

# **ADVANCE SHEET**

## **The Dauphin County Reporter**

(USPS 810-200)

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

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DAUPHIN COUNTY REPORTER**

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Executive Director  
**KENDRA HEINBAUGH**  
Administrative Assistant/Office Manager  
**BRIDGETTE L. HILBISH**  
Dauphin County Reporter/  
Legal Education Coordinator

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**ORDER**

**AND NOW**, this 6<sup>th</sup> day of April, 2020, following a suppression hearing on January 15, 2020, and having reviewed the evidence presented and all relevant statutes and case law, **IT IS HEREBY ORDERED** that Defendant's Motion to Suppress Evidence is **GRANTED** and all evidence seized as a result of the unlawful traffic stop of Defendant's vehicle shall be **SUPPRESSED**.

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**Commonwealth v. O'Brian****Crimes and Criminal Procedure - Custodial Interrogation - Arrest - Consent - Excessive and Unreasonable Sentence**

Defendant agreed to meet with and be interviewed by a police detective at a hospital of Defendant's choosing in order to obtain medical treatment unrelated to this case. After being informed that he was not under arrest and did not have to speak, he consented to an interview. He was subsequently found guilty at a jury trial of numerous sexual offenses with a minor and sentenced to an aggregate term of thirty (30) to sixty (60) years of incarceration in a state correctional institution, followed by a ten (10) year period of probation.

1. An individual is in custody for purposes of *Miranda* only when he is physically denied his freedom of action in any significant way or is placed in a situation in which he reasonably believes that his freedom of action or movement is restricted by the interrogation. *Commonwealth v. Johnson*, 42 A.3d 1017, 1028 (Pa, 2012). The standard for determining whether an encounter with the police is deemed custodial . . . is an objective one based on the totality of the circumstances with due consideration given to the reasonable impression conveyed to the person interrogated. *Id.*

2. When imposing a sentence, the court shall consider the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the community, and the rehabilitative needs of the defendant. 42 Pa.C.S.A. § 9721(b).

Pa.R.A.P. 1925(a) Opinion. C.P., Dau. Co., No. CP-22-CR-0003612-2018.

*Ryan Lysaght*, for the Commonwealth

*James Karl*, for the Defendant

Tully, J., April 28, 2020.

**OPINION****[Pursuant to Pa.R.A.P. 1925(a)]**

Presently before the Superior Court of Pennsylvania is the appeal of Jonathan Allan O'Brian (hereinafter "Defendant" or "Appellant") from the judgment of sentence imposed on November 25, 2019, as made final by the denial of his post-sentence motion on December 11, 2019.

**PROCEDURAL HISTORY**

On or about June 8, 2018, Defendant was charged with the following: (1) Rape of Child<sup>1</sup>; (2) Involuntary Deviate Sexual Intercourse with Child<sup>2</sup>; (3) Involuntary Deviate Sexual Intercourse with Child<sup>3</sup>; (4) Unlawful Contact with Minor – Sexual Offenses<sup>4</sup>; (5) Indecent Assault Person Less than 13 Years of Age<sup>5</sup>; (6) Corruption of Minors – Defendant Age 18 or Above<sup>6</sup>; and (7) Indecent Exposure<sup>7</sup>. Immediately prior to trial, Defendant filed a motion to suppress a recorded statement that he provided to police. This Court denied the motion and the case proceed to trial.

A jury trial was held on September 9 and 10, 2019, wherein Defendant was found guilty of all charges. Sentencing was deferred to conduct an evidence-based pre-sentence investigation (“PSI”), as well as an assessment by the Sexual Offenders Assessment Board (“SOAB”). On November 25, 2019, Defendant was sentenced to an aggregate term of thirty (30) to sixty (60) years of incarceration in a state correctional institution, followed by a ten (10) year period of probation.

Defendant filed a post-sentence motion to modify sentence, which was subsequently denied by this Court on December 11, 2019. On January 8, 2020, Defendant filed a timely Notice of Appeal. This Court directed Defendant to file a Concise Statement of Matters Complained of on Appeal (hereinafter “Statement”) on February 20, 2020. On February 28, 2020, Defendant filed a Request for Transcripts of the jury trial. Defendant filed his Statement on March 12, 2020.

On March 9, 2020<sup>8</sup>, this Court requested a thirty (30) day extension of time to file our 1925(a) Opinion because the transcripts had not yet been completed.<sup>9</sup> At that time, the transcripts were due by April 14, 2020. Subsequently, this Court learned that the court reporter was granted a thirty (30) day extension of time to complete the transcripts – pushing the deadline to May 14, 2020. On April 1, 2020, this Court intended to request additional time from the Superior Court to file our 1925(a) Opinion based on the extension of time for the transcripts to be completed. However, we learned that the Clerk of Courts had already sent

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<sup>1</sup> 18 Pa.C.S.A. § 3121(c).

<sup>2</sup> 18 Pa.C.S.A. § 3123(b).

<sup>3</sup> 18 Pa.C.S.A. § 3123(b).

<sup>4</sup> 18 Pa.C.S.A. § 6318(a)(1).

<sup>5</sup> 18 Pa.C.S.A. § 3126(a)(7).

<sup>6</sup> 18 Pa.C.S.A. § 6301(a)(1)(ii).

<sup>7</sup> 18 Pa.C.S.A. § 3127(a).

<sup>8</sup> The Original Record was due in Superior Court by March 9, 2020.

<sup>9</sup> A copy of the letter was filed with the Clerk of Courts.

the Original Record to the Superior Court of Pennsylvania despite our request for extension of time.<sup>10</sup> The transmittal of the Original Record generated a briefing schedule. Therefore, this Court was advised by the Superior Court Prothonotary that the Appellant would have to request a stay of the briefing schedule due to not having a 1925(a) Opinion. The transcripts were filed on April 14, 2020, and the Clerk of Courts transmitted a supplemental record on April 15, 2020 despite being made aware of the procedural situation. On April 16, 2020, Appellant requested a stay of the briefing schedule with the Superior Court, which was subsequently granted.

### **Statement of Errors Complained of on Appeal**

On appeal, Appellant asserts the following errors:

1. The Trial Court erred when it denied the appellant's pretrial motion to suppress appellant's recorded statement given to police.
2. The Trial Court erred when it denied the appellant's post sentence motion for modification of sentence where appellant was ordered to serve an aggregate total of 30-60 years in a State Correctional Institute, an excessive and unreasonable [sentence] and is an effective life sentence. The sentences at counts one and two were above the standard range of the sentencing guidelines and run consecutively.

(Appellant's Statement of Errors Complained of Upon Appeal, filed March 12, 2020).

### **FACTUAL BACKGROUND**

The facts relevant to the instant appeal are limited. For purposes of the suppression motion, counsel agreed to the facts as set forth in the police report in lieu of having the officer testify. (Notes of Testimony, Trial Vol. 1 9/9-10/19 ("N.T. Trial Vol 1" at 73). Detective Jeffrey Corcoran ("Detective Corcoran") of the Lower Paxton Township Police Department was the assigned detective and began an investigation after the victim made numerous allegations. (N.T. Trial Vol. 1 at 73). During the investigation, law enforcement went to Appellant's home and received a consent to search the residence from his wife, Jennifer O'Brian. (N.T. Trial Vol. 1 at 74). While conducting the search, law enforcement noted cameras in

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<sup>10</sup> Until recently, it was this Court's understanding that the Clerk of Court had a policy of not transmitting the Original Record to Superior Court until a 1925(a) Opinion or Statement in Lieu Of had been filed by the trial court. This policy appears to have been in place to prevent the procedural nightmare that has occurred in the instant case. Recently, the Clerk of Court advised this Court that the Superior Court mandated that all Original Records be transmitted by the due date rather than waiting for a 1925(a) Opinion or Statement in Lieu Of. The Superior Court Prothonotary advised that while that is generally their policy, if there is a request for extension, such as in this case, the Original Record should not have been transmitted until the extended deadline had been reached.

the kitchen and the living room that Defendant was able to view through an application on his cell phone. (Id.) Defendant is an over-the-road truck driver and was out of town at the beginning of the investigation. (Id.)

Detective Corcoran interviewed Ms. O'Brian on June 8, 2018. (Id.) After returning home from the interview, Ms. O'Brian contacted Detective Corcoran and advised that Defendant had called and said he was attacked by another truck driver and was bleeding. (Id.) Ms. O'Brian called Defendant and handed the phone to Detective Corcoran. (Id.) Detective Corcoran asked if Defendant had sought medical treatment, which he denied, and said he would get medical attention when he returned to the Harrisburg area. (N.T. Trial Vol. 1 at 75). Detective Corcoran asked that he go to the closest hospital of his choosing and if he could meet Defendant at the hospital to discuss the allegations made by the victim. (Id.) Defendant agreed and said he would call Detective Corcoran when he arrived at the hospital. (Id.)

At approximately 2:15 P.M., Detective Corcoran received a call from Ms. O'Brian advising that she and Defendant were at UPMC Pinnacle Community Osteopathic Hospital. (Id.) Detectives Corcoran and Langley went to the hospital and asked Defendant if they could interview him about the allegations, and whether the interview could be audio and video recorded. (Id.) Defendant agreed to both the interview and for it to be recorded. (Id.) He was advised that he was not under arrest nor did he have to speak with the detectives. (Id.)

## DISCUSSION

### 1. THIS COURT DID NOT ERR IN DENYING APPELLANT'S MOTION TO SUPPRESS

In Pennsylvania, it is well settled that appellate review of an order denying a motion to suppress is limited:

[Appellate courts] may consider only the Commonwealth's evidence and so much of the evidence of the defense as remains uncontradicted when read in the context of the record as a whole. Where the record supports the factual findings of the trial court, [appellate courts] are bound by those facts and may reverse only if the legal conclusions drawn therefrom are in error.

Commonwealth v. Wilmer, 194 A.3d 564, 567 (Pa. 2018). "It is within the exclusive province of the suppression court to pass on the credibility of witnesses and determine the weight to be given to their

testimony.”<sup>11</sup> A credibility determination will not be disturbed absent a clear and manifest error.<sup>12</sup> In the instant case, counsel stipulated to the facts in lieu of having an officer testify. Therefore, this Court did not have to make a credibility determination since the evidence was uncontroverted.

All pretrial requests for relief must be included in one (1) omnibus motion and includes such relief as a motion to suppress evidence. Pa.R.Crim.P. 578. An omnibus pretrial motion must be filed within thirty (30) days after arraignment unless opportunity to do so did not exist or the defendant or defense counsel was not aware of the grounds for the motion. Pa.R.Crim.P. 579(a). In the instant matter, Appellant was arraigned on October 5, 2018. On September 9, 2019, immediately prior to trial, Appellant filed a Motion in Limine, as well as a Motion to Suppress his recorded statement. However, he failed to state why he did not have the opportunity to file the motion within thirty (30) days after his arraignment nor that he was unaware of the grounds for the motion.

Despite the timeliness of Appellant’s motion to suppress, counsel agreed to proceed with jury selection because a panel was ready and waiting, but not to swear the jury in until the motion to suppress was disposed of. (N.T. Trial Vol I at 4-5). After the jury was selected and out of the courtroom, counsel placed the stipulated facts as set forth above on the record. (N.T. Trial Vol 1 at 73-76). Appellant argued that he was subject to an illegal custodial detention at the time he provided the recorded statement. (N.T. Trial Vol 1 at 77). Specifically, he argued that Detective Corcoran knew that Appellant would ultimately be arrested at the end of the interview and met him at the hospital to ensure he was medically cleared for arrest. (*Id.*) Further, he argued that he was following the directives of Detective Corcoran to seek medical treatment, and at the time, Appellant was aware of the allegations, that a search of his residence was conducted and that a Children’s Resource Center (“CRC”) interview of the victim had been completed. (N.T. Trial Vol 1 at 77-79). Appellant concedes that he was told he was not under arrest, but neither detective stated that he was free to leave. (N.T. Trial Vol 1 at 78).

An individual is in custody for purposes of *Miranda* “only when he is physically denied his freedom of action in any significant way or is placed in a situation in which he reasonably believes that his freedom of action or movement is restricted by the interrogation.” *Commonwealth v. Johnson*, 42 A.3d 1017, 1028 (Pa. 2012) (internal citations and quotations omitted). “The standard for determining whether an encounter with the police is deemed custodial ... is an objective one based on the totality of the circumstances

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<sup>11</sup> *Commonwealth v. Fudge*, 213 A.3d 321, 326 (Pa. Super. 2019).

<sup>12</sup> *Id.*

with due consideration given to the reasonable impression conveyed to the person interrogated.” Id. (internal citations and quotations omitted).

In the instant case, Appellant’s wife contacted Detective Corcoran to advise that Appellant had been attacked while working out of the area. Detective Corcoran spoke to Appellant directly and during that conversation, Appellant agreed to seek medical attention at a hospital of his choosing when he returned to the Harrisburg area. Detective Corcoran did not direct Appellant to a specific hospital, and he did not ask Appellant which hospital he intended to go to. At that point, Detective Corcoran did not know where Appellant was or at which hospital he would be seeking treatment, if at all.

Later that same day, Appellant’s wife again contacted Detective Corcoran and advised that she and Appellant were at UPMC Pinnacle Community Osteopathic Hospital. Detectives Corcoran and Langley proceeded to the hospital emergency department and met with Appellant in his hospital room. Appellant was informed he was not under arrest and did not have to speak with the detectives about the allegations against him. Appellant agreed to the interview and for it to be audio and video recorded. The interview was conducted in Appellant’s hospital room and the entirety of it was recorded.

Based upon the totality of the circumstances, this Court denied Appellant’s request to suppress his recorded statement because he was not in custody when the statements were made. Detective Corcoran did not direct Appellant to a specific hospital nor was he waiting for Appellant at the hospital when he arrived. Rather, Appellant’s wife contacted Detective Corcoran and advised as to which hospital Appellant sought treatment. Additionally, Appellant was informed he was not under arrest and did not have to speak with the detectives. Appellant consented to the interview. Accordingly, this Court did not err in denying Appellant’s eleventh-hour motion to suppress.

## 2. THIS COURT DID NOT ERR IN DENYING APPELLANT’S POST-SENTENCE MOTION

Appellant also asserts that this Court erred by denying his post-sentence motion for modification of sentence. Specifically, Appellant argues that the sentence is excessive and unreasonable because the sentences were above the standard range and were run consecutively.

Challenges to the discretionary aspects of a sentence do not entitle an appellant to review as of right. 42 Pa.C.S.A. § 9781(b). An appellant must invoke the appellate court’s jurisdiction by satisfying a four-part analysis: (1) whether Appellant filed a timely notice of appeal; (2) whether the issue was properly preserved at sentencing or in a motion to reconsider and modify sentence; (3) whether Appellant’s brief has



a fatal defect; and (4) whether there is a substantial question that the sentence appealed from is not appropriate under the Sentencing Code. Commonwealth v. Patterson, 180 A.3d 1217, 1232 (Pa. Super. 2018). A substantial question is raised when an appellant “advances a colorable argument that the sentencing judge’s action were either: (1) inconsistent with a specific provision of the Sentencing Code; or (2) contrary to the fundamental norms which underlie the sentencing process.” Id.

In the instant matter, Appellant has filed a timely notice of appeal and has properly preserved the issue in a motion to modify sentence. However, Appellant has failed to set forth a substantial question that the sentence imposed by this Court is not appropriate under the Sentencing Code or is contrary to the fundamental norms of the sentencing process.

When imposing a sentence, the court shall consider “the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the community, and the rehabilitative needs of the defendant.” 42 Pa.C.S.A. § 9721(b). Additionally, “[t]he court shall consider the sentencing guidelines in determining the appropriate sentence for offenders convicted of, or pleading guilty or nolo contendere to, felonies and misdemeanors.” 204 Pa.Code § 303.1. A court has discretion to impose consecutive sentences in cases of multiple convictions arising from one incident. Commonwealth v. Wienckowski, 537 A.3d 866 (Pa. Super. 1988). “Ordinarily, a claim that the sentencing court failed to consider or accord proper weight to a specific sentencing factor does not raise a substantial question.” Commonwealth v. Swope, 123 A.3d 333, 339 (Pa. Super. 2015) citing Commonwealth v. Berry, 785 A.2d 994, 996-97 (Pa. Super. 2001).

At the time of sentencing, the offense gravity score (“OGS”) for the charges of Rape of Child, Involuntary Deviate Sexual Intercourse (“IDSI”) with Child, and Unlawful Contact with Minor–Sexual Offenses was 14. Appellant’s prior record score was zero. Based on the OGS of 14, the standard range for each of the aforementioned charges were seventy-two (72) to two-hundred forty (240) months (or 6-20 years) of incarceration. This Court sentenced Appellant as follows:

- Count 1 (Rape of Child) – fifteen (15) to thirty (30) years of incarceration
- Count 2 (IDSI with child) – fifteen (15) to thirty (30) years of incarceration; consecutive to Count 1
- Count 3 (IDSI with child) – fifteen (15) to thirty (30) years of incarceration; concurrent with Counts 1 and 2
- Count 4 (Unlawful Contact) – fifteen (15) to thirty (30) years of incarceration; concurrent with Counts 1 and 2

The Court first notes that the sentence at each individual count is within the standard range of Appellant's sentencing guidelines. Prior to sentencing, the Court placed its reasons for the consecutive sentence on the record:

THE COURT: Well, indeed, this Court had the opportunity to observe the testimony through the course of the trial, and I too would have to concur it was the most compelling and at times terrifying testimony from a young lady who was convincing, heartfelt, and described, essentially, a nightmare that is beyond imagination. And I'm not saying that lightly. Through the course of the trial, I don't think there was a dry eye on the jury during that period of time.

\* \* \* \*

I'm taking into consideration not only the details of what occurred, as far as the sexual acts, but the fact that they were all compelled from what appeared to be a completely abusive misuse of parental authority – even though you were the stepfather – the devious use of punishment, and then her ability to earn her way out of that punishment. I am amazed that that young lady is still able to function in the manner in which she does. And I too would say she's obviously had good counseling and good support so that she was able to endure this whole process.

And, therefore, looking at the guidelines, each one of those, as Mr. McCormack points out, is just not another count. Each one of those is an entirely different set of brutality, and I take into consideration each one of those counts occurred more than once over a period of time, but it's even difficult to comprehend the level of torment that that young lady endured.

And, therefore, taking into consideration the guidelines, taking into consideration that your prior record score is zero, although there is a misdemeanor stalking that is of concern in the larger scheme of things, taking into consideration the time you've already served in Dauphin County Prison ... taking into consideration your age, as well as the circumstances contained in the presentence investigation, and taking into consideration the sentencing code and the various concerns that must be taken into consideration, including the protection of society. ...

(Notes of Testimony, Sentencing 11/25/19 ("N.T. Sentencing") at 9-11). Accordingly, this Court exercised its discretion and imposed a consecutive sentence at Count 2.

Appellant has failed to set forth a substantial question that the consecutive sentence imposed by this Court is not appropriate under the Sentencing Code. Therefore, this Court did not abuse its discretion by imposing a consecutive sentence for Appellant's conviction of IDSI-victim less than 13 years old, and the

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

### **CONCLUSION**

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

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# ESTATE & TRUST NOTICES

## FIRST PUBLICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Attorney:** Jennifer M. Merx, Esq., SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101 jn26-jy10

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

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

**Administratrix:** Jurry Kim Smith, 305 East

Green Street, Shiremanstown, PA 17011

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

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

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

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

**ATTORNEY:** Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 jn26-jy10

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

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

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

**Attorney:** Michael L. Solomon, Esquire, Cohen Seglias, 240 North Third Street, 7<sup>th</sup> Floor Harrisburg, PA 17101 jn26-jy10

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

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

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

**Attorney:** Gary L. Rothschild, Esq., 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112 jn26-jy10

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## **SECOND PUBLICATION**

**ESTATE OF JULIA S. BENKOVIC a/k/a JULIA A. BENKOVIC**, late of Steelton Borough, Dauphin County, PA (died: April 1, 2020)

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

**Executor:** Robert S. Benkovic Sr.

**Attorney:** Steven P. Miner, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12<sup>th</sup> Street, Suite 101, Lemoyne, PA 17043 jn12-26

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**ESTATE OF WENDY LOGAN**, late of Dauphin County, PA (died: November 28, 2019)

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

**Executor:** Richard A. Kegriss, 101 South Second Street, Apt. 805, Harrisburg, PA 17101

**Attorney:** Debra K. Wallet, Esquire, 24 North 32<sup>nd</sup> Street, Camp Hill, PA 17011 jn12-26

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**ESTATE OF RICHARD EUGENE BOMGARDNER**, late of Derry Township, Dauphin County, PA (died: April 21, 2020)

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

**Executrix:** Delores F. Aurand, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033 jn12-26

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**ESTATE OF NANCY A. ROSSI**, late of Lower Paxton Township, Dauphin County, PA (died: March 1, 2020)

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

**Co-Executors:** Michael Rossi and Daniel Rossi

**Attorney:** Cara A. Boyanowski, Esquire,  
Obermayer Rebmann Maxwell & Hippel LLP,  
200 Locust Street, Suite 400, Harrisburg, PA  
17101 jn12-26

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**ESTATE OF BRENDA L. ROSTOLSKY,**  
late of Dauphin County, PA

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

**Executor:** Laura Rostolsky c/o William R. Kaufman, Esq., 940 Century Drive,  
Mechanicsburg, PA 17055-4376 jn12-26

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**ESTATE OF CLAUDETTE ROCA,** late of  
Derry Township, Dauphin County, PA (died:  
April 29, 2020)

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

**Executor:** Alexander F. Roca, 328 East  
Granada Avenue, Hershey, PA 17033

**Attorney:** Neil W. Yahn, Esquire, JSDC Law  
Offices, 11 East Chocolate Avenue, Suite 300,  
Hershey, PA 17033, (717) 533-3280 jn12-26

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**ESTATE OF MARK R. WEAVER,** late of  
Middle Paxton Township, Dauphin County, PA

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

**Administratrix:** Jessica L. Weaver

**Attorney:** Estate of Mark R. Weaver, Reilly  
Wolfson Law Office, 1601 Cornwall Road,  
Lebanon, PA 17042 jn12-26

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**ESTATE OF EVELYN P. YANICH,** late of  
Penbrook Borough, Dauphin County, PA

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

**Executor:** Ronald Yanich, 937 Norwood

Street, Harrisburg, PA 17104-2349

**Attorney:** Steve C. Nicholas, Esq., Nicholas  
Law Offices, P.C., 2215 Forest Hills Drive,  
Suite 37, Harrisburg, PA 17112-1099, (717)  
540-7746 jn12-26

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**ESTATE OF RUTH M. TIERNEY,** late of  
92 Cambridge Drive, Hershey, Dauphin County,  
PA

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

**Co-Executors:** Francis Patrick Tierney &  
Mary Catherine Tierney c/o Heather D. Royer,  
Esquire, Smigel, Anderson & Sacks, LLP, 4431  
North Front Street, 3<sup>rd</sup> Floor, Harrisburg, PA  
17110 jn12-26

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**ESTATE OF FILOMENA JOAN  
CRAMER,** late of Derry Township, Dauphin  
County, PA, (died: May 3, 2020)

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

**Executrix:** Annette Newcomb, Executrix, c/o  
George W. Porter, Esquire, 909 East Chocolate  
Avenue, Hershey, Pennsylvania 17033 jn12-26

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**ESTATE OF WAYLAND DEAN SAYRE,**  
late of Lower Swatara, Township, Dauphin  
County, PA, (died: April 22, 2020)

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

**Co-Executors:** Marilyn Sue Leonard/Gerald  
L. Leonard, c/o George W. Porter, Esquire, 909  
East Chocolate Avenue, Hershey, Pennsylvania  
17033 jn12-26

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**ESTATE OF MARY E. SCHORR,** late of  
Millersburg Borough, Dauphin County, PA  
(died: April 23, 2020)

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

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

**Executrix:** Christine L. Cowan, 339 Church Street, Millersburg, Pennsylvania 17061

**Attorney:** Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. jn12-26

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**ESTATE OF SAID MOHAMED MATER**, late of Susquehanna Township, Dauphin County, PA

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

**Administratrix:** Mona Mater, 3400 Hillcrest Road, Harrisburg, PA 17104-2349

**Attorney:** Steve C. Nicholas, Esq., Nicholas Law Offices, P.C., 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099, (717)540-7746. jn12-26

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NOTICE IS HEREBY GIVEN that **EVELYN R. BEN-AMI** of Susquehanna Township, Dauphin County, PA, has died, that during her lifetime she established the Ben-Ami Family Trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

**Trust:** The Ben-Ami Family Trust c/o Craig A. Hatch, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011 jn12-26

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## **THIRD PUBLICATION**

**ESTATE OF JULIA S. BENKOVIC a/k/a JULIA A. BENKOVIC**, late of Steelton Borough, Dauphin County, PA (died: April 1, 2020)

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

**Executor:** Robert S. Benkovic Sr.

**Attorney:** Steven P. Miner, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12<sup>th</sup> Street, Suite 101, Lemoyne, PA 17043 jn12-26

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**ESTATE OF WENDY LOGAN**, late of Dauphin County, PA (died: November 28, 2019)

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

**Executor:** Richard A. Kegriss, 101 South Second Street, Apt. 805, Harrisburg, PA 17101

**Attorney:** Debra K. Wallet, Esquire, 24 North 32<sup>nd</sup> Street, Camp Hill, PA 17011 jn12-26

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**ESTATE OF RICHARD EUGENE BOMGARDNER**, late of Derry Township, Dauphin County, PA (died: April 21, 2020)

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

**Executrix:** Delores F. Aurand, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033 jn12-26

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**ESTATE OF NANCY A. ROSSI**, late of Lower Paxton Township, Dauphin County, PA (died: March 1, 2020)

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

**Co-Executors:** Michael Rossi and Daniel Rossi

**Attorney:** Cara A. Boyanowski, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, 200 Locust Street, Suite 400, Harrisburg, PA 17101 jn12-26

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**ESTATE OF BRENDA L. ROSTOLSKY**, late of Dauphin County, PA

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

**Executor:** Laura Rostolsky c/o William R. Kaufman, Esq., 940 Century Drive, Mechanicsburg, PA 17055-4376 jn12-26

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**ESTATE OF CLAUDETTE ROCA**, late of Derry Township, Dauphin County, PA (died: April 29, 2020)

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

**Executor:** Alexander F. Roca, 328 East Granada Avenue, Hershey, PA 17033

**Attorney:** Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280 jn12-26

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**ESTATE OF MARK R. WEAVER**, late of Middle Paxton Township, Dauphin County, PA

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

**Administratrix:** Jessica L. Weaver

**Attorney:** Estate of Mark R. Weaver, Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042 jn12-26

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**ESTATE OF EVELYN P. YANICH**, late of Penbrook Borough, Dauphin County, PA

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

**Executor:** Ronald Yanich, 937 Norwood Street, Harrisburg, PA 17104-2349

**Attorney:** Steve C. Nicholas, Esq., Nicholas Law Offices, P.C., 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099, (717) 540-7746 jn12-26

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**ESTATE OF RUTH M. TIERNEY**, late of 92 Cambridge Drive, Hershey, Dauphin County, PA

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

**Co-Executors:** Francis Patrick Tierney & Mary Catherine Tierney c/o Heather D. Royer, Esquire, Smigel, Anderson & Sacks, LLP, 4431

North Front Street, 3<sup>rd</sup> Floor, Harrisburg, PA 17110 jn12-26

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**ESTATE OF FILOMENA JOAN CRAMER**, late of Derry Township, Dauphin County, PA, (died: May 3, 2020)

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

**Executrix:** Annette Newcomb, Executrix, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033 jn12-26

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**ESTATE OF WAYLAND DEAN SAYRE**, late of Lower Swatara, Township, Dauphin County, PA, (died: April 22, 2020)

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

**Co-Executors:** Marilyn Sue Leonard/Gerald L. Leonard, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033 jn12-26

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**ESTATE OF MARY E. SCHORR**, late of Millersburg Borough, Dauphin County, PA (died: April 23, 2020)

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

**Executrix:** Christine L. Cowan, 339 Church Street, Millersburg, Pennsylvania 17061

**Attorney:** Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023. jn12-26

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**ESTATE OF SAID MOHAMED MATER**, late of Susquehanna Township, Dauphin County, PA

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



**Administratrix:** Mona Mater, 3400 Hillcrest Road, Harrisburg, PA 17104-2349

**Attorney:** Steve C. Nicholas, Esq., Nicholas Law Offices, P.C., 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112-1099, (717)540-7746. jn12-26

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NOTICE IS HEREBY GIVEN that **EVELYN R. BEN-AMI** of Susquehanna Township, Dauphin County, PA, has died, that during her lifetime she established the Ben-Ami Family Trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

**Trust:** The Ben-Ami Family Trust c/o Craig A. Hatch, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011 jn12-26

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## **CORPORATE NOTICES**

NOTICE IS HEREBY GIVEN **Intuit Mortgage Inc.**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 2700 Coast Ave., Mountain View, CA 94043, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Major League Hacking PBC, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 149 E. 23 St., POB 438, NY, NY 10159 has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 5/26/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **RH STUDIO OPCO 10, INC.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 11 Caldwell Cir., Newtown, PA 18940 has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/8/20, under the provisions

of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Litmus Software, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 675 Massachusetts Ave., Cambridge, MA 02139, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/10/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Clove Brand, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 21 S. 11<sup>th</sup> St., Ste. 502, Philadelphia, PA 19107, will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Sanvello Behavioral Health Services, P.A.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 150 South Fifth St., Ste. 825, Minneapolis, MN 55402, will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **RUSSELL T. BUNDY ASSOCIATES, INC.**, a foreign corporation formed under the laws of the State of Ohio and with its principal office located at 417 E. Water St., Urbana, OH 43078, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/9/20, under the provisions of the Pennsylvania

NOTICE IS HEREBY GIVEN **USER FRIENDLY CONSULTING, INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania using the alternate name of UFC the OCR Experts Company. The address of its principal office under the laws of its jurisdiction is 67200 51<sup>st</sup> St., Lawrence, MI 49064. The Commercial Registered Office Provider is in care of United Corporate Services, Inc. in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. jn26

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NOTICE IS HEREBY GIVEN **DBI Inc.** a foreign business corporation incorporated under the laws of Nebraska, with its princ. office located at 15440 W. 109<sup>th</sup> St., Lenexa, KS 66219, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. Fictitious Name: Doing Better Inspections Inc. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Instant Tele Care Inc.** a foreign business corporation incorporated under the laws of California, with its princ. office located at 5138 Monterey Hwy., Ste. G, San Jose, CA 95111, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The commercial registered office provider in PA is c/o Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN **Superior Biologics PA, Inc.** with a current registered office provider in c/o Cogency Global Inc. in Dauphin County does hereby give notice of its intention to dissolve from doing business in this Commonwealth. Any proceedings directly affecting this company shall be sent to 501 Elmwood Ave., Sharon Hill, PA 19079. This shall serve as official notice to creditors and taxing authorities. jn26

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NOTICE IS HEREBY GIVEN that **Northpoint Preservation, Inc.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania on June 8, 2020. The street and mailing address of the association's principal office is 3423 South Highway 66, Morgan, UT 84050. The commercial registered office provider is in c/o Universal Registered Agents, Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412. jn26

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NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about June 17, 2020, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Alton Lane, Inc.** c/o CT Corporation System

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 3121 West Leigh Street, Richmond, VA 23230. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn26

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NOTICE IS HEREBY GIVEN **Duke Energy One, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 600 N. 2<sup>nd</sup> St., Ste. 401, Harrisburg, OH 45202, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/11/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on or about May 8, 2020 for: **BIOCOTE INC.**

The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988 Act of December 21, 1988, as amended for the purpose which shall specifically include, but not be limited to, manufacture access products. jn26

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## **FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN an application for registration of the fictitious name **Brilliantly Refined Investments**, 3443 Kramer St., Harrisburg, PA 17109 has been filed in the Department of State at Harrisburg, PA, File Date 04/27/2020 pursuant to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is a party to the registration is Tyeisha Felton, 3443 Kramer St., Harrisburg, PA 17109. jn26

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## **MISCELLANEOUS NOTICES**

**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY,  
PENNSYLVANIA**

**NO. 2020-CV-00155-EJ**

**CIVIL ACTION – LAW**

**DHS TEAM, LLC, PLAINTIFF  
VS.  
RIQUITA WILSON, DEFENDANT**

To: Riquita Wilson, Defendant

**NOTICE OF WRIT OF POSSESSION**

TO: Riquita Wilson, Defendant

NOTICE IS HEREBY GIVEN that on January 7, 2020, the above named Plaintiff filed a Complaint in Ejectment as above noted against you seeking a Court Order for possession of the property at 2141 Penn Street, Harrisburg, Pennsylvania as well as a judgment in the amount of \$9,650.00 which has been granted by the Court. Plaintiff further requested a Writ of Possession be issued by the Sheriff of Dauphin County to deliver possession of the property aforementioned to Plaintiff.

YOU ARE FURTHER NOTIFIED that the Court of Common Pleas of Dauphin County, Pennsylvania, has ordered that service of the Writ of Possession be made upon Defendant, Riquita Wilson by an Order dated May 26, 2020, which requires that this notice be published one time in the Dauphin County Reporter and also in one newspaper of general circulation in Dauphin County, Pennsylvania, for possession of the following described property:

ALL THAT CERTAIN lot or piece of land situate in the Tenth Ward of the City of

Harrisburg, Dauphin County, Pennsylvania, with the improvements thereon erected, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern side line of Penn Street, which point is three hundred and thirty-three feet, more or less (333'±), north of the northern line of Maclay Street, at the northern line of property now or late of Cora E. Paull; thence eastwardly along the line of last mentioned property and through the center of a partition wall between this and adjoining house and beyond, sixty-five feet (65') to a four feet (4') wide private alley; thence northwardly along the western side line of said four feet (4') wide private alley, sixteen feet (16') to another eight feet (8') wide private alley or passage way; thence westwardly along the southern side line of said last mentioned private alley or passage way, sixty-five feet (65') feet to Penn Street; and thence southwardly along the eastern side line of said Penn Street sixteen feet (16') to the place of BEGINNING.

HAVING thereon erected a three story brick row house, known and numbered as 2141 Penn Street.

BEING designated as Dauphin County UPI: 10-062-033-000-0000.

Robert Radebach, Esquire  
jn26 Attorney for Plaintiff

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**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA**

**DOCKET NO.: 30 AD 2020**

**ORPHANS' COURT**

**NOTICE OF TERMINATION OF  
PARENTAL RIGHTS**

**TO: STEPHEN MICHAEL MARTIN  
IN RE: MALE CHILD, H.C.M.,  
BORN APRIL 27, 2015**

NOTICE IS HEREBY GIVEN that Petitions have been filed by Lisa and Terry Benner asking the court to put an end to all rights you have to your child, H.C.M. Please be advised that you also have the right under Pennsylvania Act 101 to negotiate an ongoing visitation agreement with the Petitioner, should there be agreement thereto. Act 101 of 2010 allows for an enforceable, voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be

signed and approved by the court to be legally binding. A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption. This voluntary agreement may allow you to have continuing contact or communication, including, but not limited to letters and/or emails, photos and/or videos, telephone calls and/or text messages or supervised or unsupervised visits. If you are interested in learning more about this option for a voluntary agreement, contact me at (717) 221-8303 or your attorney, if you have one. You have a right to be represented by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. This office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. You are also warned that if you fail to file an objection or written response, or fail to have an attorney appear on your behalf, then your rights will be permanently terminated without further notice to you under 23 Pa.C.S. Sections 2511(a) and 2513(d) of the Adoption Act.

Dauphin County Lawyer Referral Service  
213 N. Front Street  
Harrisburg, PA 17101  
(717) 232-7536

jn26

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Miscellaneous Notices

**SHERIFF SALE**

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

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

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

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

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

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

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

Property Derivation:

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

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

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

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

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

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**SALE NO. 2**  
**DANIEL R. JAMESON, ESQUIRE**  
**JUDGMENT AMOUNT: \$101,532.15**

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

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

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

BEING known as 121 Prince Street, Harrisburg, PA.

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

**Miscellaneous Notices**

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

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

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

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**SALE NO. 3**

**JUSTIN F. KOBESKI, ESQUIRE**

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

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

ALL THAT CERTAIN lot or piece of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot No. 1 of a Final Subdivision Plan, Phase I, of The Estates of Forest Hills, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "Z", Volume "6", Page "28", more particularly bounded and described as follows, to wit:

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

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

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

WITH all improvements erected thereon.

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

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

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

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

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

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

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**SALE NO. 5**

**PETER WAPNER, ESQUIRE**

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

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

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

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

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

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

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

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

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Miscellaneous Notices

**SALE NO. 6**

**JUSTIN F. KOBESKI, ESQUIRE**

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

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

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

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

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

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

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

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

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

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

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

WITH all improvements erected thereon.

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

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

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

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

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

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

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

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**SALE NO. 7**

**JAMES BUCK, ESQUIRE**

**JUDGMENT \$71,779.23**

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

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

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

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

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

ALSO KNOWN AS 3747 Rutherford Street, Harrisburg, PA 17111

PARCEL ID 63-006-047-000-0000

Miscellaneous Notices

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

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

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

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**SALE NO. 8**

**EDWARD J. MCKEE, ESQUIRE**

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

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

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

HAVING ERECTED THEREON a Residential Dwelling.

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

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

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

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

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

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**SALE NO. 9**

**JUSTIN F. KOBESKI, ESQUIRE**

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

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

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

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

CONTAINING 9,600.00 square feet.

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



Miscellaneous Notices

easements, leases and rights of way appearing of record.

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

WITH all improvements erected thereon.

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

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

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

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

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

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**SALE NO. 11**

**PETER WAPNER, ESQUIRE**

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

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

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

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

CONTAINING 16,266.26 square feet.

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

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

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

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

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

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

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**SALE NO. 12**

**PETER WAPNER, ESQUIRE**

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

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

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

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

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

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

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

Miscellaneous Notices

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

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

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**SALE NO. 13**  
**KENYA BATES, ESQUIRE**  
**JUDGMENT AMOUNT: \$134,099.22**

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

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

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

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

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

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

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

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

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

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

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

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

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**SALE NO. 14**  
**ROBERT FLACCO, ESQUIRE**  
**JUDGMENT AMOUNT: \$126,675.23**

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

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

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

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

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

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

Miscellaneous Notices

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

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

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

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**SALE NO. 15**  
**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$88,529.67**

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

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

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

TAX PARCEL: 49-002-010  
PREMISES BEING: 2538 PENBROOK  
AVENUE, HARRISBURG, PA 17103-1829  
SEIZED AND SOLD as the property of Tracie  
L. Bauer under judgment # 2019-CV-08176

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

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

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

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

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

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

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

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

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

Miscellaneous Notices

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

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

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

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

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

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

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

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

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

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

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

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**SALE NO. 18**  
**JOSEPH F. RIGA, ESQUIRE**  
**JUDGMENT AMOUNT: \$161,050.64**

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

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

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

SAID PROPERTY HAVING CONSTRUCTED THEREON A SEPTIC TANK WHICH SERVICES OTHER

Miscellaneous Notices

PROPERTY OWNED BY THE GRANTEES HEREIN.

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

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

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

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

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

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

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**SALE NO. 19**

**BRADLEY J. OSBORNE, ESQUIRE**  
**JUDGMENT AMOUNT: \$138,932.83**

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

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

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

CONTAINING one (1) acre, more or less.

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

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

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

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

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

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

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**SALE NO. 20**

**PETER WAPNER, ESQUIRE**  
**JUDGMENT AMOUNT: \$63,698.05**

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

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

**Miscellaneous Notices**

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

CONTAINING 2,400 square feet and

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

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

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

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

TAX PARCEL: 36-012-150-000-0000

PREMISES BEING: 2016 MARKET STREET EXTENDED, MIDDLETOWN, PA 17057-3421

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

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

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**SALE NO. 21**

**PETER WAPNER, ESQUIRE**

**JUDGMENT AMOUNT: \$44,369.30**

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

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

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

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

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

TAX PARCEL: 72-004-163-000-0000

PREMISES BEING: 508 WEST MARKET STREET, WILLIAMSTOWN, PA 17098-1515

SEIZED AND SOLD as the property of James L. Reiner Jr. a/k/a James Reiner Jr. and Angela L. Smith under judgment # 2020-CV-00189

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

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**SALE NO. 22**

**PETER WAPNER, ESQUIRE**

**JUDGMENT AMOUNT: \$17,493.99**

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

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



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

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

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

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

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

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

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**SALE NO. 23**

**ATTORNEYS: NICOLE LABLETTA & HEATHER RILOFF**

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

**SITUATE IN THE TOWNSHIP OF SUSQUEHANNA**

**TAX PARCEL: 620470010000000**

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

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

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

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

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

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

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

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

BEING Parcel Number 620470010000000

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

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

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

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**SALE NO. 24**

**EDWARD J. MCKEE, ESQUIRE**

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

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

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

**Miscellaneous Notices**

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

ALSO KNOWN AS 1810 Briggs Street, Harrisburg, PA 17103

PARCEL ID 08-001-004-000-0000

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

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

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

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**SALE NO. 25**

**JUSTIN F. KOBESKI, ESQUIRE**

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

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

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

**TRACT NO. 1**

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

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

**TRACT NO. 2**

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

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

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

WITH all improvements erected thereon.

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

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

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

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

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

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



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**SALE NO. 26**  
**BROOKE R. WAISBORD, ESQUIRE**  
**JUDGMENT AMOUNT: \$116,392.18**

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

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

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

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

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

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

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

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

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

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

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

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**SALE NO. 27**  
**BROOKE R. WAISBORD, ESQUIRE**  
**JUDGMENT AMOUNT: \$117,009.14**

**TRACT NO. 1**

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

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

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

**TRACT NO. 2**

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

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

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

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

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

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

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

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

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**SALE NO. 28**

**LAUREN M. MOYER, ESQUIRE**

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

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

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

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

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

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

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

PREMISES BEING: 1440 Vesta Drive, Harrisburg, PA 17112

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

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

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

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**SALE NO. 29**

**ATTORNEY: HEATHER RILOFF, ESQUIRE**

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

**SITUATE IN THE TOWNSHIP OF SUSQUEHANNA**

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

**PREMISES BEING: 3953 GREEN STREET, HARRISBURG, PA 17110**

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

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

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

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

Miscellaneous Notices

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

BEING Parcel Number 62-015-199.

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

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

**SALE NO. 30**

**BRETT C. FLOWER, ESQUIRE**

**JUDGMENT AMOUNT: \$740,553.23**

**2314 ABBEY LANE, LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA 17112**

**PARCEL NUMBER: 35-127-011-000-0000**

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

KNOWN as Lot No. Eleven (11) of a Final Subdivision Plan, Phase I, of the Estates of Forest Hills, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book "Z", Volume "6", Page "28", more particularly bounded and described as follows, to wit:

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

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

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

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

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

**SALE NO. 31**

**BRETT C. FLOWER, ESQUIRE**

**JUDGMENT AMOUNT: \$90,897.14**

**1395 PHEASANT RUN ROAD, LOWER SWATARA TOWNSHIP, DAUPHIN COUNTY, PA 17057**

**PARCEL NUMBER: 36-005-353-000-0000**

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

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

Miscellaneous Notices

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

CONTAINING 50,219 square feet or 1.1529 acres.

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

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

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

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**SALE NO. 32**

**JOSHUA D. BRADLEY, ESQUIRE**

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

**TRACT 1**

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

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

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

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

**TRACT 2**

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

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

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

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

**TRACT 3**

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

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

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

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

**TRACT 4**

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

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

**Miscellaneous Notices**

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

CONTAINING: 19,119 sq. ft. (0.439 acres)

BEING Lot #7 on a Preliminary/Final Subdivision Plan for Barnet Tract, prepared by R. J. Fisher & Associates, Inc., and recorded March 10, 2014 to Instrument #20140005208.

**TRACT 5**

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

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

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

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

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

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

**Parcel #'s:**

210 Lumber St - 30-032-036

212 Lumber St - 30-032-037

214 Lumber St - 30-032-038

216 Lumber St - 30-032-039

218 Lumber St - 30-032-040

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

**CONDITIONS OF SALE**

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

**TERMS**

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

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

jn19-jy3

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

**REPORTING OF ERRORS IN ADVANCE SHEET**

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

**DAUPHIN COUNTY COURT SECTION**

*Opinions Not Yet Reported*

**Dowling, J., March 26, 2019** and affirmed April 27, 2020; HPT TA Properties Trust v. Township of West Hanover; Dau. Co. No. 2013-CV-10597-CV

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

jn19-jy3

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

jn19-jy3

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

jn26-jy10

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

jn26-jy10

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

jn26-jy10



IN RE: Evictions

: IN THE COURT OF COMMON PLEAS  
: DAUPHIN COUNTY, PENNSYLVANIA

: AO. *AO-19-2020*

: *2020-CV-00178-AO*

**ADMINISTRATIVE ORDER**

AND NOW THIS *18<sup>th</sup>* day of June, 2020, since the Pennsylvania Supreme Court by Order dated June 17, 2020 in Wolf v. Scarnati, 104 MM 2020, agreed to exercise King's Bench Jurisdiction over the issues raised in the Commonwealth Court in the case of Scarnati v. Wolf, 344 MD 2020, which challenges the State of Emergency declared by Governor Wolf, all evictions are hereby stayed in Dauphin County, Pennsylvania until further Order of Court.

BY THE COURT:

*John F. Cherry*  
\_\_\_\_\_  
John F. Cherry, President Judge

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

*Matthew R. Krupp*  
\_\_\_\_\_  
Prothonotary

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