line between Lots Nos. 48 and 49 on said plan; thence north 75 degrees 57' west along same, 143.86 feet to a point; thence north 05 degrees 32' west 60.14 feet to a point at the dividing line between Lots No. 49 and 50 on said plan; thence north 84 degrees 28' east 150 feet to a point, the place of BEGINNING.

BEING Lot No. 49 on Plan of Blue Ridge Park, recorded in Plan Book "T", Page 44, and revised in Plan Book "W", Page 35.

HAVING thereon erected a split level brick and frame dwelling house known as and number 2186 Gale Drive.

BEING the same premises which Thomas L. Hodge and Judith S. Hodge, his wife, by deed dated May 17, 1985 and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book 619, Page 212, granted and conveyed unto Michael J. Koblisch, Jr. and Gayle L. Koblisch, his wife.

AND the said Michael J. Koblisch, Jr. died on January 13, 2010, whereupon title vested solely into Gayle L. Koblisch.

PREMISES BEING: 2186 Gale Drive, Lower Paxton Township, Dauphin County, PA.

PARCEL NO. 35-010-003-000-0000.

SEIZED IN EXECUTION as the property of Gayle K. Koblisch a/k/a Gayle L. Koblisch on Judgment No. 2022-CV-3468-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 6**

**ROBERT CRAWLEY, ESQUIRE**

**JUDGMENT AMOUNT: \$52,585.25**

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

BEGINNING at a point on the east side of North Tunnel Street, at the northwest corner of lot now or formerly of the William Ramsey Estate; thence north thirty (30) feet along the east side of North Tunnel Street; thence eastward one hundred forty (140) feet to a ten (10) foot alley, now called "Noviack Alley"; thence south thirty (30) feet to the northeast corner of property now or formerly of the William Ramsey Estate; thence west one hundred forty (140) feet to Tunnel Street, the place of BEGINNING.

THE WHOLE containing forty two hundred (4,200) square feet, more or less, and having thereon erected a two story frame dwelling house,++

BEING Lot number seven (7) as numbered by E.B. Noviack.

IT BEING the same premises which Deborah A. Lamonte and Samuel Miller, her husband, by their deed dated January 16, 2014 and recorded in the Recorder of Deeds Office of Dauphin County at Instrument Number 20140002369, granted and conveyed unto David C. Beahm and Lori L. Lute-Beahm, husband and wife, the GRANTORS herein.

THE SAID David C. Beahm appointed his wife, Lori L. Lute-Beahm as his Attorney-in-Fact, with said Power of Attorney document dated June 29, 2018 and to be recorded herewith.

BEING KNOWN AS: 207 TUNNEL STREET, WILLIAMSTOWN, PA 17098

PROPERTY ID: 70-004-004-000-0000

TITLE TO SAID PREMISES IS VESTED IN KASSANDRA L. KLINE, SINGLE BY DEED FROM DAVID C. BEAHM, BY HIS ATTORNEY-IN-FACT, LORI L. LUTE-BEAHM AND LORI L. LUTE-BEAHM, HUSBAND AND WIFE, DATED August 24, 2018 RECORDED August 31, 2018 IN BOOK NO. PAGE

TO BE SOLD AS PROPERTY OF KASSANDRA L. KLINE, SINGLE under judgment #2022-CV-05515

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless

exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 8**

**KATHERINE M. WOLF, ESQUIRE**

**JUDGMENT AMOUNT: \$86,438.71**

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 ground situate in the Thirteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described according to survey of D. P. Raffensperger, Registered Surveyor, dated June 25, 1955, as follows:

BEGINNING at a point on the northern side of Kensington Street, 568.9 feet east of the northeast corner of the intersection of Kensington Street and 22<sup>nd</sup> Street; thence northwardly at right angles to Kensington Street through the center of a partition wall between premises herein described and premises No. 2264 Kensington Street and beyond 100.75 feet to a point on the southern side of McCleaster Street; thence eastwardly along the same 21.58 feet to a point; thence southwardly at right angles to Kensington Street 100.75 feet to a point on the northern side of Kensington Street; thence westwardly along the same, 21.58 feet to a point, the place of BEGINNING.

HAVING THEREON erected a two-story brick dwelling house known and numbered as 2266 Kensington Street.

UNDER AND SUBJECT to a right of passage for ingress, egress, regress of the owners, tenants and occupiers, their heirs and assigns of property 2300 Kensington Street, over, along and across the walkway extending northwardly along the eastern part of the premises herein described to the driveway in the rear thereof.

TOGETHER WITH a right of passage for egress, ingress and regress for the owners, tenants and occupiers, their heirs and assigns of the premises herein described, over, across and along the walkway extending northwardly along the western part of premises 2300 Kensington Street to the driveway in the rear thereof.

UNDER AND SUBJECT, nevertheless to the easements and rights of way as the same are more fully set forth in an agreement dated July 16, 1947, and recorded in Misc. Book D, Vol. 6, Page 71, Dauphin County records, given by William M. Hollinger.

BEING known and numbered as 2266 Kensington Street, Harrisburg, PA 17104.

WITH all improvements erected thereon.

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PARCEL NO.: 13-021-027-000-0000

BEING THE SAME property conveyed to Annette Tilghman, a single woman who acquired title by virtue of a deed from Dwayne L. Selvey, a single man, dated June 27, 2018, recorded July 2, 2018, at Instrument Number 20180016157, 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 Annette Tilghman, a single woman, Mortgagors herein, under Judgment No. 2022-CV-758-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 9**

**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$16,830.53**

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE 10<sup>TH</sup> WARD OF THE CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY ERNEST J. WALKER, PROFESSIONAL ENGINEER, DATED JANUARY 3, 1966, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF EMERALD STREET, SAID POINT BEING 15.33 FEET WEST OF THE SOUTHWEST CORNER OF EMERALD STREET AND GRUBER ALLEY; THENCE EXTENDING ALONG PREMISES KNOWN AS NO. 625 EMERALD STREET 20 DEGREES EAST 96 FEET TO A POINT ON THE NORTHERN SIDE OF A 4 FEET WIDE ALLEY; THENCE ALONG THE SAME SOUTH 70 DEGREES WEST 15 FEET TO A

CORNER OF PREMISES KNOWN AS NO. 621 EMERALD STREET; THENCE ALONG SAID PREMISES NORTH 20 DEGREES WEST 96 FEET TO A POINT ON THE SOUTHERN SIDE OF EMERALD STREET; THENCE ALONG THE SAME NORTH 70 DEGREES EAST 15 FEET TO THE POINT AND PLACE OF BEGINNING.

HAVING THEREON ERECTED A THREE-STORY BRICK DWELLING KNOWN AS 623 EMERALD STREET, AND BEING LOT NO. 6 ON THE PLAN OF LOTS LAID OUT BY H.S. FRAM AS RECORDED IN PLAN BOOK "C", PAGE 49, DAUPHIN COUNTY RECORDS.

ALSO KNOWN AS 623 Emerald Street, Harrisburg, PA 17110

PARCEL ID: 10018008

BEING THE SAME premises which ROOSEVELT CRAWFORD, JR. by deed dated 09/08/2006 and recorded in the Office of Recorder of Deeds of Dauphin County on 09/12/2006 at Book/Page or Instrument #20060037757 granted and conveyed unto ROOSEVELT CRAWFORD, JR. AND BARBARA ANN CRAWFORD, HUSBAND AND WIFE. ROOSEVELT CRAWFORD DEPARTED THIS LIFE ON 07/31/2021.

SEIZED AND SOLD as the property of Barbara Ann Crawford under judgment #2022-CV-4512

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 10**

**MICHAEL P. FARRINGTON, ESQUIRE**  
**JUDGMENT AMOUNT: \$153,241.15**

ALL THAT CERTAIN piece, parcel, tract or lot of land with the improvement thereon erected situate north of Lisa Lake (Borough of Highspire) and west of White House Lane in Lower Swatara Township, Dauphin County, Pennsylvania, said lands being shown on a Final Subdivision Plan for Lakeside Towns, said plan prepared by Alpha Consulting Engineers, Inc., dated November 7, 2005, and last revised 13 January 2006, bearing Project No. 240120, and recorded in Subdivision Plan Book U, Volume 9, Pages 16-18, said lands of Lakeside Towns-Lot No. 22, being more particularly bounded and described as follows:

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BEGINNING at a point set along the southerly right-of-way line of Lakeside Drive (a fifty (50) foot wide public right-of-way street), said point being a mutual corner of lands of Lakeside Towns-Lot No. 21 and most northwest corner of herein described lands of Lakeside Towns-Lot No. 22; thence along said southerly right-of-way line of Lakeside Drive, South sixty-three (63) degrees eleven (11) minutes four (04) seconds east (erroneously shown as S 57-31-33E on recorded plan), a distance of twenty-two and no hundredths (22.00) feet to a point set and being the mutual corner of lands of Lakeside Towns-Lot No. 23; thence leaving said southerly right-of-way line of Lakeside Drive, along said lands of Lakeside Towns-Lot No. 23, respectively, south twenty-six (26) degrees forty-eight (48) minutes fifty-six (56) seconds west, a distance of one hundred twenty-seven and eighty-four hundredths (127.84) feet to a point set along municipal boundary and being a mutual corner of said lands of Lakeside Towns-Lot No. 23 along lands of Borough of Highspire; thence along said municipal boundary and lands of Borough of Highspire, respectively, north sixty-three (63) degrees six (06) minutes twenty-four (24) seconds west, a distance of twenty-two and no hundredths (22.00) feet to a point set; being a mutual corner of aforesaid lands of Lakeside Towns-Lot No. 21; thence leaving said municipal boundary, along said lands of Lakeside Towns-Lot No. 21, respectively, north twenty-six (26) degrees forty-eight (48) minutes fifty-six (56) seconds east, a distance of one hundred twenty-seven and eighty-one hundredths (127.81) feet to a point set, being the point and place of BEGINNING.

CONTAINING 2,812.25 square feet of land (erroneously shown as 2,812.23 on recorded plan).

UNDER AND SUBJECT TO conditions and restrictions which now appear of record.

BEING KNOWN AS: 1760 LAKESIDE DRIVE, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER:  
360181030000000

BEING THE SAME PREMISES WHICH RYLEE SMITH BY DEED DATED 2/14/2019 AND RECORDED 2/15/2019 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO. 20190003527, GRANTED AND CONVEYED UNTO JONATHAN E. NYE AND NICOLE M. NYE, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Jonathan Nye and Nicole Nye under judgment #2022-CV-04925

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 11**

**RQBERT CRAWLEY, ESQUIRE**

**JUDGMENTAMOUNT: \$112,286.22**

**CASE NUMBER: 2022-CV-03696-MF**

**TRACT NO. 1**

ALL THAT CERTAIN parcel of land, being the northern portion of Lot No. 101 in Stahl's Addition #1 to Rush Township, which plan is recorded in the Office for the Recording of Deeds in Plan Book X, Page 112, situate in Rush Township, Dauphin County, Pennsylvania, described as follows:

BEGINNING at an iron pin on the south side of 100 feet wide Azalea Road, at Lot #102; thence along the south side of Azalea Road, north sixty-two degrees thirty-four minutes east, one hundred twenty-three feet (N 62° 34' E, 123") to an iron pin on the west side of Peters Avenue; thence by Peters Avenue, south twenty-nine degrees thirty minutes east, one hundred sixty-four feet (S 29° 30' E, 164") to a peg; thence through Lot #101, south sixty-two degrees thirty-four minutes west, one hundred twenty-three feet (S 62° 34' W, 123") to a peg; thence by Lot #102, north twenty-nine degrees six minutes west, one hundred sixty-four feet (N 29° 06' W, 164") to the place of BEGINNING.

**TRACT NO.2**

ALL THAT CERTAIN piece or parcel of land being a portion of Lot No. 101 in Addition Number One of Stahl's Addition to Clarks Valley in Rush Township, Dauphin County, Pennsylvania, which Plan of Lots recorded in the Office for the Recording of Deeds for Dauphin County in Plan Book "X", Page 112, and more particularly bounded and described as follows:

BEGINNING at a peg on the west side of Peters Avenue, 164 feet south of Azalea Road; thence along the west side of Peters Avenue, south twenty-nine degrees thirty minutes east, one hundred sixty-four feet (S 29° 30' E, 164") to a peg; thence through Lot #101, south sixty degrees fifty-four minutes west, one hundred twenty-three feet (S 60° 54' W, 123") to a peg at Lot #102, north twenty-nine degrees six minutes west, one hundred sixty-four feet (N 29° 06' W, 164") to a point; thence again through Lot #101, north sixty degrees fifty-four minutes east, one hundred twenty-three feet (N 60° 54' E, 123") to the place of BEGINNING.



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HAVING thereon erected a one-story residence.

**TRACT NO. 3**

ALL THAT CERTAIN piece or parcel of ground situate in the Township of Rush, County of Dauphin and Commonwealth of Pennsylvania, being the northern and eastern portion of Lot No. 102 on the map or Plan of Mountainview and bounded and described as follows:

BEGINNING at an iron pin set at the northeast corner of lands now or late of Eleanor B. Gallagher as described in Record Book 649, Page 172, said iron pin also being on the south side of Azalea Road, said road being one hundred feet (100') in width; thence along the south side of said road, north sixty degrees fifty-four minutes east, fifty feet (N 60° 54' E, 50") to a point at other lands now or late of Howard K. Long, Jr. and Frances V. Long; thence along the western line of the same, south twenty-nine degrees six minutes, east three hundred twenty-eight feet (S 29° 06' E, 328") to a point at the northeast corner of land now or late of David Killinger and Bernice M. Killinger, his wife, as described in Record Book 649, Page 169; thence along the northern line of the same, south sixty degrees fifty-four minutes west, fifty feet (S 60° 54' W, 50") to a point at lands now or late of Eleanor B. Gallagher, north twenty-nine degrees six minutes west, three hundred twenty-eight (N. 29° 06' W, 328") to a point on the south side of Azalea Road, the point and place of BEGINNING.

CONTAINING a total area of 0.3764 and being designated Lot No. 1 on a subdivision plan prepared by K. I. Daniel, Professional Land Surveyor, dated April 9, 1985, for Howard K. Long, Jr. and France V. Long, said plan being recorded in the Recorder of Deeds Office of Dauphin County in Plan Book "Y", Volume 3, Page 82.

TOGETHER with the right of ingress, egress and regress to the parties of the second part, their heirs and assigns, in, over and along Peters Avenue leading northwardly from the public road leading from Tower City to Dauphin and in, over and along Azalea Road, leading westwardly from Peters Avenue to the herein-above described premises.

TRACT NOS. 1, 2 AND 3 BEING Tax Parcel Number 55-004-086.

BEING KNOWN AS: 213 PETERS AVE., TOWER CITY, PA 17980

PROPERTY ID: 55-004-086-000-000

TITLE TO SAID PREMISES IS VESTED IN KAREN A. HATTER BY DEED FROM JAMES L. RITZMAN, SR., SINGLE, DATED MARCH 24, 2000 RECORDED MARCH 27, 2000 IN BOOK NO. 3637 PAGE 644

SEIZED AND SOLD as the property of Karen A. Hatter under judgment #2022-CV-03696

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 12**

**STEPHEN M. HLADIK, ESQUIRE**  
**JUDGMENT AMOUNT: \$30,301.88**

ALL THAT CERTAIN piece or parcel of ground situate in the 10<sup>th</sup> Ward of the City of Harrisburg, County of Dauphin, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western side of Penn Street, said point being 176 feet south of the southwestern corner of Penn and Woodbine Streets; thence along the western side of Penn Street in a southerly direction 15 feet to a point at the corner of the property known and numbered as 2142 Penn Street; thence along the brick partition wall between properties 2144 and 2142 Penn Street in a westerly direction 65 feet to a point along the eastern side of a 3 foot wide alley; thence along said 3 foot wide alley in a northerly direction 15 feet to the corner of the property known and numbered as 2146 Penn Street; thence along the brick partition wall between properties 2144 and 2146 Penn Street in an easterly direction, 65 feet to a point, the place of BEGINNING.

HAVING erected thereon the premises known and numbered as 2144 Penn Street, Harrisburg, Pennsylvania, 17110

BEING THE SAME PREMISES which Barry E. Shaulis, by deed dated August 9, 1988 and recorded on August 10, 1988, in the Dauphin County Recorder of Deeds Office at Deed Book Volume F.H.S. 1157 at Page 320, granted and conveyed unto Geoffrey J. Jordan

PARCEL I.D. No. 10-62-63

SEIZED AND SOLD as the property of Geoffrey J. Jordan under judgment #2022-CV-05704

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

**SALE NO. 13**  
**MICHAEL P. FARRINGTON, ESQUIRE**  
**JUDGMENT AMOUNT: \$63,967.50**

ALL THAT CERTAIN lot or parcel of land situate in the 14<sup>th</sup> Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Hoffman and Alricks Streets and running; thence westwardly along the north side of said Alricks Street, 119 feet, more or less, to the east side of Crum Avenue; thence northwardly along the east side of said Crum Avenue, 41 feet, more or less, to a point at or opposite the center of the brick partition wall between houses now known as 3232 and 3234 Hoffman Street; thence eastwardly through the center of said partition wall between said houses 114 feet, more or less, to the west side of Hoffman Street; and thence southwardly, along the west side of said Hoffman Street, 42 feet, more or less to the place of BEGINNING.

BEING Lot No. 1 and a part of Lot No. 2 on the Plan of Lynchville recorded in Plan Book C, Page 50.

BEING also a portion of Fifth Street or Sixth Street Road vacated by Ordinance No. 168 on the Sessions of 1928-1929, of the City of Harrisburg, Pennsylvania.

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

BEING KNOWN AS: 3232 HOFFMAN STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 14-005-013-000-0000

BEING THE SAME PREMISES WHICH CORY L. EVANS, ADMINISTRATOR FOR THE ESTATE OF MARTHA REGINA RAE EVANS A/K/A MARTHA R. EVANS BY DEED DATED 3/13/2017 AND RECORDED 3/15/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #20170006516, GRANTED AND CONVEYED UNTO CORY L. EVANS.

SEIZED AND SOLD as the property of Cory L. Evans, individually and, as Administrator of the Estate of Martha R. Evans, deceased under judgment #2019-CV-00289

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless

exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 14**  
**KATNERINE M. WOLF, ESQUIRE**  
**JUDGMENT AMOUNT: \$240,943.62**

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

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements, situated in the Susquehanna Township, Dauphin County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of North View Lane (50.00 feet wide), said point being located at the northwestern corner of Lot No. 5; then along the western boundary line of Lot No. 5, and passing through an existing 20.00 foot drainage easement, south 20 degrees 55 minutes 29 seconds east, for a distance of 115.00 feet, to a point in line of Deer Path Woods-Phase ID, Section V; then along said line of Deer Path Woods-Phase III, Section V, and along said existing 20.00 foot drainage easement, south 69 degrees 04 minutes 31 seconds west, for a distance of 133.13 feet, to a point at the southeastern corner of Lot No. 3; then along the eastern boundary line of Lot No. 3, and passing through an existing 20.00 foot drainage easement, north 01 degrees 34 minutes 31 seconds east, for a distance of 142.97 feet, to a point on the southern right-of-way line of north View Lane (50.00 feet wide); then along said right-of-way line south 88 degrees 25 minutes 29 seconds east, for a distance of 9.85 feet, to a point on the arc of a circle curving to the left, having a radius of 150.00, and an arc length of 68.72 feet, to a point and the place of BEGINNING.

THIS PIECE, parcel or lot of land contains approximately 13,062.08 square feet of land, has an address of 2015 North View Lane, Harrisburg, Pennsylvania, and is known and numbered as Lot No. 4 on the Final Subdivision Plan for Deer Path Woods-Phase IV, Section II, which is recorded in Dauphin County in Plan Book Z, Volume 5, Page 5.

UNDER AND SUBJECT TO: Any and all exceptions, easements, licenses, reservations, covenants, restrictions, agreements, conveyances, and restrictions which affect the premises and are visible by inspection of the premises.

ANY AND all exceptions, easements, licenses, reservations, covenants, restrictions,



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agreements, conveyances and restrictions contained in any and all prior instruments, leases, agreements, deeds, grants and conveyances affecting the premises.

THE DECLARATIONS of Covenants and Restrictions recorded in Dauphin County in Record Book 530, Page 278, The Correctional Supplement to the Declaration of Covenants and Restrictions, recorded in Dauphin County, in Record Book 1009, Page 371, The First Supplemental Declaration of Covenants and Restrictions, recorded in Dauphin County in Record Book 1009, Page 380, the Second Supplemental Declaration of Covenants and Restrictions, recorded in Dauphin County in Record Book 1017, Page 384, The Third Supplemental Declaration of Covenants and Restrictions, recorded in Dauphin County in Record Book 2168, Page 029, and the Fourth Supplemental Declaration of Covenants and Restrictions, recorded in Dauphin County in Record Book 2502, Page 098, and the Fifth Supplemental Declaration of Covenants and Restrictions, recorded in Dauphin County in Record Book 2693, Page 604, as they may be applicable to the above described property.

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

BEING known and numbered as 2105 Northview Lane, Harrisburg, PA 17110.

WITH all improvements erected thereon.

PARCEL NO.: 62-077-004-000-0000

BEING THE SAME property conveyed to Lashawn M. Wilkerson and Robert D. Wilkerson who acquired title, as tenants by the entirety, by virtue of a deed from Citizens Bank of Pennsylvania, dated May 13, 2014, recorded June 20, 2014, at Instrument Number 20140014482, 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 Lashawn M. Wilkerson and Robert D. Wilkerson, Mortgagors herein, under Judgment No. 2018-CV-08062-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 15**

**ROBERT CRAWLEY, ESQUIRE**

**JUDGMENT AMOUNT: \$104,443.81**

**CASE NUMBER: 2022-CV-04927-MF**

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected situate in lower Swatara Township, Dauphin County Pennsylvania, and described according to a Map of property made by Gerrit J. Beta, Registered Surveyor, dated May 26, 1972, as follows, to wit,

BEGINNING at a hub on the easterly side of River View Drive (50 feet wide) at a corner of Lot No. 5, said point of beginning being measured along the said side of River View Drive in a southerly direction the distance of 266.74 feet from its point of interaction with T-337; thence extending from said point of beginning and along Lot No. 5, south 67 degrees 00 minutes 40 seconds east, the distance of 115.65 feet to an iron pipe, in line of lands of Grace Teagarden and Samuel J. Hoffman; thence extending along the last mentioned lands, south 22 degrees 59 minutes 20 seconds west, the distance of 103.57 feet to a hub, at a corner of other lands of Richard S. Hershey; thence extending along the last mentioned lands, north 72 degrees 11 minutes 20 seconds west, the distance of 125.00 feet to a hub on the easterly side of River View Drive the two (2) following courses and distances, (1) on the arc of circle curving to the right having a radius of 315 feet the arc distance of 92.83 feet to a point of reverse curve, and (2) on the arc of a circle curving on the left having a radius of 264.92 feet to the arc distance of 22.80 feet to the first mentioned point and place of BEGINNING.

BEING shown as Lot No. 4, Section A on Plan of Spring Dale Manor, recorded in Plan Book C. Vol. 2, Page 5.

BEING known and designated as House N. 6 River View Drive

BEING KNOWN AS: 6 RIVERVIEW DR., MIDDLETOWN, PA 17057

PROPERTY ID: 36-009-072-000-0000

TITLE TO SAID PREMISES IS VESTED IN THOMAS J. FITZPATRICK AND LYNDA L.

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FITZPATRICK, his WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES OF AMERICA, DATED FEBRUARY 13, 1978 RECORDED FEBRUARY 14, 1978 IN BOOK NO. 64, PAGE 919

SEIZED AND SOLD as the property of Thomas J. Fitzpatrick; Linda L. Fitzpatrick under judgment #2022-CV-04927

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY ID: 57-033-035-000-0000

TITLE TO SAID PREMISES IS VESTED IN JASON H. SHAW, MARRIED PERSON BY DEED FROM JOHN S. GUBBINGS AND CATHERINE L. KNAPPER, HIS WIFE, DATED SEPTEMBER 24, 1997 RECORDED OCTOBER 2, 1997 IN BOOK NO. 2944, PAGE 416

SEIZED AND SOLD as the property of Jason H. Shaw a/k/a Jason Shaw under judgment #2022-CV-04595

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 16**

**ROBERT CRAWLEY, ESQUIRE**  
**JUDGMENT AMOUNT: \$49,221.75**  
**CASE NUMBER: 2022-CV-04595-MF**

ALL THAT CERTAIN piece or parcel of ground situate in the Borough of Steelton, Dauphin County, Pennsylvania, more particularly bounded and described as follows,

BEGINNING at a point, said point being on the eastern right-of-way line of St. Mary's Drive, formerly South Third Street, and being N. 23° 27' (erroneously omitted in prior deed) 50" W, 360.465 feet from the intersection of the north right-of-way line of South Fourth Street and the eastern right-of-way line of St. Mary's Drive along St. Mary's Drive, thence along the eastern right-of-way line of St. Mary's Drive, N. 23° 27' 50" W, 31.79 feet to a point, being the southwest corner of Lot No. 34 on the hereinafter mentioned Plan of Lots; thence along the southern boundary line of Lot. No. 34, N. 66° 32' 10" E, 207.48 feet, more or less, to a point, being the northeast corner of Lot No. 35; thence S 27° 33' 53" E, 31.87 feet to a point, being the northwest corner of Lot No. 36; thence S. 66° 32' 10" W, 209.76 feet, more or less, to a point on the eastern right-of-way line of St. Mary's Drive, the PLACE OF BEGINNING.

BEING Lot No. 35 on the Plan of Lots for the Carpenters of Pennsylvania, Inc., which Plan is recorded in the Office of Dauphin County Recorder of Deeds in Plan Book "Q", Volume 2, Page

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

BEING KNOWN AS: 621 SAINT MARYS DR., STEELTON, PA 17113

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**SALE NO. 18**

**CRISTINA L. CONNOR, ESQUIRE**  
**JUDGMENT AMOUNT: \$74,582.64**

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 situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated January 6, 1963, prepared by Ernest J. Walker, Registered Surveyor, Camp Hill, Pennsylvania, as follows:

BEGINNING at a point on the northern line of Rumson Drive, said point being 53.07 feet from the beginning point of a curve to the right, having a radius of 25.00 feet, said curve connecting the northerly line of Rumson Drive with the easterly drive of Kent Lane, said point being also in the middle of a 10.00 feet wide concrete driveway; thence along the center of said driveway and beyond, north 00 degrees 58 minutes west, 115.00 feet to a point; Thence north 89 degrees 02 minutes east, a distance of 36.75 feet to a point; Thence south 00 degrees 58 minutes east and through the center of a partition wall separating the premises 2920 and 2914 Rumson Drive, 115.00 feet to a point on the northern line of Rumson Drive; Thence along the northern line of Rumson Drive, south 89 degrees 02 minutes west, 36.75 feet to a point, the place of BEGINNING.

BEING LOT No. 3, Block "B", Subdivision Plat, Wilson Park, Inc., and Harris Park Homes, Inc., recorded in Wall Map Book at Page 12.

BEING known and numbered as 2914 Rumson Drive, Harrisburg, PA 17104.

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WITH all improvements erected thereon.

PARCEL NO.: 09-103-003-000-0000

BEING THE SAME property conveyed to Yerou Johnson, single man who acquired title by virtue of a deed from Albert Eugene Bernosky and Bernadine A. Bernosky, husband and wife, dated November 21, 2006, recorded November 27, 2006, at Instrument Number 20060048203, 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 Yerou Johnson, single man, Mortgagors herein, under Judgment No. 2018-CV-07070-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 19**  
**ROBERT CRAWLEY, ESQUIRE**  
**JUDGMENT AMOUNT: \$219,627.10**  
**CASE NUMBER: 2022-CV-06360**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Swatara, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey of D.P. Raffensperger, Registered Surveyor, dated November 3, 1956, as follows:

BEGINNING at a point on the northwest corner of the intersection of Jefferson Street and Plum Avenue; thence westwardly along the northern line of Jefferson Street 114.8 feet to a point on the eastern line of Pear Avenue; thence northwardly along same, 102 feet to a point at the dividing line between Lots Nos. 493 and 494 on the hereinafter mentioned Plan of Lots; thence eastwardly along said dividing line, 145 feet to a point on the western side of Plum

Avenue; thence southwardly along same 75 feet to a point, the place of BEGINNING.

BEING lots Nos. 491, 492 and 493 on Plan of C.L. Brinser, said Plan recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "E", Page 5-A.

HAVING THEREON ERECTED a one and one-half story brick and frame dwelling house known and numbered as 6650 Jefferson Street.

BEING the same premises which Martin L. Hammond and Florence G. Hammond, his wife, by their deed dated November 20, 1956 and recorded in the Dauphin County Recorder of Deeds Office in Deed Book "O", Volume 41, Page 449, granted and conveyed unto Clarence W. Starner and Grace H. Starner, his wife. The said Clarence W. Starner died November 27, 1985 and title vested solely in Grace H. Starner, grantor herein.

BEING KNOWN AS: 6650 JEFFERSON STREET, SWATARA, PA 17111

PROPERTY ID: 63-019-002-000-0000

TITLE TO SAID PREMISES IS VESTED IN GRACE H. STARNER AND RAYMOND G. DUNKLE BY DEED FROM GRACE H. STARNER, DATED DECEMBER 17, 2001 RECORDED JANUARY 4, 2002 IN BOOK NO. 5379, PAGE 476

SEIZED AND SOLD as the property of Raymond G. Dunkle under judgment #2022-CV-6360

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 20**  
**MICHAEL P. FARRINGTON, ESQUIRE**  
**JUDGMENT AMOUNT: \$38,721.00**

ALL THAT CERTAIN lot or piece of land situate in Swatara Township, Dauphin County, Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated August 10, 1977 as follows:

BEGINNING at a point on the south side of Wayne Street, said point being 135 feet east on the southeast corner of 32<sup>nd</sup> and Wayne 46 seconds east 60 feet to a corner of premises known as No. 3157 Wayne Street; thence along said premises south 8 degrees 12 minutes 14 seconds along the same south 81 degrees 47 minutes 46 seconds west, 60 feet to a corner of premises known as No. 3209 Wayne Street,

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thence along the same north 8 degrees 12 minutes 14 seconds West 100 feet to the place of BEGINNING.

BEGINNING Lots Nos. 125, 126 and 127 on Revised Harris Plan No. 5, recorded in Dauphin County, Plan Book C, Page 52.

HAVING thereon erected a one story brick dwelling known as No. 3227 Wayne Street.

BEING KNOWN AS: 3227 WAYNE STREET, HARRISBURG, PA 17111

PROPERTY ID NUMBER: 63-026-037-000-0000

BEING THE SAME PREMISES WHICH CHRISTINE A. ISENBERG, SINGLE PERSON BY DEED DATED 5/17/1994 AND RECORDED 5/23/1994 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2224 AT PAGE 42, GRANTED AND CONVEYED UNTO MITCHELL THOMAS AND TERESA SMITH, SINGLE PERSONS, JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP.

SEIZED AND SOLD as the property of Divia Darcel Hairston as Executrix of the Estate of Mitchell Thomas under judgment #2018-CV-02671.

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 21**  
**JEFF CALCAGNO, ESQUIRE**  
**JUDGMENT AMOUNT: \$108,580.43**

PROPERTY SITUATE in the Susquehanna Township, Dauphin County, Pennsylvania  
TAX ID No. 62-036-008-000-0000

ALL THAT CERTAIN lot or piece of ground situate in Susquehanna Township, County of Dauphin, Commonwealth of Pennsylvania, the same being the southern twenty (20) feet of Lot #3, all of Lot #4, all of Lot #5, of Block "Q", shown on the plan of Fishborn and Fox, known as "Progress Extension" as recorded in the Office of the Recorder of Deeds, in and for Dauphin County, in Plan Book "J", Page 34, which said lot is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Fishborn Street at the southerly line of the premises now or late of William B. Parson and Elsie V. Parson, his wife, said point being ten (10) feet southwardly from the southerly line of Lot #2 (of aforesaid Block and Plan); thence,

westwardly along the said line of the said William B. Parson and Elsie V. Parson, his wife, a distance of one hundred twenty-five (125) feet, more or less, to the easterly line of Dewberry Street; thence, southwardly, along said last mentioned line a distance of eighty (80) feet to a point in the northerly line of Lot #6 (of aforesaid Block and Plan), now or late, the premises of Williams H. Downes and Marian L. Downes, his wife; thence eastwardly along said northerly line of said Lot #6 a distance of one hundred twenty-five (125) feet, more or less, to the westerly line of said Fishborn Street; thence northwardly along said last mentioned line a distance of eighty (80) feet, more or less, to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Nancy and William Jacobs Co-Executors of the Estate of Rae Feeser, by deed dated 12/05/2014 and recorded 12/23/2014 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20140030758, granted and conveyed unto Ronald L. Worley, in fee.

SEIZED AND SOLD as the property of RONALD L. WORLEY by virtue of a writ of execution No. 2022-CV-05287-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 22**  
**SAMANTHA GABLE, ESQUIRE**  
**JUDGMENT AMOUNT: \$70,406.94**

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

BEGINNING at the northeast corner of Crescent and Berryhill Streets; thence northwardly along the eastern line of Crescent Street seventeen (17) feet and one inch, more or less, to line of property No. 465 Crescent Street; thence eastwardly along said line through the center of the partition wall between said property and property herein described seventy-three (73) feet to line of a three feet wide private alley; thence southwardly along the western line of said alley seventeen (17) feet and one inch, more or less, to line of Berryhill Street; and thence westwardly along the northern line of Berryhill Street seventy-three (73) feet to the place of BEGINNING.

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THEREON ERECTED a brick dwelling house known as 467 Crescent Street, Harrisburg, Pennsylvania,

TOGETHER WITH the use of said private alley in the rear in common with the owners and occupants of other property abutting thereon.

PARCEL #02-027-084-000-0000

FOR INFORMATION PURPOSES ONLY: Being Known as 467 Crescent Street, Harrisburg, PA 17104.

BEING the same premises which Thelma A. Rader, single person, by deed dated April 7, 2005, and recorded April 8, 2005, in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania, in Book 5944, Page 483, granted and conveyed unto Yvonne Cunningham, single person, in fee.

SEIZED AND SOLD as the property of Yvonne Cunningham under judgment number 2020-CV-02749-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 23**

**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$229,693.40**

ALL THAT CERTAIN CONDOMINIUM UNIT BEING IN THE TOWNSHIP OF LOWER PAXTON IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT NO. 4047 IN STONEGATE II CONDOMINIUM, A RESIDENTIAL CONDOMINIUM WHICH WAS SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 P.S. §3101, ET SEQ., BY THE RECORDING OF A DECLARATION OF CONDOMINIUM DATED JUNE 6, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA ("RECORDER'S OFFICE") IN RECORD BOOK 2257, PAGE 467.

BEING THE SAME PREMISES WHICH ERIC D. KELLER AND TANGIE V. KELLER, HUSBAND AND WIFE BY THEIR DEED DATED THE 31<sup>ST</sup> OF OCTOBER, 2001 AND TO BE RECORDED SIMULTANEOUSLY HEREWITH, GRANTED AND CONVEYED UNTO ERIC D. KELLER, AN ADULT INDIVIDUAL, MORTGAGOR HEREIN.

ALSO KNOWN AS 4047 Greystone Drive, Harrisburg, PA 17112

PARCEL ID: 351060230000000

BEING the same premises which ERIC D. KELLER AND TANGIE V. KELLER, HUSBAND AND WIFE by deed dated October 31, 2001 and recorded in the Office of Recorder of Deeds of Dauphin County on November 2, 2001 at Book 4155, Page 240 granted and conveyed unto ERIC D. KELLER, AN ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Eric D. Keller and The United States of America under judgment #2020-CV-09293

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 24**

**JILL M. FEIN, ESQUIRE**  
**JUDGMENT AMOUNT: \$70,365.41**

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

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

BEGINNING at a point on the east line of Spruce Street, said point being northerly 109 feet from the northeast intersection of Fifth and Spruce Street; thence eastwardly and through the partition wall of houses Nos. 420 and 418 Spruce Street 115 feet to the west line of Primrose Avenue; thence northwardly along said west line 22.25 feet to a point; thence westwardly and parallel to said Fifth Street, 115 feet to the east line of said Spruce Street; thence southwardly along said east line 22.25 feet to the place of BEGINNING.

PARCEL #: 58-004-051-000-0000

SEIZED AND SOLD as the property of DAVID B. SCHWEITZER, JR. heir of the Estate of Michele E. Schweitzer, deceased, 5220 Sunriver Road, Gastonia, NC 28054 and unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Michele E. Schweitzer, deceased under judgment #2021-CV-09600

PROPERTY ADDRESS: 420 Spruce Street, Harrisburg PA 17113

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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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 25**  
**LEON P. HALLER, ESQUIRE**  
**JUDGMENT AMOUNT: \$37,450.33**

ALL THAT CERTAIN lot or piece of ground situated in the 9<sup>th</sup> Ward of the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Emerald Street, said point being 50.83 feet east of the southeast corner of Emerald and Logan Streets; thence along the south side of Emerald Street, north 78 degrees 30 minutes east, 14.83 feet to a corner of premises known as No. 329 Emerald Street; thence along said premises and passing through the center of a partition wall, south 11 degrees 30 minutes east, 80 feet to lands now or late of George H. and Shirley Harvey; thence along the same, south 78 degrees 30 minutes west, 14.83 feet to a corner of premises known as No. 325 Emerald Street; thence along said premises and passing through the center of a partition wall, north 11 degrees 30 minutes west, 90 feet to the point and place of BEGINNING.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 327 EMERALD STREET, HARRISBURG, PA 17110

PARCEL #: 10-046-036-000-0000

BEING THE SAME PREMISES WHICH Ryan L. Cutting, by deed dated February 29, 2012 and recorded March 2, 2012, Office of the Recorder of Deeds, Dauphin County, Pennsylvania, at Instrument No. 2012-000-

6083, granted and conveyed unto Chate D. L. James.

TO BE SOLD AS THE PROPERTY OF CHATE D. L. JAMES UNDER JUDGMENT NO. 2022-CV-3908-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 26**  
**JEFF CALCAGNO, ESQUIRE**  
**JUDGMENT AMOUNT: \$163,080.48**

PROPERTY SITUATE in the 9<sup>th</sup> Ward of the City of Harrisburg, Dauphin County, Pennsylvania

TAX ID NO. 09-076-044-000-0000

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

BEGINNING at the northeast corner of Market and Twentieth (formerly Prospect) Streets; thence eastwardly, along the north side of Market Street, 50 feet to line of property now or late of Philip Menaker and Rebecca Menaker, his wife; thence northwardly, parallel with Twentieth Street and along the line of property last mentioned, 110 feet to the south side of Ethel Street; thence westwardly, along the south side of Ethel Street, 50 feet to the east side of Twentieth Street; and thence southwardly, along the east side of Twentieth Street, 110 feet to the northeast corner of Market and Twentieth Streets, the place of BEGINNING.

BEING Lot No. 62 on the Plan of Section 1 of Lathsmere Manor, recorded in the Office of the Recorder of Deeds for Dauphin County, on March 13, 1956, in Plan Book T, Page 45.

BEING THE SAME PREMISES which Dennes Garcia, by deed dated 04/02/2021 and recorded 04/07/2021 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20210011515, granted and conveyed unto Alesha Robinson, in fee.

SEIZED AND SOLD as the property of ALESHA ROBINSON by virtue of a writ of execution No. 2022-CV-6623-MF

PROPERTY ADDRESS: 2000 Market St., HBG, PA 17103



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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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 27**  
**MATTHEW C. FALLINGS, ESQUIRE**  
**JUDGMENT AMOUNT: \$143,091.94**

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

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

BEGINNING at a point in the centerline of North Duke Street, said point being the northwest corner of the herein described tract of land; thence along the southern line of Railroad Street, south 51 degrees 15 minutes east, 170.90 feet to a stone monument at lands now or formerly of George and Betty Stoltz; thence along said lands of George and Betty Stoltz, south 75 degrees 15 minutes west, 264.00 feet to an iron pin; thence north 2 degrees 15 minutes east, 38.07 feet to a point in the centerline of North Duke Street; thence along the centerline of North Duke Street, north 41 degrees 31 minutes east 181.83 feet to a point, being the place of BEGINNING.

ADDRESS: 301 N. DUKE STREET,  
HUMMELSTOWN, PA 17036

PARCEL ID 31-005-001-000-0000

ALSO KNOWN as 301 North Duke Street,  
Hummelstown, PA 17036

BEING the same premises which DENNIS JAY KREISER, SINGLE MAN AND JODY BETH KREISER, SINGLE WOMAN by deed dated September 26, 2015 and recorded in the Office of Recorder of Deeds of Dauphin County on October 21, 2015 at Book/Page or Instrument #20150027087 granted and conveyed unto YVONNE A. GLEIM, MARRIED WOMAN.

SEIZED AND SOLD as the property of Yvonne A. Gleim under judgment #2019-CV-00011

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE NO. 28**  
**DANIELLE M. DILEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$122,359.24**

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

BEGINNING at a point on the western dedicated right-of-way line of South 80<sup>th</sup> Street, said point being located on the dividing line between Lot No. 2 and Lot No. 3 on the hereinafter mention Plan of Lots; thence along said dividing line between Lot No. 2 and Lot No. 3 south 63 degrees 18 minutes 15 seconds west a distance of 175 feet to a point located on the eastern boundary of Lot No. 5 as set forth on the hereinafter mentioned Plan of Lots; thence along said eastern boundary of Lot No. 5 north 26 degrees 41 minutes 45 seconds west a distance of 100.50 feet to a point on the southern line of Felty Drive; thence along said southern line of Felty Drive north 63 degrees 18 minutes 15 seconds east a distance of 160 feet to a point; thence continuing along Felty Drive and the western dedicated right-of-way line of South 80<sup>th</sup> Street along the arc of a curving to the right having a radius of 15 feet an arc distance of 23.56 feet to a point located on the western dedicated right-of-way of South 80<sup>th</sup> Street: thence continuing along the western dedicated right-of-way line of South 80<sup>th</sup> Street south 26 degrees 41 minutes 45 seconds east a distance of 85.50 feet to a point the place of BEGINNING.

BEING Lot No. 3 on the Subdivision Plan of Pheasant Heights prepared for Kenneth E. Felty by Herbert Associates, Inc. dated March 21, 1979 and recorded in Dauphin Plan book "F", Volume 3, Page 20

BEING KNOWN AS: 722 FELTY DRIVE,  
HARRISBURG, PA 17111

PROPERTY ID NUMBER: 63-040-130-000-0000

BEING THE SAME PREMISES WHICH BARBARA J. STONER A/K/A BARBARA J. MICHAEL AND ROBERT PRESTON MASON, WIFE AND HUSBAND BY DEED DATED 6/28/2004 AND RECORDED 7/19/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5595 AT PAGE 206, GRANTED AND CONVEYED UNTO DARIUS JOHNSON AND AMMA JOHNSON.

SEIZED AND SOLD as the property of Amma Johnson and Darius Johnson under judgment #2021-CV-02564

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 February 13,

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

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**SALE NO. 29**  
**BRYAN W. SHOOK, ESQUIRE**  
**JUDGMENT AMOUNT: \$163,993.00**

620 Dauphin Street, Harrisburg, Pennsylvania 17012

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

BEGINNING at a point on the north line of Dauphin Street, at the division line between premises Nos. 618 and 620 Dauphin Street; thence east, along Dauphin Street, 14.30 feet to a point, the division line between premises Nos. 620 and 622 Dauphin Street; thence north, through a brick partition wall dividing said premises Nos. 620 and 622 Dauphin Street and beyond, 80 feet to a point; thence west, and parallel with Dauphin Street, 14.30 feet to a point, the division line between Nos. 618 and 620 Dauphin Street; thence south, to and through a brick partition wall dividing and premises Nos. 618 and 620 Dauphin Street, 80 feet to a point, the place of BEGINNING.

BEING THE SAME premises which Mercedes N. Adams and Simson Ilan, a married couple by their deed dated September 17, 2020 and recorded September 22, 2020 at Instrument Number 20200025469 did grant and convey unto Carlos R. Morocho and Sandra E. Ordonez, a married couple.

SAID PROPERTY is known and municipally number as 620 Dauphin Street, Harrisburg, Pennsylvania 17012.

Dauphin County Tax Parcel Number 07-009-020

SEIZED AND SOLD as the property of Carlos R. Morocho and Sandra E. Ordonez under judgment #2022-CV-1505

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 30**  
**ROBERT CRAWLEY, ESQUIRE**  
**JUDGMENT AMOUNT: \$138,954.60**  
**CASE NUMBER: 2019-CV-09784-MF**

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

BEGINNING at a point on the western line of Ivy Road (50 feet wide), said point being the southeastern corner of the tract of land herein described; thence in a northwesterly direction in a curve to the north said curve having a radius of 232.04 feet, a distance of 67.16 feet to a point, thence continuing along the western line of Ivy Road, north 41 degrees 15 minutes west, 95.64 feet to a point; thence in a northwesterly direction in a curve to the west, said curve having a radius of 25 feet, a distance of 39.27 feet to a point on Park Terrace; thence south 48 degrees 45 minutes west along the line of Park Terrace 26.75 feet to a point; thence continuing along the line of Park Terrace in a southeasterly direction along a curve to the west, said curve having a radius of 50 feet, a distance of 77.43 feet to the division line, south 29 degrees 11 minutes east, 234.04 feet to a point, which point is on the line of premises shown on Plan of East Harrisburg Addition Section "B", recorded in Plan Book "K", Page 148; thence along the line of said land north 46 degrees 15 minutes 50 seconds east, 80 feet to a point; thence continuing along the same north 55 degrees 24 minutes 33 seconds east, 73.33 feet to a point; thence continuing along the same north 62 degrees 46 minutes east, 4.56 feet to the western line of Ivy Road, the place of BEGINNING.

BEING LOT NUMBER 9 on Plan of East Harrisburg Addition, Section "C", dated November 14, 1958 and revised May 6, June 17 and November 10, 1959, which Plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "X", Page 101.

HAVING THEREON ERECTED a single brick ranch type dwelling, said premises being known and numbered as 539 Park Terrace, Borough of Paxtang, Dauphin County, Pennsylvania.

BEING the same premises which William H. Packer, III granted and conveyed to Patmos Corporation, Pennsylvania a Corporation, by deed dated July 16, 1980 and recorded July 17, 1980 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Record Book 139, Page 287.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges,

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hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances TO HAVE AND TO HOLD all and singular the

PREMISES HEREIN described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

BEING KNOWN AS: 539 PARK TERRACE, HARRISBURG, PA 17111

PROPERTY ID: 47-001-047

TITLE TO SAID PREMISES IS VESTED IN WILBUR A. STILE BY DEED FROM PATMOS CORPORATION, DATED September 03, 2013 INSTRUMENT NO. 20130027573 IN BOOK NO. PAGE

SEIZED AND SOLD as the property of Wilbur A. Stile a/k/a under judgment #2019-CV-09784

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 31**

**JEFF CALCAGNO, ESQUIRE**

**JUDGMENT AMOUNT: \$209,937.73**

PROPERTY SITUATE in the Lower Paxton Township, Dauphin County, Pennsylvania  
TAX ID No. 35-037-020-000-0000

ALL THAT CERTAIN Unit, being Unit No. 7 (the "Unit"), of Monticello Heights, a Townhome Planned Community (the "Community"), located in Lower Paxton Township, Dauphin County, Pennsylvania, as designated in the Declaration of Covenants and Restrictions of Monticello Heights, a Townhome Planned Community (the "Declaration") and the Declaration Plat recorded as an exhibit thereto in the Office of the Recorder of Deeds for Dauphin County as Instrument No. 20090031928, together with any and all amendments thereto.

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as set forth in the Declaration, as last amended. TOGETHER with the right to use the Limited Common

Elements appurtenant to the Unit, if any, pursuant to the Declaration and Declaration Plat, as last amended.

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

BEING part of the same premises which Daniel S. Schiavoni, an adult individual, by deed dated December 18, 2007 and recorded December 19, 2007 in the Office of the Recorder of Deeds for Dauphin County as Instrument No. 20070050209, granted and conveyed unto Balanced Development Group, LLC, Grantor herein.

BEING known and numbered as 2787 Monticello Lane.

GRANTEES, for and on behalf of Grantees, their heirs, personal representatives, successor and assigns, by acceptance of this deed, covenant and agree to pay all assessments, fees and/or charges as may be assessed against them or the Unit from time to time by the Executive Board of Monticello Heights Homeowners Association in connection with the Community, in accordance with the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. Â§5101 et seq. (the "Act"), and further covenant and agree that the Unit shall be subject to a lien for all amounts so assessed, except insofar as Section 5407(c) of the Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the Unit and all subsequent owners thereof.

BEING THE SAME PREMISES which Balanced Development Group, LLC., a Pennsylvania Limited Liability Company, by deed dated 03/18/2011 and recorded 03/23/2011 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20110008499, granted and conveyed unto Matthew T. Hanshaw, an adult individual, in fee.

SEIZED AND SOLD as the property of MATTHEW T. HANSHAW by virtue of a writ of execution No. 2022-CV-02840-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 32**  
**DANIELLE DiLEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$167,281.41**

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

BEGINNING AT A POINT ON THE WESTERN LINE OF ROSEWOOD LANE, AT THE INTERSECTION OF THE DIVISION LINE BETWEEN LOT NOS. 5 AND 6 ON PLAN OF LOTS HEREINAFTER MENTIONED; THENCE WESTWARDLY ALONG SAID DIVISION LINE, 125.00 FEET TO THE EASTERN LINE OF LOT NO. 24, SECTION "B"; THENCE NORTHWARDLY ALONG SAID LINE OF LOT NO. 24, SECTION "B" AND CONTINUING ALONG THE EASTERN LINE OF LOT NO. 60, SECTION "C", 70.00 FEET TO THE DIVISION LINE BETWEEN LOT NOS. 6 AND 7 OF HEREINAFTER MENTIONED PLAN; THENCE EASTWARDLY ALONG THE LAST MENTIONED DIVISION LINE, 125.00 FEET TO ROSEWOOD LANE; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF ROSEWOOD LANE, 70.00 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 6, ON PLAN OF SECTION "E", LENKER MANOR, WHICH PLAN IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, IN PLAN BOOK "S", PAGE 52.

BEING KNOWN AS: 410 ROSEWOOD LANE, HARRISBURG, PA 17111

PROPERTY ID NUMBER:  
630050250000000

BEING THE SAME PREMISES WHICH DANIEL C. BRANDT BY DEED DATED 7/11/2014 AND RECORDED 7/28/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #20140017687, GRANTED AND CONVEYED UNTO DAVID L. ZUMBRO.

SEIZED AND SOLD as the property of the unknown heirs of David L. Zumbro, Dale Zumbro solely in his capacity as heir of David L. Zumbro, deceased under judgment #2021-CV-08978

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless

exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 33**  
**JEFF CALCAGNO, ESQUIRE**  
**JUDGMENT AMOUNT: \$97,682.41**

PROPERTY SITUATE in the City of Harrisburg, Dauphin County, Pennsylvania  
TAX ID No. 14-019-023

ALL THAT CERTAIN parcel of land located in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, which is more particularly described as follows:

BEGINNING at the southwest corner of Lewis and Logan Streets on said Plan, fronting on Lewis Street; thence in a southerly direction 100 feet along the western line of said Logan Street to a 5 feet wide private alley; thence westwardly along the northern line of said 5 feet wide private alley, 20 feet to lot now or formerly of Charles A. Klemm; thence in a northerly direction 100 feet along the eastern line of said lot now or formerly of Charles A. Klemm to said Lewis Street; thence in an easterly direction along the southern line of said Lewis Street 20 feet to the place of BEGINNING.

ORIGINALLY KNOWN as being a portion of four lots or pieces of ground situate in Feldheim (known on Plan as Feltheim), Susquehanna Township and being parts of Lots Nos. 119, 120, 121 and 122 on Plan of Feldheim (known as Plan as Feltheim), recorded in the Recorder's Office in Plan Book "D" Page 5.

UNDER and SUBJECT to any and all covenants, conditions, restrictions, reservations, rights-of-way and easements of record,

BEING THE SAME PREMISES which Stephen T. Ballenger and Bedoutie T. Ballenger, husband and wife, by deed dated 01/13/2021 and recorded 01/15/2021 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20210001672, granted and conveyed unto Raneesha L. Freeman, in fee.

PROPERTY ADDRESS: 313 Lewis St., Hbg., PA 17110

SEIZED AND SOLD as the property of RANEESHA L. FREEMAN, A MARRIED WOMAN by virtue of a writ of execution No. 2022-CV-06983-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 34**  
**DANIELLE DILEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$167,385.07**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY MICHAEL C. D'ANGELO, REGISTERED SURVEYOR, DATED MARCH 15, 1976, AS FOLLOWS, TO WIT:

BEGINNING AT A PIN ON THE EASTERLY LINE OF JUDY LANE (50 FEET WIDE) WHICH POINT IS 852 FEET NORTH OF SUNNY DRIVE AND AT THE DIVIDING LINE BETWEEN LOTS NO. 33 AND 34 ON HEREINAFTER MENTIONED PLAN OF LOTS; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND ALONG SAID SIDE OF JUDY LANE IN AN ARC HAVING A RADIUS OF 103 FEET IN A NORTHERLY DIRECTION 27.28 FEET TO A POINT; THENCE ALONG THE SAME NORTH 4 DEGREES 13 MINUTES EAST THE DISTANCE OF 42.72 FEET TO A PIN AT THE DIVIDING LINE BETWEEN LOTS NO. 32 AND NO. 33 ON SAID PLAN; THENCE ALONG SAID DIVIDING LINE SOUTH 85 DEGREES 47 MINUTES EAST THE DISTANCE OF 130 FEET TO A POST AT THE CORNER OF LANDS NOW OR LATE OF HARRY CLAY; THENCE ALONG SAID LANDS SOUTH 4 DEGREES 13 MINUTES WEST THE DISTANCE OF 105.92 FEET TO A PIN AT THE DIVIDING LINE BETWEEN LOTS NOS. 33 AND NO. 34 ON SAID PLAN; THENCE ALONG SAID DIVIDING LINE, NORTH 70 DEGREES 36 MINUTES WEST THE DISTANCE OF 138.42 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 33, BLOCK "K", ON PLAN OF LINGLE HAVEN, RECORDED IN PLAN BOOK "R", PAGE 59.

BEING KNOWN AS: 46 JUDY LANE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 35-020-044-000-0000

BEING THE SAME PREMISES WHICH RONALD C. COON AND BEVERLY A. COON, HIS WIFE BY DEED DATED 6/25/1981 AND RECORDED 6/26/1981 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 223 AT PAGE 563, GRANTED AND CONVEYED UNTO RICHARD E. RANCK AND REBECCA A. RANCK, HIS WIFE.

SEIZED AND SOLD as the property of Rebecca A. Ranck under judgment #2021-CV-10219

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 35**  
**DANIELLE M. DiLEVA, ESQUIRE**  
**JUDGMENT AMOUNT: \$158,841.37**

ALL THAT CERTAIN parcel of land in the Township of Middle Paxton, Dauphin County, Commonwealth of Pennsylvania, as more fully described in Deed Book 3541, Page 501, ID No. 43-034-018, being known and designated as Metes And Bounds Property.

CONTAINING 2 TRACTS OF LAND.  
BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

**PARCEL ONE:**

ALL THAT CERTAIN lot of ground situate in the Township of Middle Paxton, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south side of a Private Road, running from the line of now or formerly of Samuel Fleming, one hundred fifty-five (155) feet westward from line post between now or formerly of John Tums and Samuel Fleming; Thence south twenty-one (21) degrees thirty-one (31) minutes east along the now or formerly Gingrich Plot two hundred fifty (250) feet to a stake; Thence south sixty-three (63) degrees twenty-three (23) minutes west one hundred twenty-five (125) feet to a stake at corner of lot conveyed to now or formerly Robert Geary and Harriett L. Geary, his wife; thence along line of said Robert Geary and Harriett L. Geary, his wife, north twenty-one (21) degrees thirty-two (32) minutes west two hundred fifty (250) feet to a pipe; thence along said Private Road north sixty-three (63) degrees twenty-three (23) minutes east one hundred twenty-five (125) feet to a point, the place of BEGINNING.

**PARCEL TWO:**

BEGINNING at a point or pipe two hundred eighty (280) feet southwest from property post on the division line of land now or formerly of John E. Turns and Samuel Fleming, and on the southern side of a Private Road; thence south twenty-one (21) degrees thirty-two (32) minutes east along line of property now or formerly of John J. Pekarik et ux, two hundred fifty (250) feet to a point; thence south sixty-three (63)

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degrees west along other land now or formerly of John E. Turns et ux, one hundred ninety-six (196) feet to a point along another Private Road; thence along said Private Road north seventeen (17) degrees seven one-hundredths (.07) minutes west two hundred thirty-five and five-tenths (235.5) feet to a point; thence continuing along said road north twenty-eight (28) degrees twenty (20) minutes east thirty-one and seven-tenths (31.7) feet to a point; thence continuing along said first mentioned Private Road north sixty-three (63) degrees twenty-three (23) minutes east one hundred fifty-three and forty one-hundredths (153.40) feet to a point, the place of BEGINNING.

EXCEPTING part of the same premises which John J. Pekarik and Margaret E. Pekarik, his wife, by their deed dated April 5, 1968 and recorded in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book "P", Volume 53, Page 57, granted and conveyed to Charles M. King and Alice M. King, his wife.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possessions, property, claim and demand whatsoever of the Grantors both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to Grantees' proper use and benefit forever.

BEING KNOWN AS: 731 HILLTOP ROAD, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 43-034-018-000-0000

BEING THE SAME PREMISES WHICH DANIEL HEATING, SR., a/k/a DANIEL M. HEATING, SR., EXECUTOR OF THE ESTATE OF JOHN J. PEKARIK BY DEED DATED 10/29/1999 AND RECORDED 10/29/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3541 AT PAGE 501, GRANTED AND CONVEYED UNTO PERRY ALLEN THOMAN, NOW DECEASED AND JUDITH MARIE THOMAN, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of Judith Marie Thoman under judgment #2019-CV-09253

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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 36  
MATTHEW G. BRUSHWOOD, ESQUIRE  
JUDGMENT AMOUNT: \$60,872.34**

SITUATE IN: Lower Paxton Township, Dauphin County, PA

ALL THAT CERTAIN piece or parcel of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, being Lot No. 4 as shown on a Plan recorded in the Dauphin County Recorder of Deeds Office in Plan Book T, Page 73, more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the northern line of Palm Street (formerly Hemlock Street) said stake being on the boundary line between Lots Nos. 3 and 4 on above mentioned Plan; thence north seven (7) degrees west along the eastern line of Lot No. 3 on said Plan one hundred thirty-five (135) feet to a stake on the southern line-of an unnamed street not included in this Plan; thence north eighty-three (83) degrees east along the southern line of last mentioned unnamed street eighty (80) feet to a stake on the western line of Lot No. 5; thence south seven (7) degrees east along the western line of Lot No. 5 one hundred thirty-five (135) feet to a stake on the northern line of Palm Street; thence south eighty-three (83) degrees west along the northern line of Palm Street eighty (80) feet to a stake on the eastern line of Lot No. 3, the place of BEGINNING.

HAVING THEREON erected a dwelling known as No. 5884 Palm Street.

BEING THE SAME PREMISES which Sandra L. McManamon, a married woman, by deed dated May 25, 2001 and recorded June 4, 2001 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Book 3990, Page 199, granted and conveyed unto John A. Harr.

PARCEL IDENTIFICATION NO: 35-016-056-000-0000.

SEIZED IN EXECUTION as the property of John A. Harr on Judgment No. 2018-CV-2949-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless



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Miscellaneous Notices

exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 37**  
**HARRY B. REESE, ESQUIRE**  
**JUDGMENT AMOUNT: \$39,001.58**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected thereon, situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania bounded and described in accordance with a survey and plan known as Subdivision Plat, Wilson Park Homes, Inc., and Harris Park Homes, Inc., made by Michael A. Conger, Jr., Civil Engineer, of Fair Lawn, New Jersey, as of March 23, 1946, as follows, to wit:

BEGINNING at a point on the northerly line of Wilson Parkway (sixty feet wide) distant along same south eighty-nine degrees, two minutes, no seconds, west, sixty-nine and ninety one-hundredths feet from a point of tangency with a return curve of twenty-five feet radius connecting said northerly line of Wilson Parkway with the northerly line of Croyden Road (sixty feet wide); thence (1) along said northerly line of Wilson Parkway south eighty-nine degrees, two minutes, no seconds, west, a distance of thirty-seven and eighty-eight one hundredths feet to a point; thence (2) north no degrees, fifty-eight minutes, no seconds, west, a distance of one hundred fifty-three and fifty-nine one-hundredths feet to a point; thence (3) north eighty-six degrees, fifty-eight minutes, no seconds, east, a distance of thirty-seven and ninety-one one-hundredths feet to a point; thence (4) south no degrees, fifty-eight minutes, no seconds, east, a distance of one hundred fifty-four and ninety-five one-hundredths feet to a point on the northerly line of Wilson Parkway and the point or place of BEGINNING. Lot 69, Block C-2694 Wilson Parkway

HAVING THEREON erected residential dwelling known and numbered as 2694 Wilson Parkway, Harrisburg, Pennsylvania 17104

BEING TAX PARCEL NO. 09-102-046

PREMISES BEING: 2694 Wilson Parkway, Harrisburg, Pennsylvania 17104

BEING THE SAME PREMISES which Lawrence R. Davis, Executor of the Estate of Bernard Davis, by deed dated 10/4/1999 and recorded in the Office of the Recorder of Deeds of Dauphin County on 12/16/1999 in Deed Book Volume 3572, Page 415, granted and conveyed unto Lawrence R. Davis.

UNDER AND SUBJECT, NEVERTHELESS, to any and all covenants, conditions, easements, rights of way, restrictions and matters of prior

record and any matter which a physical inspection of the property would disclose.

SEIZED AND TAKEN in execution as the property of Lawrence R. Davis, Mortgagor(s) herein, under Judgment No. 2022-CV-7114-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE NO. 38**  
**J. McDOWELL SHARPE, ESQUIRE**  
**JUDGMENT AMOUNT: \$79,844.37**  
**(PLUS, INTEREST AND COSTS)**

SITUATE IN: Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania

TAX PARCEL #: 10-045-041

PREMISES BEING: BEGINNING at a point on the East side of Logan Street, said point being 137.2 feet south of the right of way line of Seneca Street; thence along premises known as 2347 Logan Street, and passing through the center of a partition wall, north 80 degrees east, 119.0 feet to a point on the west side of Orange Street; thence along the same south 10 degrees east 13.0 feet to a corner of premises known as 2343 Logan Street; thence along said premises and passing through the center of a partition wall, south 80 degrees west 119.0 feet to a point on the east side of Logan Street; thence along the same north 10 degrees west, 13.0 feet to a point, and place of BEGINNING.

HAVING THEREON a dwelling house being known and numbered as 2345 Logan Street, Harrisburg, PA

BEING THE SAME which by deed dated November 14, 2016, PA Deals, LLC conveyed to Enterprise 0, LLC and recorded as Instrument #20160000251 and which by unrecorded Installment Agreement of Sale dated September 15, 2020, Enterprise 0, LLC sold to John Howard and Jemine Naire McKinley, defendants.

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Miscellaneous Notices

SEIZED AND SOLD pursuant to a writ of execution in mortgage foreclosure by Enterprise 0, LLC against John Howard and Jemine Naire McKinley, defendants entered at No. 2022-CV-5138-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 February 13, 2023, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**CONDITIONS OF SALE**

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

**TERMS**

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

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

d9-23