

Advertisements appearing for First Time

Miscellaneous Notices

SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, July 21, 2022, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

**ANDREW J. MARLEY, ESQUIRE
JUDGMENT AMOUNT: \$232,647.41**

ALL THAT CERTAIN lot or piece of ground situate in Penbrook Borough, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southwest corner of Canby and Elm Streets; thence southwestwardly along the western line of said Elm Street 78.80 feet, more or less, to a point at the land now or late of Maggie C. Ludwig; thence by line of same westwardly and parallel with Canby Street 35.80 feet, more or less to a point; thence northwardly and a right angle to Canby Street a distance of 61.30 feet to the southern line of Canby Street; thence eastwardly along the southern line of Canby Street 84.70 feet, more or less, to the southeast corner of Canby and Elm Street, the place of BEGINNING.

BEING known as 2705 Canby Street, Harrisburg, PA 17103

PARCEL #49-014-011-000-0000

FEE SIMPLE TITLE vested in Chad Shull and Djenabou Diallo, as joint tenants with the right of survivorship from Vanessa M. Joines, now by marriage Vanessa M. Bohner and David Bohner wife and husband by dated 06/29/2006, recorded 07/03/2006, in the Dauphin County Clerk's Office in Deed Instrument No 20060026338.

SEIZED AND SOLD as the property of Djenabou C. Diallo a/k/a Djenabou Diallo and Chad Shull under judgment #2019-CV-02947

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022,

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

SALE NO. 2

**STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$80,100.07**

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Lykens, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described according to survey of K. I. Daniel, Professional Engineer, dated December 7, 1955, as follows:

BEGINNING at a point on the northern side of Main Street, forty (40) feet east of the intersection of Main Street and Edwards Street; thence north twenty-four (24) degrees east one hundred forty (140) feet to a point on the southern side of twenty (20) feet wide alley; thence eastwardly along the same twenty-five (25) feet to a point; thence south twenty-four (24) degrees west, one hundred forty (140) feet to a point on the northern side of Main Street; thence westwardly along the same twenty-five (25) feet to a point, the place of BEGINNING.

HAVING thereon erected a frame dwelling house known and numbered as 305 Main Street, Lykens, Pennsylvania.

PROPERTY ADDRESS: 305 MAIN STREET, LYKENS, PA 17048-1210

PARCEL #38-007-019-000-0000

BEING KNOWN AS: 305 MAIN STREET, LYKENS, PA 17048

PROPERTY ID NUMBER: 38-007-019-000-0000

BEING THE SAME PREMISES WHICH JEFFREY S. SHADLE AND SHELLY SHADLE, HUSBAND AND WIFE BY DEED DATED 9/7/2017 AND RECORDED 9/11/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO LAURA S. CROSSON, SINGLE.

SEIZED AND SOLD as the property of Laura S. Crosson under judgment #2019-CV-04918

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 3

**LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$90,047.52**

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

BEGINNING at a point on the dividing line of Lots 2 and 3, said point being 120 feet northerly from the northwest intersection of Locust Lane and Marene Drive; thence south 81 degrees 15 minutes 30 seconds west, 74.99 feet along line of Lots 2 and 3 to a point on line of lands now or formerly of Roy S. Reynolds; thence by lands now or formerly of Reynolds, north 3 degrees 16 minutes 30 seconds east, 126.62 feet; thence south 86 degrees 43 minutes 30 seconds east, 80.27 feet along line of Lots 3 and 4 to a point on the westerly side of Marene Drive; thence along the westerly side of Marene Drive, 100.63 feet along a curve with a central angle of 7 degrees 53 minutes 59 seconds, radius 730.22 feet, and south 3 degrees 16 minutes 30 seconds west, 10.65 feet to the point of BEGINNING.

IT BEING Lot #3, Marene Village, Section A, which plan is recorded in Dauphin County Recorder's Office in Plan Book W, Page 124.

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: 1450 MARENE DRIVE, HARRISBURG, PA 17109

PARCEL #: 35-082-003

BEING the same premises which Harry F. Fry, Jr., by deed dated January 19, 2012 and recorded January 23, 2012, Dauphin County Instrument No. 2012-0002123, granted and conveyed unto Robin L. Delancey. Robin L. Delancey died Intestate on April 27, 2019. Her only known heirs are David Beverlin, her son, and Luis A. Colon-Cruz, her husband.

TO BE SOLD AS THE PROPERTY OF DAVID BEVERLIN, LUIS A. COLON CRUZ AND THE UNKNOWN HEIRS OF ROBIN L. DELANCEY, DECEASED, UNDER JUDGMENT NO. 2019-CV-08340-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance

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

SALE NO. 4

TROY M. FREEDMAN, ESQUIRE
JUDGMENT AMOUNT: \$150,051.57

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected situate in Township of Lower Paxton, Dauphin County, Pennsylvania, bounded and described in accordance with a survey made by Gerrit J. Betz, RS, dated December 6, 1974, as follows:

BEGINNING at a point approximately 16 feet north of the northern line of Sunset Drive, said point being located 425.75 feet east of the northeast corner of Sunset Drive and Curvin Drive; Thence along Lot #63 in hereinafter mentioned Plan of Lots belonging now or late of August H. Brentari, north 5 degrees 45 minutes west a distance of 217.80 feet to a point; Thence along Lot #79 in hereinafter mentioned Plan of Lots belonging now or late to Robert L. Henry, north 84 degrees 15 minutes east, a distance of 100 feet to a point; Thence along Lot #62 in hereinafter mentioned Plan of Lots belonging now or late to Harold E. Anderson, south 5 degrees 45 minutes east, a distance of 217.80 feet to a point, said point being located approximately 16 feet north of the northern side of Sunset Drive; Thence along a line running parallel to the northern side of Sunset Drive, south 64 degrees 15 minutes west a distance of 100 feet to a point, the place of BEGINNING.

HAVING THEREON erected a one and one half story stone dwelling being known and numbered as 5116 Sunset Drive, Harrisburg, Pennsylvania being further known as Lot 62, Section 5, Pleasant Hill, recorded in Plan Book N, Page 83, Dauphin County Records.

TAX ID: 35-029-065-000-0000

BEING THE SAME premises that Ryan M. Sieg and Kaysee L. Sieg, husband and wife by deed dated 08/17/2016 and recorded on 08/25/2016 in the Office of the Recorder of Deeds in the County of Dauphin, Commonwealth of Pennsylvania as Instrument No. 20160021684 granted and conveyed unto Dustin N. Vieli and Amanda L. Vieli, Husband and Wife.

SEIZED AND SOLD as the property of Dustin N. Vieli and Amanda L. Vieli under judgment #2019-CV-06939

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance

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

SALE NO. 5
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$185,323.81
CASE NUMBER: 2019-CV-07957-MF

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

BEGINNING at a spike driven in the center of Wayne Township Public Road No. T-553; THENCE along lands now or late of Donald M. and Mildred S. Miller, his wife, north seventy-four (74) degrees thirty-one (31) minutes west, one hundred eighty-one and fifty one-hundredths (181.50) feet to a one inch pipe; THENCE along lands of the same, north fifteen (15) degrees twenty-nine (29) minutes east, two hundred forty (240) feet to a one inch pipe; THENCE along lands now or late of Charles Hoover, south seventy-four (74) degrees thirty-one (31) minutes east, one hundred eighty-one and fifty one-hundredths (181.50) feet to a spike driven in the center of the said Wayne Township Public Road No. T-553; THENCE along said Public Road, south fifteen (15) degrees twenty-nine (29) minutes west two hundred forty (240) feet to the place of BEGINNING.

****FOR INFORMATIONAL PURPOSES ONLY****

THE IMPROVEMENTS thereon being known as: 1228 Matamoras Road, Halifax, PA 17032

BEING the same property conveyed to Roy E. Gonder, Jr. and Linda S. Gonder from Ronald E. Bowen and Linda L. Bowen, by Warranty Deed dated April 15, 1975, and recorded on April 17, 1975, in Book 61, Page 362, among the Land Records of Dauphin County, Pennsylvania. The said Roy E. Gonder, Jr. having departed this life on or about October 3, 2007, thereby vesting said title unto Linda S. Gonder as Surviving Joint Tenant.

Tax ID #: 67-005-065

BEING KNOWN AS: 1228 MATAMORAS RD., HALIFAX, PA 17032

PROPERTY ID: 67-005-065-000-0000

TITLE TO SAID PREMISES IS VESTED IN ROY E. GONDER, JR. AND LINDA S. GONDER, HIS WIFE BY DEED FROM RONALD E. BOWEN AND LINDA L. BOWEN, HIS WIFE DATED 04/15/1975 RECORDED 04/17/1975 IN BOOK NO. 61 PAGE 362 INSTRUMENT NO. 3398. ROY E. GONDER, JR. DIED ON OR ABOUT 10/30/2007. LINDA S. GONDER DIED ON 05/20/2019.

SEIZED AND SOLD as the property of unknown heirs, successors assigns and all persons, firms or associations claiming right, title, or interest from or under Linda S. Gonder, a/k/a Linda Sue Gonder under judgment #2019-CV-07957

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$103,587.25

PROPERTY SITUATE in the BOROUGH OF HIGHSPIRE, Dauphin County, Pennsylvania
TAX ID No. 30-003-012-000-0000

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

BEGINNING at a point on the northern line of Center Avenue on line separating Lots Nos. 12 and 13 on Plan of Lots hereinafter mentioned; thence in a northerly direction along the eastern line of Lot No. 12, one hundred twenty-five (125) feet to a point on the southern line of Walnut Street; thence in an easterly direction along the southern line of Walnut Street fifty (50) feet to a point, said point being the line separating Lots Nos. 13 and 14 on the Plan of Lots hereinafter mentioned; thence in a southerly direction along the western line of Lot No. 14, one hundred twenty-five (125) feet to the northern line of Center Avenue; thence in a westerly direction along the northern line of Center Avenue fifty (50) feet to a point, the place of BEGINNING.

BEING Lot No. 13 on Plan of Lots known as G.I. Housing Layout for the Borough of Highspire, recorded in Plan Book "M", Page 2.

HAVING THEREON ERECTED a dwelling house known as No. 243 Walnut Street, Highspire, Pennsylvania.

UNDER AND SUBJECT to all applicable restrictions and rights-of-way of record.

BEING THE SAME PREMISES which Margaret M. Stanisic, an unmarried widow, by and through Loretta S. Miller, her agent by deed dated 05/30/2017 and recorded 06/02/2017 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20170014052, granted and conveyed unto Stephanie Pastore, in fee.

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SEIZED AND SOLD as the property of STEPHANIE PASTORE by virtue of a writ of execution No. 2018-CV-02633-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8
KRISTEN D. LITTLE, ESQUIRE
JUDGMENT AMOUNT: \$365,502.43

TRACT NO. 1

ALL THAT CERTAIN parcel or tract of land situate in Lower Swatara Township, Dauphin County, Commonwealth of Pennsylvania, known as Lot Number Two Hundred Thirty-nine (239) of a Final Subdivision Plan, Old Reliance Farms, Site Plan, Section 12-A, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "E", Volume 6, Page 49, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the northeast corner of lands now or formerly of Glenn G. and Lenda Sue Evans; thence along lands now or formerly of Glenn G. and Lenda Sue Evans north eighty-eight (88) degrees forty-seven (47) minutes sixteen (16) seconds west seven hundred fifty-four and fifty-three one-hundredths (754.53) feet to a point; thence along the dividing line between Lot 239 and Lots 232, 233 and 234 north six (06) degrees twenty-eight (28) minutes seven (07) seconds west two hundred sixty-three and seventy-four one-hundredths (263.74) feet to a point; thence along the dividing line between Lot 239 and lands now or formerly of AJS Land Development Company, Inc. north eighty-three (83) degrees thirty-one (31) minutes fifty-three (53) seconds west one hundred and no one-hundredths (100.00) feet to a point; thence continuing along the dividing line between Lot 239 and lands now or formerly of AJS Land Development Company, Inc. south sixty-seven (67) degrees five (05) minutes forty-six (46) seconds east seven hundred forty-three and thirty-one one-hundredths (743.31) feet to a point, the place of BEGINNING.

CONTAINING 116,835 square feet.

TRACT NO. 2

ALL THAT CERTAIN parcel or tract of land situate in Lower Swatara Township, Dauphin County, Commonwealth of Pennsylvania, known as Lot Number Two Hundred forty (240) of a Final Subdivision Plan, Old Reliance Farms, Site Plan, Section 12-A, as recorded in the

Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Plan Book "E", Volume 6, Page 49, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Powderhorn Road, said point also lying on the boundary line between Section 12-A and Section 9 of Old Reliance Farms; thence along the eastern right-of-way line of Powderhorn Road north six (06) degrees twenty-eight (28) minutes seven (07) seconds west thirty and no one-hundredths (30.00) feet to a point; thence along the dividing line between Lot 240 and Lot 231 north eighty-three (83) degrees thirty-one (31) minutes fifty-three (53) seconds east ninety-five and no one-hundredths (95.00) feet to a point; thence along lands now or formerly of Glenn G. and Lenda Sue Evans south six (06) degrees twenty-eight (28) minutes seven (07) seconds east thirty and no one-hundredths (30.00) feet to a point; thence along the boundary line between Section 12-A and Section 9 of Old Reliance Farms south eighty-three (83) degrees thirty-one (31) minutes fifty-three (53) seconds west ninety-five and no one-hundredths (95.00) feet to a point, the place of BEGINNING.

CONTAINING 2,850 square feet.

BEING PART of the same premises which Glenn G. Evans and Lenda Sue Evans, his wife by deed dated December 23, 1998 and recorded December 30, 1998 in Dauphin County in Deed Book Volume 3295, Page 632 conveyed unto Glenn G. Evans and Lenda Sue Evans, his wife, in fee.

TRACT NO. 3

ALL THAT CERTAIN parcel or tract of land situate in Lower Swatara Township, Dauphin County, Commonwealth of Pennsylvania, known as Lot No. 246-B-3 of a Final Subdivision Plan, Lot 246-B, Section 9 of Old Reliance Farms, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "G", Volume 6, Page 99, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Eastern right-of-way line of Powderhorn Road, thence along the dividing line between Lot 246-B-3 and Section 12-A, north 83° 31' 53" east, 95.00 feet to a point thence along lands now or formerly of Glenn G. and Lenda Sue Evans South 06° 28' 07" east, 20.00 feet to a point; thence along the dividing line between Lot 246-B-3 and Lot 246-B-2 south 83° 31' 53" west, 95.00 feet to a point on the eastern right of way line of Powderhorn Road; thence along the eastern right of way line of Powderhorn Road North 06° 28' 07" west, 20.00 feet to a point, the place of BEGINNING.

CONTAINING 0.0436 ACRES.

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UNDER AND SUBJECT to a one hundred (100) feet wide right of way of Pennsylvania Power and Light company traversing west to east across the southerly portion of Lot No. 12 and all other applicable restrictions, reservations, easements and rights of way of record.

UNDER AND SUBJECT to the rights of the municipal authorities and public in and to the right of way of Oberlin Road (LR 618) and a private lane as shown on the aforementioned Subdivision Plan and under and subject to the rights of Pennsylvania Power and Light Company and its right of way which traverses a portion of the acreage having a width of 60 feet.

TAX PARCEL Nos. 36-005-293 and 36-005-003

PROPERTY ADDRESS (for informational purposes only): 1971 Powderhorn Road and Powderhorn Rd., L246B3, Middletown, PA 17057

BEING THE SAME premises which Ronald A. Burkholder and Patricia A. Burkholder, his wife by deed dated September 22, 2000 and recorded September 25, 2000 in Dauphin County in Deed Book Volume 3774, Page 26 conveyed unto Glenn G. Evans and Lenda Sue Evans, his wife, in fee.

SEIZED AND SOLD as the property of Glenn G. Evans a/k/a Glenn Evans and Lenda Sue Evans a/k/a Lenda S. Evans under judgment number 2021-CV-9712-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9

MEREDITH H. WOOTERS, ESQUIRE

JUDGMENT AMOUNT: \$143,238.39

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

ALL THAT CERTAIN parcel or tract of land, situate in the Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a survey by Roy M. Benjamin R.S. dated July 28, 1971, as follows:

BEGINNING at a point on the northerly side of Nassau Road, at a corner of Lot No. 6, said point being measured along the said side of Nassau Road, the distance of 90 feet from its point of intersection with the side of Amy Drive;

thence extending from said point of beginning and along the northerly side of Nassau Road, north 78 degrees 45 minutes west, a distance of 75 feet to a point at a corner of Lot No. 8; thence extending along Lot No. 8, north 11 degrees 30 minutes east, a distance of 125 feet to a point, near a corner of Lot No. 5; thence extending along Lot No. 5, south 68 degrees east, a distance of 76.49 feet to a point, at a corner of Lot No. 6; thence extending along Lot No. 6, south 11 degrees 30 minutes west, a distance of 110 feet to the first mentioned point and place of BEGINNING.

BEING SHOWN as Lot No. 7, Block G, on Plan of Lingle Haven recorded in Plan Book R, Page 9.

BEING known and numbered as 6212 Nassau Road, Harrisburg, PA 17112.

WITH all improvements erected thereon.

PARCEL NO.: 35-080-153-000-0000

BEING THE SAME property conveyed to Cynthia L. Craig-Halbleib and Keith A. Halbleib, wife and husband who acquired title by virtue of a deed from LSP Investment, LLC, a Pennsylvania Limited Liability Company, dated June 5, 2017, recorded June 7, 2017, at Instrument Number 20170014490, 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 Cynthia L. Craig-Halbleib and Keith A. Halbleib, wife and husband, Mortgagees herein, under Judgment No. 2021-CV-5190-MF

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

STEPHANIE A. WALCZAK, ESQUIRE

JUDGMENT AMOUNT: \$51,580.78

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ALL THAT CERTAIN lot or piece of ground situate in the Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey by C.J. Betz, R.S. dated August 13, 1970, as follows to wit:

BEGINNING on the south side of Emerald Street 42 feet 6 inches west of the southwest corner of Emerald and Logan Streets; thence through the center of a partition wall and beyond south 19 degrees east 90 feet; thence south 71 degrees west 21 feet 3 inches; thence through the center of the brick partition wall north 19 degrees west 90 feet to Emerald Street; thence along Emerald Street south 71 degrees east 21 feet 3 inches to the place of BEGINNING.

BEING PREMISES No. 313 Emerald Street.

BEING KNOWN AS: 313 EMERALD STREET, HARRISBURG, PA 17110

PROPERTY ID NUMBER: 10-046-074-000-0000

BEING THE SAME PREMISES WHICH CORNELIUS DRAYTON, JR. BY DEED DATED 12/21/2007 AND RECORDED 1/9/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 20080001063, GRANTED AND CONVEYED UNTO ISRAEL GONZALEZ-SOTO.

SEIZED AND SOLD as the property of Israel Gonzalez Soto, a/k/a Israel Gonzalez Soto under judgment #2021-CV-08975

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

ROBERT CRAWLEY, ESQUIRE

JUDGMENT AMOUNT: \$125,807.91

CASE NUMBER: 2021-CV-06059-MF

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN THEREOF MADE BY WILLIAM S. WHITCOCK, REGISTERED SURVEYOR, DATED DECEMBER 28, 1960, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF BATESFIELD ROAD, SAID POINT BEING 457.12 FEET MEASURED EASTWARDLY ALONG BATESFIELD ROAD FROM THE

INTERSECTION OF THE SAME WITH THE SOUTHEASTERN LINE OF CLOVERFIELD ROAD (BOTH EXTENDED) SAID POINT ALSO BEING AT THE DIVIDING LINE BETWEEN LOTS NOS. 127 AND 126 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE EXTENDING ALONG SAID DIVIDING LINE NORTH 00° 45' 30" WEST, 125 FEET TO A POINT ON THE SOUTHERN LINE OF LOT NO. 112, THENCE ALONG THE SOUTHERN LINE OF LOTS NO. 112 AND LOTS NO. 113, NORTH 89° 14' 30" EAST, 70 FEET TO THE DIVIDING LINE BETWEEN LOTS NOS. 126 AND 125; THENCE ALONG SAID DIVIDING LINE SOUTH 00° 45' 30" EAST, 125 FEET TO THE NORTHERN SIDE OF BATESFIELD ROAD; THENCE ALONG THE SAME, SOUTH 89° 14' 30" WEST, 70 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 126 ON THE REVISED PLAN OF SECTION "E", WEDGEWOOD HILLS, WHICH SAID PLAN IS RECORDED IN PLAN BOOK "S", PAGE 42, DAUPHIN COUNTY RECORDS.

HAVING THEREON ERECTED A ONE-STORY BRICK DWELLING KNOWN AS 3210 BATESFIELD ROAD.

UNDER AND SUBJECT, NEVERTHELESS, TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS OF WAY OF RECORD.

BEING KNOWN AS: 3210 BATESFIELD RD., HARRISBURG, PA 17109

PROPERTY ID: 62-031-041-000-0000.

TITLE TO SAID PREMISES IS VESTED IN THOMAS ALAN BOOKS BY DEED FROM THOMAS ALAN BOOKS, A SINGLE MAN DATED 03/06/2002 RECORDED 03/06/2002 IN BOOK NO. 4303 PAGE 92, INSTRUMENT 20020009959.

SEIZED AND SOLD as the property of Danielle Vucenic, in her capacity as heir of Thomas Alan Books a/k/a Thomas Allen Books; unknown heirs successors assigns and all persons, firms or associations claiming right, title of interest from or under Thomas Alan Books a/k/a Thomas Allen Books under judgment #2021-CV-06059

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 12
ROBERT CRAWLEY, ESQUIRE
JUDGMENT AMOUNT: \$211,722.18
CASE NUMBER: 2022-CV-00182-MF

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

BEGINNING at a point, a railroad spike, in Township Road T-364, said point being adjacent to lands now or formerly of Kenneth J. Tannery; thence along lands of said Tannery, south four (4) degrees, forty (40) minutes east, four hundred thirty-eight and thirty-two hundredths (438.32) feet to an iron pin; thence along lands now or formerly of Clarence P. Coleman, north eighty-eight (88) degrees, seventeen (17) minutes, twenty-two (22) seconds west, two hundred (200) feet to an iron pin; thence along lands now or formerly of Eunice Beaver, north four (4) degrees, forty (40) minutes west, four hundred thirty-eight and thirty-two hundredths (438.32) feet to a spike in the aforementioned Township Road; thence through and along said Road, South eight-eight (88) degrees, seventeen (17) minutes, twenty-two (22) seconds east, two hundred (200) feet to a point, the place of BEGINNING.

CONTAINING two (2) acres, more or less, and being Lot No. 1 on the plan recorded in Dauphin County Plan Book "Y", Volume 2, Page 78.

BEING KNOWN AS: 352 BERRY MOUNTAIN RD., MILLERSBURG, PA 17061
PROPERTY ID: 65-028-020-000-0000

TITLE TO SAID PREMISES IS VESTED IN CLIFFORD M. SCHAFFNER BY DEED FROM CLIFFORD M. SCHAFFNER AND SUSAN R. SCHAFFNER, HIS WIFE DATED 04/10/2004 RECORDED 04/20/2004 IN BOOK NO. 5461 PAGE 005 INSTRUMENT NO. 16980.

SEIZED AND SOLD as the property of Clifford M. Schaffner under judgment #2022-CV-00182

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13
MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$72,190.26

SITUATE IN: Tower City, Rush Township, Dauphin County, PA

ALL THAT CERTAIN Lot Number 54 in Plan of Lots known as Mountain View, which Plan is recorded in Dauphin County in Plan Book U, Page 50, situate in the Township of Rush, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Lot No. 55; THENCE north 29 degrees 30 minutes west 322.20 feet to an iron pin; THENCE by Lot No. 44, north 62 degrees 58 minutes east 164.08 feet to an iron pin; THENCE along Stahl Drive and Lot No. 53, south 26 degrees 46 minutes east 301.32 feet to a spike in the Township Road leading from Tower City to Susquehanna River; THENCE in said Road, south 57 degrees 01 minute west 147.45 feet to the place of BEGINNING.

TOGETHER with the dwelling thereon erected.

PARCEL #: 55-004-040

BEING KNOWN and numbered as 106 North Lloyd Lane, Tower City, Pennsylvania.

RESERVING, nevertheless, for public use the free and uninterrupted right, liberty, use and privilege to use and maintenance of a certain roadway 24 feet wide now through the above described lot, which roadway shall be for public use at all times, with the right of ingress, egress and regress thereto and therefrom by the public at all times.

BEING THE SAME PREMISES which Kirk R. Lloyd and Debra D. Lloyd, formerly known as Debra D. Bowman, husband and wife by deed dated October 23, 2015 and recorded October 26, 2015 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20150027459, granted and conveyed unto Kimberly B. Sullens, a single woman.

AND the said Kimberly B. Sullens died on January 22, 2020, whereupon title vested solely into the unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Kimberly B. Sullens.

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

PREMISES BEING: 106 N. Lloyds Lane, Tower City, Rush Township, Dauphin County, PA.

SEIZED IN EXECUTION as the property of the unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Kimberly B. Sullens on Judgment No. 2021-CV-4848-MF.

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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 August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14
NATHALIE PAUL, ESQUIRE
JUDGEMENT AMOUNT: 209,194.82

ALL THAT CERTAIN piece or part of land, situate in The Township of Middle Paxton, County of Dauphin, and Commonwealth of Pennsylvania being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center line of Legislative Route No. 22005, said point being on the eastern line of a fifty (50) foot right-of-way and the line of lands now or formerly of Donald L. Ertel; thence along the center line of said highway, south eighty-eight (88) degrees thirty (30) minutes west, for a distance of two hundred ten and eighty-six hundredths (210.86) feet to a point at line of other lands now or formerly of David S. Eynon Estate; thence by the same, north three (03) degrees thirty-nine (39) minutes west for a distance of one hundred eighty-two and sixty hundredths (182.60) feet to a point at the dividing line between Lot Nos. 4A-2 and 4A-1 on the hereinafter mentioned Plan of Lots; thence along said dividing line, south eighty-nine (89) degrees eight (08) minutes east, for a distance of two hundred twenty-four and seventy-one hundredths (224.71) feet to a point at line of lands now or formerly of Donald L. Ertel; thence by the same, south zero (00) degrees fifty-two (52) minutes west, for a distance of one hundred seventy-five and forty-two hundredths (175.42) feet to a point in the center line of Legislative Route No. 22005, the place of BEGINNING.

THIS DESCRIPTION includes, and it is the intention to convey that portion of the fifty (50) foot right-of-way adjoining Lot A-2 to the east, subject to the rights; of ingress, egress and regress over and upon said right-of-way to and for the benefit of Lot Nos. 4A-1, 4A-2 and 4B.

BEING Lot No. 4A-2, in accordance with a survey prepared by Richard F. Zinn, Registered Surveyor, for the heirs of David Eynon, dated July 21, 1972, having thereon erected a dwelling house, and being known and municipally numbered as 321 Black Bear Lane, Harrisburg, PA 17112

TAX PARCEL NO. 43-037-023-000-0000
PREMISES BEING: 321 Black Bear Lane,
Harrisburg, Pennsylvania 17112

BEING the same premises which TAMMY RENEE BURKE and CHRISTOPHER TODD BURKE by deed dated January 12, 2012 and recorded January 24, 2012 in Instrument Number 20120002255, granted and conveyed unto Christopher T. Burke.

SEIZED AND SOLD as the property of Christopher T. Burke under judgment #2020-CV-489

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15
SAMANTHA GABLE, ESQUIRE
JUDGEMENT AMOUNT: \$98,714.00

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

BEGINNING at a point on the eastern side of South Fourth Street, at corner of property now or formerly of Mary E. Beidel; thence eastwardly (in former deeds called northward) along the line of said Beidel property, one hundred twenty-five (125) feet, more or less to Penn Avenue; thence northwardly (in former deeds called westward) along said avenue, twenty (20) feet to a post; thence westwardly (in former deeds southward) one hundred twenty-five (125) feet to Fourth Street; thence southwardly along the eastern side of Fourth Street, twenty (20) feet to the place of BEGINNING.

PARCEL #59-014-065-000-0000
FOR INFORMATIONAL PURPOSES ONLY: Being known as 39 South 4th Street, Steelton, PA 17113

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

BEING THE SAME PREMISE, which Nicholas J. Landis and Lisa M. McClintock now known as Lisa M. Lanids by deed dated July 15, 2008 and recorded August 5, 2008 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Instrument No. 20080029462 granted and conveyed unto Nicholas J. Landis and Lisa M. Landis in fee.

SEIZED AND SOLD as the property of Nicholas J. Landis and Lisa M. Landis under judgment number 2020-CV-00534-MF

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

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Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: LATIA TAYLOR
DAVID D. DUGAN, ESQUIRE
JUDGMENT AMOUNT: \$2,126.06

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

BEING a part of Lot Numbered 58 as appears on the General Plan of Lots laid out by John Smull, George F. Rohrer, et al., the said Lot fronting on Lincoln Street twenty-five (25) feet and extending back of same width, one hundred ten (110) feet, to land now or late of Aura C. Imes; being bounded on the east by land of the Evangelical Church, and on the west by land now or late of Henry Bartels.

TAX PARCEL No.: 59-006-004-000-0000
PROPERTY KNOWN as 222 Lincoln Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Latia Taylor
CASE NO. 2019-CV-05230-MU
SEIZED AND SOLD as the property of Latia Taylor under judgment #2019-CV-05230

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17
PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: KEVIN L. WILLIAMS
DAVID D. DUGAN, ESQUIRE
JUDGMENT AMOUNT: \$2,416.26

ALL THOSE CERTAIN lots or parcels of land situate in the Borough of Steelton, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of Conestoga Street and Third Alley; thence northwardly along northeastward line of Third Alley 112 feet more or less to the southern line of a 20 foot wide alley; thence eastwardly along the southern line of said 20 foot wide alley 87 feet, more or less to the western line of Lot No.

114; thence southwardly along said property line of Lot No. 114, 100 feet to the northern line of Conestoga Street; thence westwardly along the northern line of Conestoga Street 75 feet to the place of BEGINNING.

TAX PARCEL No.: 60-009-001-000-0000
PROPERTY KNOWN as 139 Conestoga Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Kevin L. Williams

CASE NO. 2019-CV-05228-MU
SEIZED AND SOLD as the property of Kevin L. Williams under judgment #2019-CV-05228

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19
PLAINTIFF: STEELTON-HIGHSPIRE
SCHOOL DISTRICT
DEFENDANT: BRIAN L. KUGLE
DAVID D. DUGAN, ESQUIRE
JUDGMENT AMOUNT: \$2,425.13

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

IN ACCORDANCE with a survey of Reed Engineering, Inc., dated June 30, 1980, as follows, to wit:

BEGINNING at a point at the northeastern corner of the intersection of Race Street and Steel Alley (15 feet wide); thence along the southeastern line of Race Street north 36 degrees 50 minutes zero seconds east a distance of 12.69 feet to a point; thence south 53 degrees 10 minutes zero seconds east a distance of 30.10 feet to a point; thence north 36 degrees 50 minutes zero seconds east a distance of 5.40 feet to a point; thence south 53 degrees 10 minutes zero seconds east through a partition wall and beyond a distance of 169.90 feet to a point on the northern line of Moyer Alley; thence south 36 degrees 50 minutes zero seconds west along said Moyer Alley a distance of 35.59 feet to a point; thence along the easterly line of Steel Alley north 48 degrees 10 minutes zero seconds west a distance of 200.76 feet to a point on the southeasterly line of Race Street, the point and place of BEGINNING.

TAX PARCEL No.: 30-004-026-000-0000
PROPERTY KNOWN as 19 Race Street, Highspire, Pennsylvania 17034

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TO BE SOLD as the property of Brian L. Kugle

CASE NO. 2019-CV-04776-MU

SEIZED AND SOLD as the property of Brian L. Kugle under judgment #2019-CV-04776

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 20

PLAINTIFF: STEELTON-HIGHSPIRE

SCHOOL DISTRICT

DEFENDANT: RAFAEL PILLER

CRUZ RIVERA

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$2,304.49

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

BEGINNING at a point on the north side of Adams Street, eighty feet (80') distant in a northeasterly direction from the eastern line of Daron (Summit) Alley; thence in a northwesterly direction parallel with said alley along lands of A. Smith Fields, eighty feet, more or less (80'±) to Jones Alley; thence along the southern line of said alley, in a northeasterly direction forty-five feet (45') to lands now or late of Washington Jordon, deceased; thence along said lands in a southeasterly direction, parallel with Daron's Alley, aforesaid, eighty feet, more or less (80'±) to Adams Street, aforesaid; thence along the northern line of Adams Street, forty-five (45') feet to lands of A. Smith Fields, at the point of BEGINNING.

TAX PARCEL No.: 59-007-027-000-0000

PROPERTY KNOWN as 153 Frank S. Brown Boulevard, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Rafael Piller, Cruz Rivera

CASE NO. 2019-CV-05854-MU

SEIZED AND SOLD as the property of Rafael Piller and Cruz Rivera under judgment #2019-CV-05854

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 22

PLAINTIFF: STEELTON-HIGHSPIRE

SCHOOL DISTRICT

DEFENDANT: MASONIC HALL

ASSOCIATES INCORPORATED

DAVID D. DUGAN, ESQUIRE

JUDGMENT AMOUNT: \$3,542.45

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

BEGINNING at the northwest corner of Bessemer and Harrisburg Streets; thence northwardly along the western side of Harrisburg Street, forty-five (45) feet to line of land now or late of Levester and Karen Cobb; thence in a westerly direction along the line of said lot one hundred and twenty-two (122) feet and six (6) inches to a twenty (20) feet wide alley; thence southwardly along said alley, forty-five (45) feet to Bessemer Street; and thence eastwardly along said Bessemer Street one hundred and twenty-two (122) feet and six (6) inches to the place of BEGINNING.

TAX PARCEL No.: 60-004-010-000-0000

PROPERTY KNOWN as 410 N. Harrisburg Street, Steelton, Pennsylvania 17113

TO BE SOLD as the property of Masonic Hall Associates Incorporated

CASE NO. 2019-CV-04630-MU

SEIZED AND SOLD as the property of Masonic Hall Associate Incorporated under judgment #2019-CV-04630

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 26

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:

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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.

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 August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

TROY FREDMAN, ESQUIRE

JUDGMENT AMOUNT: \$266,692.58

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

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

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

HAVING erected thereon a house known as 532 Altavista Avenue, HBG, PA 17109

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

ADAM FRIEDMAN, ESQUIRE

JUDGMENT AMOUNT: \$37,127.74

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

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BEGINNING at a point on the western side of Sixth Street which point is at or opposite the center line of the division wall between houses now numbered 3536 and 3538 Sixth Street; Thence westwardly, through the center of said division wall and beyond, 127.5 feet to a 20 feet wide alley; Thence northwardly along the eastern line of said 20 feet wide alley, 20 feet 9 inches, more or less, to a point on said alley; Thence eastwardly in a straight line, 127.5 feet, to Sixth Street; Thence southwardly along the western line of Sixth Street 21 feet, 3.5 inches, to the place of BEGINNING.

NOW HAVING erected the northern half of a double stucco dwelling House Numbered 3538 Sixth Street.

BEING approximately the northern half of Lot No. 318 on the Plan of "Estherton" recorded in Plan Book G, Page 57.

BEGINNING at a point on the western side of Sixth Street, which point is at the centerline of the division wall between Houses No. 3536 and No. 3538 Sixth Street; Thence north 71 degrees 30 minutes west through the center of said division wall and beyond 127.54 feet to a drill hole on the eastern side of Fulton Street, a 20 foot wide alley; Thence along said last mentioned line, north 19 degrees 12 minutes east 20.75 feet to a point; Thence south 71 degrees 44 minutes 05 seconds east 127.12 feet to a point on the western side of Sixth Street; Thence along said last mentioned line south 18 degrees 03 minutes 20 seconds west 21.27 feet to a point, the place of BEGINNING.

BEING the same premises, which Kimberly R. Ferguson by deed dated December 11, 2004 and recorded in the Official Records of Dauphin County on December 23, 2004 in Deed Book Volume 5817, Page 155, as Instrument granted and conveyed unto Kimberly R. Baskins.

3538 North 6th Street, Harrisburg, PA 17110

TAX PARCEL Number:

SALE No: 62-018-047

SEIZED AND SOLD as the property of Kimberly R. Baskins under judgment #2022-CV-000777

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 29

CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$44,762.35

PARCEL NO. 1

ALL THAT CERTAIN half lot or piece of ground situate on the north side of Pottsville Street, in the Township of Wiconisco, County of Dauphin and Commonwealth of Pennsylvania, being the eastern half of Lot Number Seventeen (17) as shown in the Plan of Lots as laid out by the Lykens Valley Coal Company on the north side of Pottsville Street.

FRONTING on the north side of Pottsville Street, twenty-five (25) feet, bounded on the east by Lot Number eighteen (18) one hundred twenty (120) feet to an alley; thence twenty-five (25) feet westward along the south side of said alley; thence southward one hundred twenty (120) feet to Pottsville Street: thence eastward twenty-five (25) feet to the southwest corner of Lot Number Eighteen (18), the place of BEGINNING.

SAID half lot of ground having thereon erected a two-story frame dwelling house and the necessary out-buildings known as 322 Pottsville Street.

TAX PARCEL NO. 69-006-090-000-0000
PREMISES BEING: 322 Pottsville Street, Wiconisco, Pennsylvania 17097

BEING the same premises which David M. Perniola and Carolyn M. Perniola, husband and wife, by deed dated October 3, 2007 and recorded October 5, 2007 in Instrument Number 20070040213, granted and conveyed unto Philip B. Fenstermacher and Debra K. Fenstermacher, husband and wife. The said Philip B. Fenstermacher died on August 1, 2014 thereby vesting title in his surviving spouse Debra K. Fenstermacher by operation of law.

SEIZED AND SOLD as the property of Debra K. Fenstermacher under judgment #2021-CV-9581

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 30

MICHAEL P. FARRINGTON, ESQUIRE
JUDGMENT AMOUNT: \$70,248.22

ALL THAT CERTAIN tract or parcel of land and premises situated in the City of Harrisburg, County of Dauphin, Pennsylvania, to wit:

BEGINNING at a point at the eastern side of South Thirteenth Street, between Howard Street and Vernon Street at line of lot now or late of Edward Sheetz; thence eastwardly along the line of said lot, 100 feet to Crooked Alley; thence southwardly along said alley 25 feet to line of lot

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now or formerly of William Killinger; thence westwardly along the line of said property 100 feet to Thirteenth Street; thence northwardly along Thirteenth Street, 25 feet to line of lot now or formerly of Edward Sheetz, the place of BEGINNING.

BEING KNOWN AS: 35 SOUTH 13TH STREET, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 09-060-007-000-0000

BEING THE SAME PREMISES WHICH JULIO DIAZ AND JULIANA DIAZ BY DEED DATED 7/1/2018 AND RECORDED 2/7/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/PAGE INSTRUMENT NUMBER 20190002987, GRANTED AND CONVEYED UNTO JULIANA DIAZ.

SEIZED AND SOLD as the property of Juliana Diaz under judgment #2019-CV-06133

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 31

ROBERT FLACCO, ESQUIRE

JUDGMENT AMOUNT: \$238,345.80

CASE NUMBER: 2019-CV-01399-MF

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

BEGINNING at a point at the southeast corner of the intersection of Mar-Bob Road with Cessna Drive, said point being the northwest corner of the within described lot; thence along the southern line of Cessna Drive, north 72 degrees 40 minutes 45 seconds east, 134.00 feet to a point at the northwest corner of Lot No. 25 on the hereinafter mentioned plan of lots; thence along the western line of said Lot No. 25, south 17 degrees 19 minutes 15 seconds east, 200.00 feet to a point at other lands now or formerly of Robert H. Farner and Marie A. E. Farner, his wife; thence along the same, south 72 degrees 40 minutes 45 seconds west, 139.02 feet to a point on the eastern line of said Mar-Bob Road; thence along the eastern line of said road, north 15 degrees 52 minutes 53 seconds west, 200.06 feet to a point, the place of BEGINNING.

CONTAINING 27,301.46 square feet of land, or 0.627 acres and being designated Lot No. 26 on the final subdivision plan on Mar-Bob Estates as prepared by Carl Poffenberger, Registered

Surveyor dated April 12, 1984 and recorded in the Recorder of Deeds Office of Dauphin County in Plan Book "W", Volume 3, Page 32.

SUBJECT to the building setback lines and notes and soil erosion control measures set forth on said Subdivision Plan.

IT BEING part of the same premises which Kenneth G. Kipp, et al., by their deed dated April 21, 1962, and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book "Q", Volume 47, Page 32, granted and conveyed unto Robert H. Farner and Marie A. E. Farner, husband and wife.

SUBJECT to the following restrictions:

18502. All lots are for single family residential dwellings.

18503. All buildings must be erected within the building setback lines as shown on the Subdivision Plan recorded in Plan Book "W", Volume 3, Page 32.

18504. No dwellings shall be erected with a floor area of less than one thousand (1,000) square feet or at a cost of less than Thirty-five Thousand (\$35,000) Dollars based on comparable construction costs for the year 1985.

18505. All dwellings and garages shall be completely finished on the exterior and all grading and seeding shall be done within one (1) year of the start of construction or ground breaking. Any excess earth or ground from any construction shall be the property of the developer and shall be removed by the lot owner at his expense to a place designated in the development and determined by the developer.

18506. No unsightly fences shall be erected or permitted to grow and under no circumstances shall any fence exceed thirty (30) inches in height. No mobile homes, trailers or prefabricated houses shall be allowed on any lot within the development.

18507. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance, nuisance, or of aesthetic damage, to the neighborhood.

18508. No commercial establishment or businesses or obnoxious professions may be maintained on any of the lots.

18509. Animals, livestock or poultry, excepting household pets, shall not be raised, bred or kept on any lot. Household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. Nothing shall be permitted to grow on said lot that exceeds the height of one and one-half (1 ½) feet except for ornamental shrubs and trees.

18510. No tar paper siding of any kind shall be applied to the exterior of any structure. All block structures shall be stuccoed or covered with a

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similar material in order that the blocks may be concealed and a better appearance afforded.

No sign of any kind shall be displayed to public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the developer to advertise the property during construction and/or the original sale period

18511. All trash, garbage and other waste shall be kept in sanitary containers and placed in specified locations for collection. No abandoned, junked, unlicensed or unregistered vehicles or other waste or refuse shall be stored at any time on any lot.

BEING KNOWN AS: 87 CESSNA DRIVE, HALIFAX, PA 17032

PROPERTY ID: 32-010-122-000-0000

TITLE TO SAID PREMISIS IS VESTED IN BYRON S. NEITHERCOAT, AN ADULT INDIVIDUAL BY DEED FROM BYRON S. NEITHERCOAT AND MARY EDNA NEITHERCOAT, HIS FORMER WIFE DATED 12/18/2007 RECORDED 01/24/2008 INSTRUMENT NO. 20080002777.

SEIZED AND SOLD as the property of Thomas Neithercoat, in his capacity as heir of Byron Neithercoat; Jon Neithercoat, in his capacity as heir of Byrn Neithercoat; Bonnie Mondoro, in her capacity as heir of Byron Neithercoat; Kerry Wilfe, in her capacity as heir of Byron Neithercoat; Anne Neithercoat, in her capacity as heir of Byron Neithercoat; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Byron Neithercoat under judgment #2019-CV-01399

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO 32
KENYA BATES, ESQUIRE
JUDGMENT AMOUNT: \$220,260.98

ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATE IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF TUPELO STREET AT AN EASTERN CORNER OF LOT NO. 107; THENCE ALONG SAID RIGHT OF WAY LINE BY A CURVE TO THE LEFT, SAID CURVE

HAVING A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 51.00 FEET TO A POINT BEING A WESTERN CORNER OF LOT NO. 109; THENCE ALONG LOT NO. 109 AND THROUGH A 30' DRAINAGE EASEMENT SOUTH 36 DEGREES 48 MINUTES 15 SECONDS EAST 141.73 FEET TO A POINT AT LANDS NOW OR FORMERLY OF SLABONIK; THENCE ALONG SAID LANDS AND ALONG SAID DRAINAGE EASEMENT SOUTH 26 DEGREES 27 MINUTES 26 SECONDS WEST 90.00 FEET TO A POINT AT SAID LANDS; THENCE ALONG SAID LANDS AND ALONG SAID 30' DRAINAGE EASEMENT NORTH 63 DEGREES 32 MINUTES 34 SECONDS WEST 145.00 FEET TO A POINT ON THE EASTERN LINE OF LOT NO. 106; THENCE ALONG LOT NO. 106 AND LOT NO. 107 AND THROUGH SAID DRAINAGE EASEMENT NORTH 15 DEGREES 50 MINUTES 27 SECONDS EAST 132.70 FEET TO A POINT, BEING THE PLACE OF BEGINNING.

CONTAINING 19,715 + SQUARE FEET MORE OR LESS.

BEING LOT NO. 108 ON THE REVISED FINAL SUBDIVISION PLAN FOR CROWNE POINT, RECORDED THE 28TH DAY OF JUNE 1991 IN PLAN BOOK F, VOLUME 5, PAGE 84, PREVIOUSLY KNOWN AS PAXTON CREEK TERRACE AND RECORDED IN PLAN BOOK U, PAGE 68, DAUPHIN COUNTY COURTHOUSE.

HAVING THEREON ERECTED A TWO STORY DWELLING KNOWN AND NUMBERED AS 117 TUPELO STREET, HARRISBURG, PENNSYLVANIA 17110.

UNDER AND SUBJECT, NEVERTHELESS, TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS OF WAY OF RECORD OR VISIBLE UPON INSPECTION OF PREMISES.

PREMISES BEING: 117 Tupelo Street, Harrisburg, PA 17110

PARCEL NO. 62-071-040-000-0000

BEING the same premises, which Joseph J. King and Julie B. King by deed dated November 05, 1997 and recorded in the Office of Recorder of Deeds of Dauphin County on November 12, 1997 at Book 2973, Page 047 granted and conveyed unto Brad M. Polon and Beth Ann Polon.

SEIZED, taken in execution and to be sold as the property of Bethann Polon a/k/a Beth Ann Polon and Brad Polon a/k/a Brad M. Polon under Judgment No. 2011-CV-00729-MF

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

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Miscellaneous Notices

Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 33
CHRISTINE L. GRAHAM, ESQUIRE
JUDGMENT AMOUNT: \$75,844.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE IN THE TOWNSHIP OF WICONISCO, COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CHESTNUT TREE; THENCE BY LAND FORMERLY OF DANIEL ZIMMERMAN, NORTH ONE (1) DEGREE WEST SEVEN (7) PERCHES TO A STONE; THENCE BY LANDS FORMERLY OF PETER ZIMMERMAN, NORTH EIGHTY-SEVEN (87) DEGREES EAST NINE AND TWO-TENTHS (9.2) PERCHES TO A STONE; THENCE BY THE SAME SOUTH ONE (1) DEGREE EAST SEVEN (7) PERCHES TO A STONE; AND THENCE AGAIN BY THE SAME SOUTH EIGHTY-SEVEN (87) DEGREES WEST NINE AND TWO-TENTHS (9.2) PERCHES TO THE PLACE OF BEGINNING.

CONTAINING SIXTY-THREE AND SIX-TENTHS (63.6) SQUARE PERCHES OF LAND, NEAT MEASURE, MORE OR LESS, AND WHICH INCLUDES ONE (1) PERCH IN WIDTH ALONG THE NORTH SIDE OF THE SAME TO BE USED AS A ROAD.

HAVING THEREON ERRECTED A TWO STORY FRAME HOUSE AND A ONE AND ONE-HALF STORY LOG HOUSE OR DWELLINGS AND OTHER IMPROVEMENTS.

TAX PARCEL NO. 69-007-055-000-0000
PREMISES BEING: 107 EAST STREET, WILLIAMSTOWN, PENNSYLVANIA 17098
BEING THE SAME PREMISES WHICH GLENN E. BARDER AND JUDY JO JENKINS, NOW JUDY JO BARDER, HIS WIFE BY DEED DATED APRIL 14, 1976 AND RECORDED APRIL 22, 1976 IN DEED BOOK 62-Q, PAGE 582, GRANTED AND CONVEYED UNTO JOHN E. WATKINS, JR. A/K/A JOHN E. WATKINS AND JANET E. WATKINS, HUSBAND AND WIFE.

SEIZED AND SOLD as the property of John E. Watkins, Jr. a/k/a John E. Watkins, and Janet E. Watkins under judgment #2020-CV-1379

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36
JESSICA N. MANIS, ESQUIRE
JUDGMENT AMOUNT: \$211,115.88

ALL THAT CERTAIN tract of land situate in Derry Township, Dauphin County, Pennsylvania, being known as 2046 Church Road, Harrisburg, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a spike in T-568 (Church Road) in Derry Township, Dauphin County, Pennsylvania, said spike being the corner of lands now or formerly of Jacob B. McCorkel and Tract B; thence, running south 40 degrees 50 minutes 40 seconds in T-568 (Church Road) for a distance of 150 feet to a nail; thence, turning and running north 23 degrees 57 minutes 30 seconds west for a distance of 175.00 feet to a point; thence, turning and running north 37 degrees 37 minutes 20 seconds east along the residue lands now or formerly of Jacob B. McCorkel for a distance of 121.83 feet to an iron pin; thence, turning and running south 33 degrees 33 minutes east along Tract B for a distance of 171.52 feet to a spike the point of BEGINNING.

BEING part of the Tract recorded in Book E, Volume 23, Page 84, Recorder of Deeds Office, Dauphin County, Pennsylvania

PREMISES BEING: 2046 Church Road, Hummelstown, PA 17036

PARCEL NO. 24-058-031-000-0000

BEING the same premises, which Ronald W. Brennan and Carol A. Brennan by deed dated November 25, 2009 and recorded in the Office of Recorder of Deeds of Dauphin County on November 30, 2009 at Instrument #20090039718 granted and conveyed unto Kurt A. Steirer.

SEIZED, taken in execution and to be sold as the property of Kurt A. Steirer under Judgment No. 2011-CV-00729-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

SALE NO. 37
GREGORY JAVARDIAN, ESQUIRE
JUDGMENT AMOUNT: \$166,291.27

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

BEGINNING at a nail in the middle of a public macadam Township Road, said place of beginning being 717.90 feet eastwardly along the center line of macadam road from the intersection of the center line of said macadam road and the center line of a concrete road leading from Manada Hill to Hanoverdale; thence along the land now or late of William G. Roth of which this described tract was formerly a part, the three following courses and distances: 1) North 1° east, 363 feet to a stake; 2) North 46° 55' east, 182.30 feet to a stake; and 3) South 80° 28' east, 531.75 feet to a nail near the northern edge of said road respectively south 62° 37' west, 553.97 feet to a stake off the northern side of said road at a bend; thence south 5° 28' east, 61.12 feet to a nail in the center line of said road; thence along the center line of said road south 33° 59' west, 103.45 feet to a spike on the south side of said road to a bend in said road, the intersection of the center lines of said road; thence along the center line of said road, north 89° west, 120 feet to a nail in the center of said road, the place of BEGINNING

CONTAINING 3.557 acres.

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

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

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

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

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

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

SEIZED AND TAKEN in execution as the property of Christopher J. Damico, Mortgagors herein, under Judgment No. 2019-CV-7481-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed

distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38
LEON P. HALLER, ESQUIRE
JUDGMENT AMOUNT: \$103,940.31

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

BEGINNING at a point on the east side of "E" Street at the dividing line between Lots Nos. 4 and 5 on the hereinafter mentioned Plan of Lots, which point is 227 feet north of the northeast corner of "S" Street and South 4th Street; thence along the eastern line of "S" Street, north 20 degrees east, 69 feet to 5th Alley (unopened); thence along the southern side of the 5th Alley, south 49 degrees 47 minutes 47 seconds east, 133.19 feet to a point; thence south 20 degrees west, 23 feet to a point at the dividing line between Lots Nos. 4 and 5 on the hereinafter mentioned Plan of Lots; thence along the division line between Lots Nos. 4 and 5, north 70 degrees west, 125 feet to a point on the east side of "S" Street, the place of BEGINNING.

BEING Lot No. 5 of sub-division plan for Michael J. Schostarich (misspelled in prior deed) and Frances A. Schostarich (misspelled in prior deed), his wife, which Plan was recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "O", Volume 2, Page 12, on April 19, 1973.

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 ERRECTED A BRICK AND ALUMINUM DWELLING KNOWN AND NUMBERED AS: 405 S STREET, STEELTON, PA 17113

PARCEL #: 57-018-022-000-0000

BEING THE SAME PREMISES which Brenda Colak, by deed dated November 30, 2016 and recorded December 2, 2016 at the

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Miscellaneous Notices

Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, to Instrument No. 2016-0031775, granted and conveyed unto Tricia M. Crosland.

TO BE SOLD AS THE PROPERTY OF TRICIA M. CROSLAND UNDER JUDGMENT NO. 2022-CV-1912-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 39

MICHAEL P. FARRINGTON, ESQUIRE
JUDGMENT AMOUNT: \$163,567.84

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

BEGINNING at the northwest corner of Catherine Street and Witherspoon Alley; thence along said alley westwardly one hundred and five (105) feet to line of Lot No. 286 on hereinafter mentioned plan; thence along the line of said lot northwardly thirty (30) feet to a point; thence eastwardly in a line parallel with Witherspoon Alley one hundred and five (105) feet to Catherine Street; thence along the same southwardly thirty (30) feet to the place at BEGINNING.

FRONTING thirty (30) feet on Catherine Street, and extending with uniform width westwardly along Witherspoon Alley one hundred and five (105) feet.

BEING part of Lot Nos. 298 and 297 in the Plan of Lots of the Town of Portsmouth, (now the Borough of Middletown,) which plan is recorded in the Office of the Recorder of Deeds in and for the said County in Deed Book T, Volume 1, Page 343.

THIS DOCUMENT may not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the land described or referred herein, and the owner or owners of such coal may have the complete legal right to remove all such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

BEING KNOWN AS: 329 SOUTH CATHERINE STREET, MIDDLETOWN, PA 17057

PROPERTY ID NUMBER: 40-002-041-000-0000

BEING THE SAME PREMISES WHICH R2 INVESTORS, LLC BY DEED DATED 5/21/2018 AND RECORDED 5/23/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 20180012538, GRANTED AND CONVEYED UNTO JEFFERY A. TROWBRIDGE, A SINGLE MAN.

SEIZED AND SOLD as the property of Jeffery A. Trowbridge under judgment #2022-CV-01651

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

ALICIA SANDOVAL, ESQUIRE
JUDGMENT AMOUNT: \$134,807.14

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

BEGINNING at a point in the Public Road leading from Halifax to Harrisburg, said point being in the middle of said Road; thence in an easterly direction, seventy-three (73) feet to a point on line of land now or late of David A. Hoffman (formerly of Cornelius Koppenhaffer); thence by same, five hundred and fifty-three (553) feet, more or less, to a point at corner of lands now or late of Henry Fleager; thence by lands now or late of Henry Fleager, one hundred twenty-four (124) feet, more or less, to a point at corner of lands now or late of Ray Grimm (formerly of John Ulrich); thence by lands of same, four hundred and eighty-six and one-half (486 ½) feet, more or less, to a point at corner of lands now or late of A. M. Pike; thence by lands now or late of Pike, one hundred eighteen (118) feet, more or less, to a point in the center of the aforesaid Public Road; thence along the center of said Public Road, fifty-seven (57) feet, more or less to the place of BEGINNING.

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

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Miscellaneous Notices

PARCEL #: 28-012-002

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday August 15, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County

jn24-jy8

May 12, 2022