

ADVANCE SHEET

The Dauphin County Reporter

(USPS 810-200)

**A WEEKLY JOURNAL CONTAINING THE
DECISIONS RENDERED IN THE
12TH JUDICIAL DISTRICT**

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**THE
DAUPHIN COUNTY REPORTER**

**Edited and published by the
DAUPHIN COUNTY
BAR ASSOCIATION
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ESTATE & TRUST NOTICES

FIRST PUBLICATION

ESTATE OF TERRY L. WALBURN a/k/a TERRY LYNN WALBURN, late of Lower Paxton Township, Dauphin County, PA (died July 8, 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.

Administratrix c.t.a.: Nicole F. Walburn, 10520 Waco Street, Commerce City, CO 80022

Attorney: Christa M. Aplin, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280

s25-o9

ESTATE OF E.W. BRINER a/k/a ELIZABETH W. BRINER a/k/a BETTY BRINER, late of Lower Paxton Township, Dauphin County, PA (died: August 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: Mark S. Briner, 830 Hummel Avenue, Lemoyne, PA 17043

Attorney: Brian J. Hinkle, Mette, Evans & Woodside, 3401 N. Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000

s25-o9

ESTATE OF RICHARD GILLESPIE, late of the City of Harrisburg, Dauphin County, PA

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

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

Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043

s25-o9

ESTATE OF LARRY WILLIAM HESS, late of Lower Paxton Township, Dauphin County, PA (died: July 27, 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.

Administratrix: Miaja Cornelius, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055; 717-533-3280

s25-o9

ESTATE OF AUDREY J. ALLEN, late of Lower Paxton Township, Dauphin County, PA (died: March 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: Ms. Rebecca Knackstedt, 339 Aspen Street, Middletown, PA 17057

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

s25-o9

ESTATE OF JEFFREY SCOTT WALSH, late of Harrisburg City, Dauphin County, PA (died: August 8, 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: Louis Scott Allman, 18113 Apple Tree Road, Bridgeville, DE 19933

Attorney: Scott M. Dinner, Esquire, 310 3rd Street, #1, New Cumberland, PA 17070

s25-o9

ESTATE OF ETHEL J. DANIEL, a/k/a ETHEL JEAN DANIEL, late of Susquehanna 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.

Executor: Lovett A. Daniels, c/o Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, 414 Bridge Street, New Cumberland, PA 17070

s25-o9

ESTATE OF HELEN F. ZERBY, late of the Township of Washington, County of Dauphin, PA (died: August 19, 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: David C. Zerby, 517 A Tourist Park Road, Halifax, Pennsylvania 17023; B. Jane Trawitz, 1105 North Street, Lykens, Pennsylvania 17048

Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, Pennsylvania 17023. s25-o9

ESTATE OF FREDERICK CHARLES VERGOT a/k/a FRED C. VERGOT a/k/a FREDERICK C. VERGOT, late of Harrisburg, Dauphin County, PA (died: July 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.

Executrices: Denise Michele Vergot Holle, 37 Gloucester Crescent, London NW1 7DL England; Karen Marie Deibler Wagner, 7944 Jonestown Road, Harrisburg, PA 17112

Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 s25-o9

ESTATE OF ROBERT WEIL a/k/a ROBERT F. WEIL a/k/a ROBERT FRED WEIL, late of Derry Township, Dauphin County, PA (died: July 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: Susanna Jean Weil, 1180 Duryea Drive, Hummelstown, PA 17036

Attorney: Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050 s25-o9

ESTATE OF FAY L. POTTEIGER late of Susquehanna Township, Dauphin County. PA (died: July 30, 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: Elizabeth H. Feather, Esquire Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 901-5948 s25-o9

SECOND PUBLICATION

ESTATE OF CHARLENE BRINSER, late of the Borough of Middletown, Dauphin County, PA (died: July 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.

Administrator: John M. Brinser, c/o Edward P. Seeber, Esquire JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280 s18-o2

ESTATE OF DONALD ERNEST SCHWAB, late of Harrisburg City, Dauphin County, PA (died: 06/02/2020)

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: Matthew E. Schwab, 202 Washington St, Berlin MD. 21811 s18-o2

ESTATE OF CHERYL LYNN HULL, aka CHERYL L. HULL, aka CHERI HULL, late of Harrisburg City, Dauphin County, PA (died: June 16, 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.

Administrator: Brock R. McCleary, c/o 54 N. Duke Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 s18-o2

ESTATE OF JANET L. SMITH, late of Harrisburg, Dauphin County, PA

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

Executrix: Lynnette L. Lawton, 28 Strausstown Road, Bethel, PA 19507

Attorney: Peggy M. Morcom, Esquire, Buzzgon Davis Law Offices, 46 E. Main St., Palmyra, PA 17078 s18-o2

ESTATE OF ERNEST H. MINNICH, late of Lower Swatara Township, Dauphin County, PA

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

Administrator: LARRY E. MINNICH, 436 North Mount Joy Street, Elizabethtown, PA 17022

Attorney: JENNIFER M. MERX, ESQ., SkarlatosZonarich, LLC, 320 Market Street, Suite 600 West, Harrisburg, PA 17101 s18-o2

ESTATE OF ROSE MARIE ANCHEFF, late of Swatara Township, Dauphin County, PA (died: June 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.

Executor: Stephen M. Ancheff, Jr., 40 College Street, Unit A, Woodland, CA 95695

Attorney: Richard F. Maffett, Jr., Esquire, 2201 N. 2nd Street, Harrisburg, PA 17110 s18-o2

ESTATE OF PATSY A. VACLAVIK, late of Mifflin 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.

Executors: Kathryn Vaclavik, 4856 Galendo Street, Woodland Hills, CA 91364; Steven R. Vaclavik, 705 Windrush Drive, Dallastown, PA

17313; Jennifer A. Vaclavik Keeler, 2182 Gelder Park Drive, Hummelstown, PA 17036

Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 s18-o2

ESTATE OF ROBERT N. ALLEMAN, late of Upper 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.

Co-Executor: Heather R. Alleman Stephens, 5210 State Route 147, Dalmatia, PA 17017

Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101 (717) 234-5600 s18-o2

ESTATE OF VIOLET I. SNYDER, late of Lykens 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: Myles A. Snyder, 340 W. Broad Street, Williamstown, PA 17098

Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101 (717) 234-5600 s18-o2

THIRD PUBLICATION

ESTATE OF HELEN ANN STONERROAD a/k/a HELEN A. STONERROAD, late of the Town of Berrysburg, 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.

Executrix: Tonna Dobson (Campbell), 765 Amish School Road, Herndon, PA 17830

Attorney: Antonio D. Michetti, Esquire, Diehl, Dluge, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801 s11-25

ESTATE OF CHAD D. SHIFFLETT, late of Lower Paxton Township, Dauphin County, PA (died: January 8, 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: Monika R. Shiffett, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 s11-25

ESTATE OF LOUIS D. BENSINGER, late of Susquehanna Township, Dauphin County, PA (died: August 5, 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: Maureen Heberle, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 s11-25

ESTATE OF RICHARD A. OLSZEWSKI, late of South Hanover 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.

Executor: Andrew T. Olszewski, 1434 Kaylor Road, Hummelstown, PA 17036

Attorney: Howard B. Krug, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102 s11-25

ESTATE OF MONSERRATE AYALA, 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.

Administratrix: Yvonne L. Ayala

Attorney: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011, (717) 975-9446 s11-25

ESTATE OF SCOTT ROBERT WIEST late of the Township of Washington, County of Dauphin, PA (died: March 30, 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.

Administrator: Desirae N. Wiest, 224 North Water Street, Williamstown, Pennsylvania 17098

Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, Pennsylvania 17023 s11-25

ESTATE OF F. ANN GUARNESCHELLI a/k/a FRANCES ANN GUARNESCHELLI a/k/a ANN GUARNESCHELLI, late of Susquehanna Township, Dauphin County, PA (died: July 31, 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: Philip G. Guarneschelli, 4724 Laurel Drive, Harrisburg, PA 17110

Attorney: Elyse E. Rogers, Esquire, Sullivan Rogers & Feichtel, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050 s11-25

ESTATE OF JEFFREY THOMAS BRUNSON, late of Lower Paxton Township, Dauphin County, PA (died: July 12, 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.

Administrator: Alexander T. Brunson, c/o Edward P. Seeber, Esquire, JSDC Law Offices Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055, 717-533-3280

s11-25

ESTATE OF GLADYS M. BEATTY, 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.

Co-Executors: John L. Fetterhoff, Jennifer L. Fetterhoff, 3214 Sunnyside Avenue, Harrisburg, PA 17109

Attorney: Earl Richard Etzweiler, Esquire, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600 s11-25

ESTATE OF FAIR, NANCY E., late of Lower Paxton Township, 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: Scott A. Fair, c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA, 17552

Attorney: Scott E. Albert, Esq. s11-25

ESTATE OF MARY S. SHANK, late of Harrisburg, Dauphin County, PA (died: July 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: Elizabeth A. Peris, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110

Attorney: Estate of Mary S. Shank c/o Hazen Law Group, 2000 Linglestown Road, Suite 202 Harrisburg, PA 17110 s11-25

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN **KMPESINO Inc** has filed a Certificate of Incorporation on 7/09/2020 in the Commonwealth of Pennsylvania under the provisions of Pennsylvania Business Corporation Law of 1988. s25

NOTICE IS HEREBY GIVEN **Xpanse, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 14205 SE 36th St, Bellvue, WA 98006, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/17/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s25

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988, **Verbatim Corporation**, a corporation incorporated under the laws of the State of California will withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 655 Third Avenue, 15th Floor, New York, NY 10017 and the name of its commercial registered office provider in Pennsylvania is C T Corporation System. s25

NOTICE IS HEREBY GIVEN **Jubilant Draximage Inc.**, a foreign corporation formed under the laws of the Country of Canada and with its principal office located at 790 Township Line Rd., Suite 175, Yardley, PA 19067, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/16/20, 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. s25

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that **Blue Mountain Community Services, Inc.**, a non-profit corporation with its registered office located at 3544 N. Progress Avenue, Suite 203, Harrisburg PA 17110, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that the board of directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The post office address to which process may be sent in an action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is: 441 Blue Mountain Parkway, Harrisburg PA 17112. s25

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that **The Pennsylvania Claims Association**, a Pennsylvania non-profit corporation with a registered address of 403 Calder Bldg., Harrisburg, Pennsylvania, has through its directors approved a proposal that the Association dissolve, and that the directors of the Association are now engaged in winding up and settling the affairs of the Association so that its existence shall be ended under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. This notice is provided in accordance with 15 Pa.C.S.A. § 5975.

Attorney: James A. Ulsh, Esquire
3401 North Front Street
P.O. Box 5950
s25 Harrisburg, PA 17110

NOTICE IS HEREBY GIVEN that **ALERT MEDIA, INC.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania on August 26, 2020. The mailing address of the association's principal office is 901 S. Mopac Expy, Bldg. 3, Suite 500, Austin TX 78746. The commercial registered office provider is in care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412 s25

NOTICE HEREBY GIVEN that the members of **LS LANGHORNE, LLC**, a Pennsylvania Limited Liability Company, with an address of 5110 Onyx Street, Torrance, CA 90503, with Corporation Service Company of Dauphin County as its registered office provider, have approved a Resolution that the Company voluntarily dissolve and wind up and settle its affairs, under the provisions of Section 8871, et seq. of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended.

H. Jeffrey Brahlin, Solicitor
37 North Hamilton Street
s25 Doylestown, PA 18901-3616

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 August 25, 2020 for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **PUTNAM HEALTHCARE, INC.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 501 Boylston Street, Ste. 5102, Boston, MA 02116.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.
s25

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 August 25, 2020 for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **MAGNA HEALTHCARE, INC.** c/o Capitol Corporate Services, Inc.

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 125 Chubb Avenue, Ste. 500, Lyndhurst, NJ 07071.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.
s25

NOTICE IS HEREBY GIVEN **Newmont International Services Limited**, a foreign business corporation incorporated under the laws of Delaware, with its princ. office located at 6363 S. Fiddler's Green Circle, Greenwood Village, CO 80111, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808. 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. s25

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on 9/17/2020 under the Domestic Business Corporation Law, for **M.SMILEY DISTRIBUTION, INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. s25

NOTICE IS HEREBY GIVEN **Michels Utility Services, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 817 Main St., Brownsville, WI 53006, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at

Harrisburg, PA, on 9/18/20, 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. s25

NOTICE IS HEREBY GIVEN **SCMI US, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 300 Madison Ave., NY, NY 10017, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/28/20, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. s25

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 8/6/20 with respect to a proposed nonprofit corporation, **Dautcher Farm Community Association, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

s25

NOTICE IS HEREBY GIVEN that **Hazmatpac, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of Ohio. The address of its principal office under the laws of said jurisdiction is 30310 Emerald Valley Pkwy., Ste. 400, Solon, OH 44139, and the name of its commercial registered office provider in Pennsylvania is CT Corporation System. s25

NOTICE IS HEREBY GIVEN of Intention to Withdraw from Doing Business **J. Craig Riddle Company** with a commercial registered office provider in care of Cogency Global Inc. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is PO Box 549, 245 S. Main St., Madisonville, KY 42431. This shall serve as official notice to creditors and taxing authorities. s25

NOTICE IS HEREBY GIVEN **Holistic Industries Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 308 Massachusetts Ave. NE, Washington, DC 20002, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 9/18/20, 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. s25

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/18/2020 under the Domestic Business Corporation Law, for **J&J Accounting & Tax Services Inc.**, and the name and county of the commercial registered office provider is Corporation Service Co., Dauphin County. s25

FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Dauphin County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **Bella Healthcare Center**, with its principal place of business at: 4700 Ashwood Drive, Suite 200, Cincinnati, OH 45241. The names and addresses of all persons or entities owning or interested in said business are: Terrace Leasing Co., LLC, 4700 Ashwood Drive, Suite 200, Cincinnati, OH 45241. The application has been filed on 9/14/2020. s25

NOTICE IS HEREBY GIVEN that Reuben K. King, 184 Airport Road, Lykens PA 17048, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on August 24, 2020, registration of the name: "**SEVEN KINGS POULTRY**" under which they intend to do business at 184 Airport Road, Lykens PA 17048, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE
s25 SMOKER GARD ASSOCIATES LLP

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Fresh Thyme Market** with a principal place of business located at 2650 Warrenville Rd., Ste. 700, Downers Grove, IL 60515. The entity interested in this business is Lakes Venture, LLC with a commercial registered office in care of CT Corporation System in Dauphin County. This is filed in compliance with 54 Pa.C.S. 311.

s25

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Flat Branch Home Loans**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 101 S. 5th St., Ste. 200, Columbia, MO 65201 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 28th day of August, 2020 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Flat Branch Mortgage, Inc.

s25

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Fast Forward Home Loans**, for the conduct of business in Dauphin County, Pennsylvania, with the principal place of business being 101 S. 5th St., Ste. 200, Columbia, MO 65201 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 28th day of August, 2020 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Flat Branch Mortgage, Inc.

s25

MISCELLANEOUS NOTICES

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that the following Dauphin County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 12, 2020, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective September 11, 2020.

Beaston, Valerie Lynn
Matas, Marylou
Suminski, Richard J.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

s25

THIRD PUBLICATION

MISCELLANEOUS NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY PENNSYLVANIA ORPHANS COURT DIVISION

**NO.: 2020-0015
IN ADOPTION**

IN RE: ADOPTION OF JAMIE ELIZABETH PATTERSON

TO: Christopher M. Haverstein

PARTIES TO THE ACTION: James and
Susanna Patterson (proposed adoptive parents)
Amy Patterson (biological mother)
Christopher M. Haverstein (biological father)

**TYPE OF HEARING AND HEARING
DATE/TIME/PLACE:** The hearing on the
Termination of Parental Rights of AMY
PATTERSON and CHRISTOPHER M.
HAVERSTEIN, to the Minor Child, Jamie
Elizabeth Patterson, is scheduled to be held on
October 30, 2020 at 10:00 a.m. in Courtroom
No. 7002, York County Judicial Center, 45
North George Street, York, PA 17401.

LISTING ATTORNEY: Sheri D. Coover,
Esquire (attorney for proposed adopting parents)
Coover & Associates, PLLC
25 North Duke Street, Suite 208
York, PA 17401
(717) 885-5830 (telephone)
**NOTICE REQUIRED BY
ACTION 101 OF 2010**

This is to inform you of an important option that may be available to you under Pennsylvania Act 101 of 2010 which would allow 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, step-parent, sibling, uncle or aunt of the child's birth family, whether the relationships is by blood, marriage or adoption.

The 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.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Petitioners. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

YORK COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
137 East Market Street
York, PA 17401
Phone; (717) 854-8755

s11-25

day of September, 2020, the Petition of Kara Ioli Pierce & Jeffrey Shih-Gie Chen on behalf of minor child, S.L.C. was filed in the above named court, requesting a decree to change the minor child's name from **S.L.C.** to **S.E.P.**

The Court has fixed Thursday, December 3, 2020 at 1:00 p.m. in Courtroom No. 2, 3rd Floor, Dauphin County Courthouse, 101 Market Street Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. s25

IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY
PENNSYLVANIA

Docket No: 2020-CV-09074-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on the 10th day of September, 2020, the Petition of Kara Ioli Pierce & Jeffrey Shih-Gie Chen on behalf of minor child, L.P.C. was filed in the above named court, requesting a decree to change the minor child's name from **L.P.C.** to **L.A.P.**

The Court has fixed Thursday, December 3, 2020 at 1:00 p.m. in Courtroom No. 2, 3rd Floor, Dauphin County Courthouse, 101 Market Street Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. s25

FIRST PUBLICATION

NAME CHANGE
NOTICES

IN THE COURT OF COMMON PLEAS
OF DAUPHIN COUNTY
PENNSYLVANIA

Docket No: 2020-CV-09073-NC

PETITION FOR CHANGE OF NAME

NOTICE

NOTICE IS HEREBY GIVEN that on the 10th

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, October 15, 2020, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1
BROOKE R. WAISBORD, ESQUIRE
JUDGMENT AMOUNT: \$63,967.50

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

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

BEING Lot No. 1 and a part of Lot No. 2 on the Plan of Lynchville recorded in Plan Book C, Page 50. BEING also a portion of Fifth Street or Sixth Street Road vacated by Ordinance No. 168 on the Sessions of 1928-1929, of the City of Harrisburg, Pennsylvania.

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

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

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2
NORA C. VIGGIANO, ESQUIRE
JUDGMENT AMOUNT: \$55,868.22

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

BEGINNING at a point on the northern side of Whitehall Street two hundred six (206) feet and six (6) inches westwardly from the western line of property lately conveyed by the heirs of E.B. Mitchell, deceased, to the City of Harrisburg which line is the intersection of the northern line of Whitehall Street and the western line of the new entrance to Reservoir Park, as laid out by the said City of Harrisburg, and which point is also at the division line between Lots 4 and 5 on hereinafter named plan; thence westwardly along the northern line of said Whitehall Street, forty (40) feet to a point, the division line between Lots 3 and 4 on hereinafter named plan; thence northwardly, at right angles to Whitehall Street and along said division line, one hundred twenty (120) feet to the southern side of Berkeley Place; thence eastwardly along the southern side of said Berkeley Place and parallel with Whitehall Street forty (40) feet to a point, the division line between Lots Nos. 4 and 5 first above named; thence southwardly, at right angles to Whitehall Street and along said division line, one hundred twenty (120) feet to the place of BEGINNING.

BEING Lot No. 4 on Harris Plan No. 3, Parkside Place, said plan being recorded in the Office for the Recording of Deeds in and for the County of Dauphin aforesaid, in Plan Book "G", Page 32.

HAVING thereon erected a two story brick dwelling and a brick garage and being known as No. 2050 Whitehall Street.

BEING KNOWN AS: 2050 WHITEHALL STREET, HARRISBURG, PA 17103

PROPERTY ID NUMBER: 09-077-020-000-000

Miscellaneous Notices

BEING THE SAME PREMISES WHICH CECILIA M. WAMBACH, ADULT INDIVIDUAL BY DEED DATED 7/25/2008 AND RECORDED 7/28/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #20080028195 AT PAGE, GRANTED AND CONVEYED UNTO MARIE B. MURPHY, ADULT INDIVIDUAL.

SEIZED AND SOLD as the property of Marie B. Murphy under judgment # 2019-CV-10151

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 3

JILL FEIN, ESQUIRE

JUDGMENT AMOUNT: \$199,241.56

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

ALL THAT CERTAIN tract of parcel of ground situate in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Southern side of Over Drive, three hundred eight and fifty one-hundredths (308.50) feet West of the intersection of Over Drive and Thirty-Ninth Street, also at the dividing line between Lots Nos. 9 and 10 on the hereinafter mentioned Plan of Lots; thence South eleven (11) degrees thirty-four (34) minutes forty (40) seconds West along the same, one hundred thirteen and six one-hundredths (113.06) feet to a point; thence North seventy-eight (78) degrees forty-six (46) minutes west, sixty-four and twenty-one one hundredths (64.21) feet to a point; thence North sixty-five (65) degrees twenty-two (22) minutes West, eleven and eight one-hundredths (11.08) feet to a point on the dividing line between Lots Nos. 8 and 9 on said Plan; thence North eleven (11) degrees thirty-four (34) minutes forty (40) seconds East, one hundred ten and ninety-five one hundredths (110.95) feet to a point on the Southern side of Over Drive; thence South seventy-eight (78) degrees twenty-five (25) minutes twenty (20) seconds East along the same, seventy-five (75) feet to a point, place of BEGINNING.

BEING Lot No. 9, Section 1 of Crestwood Hills, recorded in Plan Book "Y", Page 16, Dauphin County records.

HAVING thereon erected a dwelling house known and numbered as 3823 Over Drive.

BEING the same premises which Ina G. Aaronson, by Deed dated May 17, 1995, and recorded in Dauphin County Recorder of Deeds office on May 17, 1995 in Record Book 2409, Page 614, granted and conveyed unto Bernard M. Aaronson and Ina G. Aaronson. Bernard M. Aaronson departed this life on August 1, 2011 and Ina G. Aaronson departed this life on June 22, 2017.

PARCEL #62-025-091-000-0000

SEIZED AND SOLD as the property of SAM AARONSON A/K/A SAMUEL AARONSON: AS HEIR TO THE ESTATE OF INA G. AARONSON, DECEASED; DEE HENRICHSEN, AS HEIR TO THE ESTATE OF INA G. AARONSON, DECEASED; NORA STEVICK, AS HEIR TO THE ESTATE OF INA G. AARONSON, DECEASED; THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER INA G. AARONSON, DECEASED; THE UNITED STATES OF AMERICA under judgment # 2019-CV-6197

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4

PETER WAPNER, ESQUIRE

JUDGMENT AMOUNT: \$42,750.77

ALL THAT CERTAIN lot or parcel of ground situate in Susquehanna Township, Dauphin County, Pennsylvania, shown as Lots No. 142-145 as a Plan of Edgemont addition, recorded in Plan Book D, Page 26, more particularly bounded and described as follows:

BEGINNING at the Southwest corner of 25th Street and Clayton Avenue; thence West along the Southerly line of said Clayton Avenue, twenty-five (25) feet, more or less, to a point; thence South one hundred twenty (120) feet, more or less, to a point on the Northerly line of an unnamed alley; thence West along the same one hundred (100) feet more or less, to a point; thence North one hundred twenty (120) feet more or less, to a point as the Southerly line of said Clayton Avenue; thence East along the same one hundred (100) feet more or less, the place of BEGINNING.

Miscellaneous Notices

TITLE TO SAID PREMISES IS VESTED IN NAWEED BHATTI, by Deed from 2566 INVESTMENT GROUP INC, A FLORIDA CORPORATION, dated 11/22/2019, Recorded 12/03/2019, Instrument No. 20190031006.

TAX PARCEL: 62-029-179-000-0000

PREMISES BEING: 2427 CLAYTON AVENUE, HARRISBURG, PA 17109-6043

SEIZED AND SOLD as the property of Naweed A. Bhatti under judgment# 2020-CV-03708

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5

PETER WAPNER, ESQUIRE

JUDGMENT AMOUNT: \$38,570.26

ALL THAT CERTAIN lot or piece of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Eastern line of South 17th Street, which point is 134 feet South of the Southeast corner of 17th and Holly (formerly Vernon) Streets; THENCE along property No. 313 South 17th Street, North 70 degrees 30 minutes East, 85 feet to the Western line of Vista Alley (10 feet wide); THENCE along the same, South 19 degrees 30 minutes East, 19 feet to property No. 317 South 17th Street; THENCE along the same and through the partition wall and beyond, South 70 degrees 30 minutes West, 85 feet to the said South 17th Street; THENCE along the same, North 19 degrees 30 minutes West, 19 feet to the place of BEGINNING.

HAVING thereon erected a 2½ story brick dwelling known as 315 South 17th Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Menashe Reuveny, by deed dated December 6, 2004, recorded December 8, 2004, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, Book 5795, Page 069, granted and conveyed unto Naweed Bhatti, the Grantor herein. Naseerh Bhatti joins in the conveyance of this property to extinguish any interest vested through marriage to Naweed Bhatti.

TITLE TO SAID PREMISES IS VESTED IN NAWEED BHATTI, by Deed from 2566

INVESTMENT GROUP INC, A FLORIDA CORPORATION, dated 11/22/2019, Recorded 12/03/2019, Instrument No. 20190031005.

TAX PARCEL: 09-071-018-000-0000

PREMISES BEING: 315 SOUTH 17TH STREET, HARRISBURG, PA 17104-1128

SEIZED AND SOLD as the property of Naweed A. Bhatti a/k/a Naweed Bhatti under judgment# 2020-CV-03707

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6

PETER WAPNER, ESQUIRE

JUDGMENT AMOUNT: \$56,519.66

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

BEGINNING on the southern side of Derry Street, 244 feet 6 inches east of the southeastern corner of Seventeenth and Derry Streets, opposite the corner of partition wall between 1725 and 1727 Derry Street; thence Southwardly at right angles to Derry Street, by center of the partition wall, 100 feet to Compass Alley; thence Eastwardly along the northern line of Compass Alley, 17 feet 2 inches; thence Northwardly at right angles to Derry Street, 17 feet 2 inches to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN LARRY D. FOSTER, A SINGLE MAN, by Deed from LARRY D. FOSTER AND PHYLLIS F. FOSTER, H/W, dated 11/15/2001, Recorded 11/30/2001, in Book 4186, Page 379.

MORTGAGOR LARRY D. FOSTER died on 01/26/2019, and upon information and belief, his surviving heir is NATERRA D. FOSTER

TAX PARCEL: 02-033-001-000-0000

PREMISES BEING: 1727 DERRY STREET, HARRISBURG, PA 17104-1232

SEIZED AND SOLD as the property of Naterra D. Foster, in Her Capacity as Heir of Larry D. Foster, deceased; All Unknown Heirs of Larry D. Foster under judgment# 2018-CV-7361

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

Miscellaneous Notices

Dauphin County, on Monday November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

CHRISTOPHER A. DENARDO, ESQUIRE
JUDGMENT AMOUNT: \$163,658.18

ALL THAT CERTAIN LOT OR TRACT OF LAND situate in Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Trinity Road, said point being a distance of 85.57 feet East of the intersection of the south side of Trinity Road and east side of Ridgeway Road;

THENCE by the south side of Trinity Road South 84° 38' East, a distance of 70.53 feet to a point 4.47 feet west of Lot No. 18;

THENCE by a line parallel with line of Lot No. 18 south 05° 22' West, a distance of 201.70 feet to a point at Wedgewood Hills;

THENCE by same, South 82° 52' West, a distance of 72.24 feet to a point at the line of Lot No. 20;

THENCE by same North 05° 22' East, a distance of 217.34 feet to a point, the place of BEGINNING.

BEING PART of Lot No. 19, Plan No. 3, Section "C", Susquehanna Manor, recorded in the Dauphin County Recorder of Deeds Office in Plan Book L-2, Page 93. See Subdivision Plan of Rothman and Schubert Real Estate, Inc., recorded in the Dauphin County Recorder's Office in Plan Book R-2, Page 11.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 3231 Trinity Road, Harrisburg, PA 17109

PARCEL # 62-031-222-000-0000

BEING THE SAME PREMISES which Sandra G. Schmidt, single person, by Deed dated July 23, 1987 and recorded July 24, 1987 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania in Book 980, Page 312, granted and conveyed unto Margaret J. Alexander, single person, in fee.

AND THE SAID Margaret J. Alexander a/k/a Margaret J. Chianelli departed this life on or about September 26, 2018 thereby vesting title unto Connie Alexander, known Heir of Margaret J. Chianelli a/k/a Margaret J. Alexander, deceased and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest

from or under Margaret J. Chianelli a/k/a Margaret J. Alexander, deceased.

SEIZED AND SOLD as the property of Connie Alexander, known Heir of Margaret J. Chianelli a/k/a Margaret J. Alexander, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret J. Chianelli a/k/a Margaret J. Alexander, deceased under judgment number 2019-CV-3726 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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

PETER WAPNER, ESQUIRE
JUDGMENT AMOUNT: \$35,584.27

ALL THAT CERTAIN lot or piece of land situate in the 2nd Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated July 2, 1970, as follows:

BEGINNING at a point on the West side of South Fifteenth Street; said point being 14.9 feet North of the Northwest corner of Fifteenth Street and Reese Avenue; thence along premises known as No. 322 South Fifteenth Street and passing through the center of a partition wall, South 80 degrees West 91 feet to a point on the East side of a 4 feet wide alley; thence along the same, North 10 degrees West 14.3 feet to a corner of premises known as No. 318 South Fifteenth Street; thence along said premises and passing through the center of a partition wall, North 80 degrees East 91 feet to a point on the West side of South Fifteenth Street aforesaid; thence along the same, South 10 degrees East 14.3 feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DRUCILLA WATTS, by Deed from JOHN H. WATTS AND DRUCILLA WATTS, HIS WIFE, dated 03/14/1979, Recorded 09/05/1980, in Book 152, Page 81.

MORTGAGOR DRUCILLA WATTS died on 06/09/2016, and upon information and belief, her surviving heir is JOHN WATTS. By executed waiver, JOHN WATTS waived his right to be named as a defendant in the foreclosure action.

TAX PARCEL: 02-021-008-000-0000

Miscellaneous Notices

PREMISES BEING: 320 SOUTH 15th STREET, HARRISBURG, PA 17104-3341

SEIZED AND SOLD as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Drucilla Watts, Deceased under judgment # 2020-CV-03118

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9

NORA C. VIGGIANO, ESQUIRE

JUDGMENT AMOUNT: \$128,668.09

PARCEL 1

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

BEGINNING at a point on the eastern line of Township Road No. 335, said point being on the line separating Lot Nos. 27 and 26 on the hereinafter mentioned plan of lots;

THENCE along the last mentioned line north 64 degrees east 150 feet to a point on lands now or formerly of Hiram E. Bishop, et ux, along same, north 26 degrees west, 130 feet, to a stake on the southern line of said last mentioned private land south 79 degrees 15 minutes west, 155 feet to a stake on the eastern line of Township Road No. 335;

THENCE along the eastern line of Township Road No. 335 south 26 degrees east, 172.70 feet, more or less, to the point and place of BEGINNING.

BEING Lot Nos. 27, 28, and 29 on the plan of Overview Heights, which plan is recorded in the Dauphin County Recorder of Deeds Office in Plan Book "R" at Page 66.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

PARCEL 2

ALL THAT CERTAIN lot, or parcel of land, with the buildings and improvements thereon, situate in Swatara Township, Dauphin County, Commonwealth of Pennsylvania, being bounded and described as follows, to wit

BEGINNING at a point on the eastern line of Township Road No. 335, said point being on the line separating Lot Nos. 24 and 25 on the hereinafter mentioned plan of lots:

THENCE along the last mentioned line North 64 degrees East 150 feet to a point on lands now or formerly of Celia Eshenauer;

THENCE along land now or formerly of Celia Eshenauer North 26 degrees West, 100 feet to a point on line separating Lot Nos. 26 and 27 on the hereinafter mentioned plan of Lots:

THENCE along last mentioned line South 64 degrees West 150 feet to a point on the eastern line of Township Road No. 335;

THENCE along the eastern line of Township Road No. 335 South 26 degrees East 100 feet, more or less, to the point and place of BEGINNING.

BEING Lot No. 25 and 26 on the plan of Overview Heights, which plan is recorded in the Dauphin County Recorder of Deeds Office in Plan Book "R" at Page 66.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

BEING KNOWN AS: 511 SOUTH HARRISBURG STREET, HARRISBURG, PA 17113

PROPERTY ID NUMBER: 63-062-005-000-0000 & 63-062-006-000-0000

BEING THE SAME PREMISES WHICH BARRY R. ZERANCE, JR. AND MISTY ZERANCE, HIS WIFE BY DEED DATED 12/26/2018 AND RECORDED 1/3/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 20190000239 AT PAGE, GRANTED AND CONVEYED UNTO LILY M. SHRADER, SINGLE PERSON.

SEIZED AND SOLD as the property of Lily M. Shrader under judgment # 2020-CV-00077

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

BRIAN K. ZELLNER, ESQUIRE

JUDGMENT AMOUNT: \$134,270.52

Situate in Highspire Borough, Dauphin County
Tax Parcel #: 30-025-30-000-0000
Premises Being: 672 2nd Street, Highspire, PA 17034

ALL THOSE CERTAIN six (6) pieces or parcels of land situate in the Borough of Highspire, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

Miscellaneous Notices

BEGINNING at the northern corner of the intersection of Second Street and Maple Alley; thence westwardly along the northeastern line of Second Street, one hundred and fifty (150) feet to the eastern line of Lot No. 376 on plan of lots hereinafter mentioned; thence northwestwardly along said line of Lot No. 376, one hundred twenty (120) feet to the southern line of Rhoda Alley; thence eastwardly along the southern line of Rhoda Alley, one hundred fifty (150) feet to the western line of Maple Alley; thence southwardly along the western line of Maple Alley, one hundred twenty (120) feet to a point, the Place of BEGINNING.

BEING Lot No. 377, 378, 379, 380, 381 and 382 on Plan No. 1, George W. Cumber's addition to Highspire, Pennsylvania, 1912, which plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "C", Page 30.

HAVING THEREON ERECTED a frame dwelling house and other improvements known and numbered as 672 Second Street, Highspire, Pennsylvania.

BEING THE SAME premises which Bertrand Kushner, by his deed dated March 3, 2004 and recorded March 15, 2004 in the office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 540, Page 127, granted and conveyed unto Gary W. Russell

SEIZED AND SOLD as the property of Gary W. Russell under judgment # 2018-CV-01852

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

NORA C. VIGGIANO, ESQUIRE

JUDGMENT AMOUNT: \$69,558.66

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Highspire, County of Dauphin, Commonwealth of Pennsylvania, bounded and described according to a survey by Robert L. Reed, Registered Surveyor, dated July 31, 1979.

BEGINNING at a point on the Easterly side of Charles Street (50 feet wide), which point is 50 degrees South of the Southeast corner of Charles Street and Wetzel Alley; thence along the line of property now or formerly of Leroy L. Crum North 38 degrees 30 minutes 00 seconds East a distance of 125 feet to a point on the Southerly side of Mary Alley (15 feet wide); thence along

Mary Alley South 51 degrees 30 minutes East a distance of 22.00 feet to a point at the corner of land now or formerly of Dale L. Groff; thence along aforementioned property and through the center of a partition wall South 38 degrees 30 minutes 00 seconds West 125.0 feet to a point on Charles Street; thence along Charles Street North 51 degrees 30 minutes 00 seconds West a distance of 22 feet to a point, the place of BEGINNING.

BEING the Western 22 feet of Lot 68 as shown on the Plan of the "Shriver Addition to Highspire," recorded in Plan Book A, Page 98.

BEING KNOWN AS: 58 CHARLES STREET, HIGHSPIRE, PA 17034

PROPERTY ID NUMBER: 30-014-069-000-0000

BEING THE SAME PREMISES WHICH RICHARD E. KUZMA AND BARBARA A. KUZMA, HUSBAND AND WIFE BY DEED DATED 8/13/2013 AND RECORDED 8/15/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO BRADLEY P. BOYER, MARRIED MAN.

SEIZED AND SOLD as the property of Bradley P. Boyer under judgment # 2020-CV-00439.

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12

PETER WAPNER, ESQUIRE

JUDGMENT AMOUNT: \$297,697.59

ALL THAT CERTAIN tract or parcel of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, known as Lot number Three (3) of a Preliminary/Final Subdivision Plan, of Spring Creek Estates, as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Plan Book, "X", Volume "6", Pages "13, 14, & 15", more particularly bounded and described as follows to wit:

BEGINNING at a point on the western right-of-way line of Harvest Drive, said point also being the southeast corner of Lot 2; thence along the western right-of-way line of Harvest Drive a curve to the right having a radius of 250.00 feet with an arc length of 79.23 feet to a point; thence continuing along the western right-of-way line of Harvest Drive South 17 degrees 37 minutes

Miscellaneous Notices

00 second East 19.88 feet to a point; thence along the dividing line between Lot 3 and Lot 4 South 72 degrees 23 minutes 00 seconds West 262.00 feet to a point; thence along lands now or formerly of Twin Lakes Park South North 17 degrees 37 minutes 00 seconds West 90.00 feet to a point; thence along the dividing line between Lot 3 and Lot 2 North 72 degrees 23 minutes 00 seconds East 225.80 feet to a point; thence continuing along the dividing line between Lot 3 and Lot 2 North 54 degrees 13 minutes 30 seconds East 25.00 feet to a point on the western right-of-way line of Harvest Drive, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DONALD WILSON, by Deed from DONALD WILSON AND BERNICE WILSON, H/W, dated 01/09/2018, Recorded 01/29/2018, Instrument No. 20180002314.

TAX PARCEL: 35-077-035-000-0000

PREMISES BEING: 730 HARVEST DRIVE, HARRISBURG, PA 17111-5600

SEIZED AND SOLD as the property of Donald Wilson under judgment # 2019-CV-6190

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13

ROBERT W. PONTZ, ESQUIRE

JUDGMENT AMOUNT \$65,918.14

1466 Zarker Street, Harrisburg, PA 17104

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

BEGINNING at a point on northern line of Zarker Street in the center of the partition wall of houses known as Nos. 1468 and 1466 Zarker Street and also in the center of the 3 foot wide private alley extending from the northern line of Zarker Street along the eastern side of the premises herein described, which point is 51.7 feet more or less, west of the western line of Fifteenth Street; thence northwardly through the center of said partition wall and through the center of said private alley, 46 feet to a point; thence westwardly parallel with Zarker Street, 15 feet to the line of property known as No. 1464 Zarker Street; thence southwardly along the line of said property and through the center of the partition wall dividing Nos. 1466 Zarker Street

and 1464 Zarker Street, 46 feet to the northern line of Zarker Street; thence eastwardly along the line of Zarker Street, 15 feet to the place of BEGINNING.

TOGETHER with the right to use the aforementioned 3 feet wide private alley, located along the eastern side of the above described premises extending northwardly from said Zarker Street, for the purposes of ingress, egress and regress, in common with the owners and occupiers of property abutting thereon.

HAVING THEREON ERECTED a three story brick, one of a row, dwelling house numbered as 1466 Zarker Street.

BEING THE SAME PREMISES which Kirsch and Burns, LLC, by Deed dated June 26, 2014, and recorded on July 3, 2014, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument No. 20140015729, conveyed to LMK Properties, LLC.

BEING TAX PARCEL I.D. NO. 09-050-021-000-0000.

BEING ALSO KNOWN as 1466 Zarker Street, Harrisburg, City of Harrisburg, Dauphin County, Pennsylvania 17104.

SEIZED AND TAKEN in execution as the property of LMK Properties, LLC, Defendant and mortgagor, under Judgment No. 2020-CV-01743-MF.

1913 North Street, Harrisburg, PA 17103

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

BEGINNING at a point on North Street, in the City of Harrisburg, 100 feet west of Linn Street, at a line of lot numbered 17 as laid down on the plan of lots laid out by David Mumma, Esquire, for J.S. Haldeman and wife, and extending along North Street, 20 feet westerly to the line of lot numbered 15 on said plan; thence along said line southwardly 110 feet to a fifteen foot wide alley; thence along said alley eastwardly 20 feet to the line of Lot numbered 17; thence northwardly along said line 110 feet to North Street, the place of BEGINNING.

HAVING THEREON ERECTED a frame dwelling house known as 1913 North Street, the above described lot of ground being 16 on the abovementioned plan of lots, said plan being recorded in the Office of Recorder of Deeds in Plan Book B, Page 1.

BEING THE SAME PREMISES which 236 Green Lane, LLC, by Deed dated August 7, 2014, and recorded on August 18, 2014, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument No. 20140019596, conveyed to LMK Properties, LLC.

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BEING TAX PARCEL I.D. NO. 15-010-005-000-0000.

BEING ALSO KNOWN as 1913 North Street, Harrisburg, City of Harrisburg, Dauphin County, Pennsylvania 17103.

SEIZED AND TAKEN in execution as the property of LMK Properties, LLC, Defendant and mortgagor, under Judgment No. 2020-CV-01743-MF.

14 North Twentieth Street, Harrisburg, PA 17103

ALL THAT CERTAIN piece or parcel of land situate in the Ninth ward of the City of Harrisburg, Dauphin County, Pennsylvania, as more particularly described as follows:

BEGINNING at the northwest corner of Prospect Street, now known as North Twentieth Street, and Ethel Avenue, now known as Ethel Street; thence westwardly along the northern side of Ethel Street, 79.8 feet, more or less, to the eastern line of a three feet wide private alley; thence northwardly along the eastern line of said alley, 14 feet more or less, to a point on the division line of this and adjoining property; thence eastwardly along the division line and through the center of the partition wall between this and adjoining house, 79.8 feet, more or less, to the western line of North Twentieth Street; thence southwardly along the western line of North Twentieth Street, 14 feet to a point, the place of BEGINNING.

TOGETHER with the right to use a three feet wide private alley in the rear of said lot in common with the owners and occupiers of other property abutting thereon.

HAVING thereon erected a three story brick, end of row, dwelling house, known as No. 14 North Twentieth Street.

BEING THE SAME PREMISES which Kirsch and Burns, LLC, by Deed dated October 22, 2014, and recorded on October 30, 2014, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania as Instrument No. 20140026265, conveyed to LMK Properties, LLC.

BEING TAX PARCEL I.D. NO. 09-075-027-000-0000.

BEING ALSO KNOWN as 14 North Twentieth Street, Harrisburg, City of Harrisburg, Dauphin County, Pennsylvania 17103.

SEIZED AND TAKEN in execution as the property of LMK Properties, LLC, Defendant and mortgagor, under Judgment No. 2020-CV-01743-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 November 9, 2020, and distributions will be made in

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

SALE NO. 14

MICHAEL BOLAND, ESQUIRE

JUDGMENT AMOUNT: \$61,913.07

ALL THAT CERTAIN tract or piece of land situate in the Eighth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING on the south side of Forster Street, also written Foster Street, one hundred twenty-nine (129) feet six (6) inches, more or less, East of the southeast corner of Seventeenth and Forster Streets; thence southwardly parallel with Seventeenth Street and through the center of the partition wall between houses nos. 1709 and 1711 Forster Street and beyond a total distance of one hundred five (105) feet to Brown Street; thence eastwardly along the northern line of Brown Street nineteen (19) feet six (6) inches, more or less, to Property No. 1713 Forster Street, formerly of William M. Breitingner, and now or late of John Caba, Sr. and Arselia Caba, his wife; thence northwardly along said Property No. 1713 Forster Street, one hundred five (105) feet to Forster Street; thence westwardly along Forster Street nineteen (19) feet six (6) inches, more or less, to the place of BEGINNING.

HAVING THERON ERECTED a semi-detached brick dwelling house known as No. 1711 Forster Street, part of which is three (3) story and the remainder of which is two (2) story.

SEIZED AND SOLD as the property of Frances L. Saunders under judgment# 2005-CV-04978

PARCEL#: 08-005-010

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15

STARLIN COLON, ESQUIRE

JUDGMENT AMOUNT: \$316,300.25

PARCEL NO.: 62-036-115

ALL THAT CERTAIN piece or parcel of land situate in the Township of Susquehanna, County of Dauphin and Commonwealth of

Miscellaneous Notices

Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western line of Vernon Avenue, which point is one hundred twenty (120) feet south of the southwest corner of Kramer Street and the said Vernon Avenue, as shown on the hereinafter mentioned plan; thence, along the western line of said Vernon Avenue, South thirteen (13) degrees thirty-three (33) minutes West, a distance of sixty (60) feet to a point on the line of Lot No. 6, Block "F" of the hereinafter mentioned plan; thence, along the northern line of said Lot No. 6, North seventy-six (76) degrees, twenty-two (22) minutes West, a distance of one hundred and twenty and four-tenths (120.4) feet to a point on the eastern line of Lot No. 15, Block "P"; thence, along the eastern line of said Lot No. 15, Block "F", North thirteen (13) degrees, thirty-three (33) minutes East, a distance of sixty (60) feet to a point on the southern line of Lot No. 2 Block "F"; thence, along the southern line of Lots Nos. 2 and 1, South seventy-six (76) degrees, twenty-two (22) minutes East, a distance of one hundred twenty and four-tenths (120.4) feet to a point the place of BEGINNING.

BEING all of Lot No. 5, Block "F", of the Plan of "Bonnyview", recorded on Wall Board No. 9 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania. The same as surveyed by William E. Sees, Jr., Consulting Engineer, on November 22, 1954.

HAVING THEREON ERECTED a one and one-half story brick dwelling known as No. 505 Vernon Avenue.

SEIZED AND SOLD as the property of Moises Sandoval under judgment# 2020-CV-02067

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 November 9, 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
STARLIN COLON, ESQUIRE
JUDGMENT AMOUNT: \$316,300.25

PARCEL # 09-070-047

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

BEGINNING at a point on the northern side of Derry Street 227.6 feet, more or less, westwardly from the northwest corner of Seventeenth and Derry Streets, and which point is on the western line of property No. 1614 Derry Street; thence westwardly along Derry Street 15 feet to a point on the eastern line of Property No. 1610 Derry Street, formerly of Effie Null and now or late of Carmen Marotto and Gladys Marotto, his wife; thence along line passing through the center of the partition wall of the house No. 1612 Derry Street, which is erected on the lot therein described and house No. 1610 Derry Street, which is erected on the lot adjoining on the West, and beyond, 98 feet to a three foot wide private alley; thence eastwardly along the southern side of said three foot wide private alley, 15 feet to a point at line of Property No. 1614 Derry Street, formerly of Margaret Row and now or late of John E. Criswel; thence southwardly along the western line of said property No. 1614 Derry Street and through the center of the partition wall of the house No. 1612 Derry Street, which is erected on the lot herein described, and said house No. 1614 Derry Street, which is erected on the lot adjoining on the East, 98 feet to a point, the place of BEGINNING.

HAVING THEREON erected a three story brick dwelling house known and numbered as 1612 Derry Street, Harrisburg, Pennsylvania

BEING THE SAME PREMISES which Harrisburg Redevelopment Authority by Deed dated October 7, 2002, and recorded October 28, 2002, in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania in Record Book 4595, Page 332, granted and conveyed unto Tri-County Housing Development Corporation.

AND THE SAID TRI-COUNTY HOUSING DEVELOPMENT CORPORATION HAS SINCE MERGED AND IS NOW KNOWN AS TRI-COUNTY HDC, LTD.

SEIZED AND SOLD as the property of Moises Sandoval under judgment# 2020-CV-02067

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17
STARLIN COLON, ESQUIRE
JUDGMENT AMOUNT: \$316,300.25

TAX PARCEL #02-014-002

Miscellaneous Notices

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

TRACT NO.1

BEGINNING at a point on the Southern side of Derry Street, 77.78 feet East of South Fourteenth Street, in the center of the wall between Nos. 1407-1409-1411 Derry Street and building Nos. 1413-1415-1417 Derry Street;

THENCE South 16 degrees 30 minutes West, at right angles to Derry Street, through the center of said wall and along property Nos. 1407-1409-1411 Derry Street, 51.3 feet to a point;

THENCE South 73 degrees 30 minutes East along said property, 2.2 feet to a point;

THENCE South 12 degrees 54 minutes West along said property, 2.63 feet to a point on the Northern line of a 2.9 foot wide private alley;

THENCE North 77 degrees 14 minutes East along said alley 14.1 feet to the western line of the stucco building upon the land thereby conveyed;

THENCE Southwestwardly along said line of said building 3.81 feet to a corner of said building;

THENCE Eastwardly, at right angles to South 14th Street, along the Southern line of said building, 5.8 feet to the Eastern line of a 5 foot private alley;

THENCE Southwardly, parallel with South 14th Street, along Eastern line of said alley, 59.42 feet to a corner in a brick building on the land hereby conveyed;

THENCE Westwardly, at right angles to South 14th Street, along the line of said brick building, 1 foot to a corner in said building;

THENCE Southwardly along the Eastern line of a 4 foot wide private alley, 30.1 feet to the Northern side of Kittatinny Street;

THENCE Eastwardly along Kittatinny Street, 33.7 feet to the Western line of Oliver Presbyterian Church;

THENCE Northwardly, parallel with South 14th Street, along said line of said Church land, 127.23 feet, more or less, to the Southern side of Derry Street;

THENCE Westwardly along Derry Street, 28.9 feet, more or less, to the Place of BEGINNING.

HAVING thereon erected a 2 story brick and stucco building known as Nos. 1413-1415-1417 Derry Street and a 2 and 3 story brick building know as 1400 Kittatinny Street.

TOGETHER with rights of the Grantees herein, their heirs, assigns, and occupiers of building Nos. 1413-1415-1417 Derry Street to use the 2.9 foot private alley, and the 5 foot and 4 foot private alleys to Kittatinny Street, as set forth in the deed recorded in Dauphin County

Deed Book D, Volume 60, Page 464, hereinafter referred to.

SUBJECT to the fire escape easement and rights for access, egress, ingress, and regress to and from the fire escape on the Eastern side of building Nos. 1407-1409-1411 Derry Street, and to and from the fire escape to 14th Street, and to maintain, construct, reconstruct and build the present and any new fire escape over part of the western part of property Nos. 1413-1415-1417 Derry Street given to John J. Adams and Ethel Mae Adams, his wife, their heirs and assigns, as set forth in the deed recorded in Dauphin County Deed Book G, Volume 27, Page 454.

TRACT NO.2

BEGINNING at a point on the Eastern side of South Fourteenth Street, which point is on the Northeastern corner of a two and nine-tenths (2.9) feet private alley, (sometimes referred to as 3 foot private alley) which separates properties 227 and 229 South 14th Street, which point is also 85.35 feet from the Southeastern corner of 14th and Derry Streets;

THENCE in a Northerly direction along the eastern side of South 14th Street, North 12 degrees 46 minutes West, 31 feet to a separate wall and division line of the first and second floors of the adjacent building property of Minnie C. Yoffee (the third floor of the building herein conveyed having a party wall with a 0.7 feet overhang);

THENCE in a Northeasterly direction along said separate wall North 77 degrees 14 minutes

SEIZED AND SOLD as the property of Moises Sandoval under judgment# 2020-CV-02067

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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18

LEON P. HALLER, ESQUIRE

AMOUNT OF JUDGMENT: \$46,888.40

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

BEGINNING at a point 49 feet, more or less, distant from the southwest corner of Harrisburg and Poplar Streets; thence southwardly along said line of Harrisburg Street, 14 feet 10 inches, more or less, to a point on the division line

Miscellaneous Notices

separating properties Nos. 38 and 40 South Harrisburg Street; thence westwardly 94 feet through the center of the frame partition wall separating houses Nos. 38 and 40 South Harrisburg Street to a 3 foot wide private alley; thence northwardly along said private alley 14 feet, 10 inches, more or less, to a point on the division line separating properties Nos. 36 and 38 South Harrisburg Street; thence eastwardly along said division line and through the center of the partition wall separating said properties, and beyond, a distance of 94 feet, to the point of BEGINNING.

TOGETHER WITH the right of way over said 3 feet wide alley way from lot hereby conveyed to Walnut and Poplar Streets.

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

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 38 SOUTH HARRISBURG STREET STEELTON, PA 17113

PARCEL#: 59-011-053

BEING THE SAME PREMISES WHICH Yodanny Powsang, et ux., by deed dated June 3, 2011 and recorded June 8, 2011, at Dauphin County Instrument No. 20110015731, granted and conveyed unto Paul D. Loucks and Jennie E. Loucks.

TO BE SOLD AS THE PROPERTY OF PAUL D. LOUCKS AND JENNIE E. LOUCKS UNDER JUDGMENT NO. 2020-CV-01729-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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 19

HOLLY N. WOLF, ESQUIRE

JUDGMENT AMOUNT: 61,942.45

ALL THAT CERTAIN lot or parcel of land, situate in the Borough of Paxtang, Dauphin

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

ALL THAT CERTAIN messuage, tenement or tract of land, situated in the Borough of Paxtang, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Derry Street, said point being Ninety-five and one half (95½) feet West of the Southwest corner of Derry Street and Paxtang Avenue; thence southwardly at right angles Derry Street and through a partition wall dividing the house hereby conveyed from the adjoining house and beyond, one hundred (100) feet to a point on the North side of said Alley, nineteen and one half (19½) feet to a point; thence northwardly by line parallel with the aforesaid line one hundred (100) feet to a point on the South side of Derry Street and thence eastwardly along the south side of Derry Street; nineteen and one-half (19½) feet to a point, the place of BEGINNING.

HAVING thereon erected a two and one-half story Brick dwelling known as house No. 1437 Derry Street, Harrisburg, Pennsylvania.

UNDER AND SUBJECT to restrictions, conditions, easements and rights of way of record and visible on the ground.

BEING known and numbered as 3437 Derry Street, Harrisburg, PA 17111.

WITH all improvements erected thereon.

PARCEL NO.: 47-037-006-000-0000

BEING THE SAME property conveyed to Dawn M. Richardson who acquired title by virtue of a deed from Robert J. McCloskey and Linda McCloskey, husband and wife, dated August 10, 2010, recorded September 13, 2010, at Instrument Number 201000264 3 6, 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 Dawn M. Richardson, Mortgagors herein, under Judgment No. 2020-CV-00614-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 November 9, 2020, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

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
August 2, 2020

s18-o2

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

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

REPORTING OF ERRORS IN ADVANCE SHEET

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

DAUPHIN COUNTY COURT SECTION
Opinions Not Yet Reported

BAR ASSOCIATION PAGE
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The Judges have completed the **AUGUST 17, 2020** civil jury term. One civil case reached verdict and the summary is as follows:

LINDEN TERRACE APARTMENTS v. JAMES T. FISHER
(2018-CV-06327-DJ)

Trial dates: August 17, 2020 – August 18, 2020

Trial Summary:

This jury trial followed Defendant's appeal from an arbitration decision in Plaintiff's favor.

Plaintiff, Linden Terrace Apartments brought this action against Defendant, James T. Fisher for breach of a written lease by failure to pay rent, allowing an unauthorized person to live in his apartment, public intoxication, harassing/threatening/disturbing behavior, some of which required police response, and Defendant's electricity being shut off due to lack of payment.

Defendant ignored all notices to vacate and continued to reside at Linden Terrace Apartments although he had not paid any rent since December 27, 2017. Defendant is part of the Subsidized Department of Housing and Urban Development Program through which he was to pay \$139.00 per month.

Plaintiff sought unpaid rent in the amount of \$3888.00, late fees in the amount of \$790.00 and possession.

Plaintiff called as witnesses Linden Terrace's property managers, maintenance supervisors and other tenants. All testified to Defendant's threatening behavior and their fear of him. Defendant denied that he engaged in such behavior.

Verdict

The jury found that Defendant committed repeated minor violations of the lease or house rules which disrupted the livability of Linden Terrace Apartments or adversely affected the health or safety of other tenants. The jury found that Defendant permitted other persons to reside in the rental unit without the landlord's permission and that Defendant owed Plaintiff rent in the amount of \$4,900.00.

The Court ordered that Defendant was evicted from the premises and not permitted to return.

Judge: The Honorable John F. Cherry, President Judge

Counsel for Plaintiff: David W. Crosset, Esquire

Counsel for Defendants: Defendant James T. Fisher, self-represented

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ATTORNEY (MULTIPLE POSITIONS): Non-Civil Service Permanent Full-time, State Employees' Retirement System, Opening Date: 09/10/20; Closing Date: 10/02/20 11:59 PM; Non-Union; Bargaining Unit: A3; Pay Group: St09; Bureau/Division: Code: 00701002; Bureau/Division: Legal Office; Worksite: Address: 30 North Third Street, 5th Floor, Harrisburg, Pennsylvania, 17101; Contact Name: Katie Mathews, 717-237-0242, Kmathews@Pa.Gov. More information [here](#). s18-o2

REQUEST FOR PROPOSAL FOR LEGAL SERVICES: Purpose: This request for proposal (RFP) is to contract for legal services to be provided to the Harrisburg Volunteer Firemen's Relief Association. Who May Respond: Only attorneys who are currently licensed to practice law in Pennsylvania and maintain an office in Pennsylvania, or law firms including such attorneys, may respond to this RFP. Closing Submission Date: Proposals must be submitted no later than close of business October 16, 2020. INQUIRIES AND PROPOSALS SHOULD BE DIRECTED TO: Eric Carter-Search Committee Chair, Harrisburg Volunteer Firemen's Relief Association 223 State Street, Harrisburg PA 17101; (717) 856-5134; Eman760@hotmail.com. Please find complete RFP [here](#). s18-o2

LEGAL ASSISTANT: We are seeking a legal assistant to be part of our growing team located in Mechanicsburg, Pennsylvania. The firm focuses on family law matters and some limited criminal defense. The legal assistant will support lawyers with various tasks including manage, organize, and maintain documents in paper and electronic filing systems; communicate with clients and potential clients to schedule meetings and consultations; draft and proofread correspondence and legal documents. Family law experience is preferred. Application should possess basic office and telephone skills. To inquire and/or apply, please contact Debra Mehaffie, Esquire at deb@meahaffielaw.com or 717-790-2403. s25-o9

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8-20-006

IN RE: AMENDMENT OF SIXTH
SUPPLEMENTAL ADMINISTRATIVE
ORDER

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

: AO#: AO-12-2020
: 2020-CV-00178-AO

AMENDED SIXTH SUPPLEMENTAL ADMINISTRATIVE ORDER

AND NOW THIS 21st day of September, 2020, the Sixth Supplemental
Administrative Order dated May 29, 2020 is amended as follows*:

GENERAL PROVISIONS

1. To ensure the safety of members of the public, litigants, attorneys, Common Pleas Judges, Magisterial District Judges, Hearing Officers, Conference Officers, Divorce Master, and court staff, advanced communication technology (telephone or video conferences) shall be used as much as possible for all conferences, hearings, and other proceedings as outlined in greater detail below.
2. It is expected that most court proceedings can be held by video or telephone conference and *in-person* proceedings will be limited. If a hearing is being held by video conference, it is expected that each case participant will connect remotely from their home or office and not report to the courtroom in order to ensure that the record is clear and that all participants can hear and see everything equally.
3. All individuals, including employees, entering any Court facility including but not limited to the Dauphin County Courthouse, Human Services Building 7th and 8th floor, Children & Youth Services, Schaffner Youth Center, and all Magisterial District Judge Offices, shall observe social distancing at all times. All individuals **appearing for Court** shall wear an appropriate face covering **both the mouth and nose** unless given permission or requested by the judge or hearing officer to remove it during the proceeding. **All employees shall wear an appropriate face covering over both their mouth and nose unless they are seated at their workspace.**
4. Members of the public **or employees** who have been in contact with a person within the past fourteen days known to be infected with COVID-19, **who are awaiting the results of their COVID-19 test or a member of their household's test**, or have experienced a fever, cough or shortness of breath within the past twenty-four hours will not be permitted to enter a Court facility. Such individuals shall contact Court Administration at (717) 780-6630 for

*The text of any additions is in bold. The text of any deletions is noted by a strike-through.

Common Pleas cases or Magisterial Court Administration at (717) 780-6637 and their case will be rescheduled.

5. Security Officers located at the public **and employee** entrance of the Courthouse or located at any other court facility shall:
 - a. Ensure that individuals trying to enter the building are maintaining a six-foot distance from others.
 - b. Take the temperature of any person seeking to enter the building using an infrared digital thermometer.
 - c. Ask each person requesting to enter the Court facility if they have been in contact with a person known to be infected with COVID-19 within the past fourteen days, **if they are awaiting the results of their COVID-19 test or a member of their household's test**, or have experienced a fever, cough or shortness of breath within the past twenty-four hours.
 - d. Deny entrance to any person who answers "yes" to any one of the questions in (c) above or has a temperature over 100.4 degrees Fahrenheit.
6. The employee entrance located at the back of the Courthouse shall **be open to employees, jurors, delivery vendors, and attorneys who present their attorney registration card or bar association identification card from the hours of 8:00 a.m. – 4:30 p.m. Monday-Friday. The employee entrance to the Courthouse shall be locked at other times** ~~remain locked and be only accessible to employees with badge access or to vendors who have made prior arrangements for delivery.~~
7. The Sheriff of Dauphin County or his designee and any constable scheduled by a Magisterial District Judge for this purpose is authorized to enforce this Order and bar individuals from the premises of any judicial facility. Magisterial District Judges are specifically authorized to use constables to enforce this Order during business hours. Only one constable shall be scheduled at an office at a time. Constables shall perform the functions outlined in paragraph 5 above regarding the responsibilities of the security officers. Constables shall include hours worked in this regard on their constable fee sheet and the Controller is directed to pay any security hours noted on the constable fee sheet as approved by the Magisterial District Judge. The authorization to schedule constables to enforce this Order shall be reviewed by the President Judge monthly.

IN-PERSON PROCEEDINGS

8. If it is not practical to hold the conference, hearing or other proceeding by telephone or video conference, the following protocol must be followed for *in-person* proceedings:

*The text of any additions is in bold. The text of any deletions is noted by a strike-through.

- a. Court appearance times must be staggered to reduce crowding. The number of proceedings scheduled at one time in a courtroom shall be dictated by the courtroom size to allow for a six-foot distance to be maintained as determined by the presiding judge.
 - b. Participants shall wait until ten minutes before their assigned time before entering the Courthouse, Magisterial District Judge facility or any other Court facility.
 - c. Participants shall maintain a six-foot distance from others while waiting to enter a Court facility.
 - d. All Judges, Magisterial District Judges, Hearing Officers and Conference Officers shall enforce social distancing which means that all participants must maintain a six-foot distance from others at all times.
 - e. All witnesses in civil, family, and orphans' court proceedings may participate by video conference or telephone conference as permitted by the presiding Judge.
 - f. All incarcerated individuals shall participate by video conference except for exigent circumstances.
 - g. A list of those individuals expected to appear for an in-person proceeding **at the Dauphin County Courthouse and Human Services Building 7th and 8th Floor shall be given by the judges' staff to the designated person in Court Administration two days prior to the scheduled proceeding. Court Administration will prepare a spreadsheet and send this to chambers and attorneys for verification. Changes to this list shall be submitted immediately to Court Administration. The final list shall be provided to Stacy Auvdel at sauvdel@dauphinc.org for** ~~proceedings at the Dauphin County Courthouse, Human Services Building 7th and 8th Floor and Children & Youth~~ the day prior to the proceeding. Only individuals on this list will be permitted to enter the court facility. A list of individuals expected to appear for an in-person proceeding before a Magisterial District Judge shall be given to the scheduled Constable. Attorneys and self-represented parties shall provide a witness list to the assigned judge 48 hours prior to the scheduled proceeding.
9. When a hearing or other proceeding cannot be held using telephone or video conferencing, access to judicial facilities shall be limited to the following persons:
- a. 1. **Criminal proceedings** -- attorneys, defendants, witnesses, and victims.

*The text of any additions is in bold. The text of any deletions is noted by a strike-through.

2. **Civil, Family, Orphans' Court proceedings** -- attorneys and the litigants. Witnesses shall testify by telephone or video unless otherwise permitted by the presiding judge.
 3. **Magisterial District Judge proceedings** – attorneys, litigants, witnesses, and victims.
 4. Any individual not a party or witness to a proceeding is not permitted to attend any Court proceeding without prior court approval.
- b. ~~Attorneys, litigants, or their representatives filing papers in the appropriate filing office. Filers are strongly encouraged to send their filings by mail to the appropriate filing office or by electronic filing when available. Friends or family members are not permitted to accompany any filer into the Courthouse, Magisterial District Judge office or any other Court facility.~~
 - c. Members of the media.
 - d. ~~Litigants who need access to the Self Help Center and are unable to obtain the forms from the Dauphin County website.~~

FINES, COST, RESTITUTION PAYMENTS

10. Individuals making payments on their fines, costs and restitution on a Common Pleas case shall make the payment online using ePay or by mailing a certified check, money order, or check from an attorney's trust account to the Bureau of Fines and Costs. If a defendant cannot make a payment online or by mail, they will be permitted into the Courthouse for this purpose and only one person will be permitted at a time in the Fines and Costs office. All others waiting to make a payment shall wait outside the office and maintain a six-foot distance from others.
11. Individuals making payments on their fines, costs and restitution on a Magisterial District Judge case shall make payments electronically by using ePay or NCourt or by mailing a check or money order to the appropriate Magisterial District Judge office. Some Magisterial District Judges' offices have a drop box available. Contact should be made with the appropriate Magisterial District Judge office for directions on how to make a payment using the drop box. Payments at the lobby should be a last resort and all safety precautions listed above shall be maintained.

COMMON PLEAS CRIMINAL PROCEEDINGS

12. In addition to the conditions outlined above, the following is specific to criminal court proceedings:

*The text of any additions is in bold. The text of any deletions is noted by a strike-through.

- a. Guilty pleas or other contested matters shall be conducted by video conference whenever possible. No continuance motions shall be heard in the courtroom (virtual or in-person) other than by self-represented individuals. All continuances shall be filed electronically or by mail prior to the scheduled date. **Criminal teams shall submit a list of cases that are expected to be heard and disposed during a scheduled session of Miscellaneous Court to the criminal judges' chambers and Court Administration five days prior to the scheduled Court. Attorneys shall not use the Miscellaneous Court day to only conference with their client in the Courthouse. It is important that this be followed to minimize the number of people present in the Courthouse at one time to ensure the safety of the public and staff.**
- b. ARD hearings shall be held by video conference or in-absentia. However, personal attendance may be allowed with prior court approval for appropriate cases.

CIVIL, FAMILY, ORPHANS' COURT PROCEEDINGS

- 13. In addition to the conditions outlined above, the following is specific to civil, family and orphans' court proceedings:
 - a. All status conferences and discovery conferences shall be conducted by telephone or video conference unless otherwise directed by the presiding judge.
 - b. All oral arguments shall be conducted by telephone or video conference unless otherwise directed by the presiding judge.
 - c. Custody conferences shall be conducted by telephone or video conference.
 - d. Domestic Relations support conferences shall be conducted by telephone conference.
 - e. PFA and ICC hearings shall be conducted by video conference whenever possible. Ex Parte hearings shall be conducted by **video or** telephone conference.
 - f. Guardianship hearings shall be conducted by telephone or video conference **unless otherwise directed by the presiding judge.**
 - g. Divorce master conferences and hearings shall be conducted by telephone or video conference **unless otherwise directed by the Divorce Master.**

*The text of any additions is in bold. The text of any deletions is noted by a strike-through.

- h. Petitions for Name Change, License Suspension Appeals, and Lottery/Structured Settlement hearings shall be conducted by telephone or video conference **unless otherwise directed by the presiding judge.**
- i. All arbitration hearings shall be conducted by telephone or video conference.
- j. All support appeals shall be conducted by telephone or video conference.
- k. All other civil, family, and Orphans' Court hearings shall be conducted by telephone or video conference unless otherwise directed by the presiding judge.

MAGISTERIAL DISTRICT COURT PROCEEDINGS

- 14. In addition to the conditions outlined above, the following is specific to Magisterial District Court proceedings:
 - a. All hearings before a Magisterial District Judge shall be conducted by telephone or video conference unless otherwise directed by the Magisterial District Judge.
 - b. No continuance motions shall be heard in the courtroom (virtual or in-person). Parties requesting a continuance shall call or fax the appropriate Magisterial District Court office to request a continuance.
 - c. ~~Since the statewide suspension of proceedings related to Landlord-Tenant actions expired on May 11, 2020 pursuant to the Order of the Pennsylvania Supreme Court dated April 28, 2020, all Landlord-Tenant actions may proceed effective June 1, 2020.~~ **All Landlord Tenant actions shall proceed in accordance with the Administrative Order dated September 4, 2020.**
 - d. Summary warrants shall not be entertained at Night Court until August 1, 2020.

EXHIBITS

- 15. When a matter is to be conducted by either telephone conference or video conference, any exhibits shall be exchanged between the parties, mailed or emailed to the assigned Judge, Magisterial District Judge, Divorce Master, Hearing Officer or Custody Conference Officer, and to the Court Reporter (if applicable) and received at least 48 hours prior to the scheduled Court event. If a party has a documentary exhibit (letter, drawing, map, photograph, etc.), the Judge, Magisterial District Judge, Divorce Master, Hearing Officer, Custody Conference Officer and Court Reporter shall be provided with a copy that is 8 ½ x 11 inches. Counsel shall confer after exhibits are exchanged such that they

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can indicate to the Court whether the authenticity and admissibility of each exhibit is stipulated or contested when such exhibits are provided to the Court.

BY THE COURT:



John F. Cherry, President Judge

SEP 21 2020

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



Prothonotary

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