



# Dauphin County Reporter ADVANCE SHEET

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Unitrin Direct Property & Casualty Company v. Anderson and Loesch

487



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**Estate Notices**

**DECEDENTS ESTATES**

NOTICE IS HEREBY GIVEN that letters testamentary or of administration have been granted in the following estates. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors or their attorneys named below.

**FIRST PUBLICATION**

**Estate Notices**

ESTATE OF PAUL V. SHAVER, AKA PAUL VINCENT SHAVER JR., (died: March 1, 2015), late of Dauphin County, PA. Executrix: Patricia E. Roussel; Attorney: Vicky Ann Trimmer, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043. jn26-jy10

ESTATE OF CATHERINE A. CSURICS AKA CATHERINE ANNA CSURICS, late, of Susquehanna Township, Dauphin County, Pennsylvania. Executor: George A. Csurics. Attorney: Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110. jn26-jy10

ESTATE OF SARA A. ROBBINS (died: May 9, 2015), late of Millersburg, Dauphin County, Pennsylvania. Executor: David P. Miller, PO Box 1520, Grantham, NH 03753. Attorney: Dale K. Ketner, Ketner Law Office, LLC, 129 Market Street, Millersburg, PA 17061. jn26-jy10

ESTATE OF DORIS E. RANCK A/K/A DORIS ELEANOR RANCK, late of Susquehanna Township, Dauphin County, Pennsylvania. Executrix: Jennifer M. Nestler. Attorney: Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, P.C., 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110. jn26-jy10

ESTATE JACK W. SHADER, (died: June 1, 2015), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Sharon L. Kreitzer, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Jack W. Shader, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. jn26-jy10

ESTATE OF ANGELA RUTKOWSKI, A/K/A ANGELA G. RUTKOWSKI, late of Susquehanna Township, Dauphin County, Pennsylvania. Executor: Matthew K. Weldon, 110 Valley Road, Summerdale, PA 17093 or to Attorney: R. Benjamin Cramer, Esquire, P. O. Box 159, Duncannon, PA 17020. jn26-jy10

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The record thus reveals sufficient competent evidence to sustain the verdict, looking at the evidence in the light most favorable to Defendant, as the verdict winner, and giving her the benefit of every reasonable inference arising from the evidence and rejecting all unfavorable testimony and inference. *Grossi v. Travelers Pers. Ins. Co. supra*.

Accordingly, this panel enters the following:

ORDER

AND NOW, this 25th day of March, 2015, upon consideration of Plaintiffs' Motion for Post Trial Relief, and following oral argument before an en banc panel of this Court, it is hereby directed that Plaintiffs' Motion is DENIED.

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**Unitrin Direct Property & Casualty Company  
v. Anderson and Loesch**

**Contracts -Insurance Policy -Cooperation Clause -Breach -Substantial Prejudice**

Plaintiff insurer sought a declaration that it had no duty to defend or indemnify its insured in an action brought by a pedestrian who had been struck and seriously injured by the insured's vehicle, the driver of which had fled the scene. The insured denied any knowledge about who had been driving her vehicle, and had not reported it stolen prior to the accident. Subsequent DNA tests revealed that blood discovered on the steering wheel belonged to the insured's boyfriend. Plaintiff asserted it had no duty to defend or indemnify the insured because she breached the "cooperation clause" of the insurance policy.

1. By virtue of a cooperation clause, an insured binds itself to assist the insurer fully in its handling of the claim and agrees to take no action which would vitiate a valid defense. *Forest City Grant Liberty Assoc. v. Genro II, Inc.*, 652 A.2d 948, 951 (Pa. Super. 1995). An insured's duty to cooperate is breached where the insured neglects to disclose information needed by the insurer to prepare a defense, does not aid in securing witnesses, refuses to attend hearings or to appear and testify at trial or otherwise fails to "render all reasonable assistance necessary to the defense of the suit." *Id.*, at 951-52 (citing 8 *Appleman, Insurance Law and Practice* § 4774).

2. In order to show that the insured breached the duty to cooperate, the insurer must show that the breach is something more than a mere technical departure from the letter of the policy, that is a departure that results in a substantial prejudice and injury to its position in the matter. *Paxton Nat'l Ins. Co. v. Brickajlik*, 522 A.2d 531, 532 (Pa. 1987).

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3. While the insured owes a duty to the insurer under a cooperation clause, the insurer owes its own duty to the insured to operate with the “utmost good faith” toward its insured. *Petty v. Hosp. Serv. Ass’n of Ne. Pennsylvania*, 23 A.3d 1004, 1014 (Pa. 3011). The insurer’s duty is to defend in good faith and with due diligence and in such a way as to protect the rights of the insured. *See Maguire v. Ohio Cas. Ins. Co.* 602 A.2d 893, 896 (Pa. Super. 1992).

4. Recent case law discussing claims of breach of cooperation reveals a judicial reluctance to void coverage except in circumstances where the insurer has acted diligently and properly with respect to its insured. Thus, whether there has been sufficient cooperation necessarily entails an evaluation of the actions of both parties to the insurance contract. 3 *Law and Prac. of Ins. Coverage Litig.* § 36:4 (Litigating the Failure to Cooperate) (2015).

5. In addition to seeking the insured’s cooperation, an insurer must exercise reasonable diligence in doing so, as an element of its defense of insured’s breach of a cooperation clause. To satisfy its burden of diligently and reasonably attempting to secure the insured’s cooperation, as prerequisite to being relieved of its obligations under policy based on insured’s lack of cooperation, the insurer must employ methods which are reasonably calculated to find the accused and to secure his or her cooperation. 14 *Couch on Ins.* § 199:21 (Diligence in Seeking Insured’s Cooperation) (2015).

Request for Declaratory Judgment. C.P., Dau. Co., No. 2009  
CV 10922 CV. Request denied.

*Kyle W. Krombach*, for Plaintiffs

*Doreena L. Sloan*, for Defendant

## OPINION

Turgeon, J., June 9, 2015 – Unitrin Direct Property & Casualty Company has filed a declaratory judgment action seeking a declaration by this Court that it has no duty to defend or indemnify its insured, Toyann Anderson, in an action brought by pedestrian William Loesch. Loesch was struck by Anderson’s vehicle causing him very serious injuries. For the reasons cited below, I deny Unitrin’s request.

## BACKGROUND

At approximately 2:45 a.m. on August 20, 2007, Loesch was walking on the shoulder of Sycamore Street near the intersection with Paxton Street in Swatara Township when struck by Anderson’s 2003 Dodge Caravan. The vehicle rolled onto an embankment and Loesch landed in a grassy area sustaining significant injuries later requiring multiple surgeries. He vaguely recalled a man at the scene asking if he was okay then walking away. He also believes there was a second person in the Caravan. At the time of the accident, Loesch was walking to his employ-

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ment with Target; he did not own a car or have automobile insurance of his own.

The police investigated and discovered blood on the steering wheel. Later DNA tests revealed the blood belonged to Winston McCullough, Sr., who according to Loesch's investigators, was Anderson's boyfriend. (See, Response to Motion in Limine, ¶ 4 (11/18/14)) The vehicle had not been reported stolen prior to the accident. Police questioned Anderson shortly after the accident and she denied any knowledge about who had been driving her car. Unitrin was notified about the existence of the accident on December 4, 2007, by Loesch's attorney.

Loesch filed a writ of summons in a separate action against Anderson on August 10, 2009. *Loesch v. Anderson*, 2009 CV 9934 CV (Dauphin County). In response, Unitrin filed its current declaratory judgment action at this docket September 8, 2009. Unitrin asserts it has no duty to defend or indemnify Anderson because she breached the "cooperation clause" of the insurance policy, which provides as follows:

Part E – DUTIES AFTER AN ACCIDENT OR LOSS

We have no duty to provide coverage under this policy if the failure to comply with the following duties is prejudicial to us:

- A. We must be notified promptly of how, when and where the accident or loss happened. Notice should also include the names and addresses of any injured persons or witnesses.
- B. A person seeking any coverage must:
  - 1. Cooperate with us in the investigation, settlement or defense of any claim or suit.

...

(Declaratory Judgment Complaint ¶ 13)

Unitrin claims that after being notified about the accident, it attempted to thoroughly investigate but was hampered by its inability to locate Anderson, claiming "she refused to return any telephone calls or respond to any letters." (*Id.* ¶ 11) Unitrin claims that it specifically sought out Anderson to determine the identity of the driver and passenger of the vehicle in order to determine if the driver was operating the vehicle with Anderson's permission. (*Id.* ¶ 14) Unitrin asserts that Anderson's failure to respond to it "resulted in prejudice to [Unitrin] inasmuch as [Unitrin] cannot determine whether the vehicle in question was being operated

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with permission such that [Unitrin] would be required to provide liability coverage.” (*Id.* at ¶15) Unitrin also broadly claims it was prejudiced by Anderson’s late report of the accident. (*Id.* at ¶16) Notably absent from Unitrin’s complaint is any mention of the steps it took to contact Winston McCullough, Sr., identified within months of the accident date as the person whose blood was found on the steering wheel.

This matter was assigned to me in December 2012 following which I held a number of conferences with the parties and issued a case management order. Prior to trial on the declaratory judgment claim, Unitrin filed a motion in limine in which it sought that Loesch be precluded from presenting any evidence pertaining to liability and damages, asserting it was irrelevant to the contractual dispute between it and Anderson. I held a telephone conference with counsel November 20, 2014 to address the motion. During the call, Unitrin’s attorney clarified that it needed to find out whether McCullough had permission to drive Anderson’s vehicle on the night of accident. I indicated to the attorneys that it should not be difficult to find Anderson or McCullough.<sup>1</sup> I thus issued an order that day denying the motion in limine without prejudice and further stating as follows: “[Unitrin] has a duty to make [a] diligent effort to locate Toyann Anderson. No prejudice established. [Unitrin] has police report and DNA of blood on steering wheel. Sheriff shall locate and serve her with this Order and provide proof to all parties. Ms. Anderson shall contact [Unitrin’s attorney] promptly.” The Sheriff personally served Anderson within five days thereof.

## HEARING EVIDENCE

I held a non-jury trial March 24, 2015 on the limited issues of whether Anderson breached the cooperation clause between December 4, 2007, the date Unitrin received notice of the accident, and September 9, 2009, the date it filed its current action seeking declaratory relief, and if so, whether such breach caused prejudice to Unitrin, thus relieving it of its obligation to defend and indemnify Anderson in the civil action brought by Loesch against her.

Unitrin’s sole witness was Benjamin Bell, a claims adjustor and litigation specialist with Kemper Insurance Company, formerly Unitrin. (N.T. 8-9) He was assigned the claim January 12, 2012 and is the custodian of the case log.<sup>2</sup> (N.T. 10, 12, 29) He testified that according to the

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1. With regard to McCullough, local media reported that on November 1, 2014, his son had been shot and killed in Harrisburg and thus police would most likely have information on the father’s whereabouts.

2. The case log was identified at the hearing as Unitrin Direct’s Exhibit 1 (N.T. 11) but was never admitted into evidence and is thus not part of the record.

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case history, Unitrin was informed by Loesch's attorney of the accident and claim on December 4, 2007. (N.T. 11) He further testified that this particular claim was unique because it involved a driver who fled the scene so that it was imperative for Unitrin to find out who the driver was. (N.T. 27) Under Anderson's automobile policy, any claim resulting from the non-permissive use of the vehicle was excluded from liability coverage. (N.T. 28) He claimed the insured was integral to the investigation in order to provide Unitrin sufficient information of the facts of the loss, possible witnesses, who was driving and whether they had permission to drive. (N.T. 22, 28)

Bell testified that upon notice of a claim, it was the normal practice of Unitrin to contact the insured immediately by phone, regular or certified mail. (N.T. 14) If that failed, Unitrin assigned an investigator to find additional contact points. (N.T. 14-15) In this case, Bell testified that Unitrin made an initial call to Anderson on an unidentified date which was unsuccessful because the phone number was disconnected. (N.T. 15, 33) Unitrin then sent out a number of letters by both certified and regular mail on unidentified dates to Anderson's address on the policy at Chestnut Pointe Apartments, 3655 Chambers Hill Road, Harrisburg Pa. (N.T. 15, 34) The certified mail was allegedly returned as non-deliverable. (N.T. 15-16) Bell did not identify how many letters were sent out or on what dates, but he did note that it was normal for Unitrin to send out such mailings every few weeks. (N.T. 26) Later in his testimony, however, he denied that letters were sent out to Anderson as frequently as every month. (N.T. 33-34)

In addition to the letters, an Unitrin investigator was assigned to contact Anderson at the Chestnut Pointe Apartment address. The investigator visited that location on December 19 and 26, 2007 and January 2, 2008, without success. (N.T. 34-35) According to Bell, during such visits the investigator would canvas the area to find out any clues as to who might be residing at the address. (N.T. 17) During his initial visit to this address, the investigator spoke with a neighbor but obtained no useable information and left a card. (N.T. 17)

The investigator also checked databases for more current addresses, resulting in two new addresses for Anderson.<sup>3</sup> (N.T. 16-17, 24-25) The

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3. A third address for Anderson identified by Bell (440 South 15th Street, Harrisburg) was not visited by a Unitrin Direct agent until after Unitrin Direct filed its declaratory judgment action. Accordingly, that evidence is not relevant to its claim that Anderson failed to cooperate with its investigation. (See N.T. 35)

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The investigator made one visit to each of those addresses, on December 26, 2007 to 542 South 16th Street, Harrisburg and on March 25, 2008 to 1915 Park Street, Harrisburg, respectively. (N.T. 34-35) In addition, Bell claimed that Unitrin also sent a new mailing immediately to Anderson upon learning of the new addresses. (N.T. 26)

Bell agreed that in the course of investigating a claim, he would typically interview any witnesses who might know anything relevant about the claim. (N.T. 30) Because he was only assigned Anderson's claim in 2012, he obviously made no attempts between 2007 and 2009 to contact any potential witnesses about this accident, including Loesch, nor did Bell identify any agent of Unitrin who made any such attempts. (N.T. 29-30) Bell did testify that Unitrin reached out to the investigating police officer and police detectives at some unidentified time and that they provided Unitrin with "their investigative results as well as an additional address." (N.T. 31, 39) Bell did not identify the nature of the investigative results provided to Unitrin nor of the additional address, other than to say that Unitrin checked out the new address with no result. (N.T. 40) Bell asserted that Unitrin made continuous efforts to contact Anderson between December 2007 and September 2009, although the last specific contact he identified in his testimony as having been made by Unitrin was the March 25, 2008 investigator visit to Anderson's 1915 Park Street address. (N.T. 19)

Toyann Anderson testified on Loesch's behalf. She stated that she became aware of the accident when police officers appeared at her home at the Chestnut Pointe Apartments, presumably on or near August 20, 2007. (N.T. 45-46, 48) She told them she had been asleep when her vehicle disappeared and claimed to have told police her vehicle must have been stolen. (N.T. 46-47) She denied driving the Caravan on the night of the accident and claimed to have no idea who had been. (N.T. 45-46) Anderson testified that she lived at 542 South 16th Street in 2006 and that in June 2006, she moved to the Chestnut Pointe Apartments, where she lived from June 2006 until around October 2007, though she was not entirely sure of those dates. (N.T. 47-48) Sometime in 2008 she moved to 1915 Park Street where she lived for approximately two years, until almost 2010. (N.T. 48-49) She denied that anyone from Unitrin ever visited her between 2007 and 2009. (N.T. 47) She did not remember getting any mail Unitrin during this time period. (N.T. 47, 49)

## LEGAL DISCUSSION

Unitrin asserts Anderson breached the cooperation clause, recited above. Under the policy terms, such a breach, if proven, must be "prej-



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udicial” to Unitrin. Under the record before the court, Unitrin failed to prove that Anderson did not cooperate in its investigation. Even if a lack of cooperation was shown, however, Unitrin has failed to prove sufficient prejudice.

Our Supreme Court has discussed the nature of a declaratory judgment action in the context of an insurance claim, as follows:

The Declaratory Judgments Act may be invoked to interpret the obligations of the parties under an insurance contract, including the question of whether an insurer has a duty to defend and/or a duty to indemnify a party making a claim under the policy. A court’s first step in a declaratory judgment action concerning insurance coverage is to determine the scope of the policy’s coverage. After determining the scope of coverage, the court must examine the complaint in the underlying action to ascertain if it triggers coverage. If the complaint against the insured avers facts that would support a recovery covered by the policy, then coverage is triggered and the insurer has a duty to defend until such time that the claim is confined to a recovery that the policy does not cover. The duty to defend also carries with it a conditional obligation to indemnify in the event the insured is held liable for a claim covered by the policy. Although the duty to defend is separate from and broader than the duty to indemnify, both duties flow from a determination that the complaint triggers coverage.

*General Accident Ins. v. Allen*, 692 A.2d 1089, 1094 (Pa. 1997) (citations omitted). “[T]he purpose of the Declaratory Judgment Act is to afford relief from uncertainty and insecurity with respect to legal rights, status and other relations.” *Keystone Aerial Surveys Inc. v. Pa. Property & Casualty Ins. Assoc.*, 777 A.2d 84, 88 (Pa. Super. 2001) (citation omitted).

“By virtue of a cooperation clause, an insured binds itself to assist the insurer fully in its handling of the claim and agrees to take no action which would vitiate a valid defense.” *Forest City Grant Liberty Assoc. v. Genro II, Inc.*, 652 A.2d 948, 951 (Pa. Super. 1995) (citation omitted). “An insured’s duty to cooperate is breached where the insured neglects to disclose information needed by the insurer to prepare a defense, does not aid in securing witnesses, refuses to attend hearings or to appear and testify at trial or otherwise fails to ‘render all reasonable assistance necessary to the defense of the suit.’” *Id.* at 951-52 (citing 8 *Appleman, Insurance Law and Practice* § 4774). In order to show that the insured

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breached the duty to cooperate, “the insurer must show that the breach is something more than a mere technical departure from the letter of the [policy],-that is a departure that results in a substantial prejudice and injury to its position in the matter.” *Paxton Nat’l Ins. Co. v. Brickajlik*, 522 A.2d 531, 532 (Pa. 1987) (citation omitted).

While the insured owes a duty to the insurer under a cooperation clause, the insured owes its own duty to the insured “to operate with the ‘utmost good faith’ toward its insured.” *Petty v. Hosp. Serv. Ass’n of Ne. Pennsylvania*, 23 A.3d 1004, 1014 (Pa. 2011) (citations omitted). “The insurer’s duty of good faith is contractual, arising from the insurance company’s assumption of a fiduciary status via the policy’s provisions affording the insurer the right and responsibility to handle claims and control settlement.” *Id.* (citation omitted). “The insurer’s duty is to defend in good faith and with due diligence and in such a way as to protect the rights of the insured ....” *See Maguire v. Ohio Cas. Ins. Co.*, 602 A.2d 893, 896 (Pa. Super. 1992) (citation omitted).

This court has been unable to find Pennsylvania law specifically addressing the duty owed by an insurer to the insured where the insurer raises lack of cooperation by the insured; however, the issue has been addressed in numerous other jurisdictions:

Recent case law discussing claims of breach of cooperation reveals a judicial reluctance to void coverage except in circumstances where the insurer has acted diligently and properly with respect to its insured. Thus, whether there has been sufficient cooperation necessarily entails an evaluation of the actions of both parties to the insurance contract.

3 *Law and Prac. of Ins. Coverage Litig.*, § 36:4 (Litigating the Failure to Cooperate) (2015) (cases cited therein). The issue of an insurer’s duty of due diligence where it raises its insured’s lack of cooperation has also been discussed as follows:

In addition to seeking the insured’s cooperation, ... an insurer must exercise reasonable diligence in doing so, as an element of its defense of insured’s breach of a cooperation clause. To satisfy its burden of diligently and reasonably attempting to secure the insured’s cooperation, as prerequisite to being relieved of its obligations under policy based on insured’s lack of cooperation, the insurer must employ methods which are reasonably calculated to find the insured and to secure his or her cooperation.

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14 *Couch on Ins.* § 199:21 (Diligence in Seeking Insured's Cooperation) (2015). These concepts are accurately encompassed within the broader duty under Pennsylvania law requiring an insured operate with the utmost good faith toward its insured. *Petty v. Hosp. Serv. Ass'n of Ne. Pennsylvania*, *supra*.

Accordingly, a determination of whether Anderson failed to cooperate must be evaluated in light of Unitrin's duty to employ methods reasonably calculated to find her and secure her cooperation. The record reveals that Unitrin failed to act with due diligence in its investigation. As set forth above, despite claiming Anderson refused to return "telephone calls," Unitrin in fact made a single telephone call to a disconnected number. Concerning mailings, the evidence presented by the records custodian, who lacked any personal knowledge of the investigation, was that Unitrin made an unidentified number of mailings on unidentified dates to Anderson at the address on the policy, by certified and regular mail. None of the certified mail was delivered. The address on the policy was the one at which Anderson stated she moved from in October 2007 and the mailings were necessarily made after December 4, 2007. There was evidence possibly one mailing was made to her new address at Park Street, where she began to reside sometime in 2008.

In addition to mailings, an investigator attempted to contact Anderson in person by visiting the Chambers Pointe Apartment address on December 19 and 26, 2007 and January 2, 2008. As noted, Anderson claimed she moved out of that apartment in October 2007. The investigator also made one visit to her Park Street address on March 25, 2008, which appears to have been a correct address or that date.<sup>4</sup> Unitrin presented no evidence of the investigator's findings for these visits other than that Anderson was not contacted or present. Finally, there was no evidence offered by Unitrin that it made any specific attempt to contact Anderson after the investigator's last visit to Park Street, on March 25, 2008. Thus, the representation made by Unitrin's witness that it continuously attempted to contact her through September 2009 lacked a factual basis. In addition to Unitrin's limited and undefined attempts to contact Anderson, there was no evidence presented that Anderson had actual knowledge of the insurance investigation or of Unitrin's attempts to contact her during this period of time.

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4. The investigator also allegedly made another visit December 26, 2007 to 542 South 16th Street, Harrisburg; however, the record showed that Anderson last lived there in 2006. (N.T. 47-48)

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Furthermore, Unitrin failed to show it conducted a diligent investigation beyond its attempts to contact Anderson. Its witness Bell acknowledged at the hearing that one of the primary reasons it needed to contact Anderson was because this case involved a hit-and-run driver and thus, identification of the driver was crucial to determine whether the use was permissive. Bell testified that after Unitrin had difficulty contacting Anderson, it reached out to the investigating police officer and detectives and they provided Unitrin with their investigative results and an additional address. While Bell did not identify what Unitrin learned from police or any information about the additional address, the record before this court revealed that Unitrin was or should have been aware that police obtained blood from the steering wheel which had been DNA tested. Those results showed the blood belonged to Winston McCullough, Sr. (who Loesch's investigator's learned had a romantic relationship with Anderson). Despite having access to information which might have solved the mystery of the driver's identity or whether he had her permission to use the vehicle, Unitrin provided no evidence whatsoever of following up on this substantial and obvious lead. Unitrin's failure in this regard is inexplicable.

Accordingly, in light of the lack of evidence that Unitrin acted with due diligence in investigating the insurance claim and the lack of evidence Anderson had any actual knowledge of the investigation or of Unitrin's attempts to contact her, I find that Anderson did not breach her insurance policy's cooperation clause.

Even were I to find that Anderson was in breach of the cooperation clause, Unitrin failed to prove such breach caused it "substantial prejudice."<sup>5</sup> *Paxton Nat'l Ins. Co. v. Brickajlik*, *supra*. Unitrin claimed it was prejudiced by its inability to interview Anderson to determine who was operating her vehicle and whether that person had permission to drive it. As noted, Unitrin proved only that it was unable to contact Anderson for a short period of time - between December 2007 and March 25, 2008 - which problem has now been rectified. Anderson has been apprised of her need to communicate with Unitrin and is available to give a

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5 Prejudice is a particularly essential component in this case where the insured seeks to be excused from covering a loss incurred by a third-party claimant, since third-party policies provide redress to innocent individuals harmed by the insured's actions. Prejudice would seem a less significant component in the context of first-party insurance, though Pennsylvania courts have not drawn any such distinction. *See, Habecker v. Peerless Ins. Co.*, No. 1:07-CV-0196, 2008 WL 4922529, at \*4 footnote 6 (M.D. Pa. Nov. 14, 2008) (citations omitted).

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statement to it. Furthermore, Unitrin was aware of the police report that indicated back in 2007, Anderson denied to police any knowledge about who had been driving her car, clearly suggesting that had Unitrin been able to obtain a statement from Anderson between 2007-2009, she would have told Unitrin the same thing.<sup>6</sup> Assuming that the case, her statement would not have resolved the factual issue of driver identity or of permissive use but would have required Unitrin to conduct a further investigation on these matters, particularly given that Unitrin knew, or should have known, about the McCullough connection within months of the accident. Its failure to follow up with this very substantial lead concerning driver identity and permissiveness negates any possible prejudice it may have suffered due to its alleged inability to obtain cooperation from Anderson. Unitrin has otherwise failed to identify any substantive rights that it has lost to date that it cannot still exercise.

Finally, Unitrin broadly claims it was prejudiced by Anderson's failure to promptly report the accident. This claim is unsupported. Unitrin was informed of the accident approximately four months after its occurrence. Unitrin has failed to identify any evidence of substantial prejudice caused by this delay.

#### ORDER

AND NOW, this 9th day of June 2015, upon consideration of the Plaintiff's request seeking a declaration by this Court that Plaintiff has no duty to defend or indemnify its insured, Defendant Toyann Anderson, concerning an August 20, 2007 motor vehicle accident, and following a hearing March 24, 2015, it is hereby directed that Plaintiff's request is DENIED.

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6. As noted above, Anderson again denied any knowledge of who had driven her car at the hearing in this action, claiming it had been stolen. (N.T. 46-47) This court makes no finding as to the credibility of that testimony. The factual issue of who drove Anderson's car and whether that person had permission to do so is not currently before this court and must await further discovery and ultimate resolution by the factfinder in the underlying *Loesch v. Anderson* civil action.

## FIRST PUBLICATION

### Estate Notices

ESTATE OF COLLEEN M. HAMILTON, late of Middle Paxton Township, Dauphin County, Pennsylvania. Executor: Lawrence M. Cooney, 231 Hidden Valley Road, Harrisburg, PA 17112. Attorney: Wayne F. Shade, Esquire, 53 West Pomfret Street, Carlisle, PA 17013. jn26-jy10

ESTATE OF JEANNE M. PAUKNER, late of Swatara Township, Dauphin County, Pennsylvania. Executor: Donald E. Spahr c/o Donald E. Spahr, 104 S. Hanover St., Carlisle, PA 17013. jn26-jy10

ESTATE OF HAZEL J. LENTZ, (died: May 26, 2015), late of the Borough of Elizabethtown, Dauphin County, Pennsylvania. Executor: Paul T. Lentz, 1867 Armstrong Valley Road, Halifax, Pennsylvania 17032; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023. jn26-jy10

ESTATE OF MICHAEL P. CONNOR, late of the Londonderry Township, Dauphin County, Pennsylvania. Administratrix: April L. Connor, c/o Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011. jn26-jy10

ESTATE OF JAMES LAWRENCE HEISEY, (died: June 7, 2015), late of Dauphin County, Pennsylvania. Executrix: Edna Jane Heisey, 306 Fernwood Avenue, Harrisburg, PA 17112. Attorney: Clarence B. Burns, Jr., 2080 Linglestown Road, Harrisburg, PA 17110. jn26-jy10

ESTATE OF CHARLES MARTIN GRIFFITH, late of Swatara Township, Dauphin County, Pennsylvania. Administrator: Charles M. Griffith, Jr., 6620 Huntingdon St., Apt. #1, Harrisburg, PA 17111 or to Attorney: James H. Rowland, Jr., 812 N. 17TH Street, Harrisburg, PA 17103. jn26-jy10

ESTATE OF LEON WILSON GREEN A/K/A LEON W. GREEN, late of the City of Harrisburg, Dauphin County, Pennsylvania. Administrator: Teresa A. Green-Gassert, c/o Craig A. Hatch, Esquire, HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011. jn26-jy10

ESTATE OF NEIL W. SCHLEGEL, late of Pillow, Dauphin County, Pennsylvania. Co-Executrices: Mary Ann Smeltz, 512 Route 147, Dalmatia, PA 17017; Phyllis Byerly, 1207 State Route 225, Herndon, PA 17830. Attorney: RICHARD G. SCHEIB, Esquire, Attorney for the Estate, 11 Reitz Blvd., Suite 10, Lewisburg PA 17837-9293. jn26-jy10

ESTATE OF THERESA AUGUSTINE, (died: February 7, 2014), late of Derry Township, Dauphin County, PA. Executor: John Augustine c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033. jn26-jy10

ESTATE OF ARLENE R. WITMER, (died: May 3, 2015), late of Swatara Township, Dauphin County, Pennsylvania. Co-Executors: Ray Lynn Witmer, 1718 Blue Stone Drive, Kalispell, MT 59901; Sandra K. Witmer, 660 N. 66th Street, Harrisburg, PA 17111 or Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. jn26-jy10

ESTATE OF EDWARD P. BERKOSKI, late of Susquehanna Township, Dauphin County, PA. Executrix: Bonnie L. Berkoski, c/o May & May, P.C., 4330 Carlisle Pike, Camp Hill, PA 17011. jn26-jy10

## SECOND PUBLICATION

### Estate Notices

ESTATE OF MICHAEL D. SHAUD, (died: May 28, 2015), late of Middletown, PA. Executrix: Carol A Shaud, 414 Caravan Court, Middletown PA 17057. Attorney: Jayne A. Garver, 1224 W. Lincoln Hwy, Coatesville, PA 19320. jn19-jy3

ESTATE OF DANIEL LYNN FRYE, late of the City of Harrisburg, Dauphin County, Pennsylvania. Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. jn19-jy3

ESTATE OF WILLIAM P. MULLEN A.K.A. WILLIAM MULLEN, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: MICHELE A. MULLEN, 462 Pritchard Court, Harrisburg, PA 17111 or to: Attorney: ELIZABETH B. PLACE, ESQUIRE, SkarlatosZonarich LLC, 17 South 2nd Street, Floor 6, Harrisburg, PA 17101. jn19-jy3

ESTATE OF JAMES PRITULSKY, (died: April 18, 2015), late of Derry Township, Dauphin County, Pennsylvania. Executrix: Jeannette M. Zerby, 7905 Manor Drive, Harrisburg, PA 17112. Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661. jn19-jy3

ESTATE OF THOMAS S. ECKERT, (died: May 13, 2015), late of Derry Township, Dauphin County, PA. Executrix: Karen Albert c/o George W. Porter, Esq. 909 East Chocolate Ave, Hershey, PA 17033. jn19-jy3

**SECOND PUBLICATION****Estate Notices**

ESTATE OF MEADE M. ESPENSHADE, late of Lower Swatara Township, Dauphin County. Personal Representatives/Executors: MARLIN J. ESPENSHADE, 1212 Amber Lane, Harrisburg, PA 17111 or BETTY DEWOLFE BIGGARD, 440 Oberlin Rd., Middletown, PA 17058 or to: Attorney: KATHLEEN B. MURREN, ESQ., SkarlatosZonarich, LLC, 17 S. 2nd St., Floor 6, Harrisburg, PA 17101. jn19-jy3

ESTATE OF DOROTHY M. DITZLER, (died: May 27, 2015), late of Conewago Township, Dauphin County, Pennsylvania. Co-Executrix: Robin Miller, 3226 Elizabethtown Road, Hershey, PA 17033; Co-Executrix: Faith Resh, 631 S. Union Street, Middletown, PA 17057. Attorney: John S. Davidson, Esquire, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437. jn19-jy3

ESTATE OF JAMES E. SHOOP SR., (died: May 25, 2015), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executrix: Diane E. Shoop of Harrisburg, Pennsylvania c/o Jacqueline A. Kelly, Esquire, Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109, Telephone: 717-541-5550. jn19-jy3

ESTATE OF JACKIE M. MUMFORD, A/K/A JACK MUMFORD, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Judd M. Mumford, c/o Mark E. Halbruner, Esquire HALBRUNER, HATCH & GUISE, LLP, 2109 Market Street, Camp Hill, PA 17011. jn19-jy3

ESTATE OF DIANE A. HAUG, (died: February 13, 2015), late of Derry Township, Hershey, Dauphin County, Pennsylvania. Administrator: Eileen Smink, 7817 Bridle Lane, Harrisburg, PA 17112. jn19-jy3

ESTATE OF HELEN J. DUGAN, A/K/A HELEN JANET DUGAN, late of the Township of Lower Paxton, Dauphin County, Pennsylvania. Executrix: Donna L. Lee, 432 Springlake Road, Harrisburg, PA 17112 or to Attorney: Theresa L. Shade Wix, Esq., Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109-3041. jn19-jy3

ESTATE SHIRLEY M. WINTER, (died: April 16, 2015), late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Sheila A. Hyle, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Shirley M. Winter, c/o Hazen Elder Law, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. jn19-jy3

**THIRD PUBLICATION****Estate Notices**

ESTATE OF RICHARD A. CHRIST, (died: April 15, 2015), late of the Borough of Dauphin, County of Dauphin, Pennsylvania. Executrix: Catherine A. Christ, 271 Riverview Terrace, Dauphin, Pennsylvania 17018. Attorney: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, Pennsylvania 17023. jn12-26

ESTATE OF DOROTHY H. WELKER, (died: April 24, 2015), late of 5001 Franklin Street, Harrisburg, PA 17111. Executrix: Carole Taylor, 4500 North Road, Harrisburg, PA 17109. Attorney: Clarence B. Turns, Jr., Esquire, 2080 Linglestown Road, Suite 101, Harrisburg, PA 17110. jn12-26

ESTATE OF CARMELA C. SWEIGART, (died: November 4, 2014), late of Lower Paxton Township, Dauphin County, Pennsylvania. David C. Miller, Jr., Esquire, 1100 Spring Garden Drive, Suite A, Middletown, PA 17057, (717) 939-9806, email: [davidcmillerjr@verizon.net](mailto:davidcmillerjr@verizon.net). jn12-26

ESTATE OF DARLENE M. WAGNER, (died: May 12, 2015), late of Swatara Township, Dauphin County, Pennsylvania. Executrix: Barbara A. Holmes, 609 West High Street, Hummelstown, PA 17036 or to Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. jn12-26

ESTATE OF SANDRA L. OBERHOLTZER, (died: April 16, 2015), late of Susquehanna Township, Dauphin County, Pennsylvania. Executrix: SuAnn L. Oberholtzer of Wernersville, Pennsylvania. Attorney: Christa M. Aplin, Esquire, Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109, Telephone: 717-541-5550. jn12-26

ESTATE OF PAMELA SUE KOURY, late of Lower Paxton Township, Dauphin County, Pennsylvania. Executor: Ramsay James Koury, Jr., 123 Old Ford Drive, Camp Hill, PA 17011 or to Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. jn12-26

ESTATE OF GEORGIA A. CANTU, (died: March 8, 2015), late of Swatara Township, Dauphin County, Pennsylvania. Executor: Juan R. Cantu, 4800 Cumberland St, Harrisburg, PA 17111. Attorney: John W. Sweet, Esq., 213 N Front St, Harrisburg, PA 17101. jn12-26

ESTATE OF LOUISE M. HARVEY, (died: 2/28/13), late of Susquehanna Twp., Dauphin County, PA. Administrator Pendente-Lite: John R. Zonarich, Skarlatos Zonarich, LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101. Or to his Atty.: John R. Zonarich, Skarlatos Zonarich, LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101. jn12-26

## FIRST PUBLICATION

### Corporate Notices

NOTICE IS HEREBY GIVEN that **Nextep Business Solutions IV, Inc.** a foreign business corporation incorporated under the laws of the State of Texas where its principal office is located at 1800 N Interstate Drive, Norman, OK 73072 has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at 600 N 2nd St. Ste. 401 Harrisburg PA 17101. jn26

NOTICE IS HEREBY GIVEN that a Certificate of Authority for a Foreign Business Corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **LIVEalpha, Inc.** The address of its principal office under the laws of its jurisdiction is 137 Burleigh Dr. Ithaca NY 14850. The name of this corporation's commercial registered office provider is Corporation Service Company in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 4124(b). jn26

NOTICE IS HEREBY GIVEN that a Certificate of Authority for a Foreign Business Corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **SENGLED USA, INC.** The address of its principal office under the laws of its jurisdiction is 12827 GRANSLEY COURT ALPHARETTA GEORGIA 30009-3102. The name of this corporation's commercial registered office provider is CT CORPORATION SYSTEM in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 4124(b). jn26

NOTICE IS HEREBY GIVEN that **SSI Surgical Services, Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, received a Certificate of Authority in Pennsylvania on June 25, 2007, and will surrender its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: c/o Corporation Service Company and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania.

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before the filing of the application for termination of authority is: One American Center, 3100 West End Avenue, Suite 800, Nashville, TN 37203. jn26

NOTICE IS HEREBY GIVEN that **Lucchese, Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, with its principal office located at 40 Walter Jones Blvd., El Paso, TX 79906, has been granted a Certificate of Authority in Pennsylvania, under the provisions of the Pennsylvania Corporation Law of 1988. Its registered office is located at CT Corporation System, 116 Pine Street, Harrisburg, PA 17101, in Dauphin County. jn26

NOTICE IS HEREBY GIVEN that a Certificate of Authority for a Foreign Business Corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **Pyr-Tech, Inc.** The address of its principal office under the laws of its jurisdiction is 843 St. Louis Road Collinsville Illinois 62234. The name of this corporation's commercial registered office provider is National Registered Agents, Inc in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 4124(b). jn26

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about June 3, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Med-Care, Inc.** c/o National Registered Agents, Inc.

This corporation is incorporated under the laws of Tennessee. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 1117 Harpeth Industrial Center, Franklin, TN 37064. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn26

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about June 17, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **5 Diamonds Construction Inc.** c/o National Registered Agents, Inc.

This corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 35 Oakwood Avenue Farmingdale, NY 11735. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn26

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Safeway Fleet Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. jn26



## FIRST PUBLICATION

### Corporate Notices

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about May 14, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Hart Design Group, Ltd.** c/o National Corporate Research, Ltd.

This corporation is incorporated under the laws of Rhode Island. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 800 Scenic View Drive, Cumberland, RI 02864. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. jn26

NOTICE IS HEREBY GIVEN that **PERKINS COIE D.C., P.C.**, a foreign business corporation incorporated under the laws of District of Columbia, with its princ. office located at 1090 Vermont Ave., NW, Washington, D.C. 20005, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

NOTICE IS HEREBY GIVEN that **ITS, INC.**, a foreign business corporation incorporated under the laws of Iowa, with its princ. office located at 6700 Pioneer Pkwy., Johnston, IA 50131, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 4129 of the Business Corporation Law of 1988, **International Aerospace Insurance Services, Inc.**, a corporation of the State of CA with principal office at 399 Park Ave., 8th Fl., New York, NY 10022 and having a Commercial Registered Office Provider and County of Venue as follows: c/o CT Corporation System, Dauphin County, which on 01/30/2006 was granted a Certificate of Authority to transact business in the Commonwealth, has filed an Application for Termination of Authority with the Dept. of State. jn26

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 5/21/2015 under the Domestic Business Corporation Law, for **LURED IN CHARTERS, INC.**, and the name and county of the commercial registered office provider is c/o: Corporation Service Co., Dauphin County. jn26

NOTICE IS HEREBY GIVEN that **PHOENIX MEDICAL CONSTRUCTION CO. INC.**, a foreign business corporation incorporated under the laws of the State of New Jersey, where its principal office is located at 681 Chestnut Street, Union, NJ 07083, has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at Capitol Corporate Services, Inc., 600 N. Second Street, Harrisburg, PA 17101. The registered office of the corporation shall be deemed for venue and official publication purposes to be located in Dauphin County, Pennsylvania. jn26

NOTICE IS HEREBY GIVEN that an application was made to the Dept. of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/17/2015 by **OnForce Services, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1209 Orange St., Wilmington, DE 19801, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. jn26

NOTICE IS HEREBY GIVEN that **Groom Construction Co., Inc.**, a foreign business corporation incorporated under the laws of Massachusetts, with its princ. office located at 96 Swampscott Rd., Salem, MA 01970, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

NOTICE IS HEREBY GIVEN that **Interfinancial Inc.**, a foreign business corporation incorporated under the laws of Georgia, with its princ. office located at 40 Technology Pkwy. South, #300, Norcross, GA 30092, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The commercial registered office provider in PA is Corporation Service Co., and shall be deemed for venue and official publication purposes to be located in Dauphin County. jn26

## FIRST PUBLICATION

### Corporate Notices

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 9, 2015, by **WINDSOR FASHIONS, INC.**, a foreign corporation formed under the laws of the State of California, where its principal office is located at 9603 John St., Santa Fe Springs, CA 90670, for a Certificate of Authority to do business in Pennsylvania 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 at c/o Business Filings Incorporated, Dauphin County. jn26

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 15, 2015, by **Expicient, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 26 Chestnut St., Andover, MA 01810, for a Certificate of Authority to do business in Pennsylvania 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 at c/o CT Corporation System, Dauphin County. jn26

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 15, 2015, by **K. PETROLEUM INC.**, a foreign corporation formed under the laws of the State of Ohio, where its principal office is located at 81 Mill St., Ste. 205, Gahanna, OH 43230, for a Certificate of Authority to do business in Pennsylvania 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 at c/o CT Corporation System, Dauphin County. jn26

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 15, 2015, by **Cooper B-Line, Inc.**, a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 509 W. Monroe St., Highland, IL 62249, for a Certificate of Authority to do business in Pennsylvania 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 at c/o CT Corporation System, Dauphin County. jn26

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 22, 2015, by **Clear Vision Optical Co., Inc.**, a foreign corporation formed under the laws of the State of New York, where its principal office is located at 425 Rabro Dr., Ste. 2, Hauppauge, NY 11788, for a Certificate of Authority to do business in Pennsylvania 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 at c/o CT Corporation System, Dauphin County. jn26

## FIRST PUBLICATION

### Fictitious Name Notices

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 27, 2015 for **D4 TooNs** located at 349 Mayfield St Harrisburg PA 17109. The name and address of each individual interested in the business is Dawud Perry 349 Mayfield St Harrisburg P A 17109. This was filed in accordance with 54 Pa.C.S. 311. jn26

## FIRST PUBLICATION

### Miscellaneous Notices

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

**CIVIL ACTION – LAW**

**NO. 2014-CV-3939-MF**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**PNC BANK, N.A., PLAINTIFF  
VS.  
KURT BOYLSTEIN AND SERENA STAKE,  
DEFENDANTS**

Notice of Sale of Real Property

To: Kurt Boylstein and Serena Stake, Defendants, whose last known addresses are 7929 Barker Road, Corryton, TN 37721 and 405 Village Road, Harrisburg, PA 17112.

**FIRST PUBLICATION**

**Miscellaneous Notices**

Your house (real estate) at 405 Village Road, Harrisburg, PA 17112, is scheduled to be sold at the Sheriff's Sale on September 3, 2015 (Postponed from July 16, 2015) at 10:00 a.m. in the Dauphin County Admin. Bldg., 4th Fl., 2nd & Market Streets, Commissioners Hearing Room, Harrisburg, PA 17101, to enforce the court judgment of \$120,391.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Property Description: ALL THAT CERTAIN LOT OF LAND SITUATE IN LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS 405 Village Road, Harrisburg, PA 17112.

PARCEL NUMBER: 35-029-110.

IMPROVEMENTS: Residential Property.

TITLE TO SAID PREMISES IS VESTED IN Serena Stake and Kurt Boylstein, as joint tenants with right of survivorship BY DEED FROM Ira D. Deardorff and Mary C. Deardorff, husband and wife DATED 04/21/2005 RECORDED 04/27/2005 IN DEED BOOK 5966 PAGE 345.

Udren Law Offices, P.C.

Attys. for Plaintiff

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003

jn26

856-669-5400

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

**NUMBER 2011-CV-11601-MF**

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR  
VOLT ASSET HOLDINGS NPL3, PLAINTIFF  
VS.**

**MICHELLE GREEN AND ERIC GREEN,  
DEFENDANT(S)**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: Michelle Green and Eric Green

Your house (real estate) at **3040 George Street, Harrisburg, Pennsylvania 17109** is scheduled to be sold at Sheriff's Sale on **September 3, 2015 at 10:00 a.m.** at the Sheriff's Office, Civil Division, Dauphin County Courthouse, 1st Floor, Room 104, 101 Market Street, Harrisburg, Pennsylvania 17101 to enforce the court judgment of \$178,724.33 obtained by U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3 against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR  
PROPERTY AND YOU HAVE OTHER  
RIGHTS EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

## FIRST PUBLICATION

### Miscellaneous Notices

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Dauphin County Lawyer Referral Service  
213 North Front Street  
Harrisburg, Pennsylvania 17101  
(717) 232-7536

McCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

jn26

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

**NO. 2014-CV-9708-MF**

### **NOTICE OF SHERIFF'S SALE**

**PHH MORTGAGE CORPORATION,  
PLAINTIFF  
VS.  
SABRINA R. BURGOS AND RICHARD  
BURGOS, DEFENDANT(S)**

NOTICE TO: RICHARD BURGOS

### **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Being Premises: 21 SOUTH 24TH STREET,  
HARRISBURG, PA 17103-2020

Being in PENBROOK BOROUGH, County of  
DAUPHIN, Commonwealth of Pennsylvania, 49-  
010-020-000-0000

Improvements consist of residential property.

Sold as the property of SABRINA R. BURGOS  
and RICHARD BURGOS

Your house (real estate) at 21 SOUTH 24TH STREET, HARRISBURG, PA 17103-2020 is scheduled to be sold at the Sheriff's Sale on 07/16/2015 at 10:00 AM, at the DAUPHIN County Courthouse, 101 Market Street, Room 104, Harrisburg, PA 17107-2012, to enforce the Court Judgment of \$99,554.52 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND  
& JONES, LLP

jn26

Attorney for Plaintiff

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

### **CIVIL ACTION - LAW**

**NO. 2014- CV-10722-CV**

**JONESTOWN BANK AND TRUST  
COMPANY, PLAINTIFF  
VS.  
DAVID A. EBERWEIN, DEFENDANT**

TO: DAVID A. EBERWEIN, DEFENDANT

You are hereby notified that Jonestown Bank and Trust Company has commenced a legal action against you for the collection of monies due and owing based upon a Note dated May 18, 2013. The bank demands payment in the amount of \$30,483.01 plus accruing costs and interest. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses and 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 plaintiff. You may lose money or property or other rights important to you.

### **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 plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO  
NOT HAVE A LAWYER GO TO OR TELE-  
PHONE THE OFFICE SET FORTH BELOW.  
THIS OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING A LAW-  
YER.**

**FIRST PUBLICATION**

**Miscellaneous Notices**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

DAUPHIN COUNTY LAWYER  
REFERRAL SERVICE  
213 N. FRONT STREET  
HARRISBURG, PA 17101  
(717) 232-7536

Paul C. Bametzreider, Esq.  
Reilly, Wolfson, Sheffey,  
Schrum & Lundberg LLP  
1601 Cornwall Road  
Lebanon, PA 17042  
(717) 273-3733

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**FIRST PUBLICATION**

**Name Change Notices**

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

**DOCKET NO: 2015-CV-03823-NC**

**PETITION FOR  
CHANGE OF NAME NOTICE**

**NOTICE**

NOTICE IS HEREBY GIVEN that on May 15, 2015, the Petition of Mark C. Slabonik and Maria L. Slabonik, on behalf of minor child, Brennan Elijah Houston, was filed in the above named court, requesting a decree to change the minor child's name from **Brennan Elijah Houston** to **Brennan Elijah Slabonik**.

The Court has fixed Thursday, July 30, 2015 at 1:30 p.m. in Courtroom No. 12, 7th Floor, Juvenile Justice Center (Human Services Building), 25 South Front 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.

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Miscellaneous Notices

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SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, Pa, on Thursday, July 16, 2015 at 10:00 A.M., the following real estate, to wit:

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**SALE No. 1**

**HARRY B. REESE, Esq.**

**Judgment Amount: \$54,336.77**

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

BEGINNING at a point on the South side of North Street at line of property No. 1827 North Street; thence South along said property and through the Center of the partition wall between houses Nos. 1825 and 1827 North Street and beyond one hundred ten (110) feet to Miller Avenue; thence West along Miller Avenue twenty (20) feet more or less to a point at line of property No. 1823 North Street; thence North along said property and through a four (4) feet wide private alley between houses Nos. 1823 and 1825 North Street one hundred ten (110) feet to North Street; thence East along North Street twenty (20) feet more or less to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling known and numbered as 1825 North St., Harrisburg, PA 17103-1548.

PREMISES BEING: 1825 North St., Harrisburg, PA 17103-1548.

BEING THE SAME PREMISES which Thomas Tyler Gorman, single and Thomas W. Gorman, single, as joint tenants with the right of survivorship, by Deed dated 07/13/04 and recorded 07/16/04 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 5592, Page 296, granted and conveyed unto Thomas W. Gorman, single man.

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

SEIZED AND TAKEN in execution as the property of Thomas W. Gorman Mortgagors herein, under Judgment Number 2013-CV-08043-MF.

BEING DESIGNATED AS TAX PARCEL No. 15-016-006.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 3**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$211,576.78**

ALL THAT CERTAIN lot or parcel of land situate in Susquehanna Township in the County of Dauphin, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point on the southern side of Beaucrest Street, said point being 134.5 feet east of the southeastern corner of Beaucrest Street and an unopened 20 foot alley as shown on the plan of lots for Thomas R. Rollason and Mildred E. Rollason, his wife, which plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plat Book 14, Volume 2, Page 33, said point also being at the division line between Lot numbers 1 and 2 as shown on said plan of lots, thence along the southern side of Beaucrest Street South 65 degrees 59 minutes East 112.50 feet to a point at the division line between Lots number 2 and 3 as shown on said plan of lots; thence along said division line South 07 degrees 09 minutes West 64.43 feet to a point, thence along the southern line of said Lot number 2 North 82 degrees 51 minutes West 24.16 feet to an existing stake, thence along the line of lands now or formerly of Myrtle and Cornelius Still North 82 degrees 61 minutes West 88.34 feet to a point at the division line between Lot numbers 1 and 2 as shown said plan, thence along said division line North 07 degrees 08 minutes East 84.43 feet to a point on the southern side of Beaucrest Street, the place of BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS 3603 BEAUCREST STREET, HARRISBURG, PA 17111.

BEING THE SAME PREMISES which Jean E. Filling, Deceased Marian F. Beck and Carol J. Canoy, by Deed dated March 24, 2006 and recorded in the Dauphin County Recorder of Deeds Office on April 18, 2006 as Deed Instrument No. 20060014717, granted and conveyed unto Carol J. Canoy.

**Miscellaneous Notices**

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SEIZED AND SOLD as the property of Carol Canoy a/k/a Carol J. Canoy under Judgment Number 2014-CV-6744-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-044-086.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 4**

**CRISTINA LYNN CONNOR, Esq.**

**Judgment Amount: \$145,279.33**

ALL THAT CERTAIN Lot Or Piece Of Land Situate In The Township Of Derry Dauphin County, Pennsylvania Designated And Known As All Of Lot No 16 And The Westerly One Half Of Lot No 17 Block No 5 On A Plan Of Lots Known As Sub Division D Bounded And Described As Follows:

BEGINNING At A Point The Southeast Corner Of Maple Avenue And Valley Road: Thence Extending Eastwardly Along The South Side Of Maple Avenue For A Distance Of Ninety And Seventy Five One Hundredths (90.75) Feet To A Point; Thence Extending Southwardly At Right Angles To Maple Avenue For A Distance Of One Hundred Fifty (150) Feet To A Fifteen (15) Feet Wide Alley: Thence Extending Westwardly Along The North Side Of Said Alley For A Distance Of One Hundred Two And Ninety Two One Hundredths (102.92) Feet To The East Side Of Valley Road; Thence Extending Northwardly Along The East Side Of Valley Road By A Curve To The Left Of One Thousand Two And Six One Hundredths (1,002.06) Feet Radius For An Arc Distance Of Ninety And Fifty One One Hundredths (90.51) Feet; Thence Still Along Said Road By A Curve To The Right Of Six Hundred Fifty Nine And Six One Hundredths (659.06) Feet Radius For An Arc Distance Of Sixty And One One Hundredths (60.01) Feet To The Southeast Corner Of Maple Avenue And Valley Road The Place Of BEGINNING.

MORE COMMONLY KNOWN As: 266 Maple Ave., Hershey, PA 17033.

SEIZED AND SOLD as the property of Allen A. Hicks and Martha B. Hicks under Judgment Number 2014-CV-10601.

BEING DESIGNATED AS TAX PARCEL No. 24-040-027.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 5**

**JOHNATHAN LOBB, Esq.**

**Judgment Amount: \$16,773.86**

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

BEGINNING at a point on the eastern side of Logan Street, 203 feet North of Woodbine Street; THENCE in an easterly direction and through the center of the partition wall between the house herein erected and the house adjoining on the South, 90 feet 1 inch to a 16 foot wide public alley; THENCE in a northerly direction along said alley, 14 feet to a point; THENCE in a westerly direction through the center of the partition wall of the house hereon erected and the house adjoining on the North, 90 feet 1 inch to Logan Street; THENCE in a southerly direction 14 feet to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling TOGETHER with the occupiers and owners of their respective properties abutting thereon the right to use a certain two and one-half foot wide alley abutting this property on the north and extending westward from the above described sixteen foot wide public alley a distance of twenty-two and one-half feet.

TITLE TO SAID PREMISES IS VESTED IN Henrietta M. Dowell, by Deed from Galor, Inc., a Pennsylvania Corporation, dated 09/28/1995, recorded 09/29/1995 in Book 2485, Page 397.

PREMISES BEING: 2221 Logan Street, Harrisburg, PA 17110-1826.

SEIZED AND SOLD as the property of Henrietta M. Dowell under Judgment Number 2014-CV-8727.

BEING DESIGNATED AS TAX PARCEL No. 10-046-058.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Miscellaneous Notices**

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**SALE No. 7**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$39,811.48**

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

BEGINNING at a point on the westerly line of Logan Street which point is 140 feet north of the northwesterly corner of Logan and Woodbine Streets and at northerly line of land now or late of Wendell and Wayne Cluck; thence along same in a westerly direction 70 feet to a point on the easterly line of Herman Alley; thence along same in a northerly direction 13.75 feet to a point on southerly line of land now or late of Ervin E. and Carrie T. Kohl; thence along same in an easterly direction 70 feet to a point on the westerly line of Logan Street aforesaid; thence along same in a southerly direction 13.75 feet to a point; the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ray E. Stonerod, by Deed from Matthew B. Farner and Christina M. Farner, h/w, dated 06/03/2004, recorded 06/08/2004 in Book 5536, Page 473.

PREMISES BEING: 2204 Logan Street, Harrisburg, PA 17110-1825.

SEIZED AND SOLD as the property of Ray E. Stonerod under Judgment Number 2014-CV-1S92.

BEING DESIGNATED AS TAX PARCEL No. 10-046-096.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 8**

**ROBERT G. RADEBACH, Esq.**

**Judgment Amount: \$27,901.42**

ALL that certain lot or piece of ground situate on the East side of Church Street in the Borough of Millersburg, Dauphin County, Pennsylvania more particularly bounded and described as follows, to wit:

BEGINNING at a point on said Church Street at the Southwest corner of lot, now

or late, of Daniel Tyson; thence along said Church Street, South twenty feet, more or less (20'±), to a point at the middle partition wall of a double frame dwelling; thence East through the middle building or dwelling, two hundred feet, more or less (200'±), to a point on land, now or late of John J. Bowman Estate; thence from said point, North twenty-two and one-half feet (22W) feet to the Southeast corner of lot of said, now or late, Daniel Tyson; thence along the line of said lot, West, two hundred feet, more or less (200'±) to the place of BEGINNING.

HAVING thereon erected the northern one-half a two story frame attached dwelling house, known and numbered as 258 Church Street.

BEING the same which Paul D. Bingaman, Sr. and Kathryn V. Bingaman, his wife, by deed dated July 13, 2004, and recorded July 15, 2004, in the Office of Recorder of Deeds of Dauphin County, Pennsylvania, at Record Book 5590, Page 640, granted and conveyed unto Paul D. Bingaman, Sr., and Kathryn V. Bingaman, his wife, and Amy L. Bingaman, as Joint Tenants with Right of Survivorship. Paul D. Bingaman, Sr. died on December 2, 2004, and Kathryn V. Bingaman died on February 26, 2006, thereby vesting title in Amy L. Bingaman, Mortgagor and Real Owner.

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD as the property of Amy L. Bingaman, Mortgagor and Real Owner under Judgment Number 2014-CV-8521-MF, in the Court of Common Pleas of Dauphin County, Pennsylvania.

BEING DESIGNATED AS TAX PARCEL No. 45-006-003.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 9**

**HEIDI R. SPIVAK, Esq.**

**Judgment Amount: \$262,940.48**

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

BEGINNING at a point at the Northerly side of North Road at the dividing line between Lots Nos. 2 and 3, Block A on the hereinafter mentioned plan of lots, which point is one hundred thirty-two and nine tenths (132.9) feet Eastwardly from the Northeast corner of the intersection of North Road and Miller Road;



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**Miscellaneous Notices**

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thence along the said dividing line, North four (4) degrees Eleven (11) minutes East, One hundred twenty-five (125) feet to a point; thence south eight-five degrees forty-nine (49) minutes east, seventy (70) feet to a point at the dividing line between lots nos. 3 and 4, Block A, thence along the last said dividing line, South Four (4) degrees eleven minutes West, One hundred twenty-five (125) feet to a point at the Northerly side of North Road and thence along the said Northerly side of North Road, North Eighty-five (85) degrees Forty-nine (49) minutes West seventy feet to a point, the place of BEGINNING.

BEING Lot No. 4, Block A on the Plan of Colonial Village.

PREMISES BEING: 4604 North Road, Harrisburg, Pennsylvania 17109.

BEING the same premises which PHYLLIS KAY BANEY, SINGLE INDIVIDUAL, AND DONNA RAE COWELL, SINGLE INDIVIDUAL, BY HER ATTORNEY-IN-FACT, PHYLLIS KAY BANEY by deed dated August 22, 2002 and recorded August 29, 2002 in Deed Book 4510, Page 0603, granted and conveyed unto Michael A. Blazevic and Sherry A. Murray a/k/a Sherry Murray.

SEIZED, taken in execution and to be sold as the property of which Michael A. Blazevic and Sherry A. Murray a/k/a Sherry Murray, Mortgagor(s) herein, under Judgment Number 2014-CV-8108-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-052-085.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 10**

**JOSEPH I. FOLEY, Esq.**

**Judgment Amount: \$146,789.17**

All that certain piece or parcel of land situate in Washington Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Pennsylvania State Highway L.R. 199, T.R. 209, said point being at the dividing line between Lots 4 and 5 of a hereinafter-mentioned subdivision plan; then along said dividing line, South seven degrees twenty minutes East, one

hundred twenty-one and fifty-eight hundredths feet (S 07° 20' E., 121.58') to a point; thence South eighty-three degrees twenty minutes, West ninety feet (N. 07° 20' W., 120.53') to a point on the south side of the aforesaid highway, T.R. 209; thence along the south side of said road, North eighty-two degrees forty minutes East, ninety feet (N. 80° 40' E., 90') to a point at the place of BEGINNING.

BEING Lot No. 4 on subdivision plan dated May 2, 1977 and recorded in Plan Book "Z", Volume 2, page 88, Dauphin County Records, as prepared by K.I. Daniel, Prof. Eng., for Robert W. Rissinger.

PREMISES BEING: 3964 State Route 209, Elizabethtown, Pennsylvania 17023.

BEING the same premises which William J. Snyder and Aimee K. Snyder, his wife by deed dated January 3, 2005 and recorded January 19, 2005 in Deed Book 5846, Page 283, granted and conveyed unto Edward T. Doone and Tina L. Doone.

SEIZED, taken in execution and to be sold as the property of which Edward T. Doone and Tina L. Doone, Mortgagor(s) herein, under Judgment Number 2014-CV-10007-MF.

BEING DESIGNATED AS TAX PARCEL No. 66-011-094.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 11**

**ROBERT W. WILLIAMS, Esq.**

**Judgment Amount: \$155,360.78**

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

BEGINNING at a point in the northern side of Londonderry Drive (formerly known as Laurel Drive as shown on Plan of Lots hereinafter mentioned), said point being in the dividing line between Lots Nos. 4 and 3 as shown on Plan of Lots hereinafter mentioned; thence South 38 degrees 05 minutes West along the northern side of Londonderry Drive 84.12 feet to a point; thence continuing along the northern side of Londonderry Drive by an arc curving to the right having a radius of 150 feet, a distance of 103.72 feet to a point; thence continuing along the northern side of said Londonderry Drive South 77 degrees 42 minutes West 20 feet to a point in the eastern line of Lot No. 2, plan aforesaid; thence North 12 degrees 18 minutes West along the east-

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Miscellaneous Notices

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ern line of Lots Nos. 2 and 1, plan aforesaid, 356.23 feet to a point in line of land now or late of P. Harris Grove; thence along said last mentioned land North 58 degrees 05 minutes East 80 feet to a point in the western line of Lot No. 4, plan aforesaid; and thence South 31 degrees 55 minutes East along the western line of Lot No.4, 313.23 feet to the place of BEGINNING.

BEING Lot No. 3, Londonderry Manor, Part 1, which Plan was approved by the Township Supervisors of Londonderry Township on September 24, 1957 and was recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on October 23, 1957 in Plan Book "V", page 59.

UNDER and subject nevertheless to the conditions and restrictions contained in the Declaration of Everett F. Quakenbush dated December 13, 1957 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Misc. Book "Q", Volume 19, page 459, and to the First Amended Declaration dated April 5, 1958 and approved by the Supervisors of Londonderry Township on April 5, 1958 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Misc. Book "K", Volume 9, Page 1.

BEING the same premises which Richard L. Baer and Mary Ellen Baer, by deed dated May 31, 2000, recorded June 7, 2000 in Record Book 3692, page 232 in the Office of the Recorder of Deeds of Dauphin County granted and conveyed unto Timothy L. Morgan and Susan R. Morgan, Grantors herein.

TITLE to said premises vested in Michelle R. Keiffer, a single person, her heirs and assigns by Deed from Timothy L. Morgan and Susan R. Morgan, husband and wife by Deed dated 04/30/04 and recorded 05/21/04 in the Dauphin County Recorder of Deeds in Book 5510, Page 599.

PROPERTY ADDRESS 1030 Laurel Drive, Middletown, PA 17057.

SEIZED AND SOLD as the property of Michelle R. Keiffer a/k/a Michelle R. Harrington under Judgment Number 2012-CV-4809-MF.

BEING DESIGNATED AS TAX PARCEL No. 34-032-005.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 12**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$74,428.07**

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

BEGINNING at a point at the southeastern corner of Second and Franklin Street; thence along the southern line of Franklin Street North 44 degrees 00 minutes East 48.80 feet to a point opposite the centerline of the partition wall of premises known as No. 110 Franklin Street; thence along the centerline of said partition wall and beyond South 50 degrees 00 minutes East 68.02 feet to a point on the northern line of land of premises known as No. 649 Second Street; thence along said line South 40 degrees 00 minutes West 48.67 feet to a point on the eastern line of Second Street; thence along said line North 50 degrees 00 minutes West 71.42 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Thomas C. Putman, Jr. and Brandy M. Putman, h/w, by Deed from David T. Hoerner and Karen K. Hoerner, h/w, dated 07/26/2007, recorded 08/02/2007 in Instrument Number 20070031002.

PREMISES BEING: 108 Franklin Street, Steelton, PA 17113-2121.

SEIZED AND SOLD as the property of Thomas C. Putman, Jr. a/k/a Thomas C. Putman and Brandy M. Putman under Judgment Number 2014-CV-9268.

BEING DESIGNATED AS TAX PARCEL No. 60-013-004.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 13**

**CRISTINA LYNN CONNOR, Esq.**

**Judgment Amount: \$92,575.21**

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

BEGINNING at a point on the southerly side of Penn Street. at the dividing line between lots D-2 and D-3 on hereinafter mentioned plan of lots; thence along said dividing line South 25

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**Miscellaneous Notices**

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degrees 53 minutes 17 seconds West, a distance of 85.00 feet to a point; thence along the dividing line with Lots B-3 and B-4 on hereinafter mentioned plan of lots, North 64 degrees 06 minutes 43 seconds West, a distance of 20.00 feet to a point; thence along the dividing line with Lot D-4 on hereinafter mentioned plan of lots; North 25 degrees 53 minutes 17seconds East, a distance of 85.00 feet to a point on the southerly side of Penn Street; thence along the same, South 64 degrees 06 minutes 43 seconds East, a distance of 20.00 feet to a point, the point and place of BEGINNING.

BEING Lot D-3 on Subdivision Plan for Redevelopment Authority of the County of Dauphin, recorded in Plan Book "0", Volume 3, page 60 and 61, Dauphin County Records.

THE WITHIN conveyance is made under and subject to restrictions imposed by Fine Line Homes, Inc., recorded in Dauphin County Record Book 328, Page 209. Further subject to resolutions as set forth in Dauphin County Record Book 273, Page 358 and Record Book 273, Page 372. This property was affected by the flood waters of June 1972.

HAVING THEREON erected a dwelling being known and numbered as 277 Penn Street, Highspire, PA 17034.

SEIZED AND SOLD as the property of Kim S. Love under Judgment Number 2015-CV-230.

BEING DESIGNATED AS TAX PARCEL No. 30-011-060.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 14**

**DAVID A. BARIC, Esq.**

**Judgment Amount: \$99,799.72**

ALL THAT CERTAIN lot, parcel, piece of ground, erected situate in Middletown Borough, Dauphin County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at the southeast corner of Wilson Street and Swar Alley; thence eastwardly along the southern line of Wilson Street, fifty (50) feet to a point in the division line between Lot Nos. 321 and 322 on the Plan of lots hereinafter mentioned; thence southwardly along said division line one hundred (100) feet to

a point; thence westwardly along other lands now or late of Lee H. Prowell et ux., in a line parallel with the southern line of Wilson Street, fifty (50) feet to the eastern line of Swar Alley; thence northwardly along the eastern line of Swar Alley, one hundred (100) feet to the place of BEGINNING.

BEING the northernmost one half part of Lot No. 321 on the General Plan of Portsmouth, now a part of the General Plan of Middletown Borough as recorded in Deed Book T-1, Page 343.

BEING THE SAME PREMISES which Ronald F. Roberts and Tiphannie C. Roberts, husband and wife, and Jason L. Roberts and Jeannette L. Roberts, husband and wife, by Deed dated December 17, 2004 and recorded December 22, 2004 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 5813, Page 616, granted and conveyed unto Ronald F. Roberts and Tiphannie C. Roberts, husband and wife, the Grantors herein.

ALSO BEING THE SAME PREMISES which Ronald F. Roberts and Tiphannie C. Roberts, husband and wife, by Installment Sales Agreement dated September 12, 2008 and recorded September 18, 2008 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, to Instrument Number 20080034747, granted and conveyed unto Ream Properties, LLC, a Pennsylvania limited liability company, the Grantee herein.

UNDER and SUBJECT to covenants, easements, and restrictions of record.

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

AND the Grantors covenant that, except as may be herein set forth, they do and will forever specially warrant and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantors and all other persons lawfully claiming the same or to claim the same.

**Miscellaneous Notices**

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IN ALL references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

WHEREVER in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every designation.

PROPERTY ADDRESS: Wilson Street, L321, Middletown, Dauphin County, Pennsylvania 17057.

SEIZED AND SOLD as the property of Ream Properties, LLC under Judgment Number 2013-CV-10851.

BEING DESIGNATED AS TAX PARCEL No. 41-017-012 .

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 15**  
**JONATHAN LOBB, Esq.**  
**Judgment Amount: \$58,741.45**

ALL THAT CERTAIN tract of land with the building and improvements thereon erected situate in the 14th Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, described in accordance with a survey by Gerrit J. Betz, R.S., dated March 11, 1976, as follows:

BEGINNING at a point on the west side of North Sixth Street at a point 56.58 feet south of the southwest corner of North Sixth Street and Alricks Street; thence along North Sixth Street, South two degrees fifteen minutes East (S 02 degrees 15 minutes E), sixteen (16) feet to a point at line of land of Thomas E. Hoffman, Jr.; thence along the same, South eighty-seven degrees forty-five minutes West (S 87 degrees 45 minutes W), one hundred (100) feet to a point on Kemp Alley; thence along said alley, North two degrees fifteen minutes West (N 02 degrees 15 minutes W), sixteen (16) feet to a point at land of Anthony Graziosi; thence along the same, North eighty-seven degrees

forty-five minutes East (N 87 degrees 45 minutes E), one hundred (100) feet to a point, the Place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Heath Wells, by Deed from Patricia Wells, dated 07/15/2011, recorded 07/29/2011 in Instrument 20110020663.

PREMISES BEING: 3220 North 6th Street, Harrisburg, PA 17110-2207.

SEIZED AND SOLD as the property of Heath Wells under Judgment Number 2011-CV-11182.

BEING DESIGNATED AS TAX PARCEL No. 14-012-027.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 16**  
**PAUL CRESSMAN, Esq.**  
**Judgment Amount: \$72,129.03**

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

BEGINNING at a point on the northern side of Seneca Street, 81 feet West of the northwestern corner of Seneca and Reel Streets, on the northwest corner of a 4 foot wide private alley; thence westwardly by line of Seneca Street, 14 feet 6 inches; thence northwardly 85 feet; thence eastwardly 14 feet 6 inches to the corner of the aforesaid 4 feet wide private alley and thence by line of said alley southwardly 85 feet to Seneca Street, the place of BEGINNING.

TOGETHER with the right of the use of the foregoing 4 foot wide private alley for ingress and egress in common with other abutting property owners.

HAVING THEREON ERECTED a 2 1/2 story brick dwelling (being the eastern half of a double dwelling) known as 502 Seneca Street, Harrisburg, Pennsylvania.

UNDER AND SUBJECT to covenants, easements, and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Shelby M. Mason, by Deed from Jill E. Yisrael and Yacov Yisrael, her husband, dated 07/27/2009, recorded 07/30/2009 in Instrument Number 20090025493.

PREMISES BEING: 502 Seneca Street, Harrisburg, PA 17110-2338.

SEIZED AND SOLD as the property of Shelby M. Mason under Judgment Number 2013-CV-08245.

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**Miscellaneous Notices**

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**BEING DESIGNATED AS TAX PARCEL No. 10-030-035.**

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 17**  
**PAUL CRESSMAN, Esq.**  
**Judgment Amount: \$171,378.42**

ALL THAT CERTAIN piece or parcel of land, situate in South Hanover Township, Dauphin County, Pennsylvania, being bounded and described according to a survey made by Gerrit J. Betz, Registered Surveyor, dated March 2, 1976, as follows:

BEGINNING at a hub on the Northern side of North Duke Street (50 feet wide) at the corner of lands of Dennis E. Bobb, being Lot No. 49 on the hereinafter mentioned plan of lots; said point being measured along the said side of North Duke Street 139.87 feet West of the Northwest corner of North Duke street and Legislative Route 22049; thence extending from said point of beginning and along the said side of North Duke Street, South 56 degrees 24 minutes West the distance of 60.0 feet to a drill hole at the corner of lands of Charles M. Bleber, being Lot No. 47 on said plan; thence along said lands North 33 degrees 36 minutes West the distance of 125.0 feet to a hub at the corner of lands of Ernest E. Champagne and John F. Finley; thence along said lands North 56 degrees, 24 minutes east the distance of 60.0 feet to a hub at the corner of lands of Dennis E. Bobb, being Lot No. 49 on said plan; thence along said lands South 33 degrees 36 minutes East the distance of 125.0 feet to a point the place of BEGINNING.

BEING Lot No. 48 on the Plan of Lots of Sylvan View, recorded in Plan Book T, Page 32.

TITLE TO SAID PREMISES IS VESTED IN Deanna M. Smith, a single woman, by Deed from Lucinda K. Wagner, a single woman, dated 05/25/2007, recorded 06/11/2007 in Instrument Number 20070023124.

PREMISES BEING: 422 North Duke Street, Hummelstown, PA 17036-9208.

SEIZED AND SOLD as the property of Deanna M. Smith under Judgment Number 2014-CV-10769.

**BEING DESIGNATED AS TAX PARCEL No. 56-018-012.**

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 19**  
**HEATHER RILOFF, Esq.**  
**Judgment Amount: \$70,349.51**

BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2014-CV-10517-MF

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in the 1st Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey made by Gerrit J. Betz Associates, made May 14, 1981 dated May 15, 1981 as follows:

BEGINNING at a point on the Easterly line of South Twelfth Street which point is Eight hundred Forty-two Southwardly of the Southeasterly corner of Twelfth and Magnolia Streets and at dividing line between premises Nos. 1523 and 1525 South Twelfth; thence along said dividing line North Fifty-four degrees Forty-seven minutes East Ninety-two and Sixty-five one-hundredths feet to a point on the Westerly line of Pigeon Street; thence along same South Twenty-five degrees Thirty-eight minutes East Eighteen and Twenty-five one-hundredths feet to a point at dividing line between Nos. 1525 and 1527 South Twelfth Street; thence along said dividing line South Fifty-four degrees Forty-seven minutes West Eighty-nine one-hundredths feet to point on the Easterly line of South Twelfth Street aforesaid; thence along said North Thirty-five degrees thirteen minutes West, a distance of eighteen feet to a point, the point and place of BEGINNING.

HAVING THEREON erected a two story brick dwelling known as 1525 South 12th Street.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John L. Mitchell, Jr. and Grace E. Stevenson under Judgment Number 2014-CV-10517.



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**Miscellaneous Notices**

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BEING DESIGNATED AS TAX PARCEL No. 01-035-244.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 20**  
**ROGER FAY, Esq.**  
**Judgment Amount: \$77,021.00**

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

ALL THAT CERTAIN message, tenement and tract of land situate on the South side of Derry Street in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Derry Street, said point being 100 feet East of the eastern line of Lot No.1 on Plan of Lots known as Eastwood Park, said Plan being recorded in the Recorder's Office in and for Dauphin County, Pennsylvania, in Plan Book D, Page 23; thence at right angles to Derry Street and through the frame partition dividing this house from the adjoining house, and beyond, 100 feet to Lawn Alley extended; thence eastwardly along the north side of Lawn Alley extended, 20 feet to a point; thence at right angles to Derry Street and along the line of lands now or late of Edna May Anderson, 100 feet to the south side of Derry Street; thence westwardly along the south side of Derry Street, 20 feet to the place of BEGINNING.

HAVING thereon erected a two and one-half story stucco dwelling house known and numbered as 2411 Derry Street, Harrisburg, PA, 17111.

WITH all improvements erected thereon.

BEING the same premises which Thomas J. Spencer and Christy L. Spencer, husband and wife" by Deed dated January 25, 2008 and recorded January 30, 2008 in and for Dauphin County, Pennsylvania, in Deed Book Volume, Page Instrument Number 20080003561, granted and conveyed unto Christy L. Spencer.

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 Christy L. Spencer, Mortgagors herein, under Judgment Number 2014-CV-4182-MF.

BEING DESIGNATED AS TAX PARCEL No. 13-089-006.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 21**  
**M. TROY FREEDMAN, Esq.**  
**Judgment Amount: \$107,728.58**

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the Thirteenth Ward of the City of Harrisburg in the County of Dauphin, and Commonwealth of Pennsylvania. The land referred to in this Commitment is described as follows:

**TRACT NO. 1**

BEGINNING at a point on the north side of Woodlawn Street at the division line between property now or formerly of Rev. Charles S. Bauslin and property herein described, which point is ninety (90) feet, more or less, from the northwest corner of Woodlawn and 28th Streets; thence northwardly on a line extending through the center of the partition wall between said Bauslin property, known as No. 2712 Woodlawn Street and property herein described, parallel with 28th Street, 102 feet, more or less, to line of land now or formerly of Charles G. Scholl; thence eastwardly along line of said Scholl land and parallel with Woodlawn Streets; thence eastwardly along the northern line of Woodlawn Street, 90 feet to a point, the place of BEGINNING.

HAVING thereon erected a two and one-half story stone arid stucco dwelling house. KNOWN as 2710 Woodlawn Street.

**TRACT NO. 2**

BEGINNING at a point on the north side of Woodlawn Street, which point is sixty-five (65) feet West of the Northwest corner of 28th and Woodlawn Streets; thence along Woodlawn Street, North 73 degrees 17 minutes West twenty-five (25) feet to a point; thence through the center of a partition wall between this and adjoining house number 2710 Woodlawn Street, North 16 degrees 43 minutes East a distance of one hundred and two (102) feet to land formerly of Robert F. Gross; thence South 73 degrees 17 minutes East twenty-five (25) feet to other land formerly of Robert F. Gross; thence South 16 degrees 43 minutes West one hundred and two (102) feet to the place of BEGINNING.

**Miscellaneous Notices**

HAVING THEREON ERECTED a two and one-half story stone and stucco dwelling house numbered 2712 Woodlawn Street, Harrisburg, PA 17104.

BEING KNOWN AS 2710-12 Woodlawn Street, Harrisburg, PA 17104.

BEING the same premises which Robert O. Blake, by deed dated January 17, 2006 and recorded on February 8, 2006 in Instrument #20060005085 in the Recorder's Office of Dauphin County, granted and conveyed unto Charles D. Geary.

SEIZED, taken in execution and to be sold as the property of Charles D. Geary, under Judgment Number 2014-CV-4562-MF.

BEING DESIGNATED AS TAX PARCEL No. 13-077-013 and 130-077-017.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 22**

**SCOTT A. DIETTERICK, Esq.**

**Judgment Amount: \$84,519.17**

ALL THAT CERTAIN tract of ground situate in Swatara Township, Dauphin County, Pennsylvania, according to a survey by Gerrit J. Betz, Registered Surveyor, dated July 29, 1971, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the center line of Chambers Hill Road said point being by same in a Northwesterly direction 0.2 miles from the center line of Keckler Road; thence South 2 degrees 0 minutes West along said Western line of lands now or formerly of T.H. Jones, a distance of 197.46 feet to a hub; thence North 82 degrees 20 minutes West along the Northern line of lands now or formerly of J. Robert Shaffer, a distance of 125.0 feet to a hub; thence North 2 degrees 0 minutes East a distance of 197.64 feet to a P.K. nail on the center line of Chambers Hill Road; thence South 82 degrees 20 minutes East along said center line of Chambers Hill Road a distance of 125.0 feet to a P.K. nail, the point and place of BEGINNING.

HAVING THEREON ERECTED a one and one-half story frame dwelling known and numbered as 4901 Chambers Hill Road, Harrisburg, Pennsylvania 17111.

BEING the same premises which Donald G. Leshner and Carol A. Leshner, his wife, by their Deed dated August 20, 1971 and recorded on August 24, 1971 in the Office of the Recorder of Deeds for Dauphin County in Deed Book H57, Page 263, granted and conveyed unto Benjamin F. Kaylor, Jr. and Iona R. Kaylor, his wife.

SEIZED AND SOLD as the property of Iona R. Kaylor, deceased, and Benjamin F. Kaylor, Jr., under Judgment Number 2015-CV-190-MF.

BEING DESIGNATED AS TAX PARCEL No. 63-036-023.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

**SALE No. 23**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$122,826.18**

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

BEGINNING at a point in the northerly right of way line of Market Street (extended) at the dividing line between the premises herein described and Lot No. 26-B-2 on the hereafter mentioned plan of lots; thence along said line of Market Street (Extended) North 76 degrees 40 minutes 22 seconds West a distance of 20 feet to a point; thence along the dividing line between the premises herein described and Lot 26A-3 on the herein mentioned plan of lots North 13 degrees 19 minutes 38 seconds East a distance of 120 feet to a point; thence along the dividing line between the premises herein described and Lot No. 20 on a plan of lots recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania in Plan Book A, Volume 4, Page 7, South 76 degrees 40 minutes 22 seconds East a distance of 20 feet to a point; thence along the line of lands first mentioned above South 13 degrees 19 minutes 38 seconds West a distance of 120 feet to a point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Cherie L. Montville, single person, by Deed from Stephanie J. Miller, single person, dated 10/28/2010, recorded 10/29/2010 in Instrument Number 20100032061.

PREMISES BEING: 1877 Market Street Extended, Middletown, PA 17057-3418.

SEIZED AND SOLD as the property of Cherie L. Montville under Judgment Number 2014-CV-3474.

BEING DESIGNATED AS TAX PARCEL No. 36-012-421.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 24**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$147,894.72**

ALL THAT CERTAIN Unit No. 4, (the 'Unit'), in Building 5, of Manada Court Villas, a Condominium (the 'Condominium'), located in West Hanover Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Manada Court Villas (the 'Declaration of Condominium') as recorded in the Office of the Recorder of Deeds of Dauphin County to Instrument No. 20060011232 including Declaration Plats and Plans attached therewith.

TOGETHER with the following specific provision in accordance with Section 403 of the Unit Property Act 1963, July 3, P.L. 196: The Grantee for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance of repairs to, replacement of and expenses in connection with the common elements as may be assessed from time to time by the Council in accordance with the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that except in so far as Section 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This Covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners, thereof.

TOGETHER with an undivided percentage interest in Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans as may be amended from time to time

TOGETHER with the right to use the Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the aforesaid Office, the aforesaid Declaration, all public utilities as referenced in the Final Subdivision and Final Land Development Plan for Manada Court Villas on record in the Plan Book P, Volume 9, Page 38 and as set forth in the Declaration, all zoning restrictions and matters which a physical inspection and survey of the Unit and Common Elements would disclose.

TITLE TO SAID PREMISES IS VESTED IN Karen M. Buchanan, adult individual, by Deed from Daniel L. Snow and Linda L. Snow, h/w, dated 10/04/2010, recorded 10/05/2010 in Instrument Number 20100029123.



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**Miscellaneous Notices**

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PREMISES BEING: 7851 Manada Court a/k/a, 7851 Manada Court Unit 4, Harrisburg, PA 17112-8712.

SEIZED AND SOLD as the property of Karen M. Buchanan under Judgment Number 2014-CV-08738.

BEING DESIGNATED AS TAX PARCEL No. 68-052-004.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 25**

**GREGORY JAVARDIAN, Esq.**

**Judgment Amount \$38,719.50**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Hummelstown, County of Dauphin and State of Pennsylvania, bounded and described in accordance with a survey performed by Robert G. Sherrick, dated August 11, 1984, as follows to wit:

BEGINNING at the point of intersection of the Northerly line of West Main Street and the Easterly line of North Early Street; thence along the Northerly line of West Main Street, South 88° West a distance of 40 feet to a point; thence along lands now or late of the Bertha E. Earnest Estate, North 4° 42' 52" West a distance of 116.13 feet to a concrete monument; thence along lands now or late of Ivan J. Kolaric, et ux., North 88° East, 45.50 feet to an iron pin; thence along the Westerly line of North Early Street, South 2° East, 116 feet to a point, the place of BEGINNING.

HAVING THEREON erected a two story frame dwelling house known and numbered as 270 West Main Street, Hummelstown, PA 17036.

PREMISES BEING: 270 West Main Street, Hummelstown, PA 17036.

BEING THE SAME PREMISES which Lori Ann Shearer n/b/m Lori A. Durenleau, by Deed dated May 13, 1998 and recorded May 26, 1998 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 3111, Page 358, granted and conveyed unto Lori A Durenleau, a married woman,

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

SEIZED AND TAKEN in execution as the property of Lori A. Durenleau. Mortgagors herein, under Judgment Number 2014-CV-6373-MF.

BEING DESIGNATED AS TAX PARCEL No. 31-024-030.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 26**

**RAGER FAY, Esq.**

**Judgment Amount: \$12,476.20**

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

ALL that certain tract or parcel of land situate on South Thirteenth Street, in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point Twenty (20) feet North of the Northwest corner of South Thirteenth Street and Hunter Avenue, at line of lot, now or formerly of Henry C. Gebhart; thence westwardly by the line of said lot One Hundred Eighteen and Five Tenths (118.5) feet, more or less, to Prune Avenue; thence Northwardly along said Avenue, Twenty (20) feet, more or less; thence Eastwardly, parallel with the line of said Gebhart's lot, One Hundred and Nineteen and Twenty-one One Hundredths (119.21) feet to Thirteenth Street; thence Southwardly along South Thirteenth Street, Twenty (20) feet to the place of beginning.

BEING Lot No. 25 in Plan of Lots laid out by Westbrook and McCarrell.

HAVING thereon erected a Three (3) story type dwelling house known as 418 South 13th Street, Harrisburg, PA.

UNDER AND SUBJECT to all applicable restrictions, reservations, easements and rights of way of record.

BEING known and numbered as 418 South 13th Street, Harrisburg, PA, 17104.

WITH all improvements erected thereon.

BEING the same premises which R.B.R. Properties, a Partnership, by Deed dated May 6, 1997 and recorded May 9, 1997 in and for Dauphin County, Pennsylvania, in Deed Book Volume 2846, Page 44, granted and conveyed unto Michael E. Konopka.

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

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**Miscellaneous Notices**

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SEIZED AND TAKEN in execution as the property of Michael E. Konopka, Mortgagor herein, under Judgment Number 2014-CV-5283-MF.

BEING DESIGNATED AS TAX PARCEL No. 02-028-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 27**

**MATTHEW FRSSEL, Esq.**

**Judgment Amount: \$84,898.98**

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

BEGINNING at a point on the Southerly side of Penn Street, said point being located at the dividing line between Lots D-1 and D-2 on hereinafter mentioned Plan of Lots; thence along the Southerly side of Penn Street, South sixty-four (64) degrees six (06) minutes forty-three (43) seconds East, a distance of twenty-eight and ninety-six hundredths (28.96) feet to a point; thence South twenty five (25) degree fifty three (53) minutes seventeen (17) seconds West, a distance of seven and zero hundredth (7.00) feet to a point; thence along a curve being to the left, having a radius of one hundred eight and ninety five hundredths (108.95) feet, an arc distance of eighty nine and ninety four hundredths (89.94) feet to a point; thence along the dividing line with Lots A-6, B-1 and B-S on hereinafter mentioned Plan of Lots, North sixty-four (64) degrees six (06) minutes forty three (43) seconds West, a distance of sixty one and eight four (61.84) feet to a point, thence along lot the dividing line with Lot D-2 on hereinafter mentioned Plan of Lots, North twenty-five (25) degrees fifty-three (53) minutes seventeen (17) seconds East, a distance of eighty-five and zero hundredths (85.00) feet to a point on the Southerly line of Penn Street, the point and place of BEGINNING.

BEING Lot D-1 Subdivision Plan for Redevelopment Authority of the County of Dauphin recorded in Plan Book "0", Volume 3, page 60 and 61, Dauphin County Records.

HAVING thereon erected a dwelling being known and numbered as 281 Penn Street, Highspire, Pennsylvania.

WITHIN conveyance made and subject to restrictions imposed by Fine Line Homes, Inc., recorded in Dauphin County Record Book 328, Page 209.

FURTHER SUBJECT to resolution as set forth in Dauphin County Record Book 273, Page 358 and Record Book 273, Page 372.

PROPERTY ADDRESS: 281 Penn Street, Highspire, PA 17034.

SEIZED AND SOLD as the property of Shannon D. Dissinger under Judgment Number 2014-CV-7733.

BEING DESIGNATED AS TAX PARCEL No. 30-011-062.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 28**

**ANDREW J. MARLEY, Esq.**

**Judgment Amount: \$73,079.84**

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

BEGINNING at a post on Armstrong Street in said borough; thence along Armstrong Street in an easterly direction sixteen and one-half (16 1/2) feet to the lot now or formerly of Hedin L. Boyer; thence in a southerly direction through the partition wall of a double house erected thereon one hundred twenty (120) feet to the property now or formerly of Carl E. Roadcap; thence along said lands in a westerly direction sixteen and one-half (16 1/2) feet to the lot now or formerly of Tod D. Bowman; thence along said property in a northerly direction one hundred twenty (120) feet to the place of BEGINNING.

BEING KNOWN AS 321 Armstrong Street, Halifax, PA 17032.

BEING the same premises which Ralph P. Koretzky and Debra A. Koretzky, husband and wife, by deed dated December 30, 1998 and recorded on December 31, 1998 in Book 3297 Page 571 in the Recorder's Office of Dauphin County, granted and conveyed unto Joel E. Minnich and Jennifer S. Minnich, husband and wife.

SEIZED, taken in execution and to be sold as the property of Joel E. Minnich and Jennifer S. Minnich, under Judgment Number 2014-CV 7924-MF.

**Miscellaneous Notices**

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BEING DESIGNATED AS TAX PARCEL No. 28-003-049.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 29**

**PETER WAPNER, Esq.**

**Judgment Amount: \$439,835.63**

ALL THOSE CERTAIN TWO TRACT OF LAND AND SAID PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER SWATARA IN THE COUNTY OF DAUPHIN AND COMMONWEALTH OF PENNSYLVANIA MORE PARTICULARLY AS FOLLOWS:

**TRACT NO. 1:** BEGINNING AT A POINT IN THE CENTER OF A PUBLIC ROAD (WHICH ROAD IS COMMONLY CALLED 'THE BACK ROAD FROM MIDDLETOWN TO HIGHSPIRE') IN THE DIVISION LINE BETWEEN LOTS NOS 7 AND 8 ON THE PLAT OF LOTS HEREINAFTER MENTIONED; THENCE NORTH TEN (10) DEGREES (10) MINUTES EAST ALONG SAID DIVISION LINE, TWO HUNDRED FOURTEEN (214) FEET TO A POINT; THENCE NORTH SEVENTY-NINE (79) DEGREES FIFTY (50) MINUTES WEST, EIGHTY (80) FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS NOS. 9 AND 10 ON THE SAID PLAT; THENCE SOUTH TEN (10) DEGREES TEN (10) MINUTES WEST, AND ALONG SAID LAST MENTIONED DIVISION LINE, TWO HUNDRED FOURTEEN (214) FEET TO THE CENTER OF THE SAID PUBLIC ROAD; THENCE SOUTH SEVENTY NINE (79) DEGREES FIFTY (50) MINUTES EAST, EIGHTY (80) FEET TO A POINT, THE PLACE OF BEGINNING,

BEING LOTS NOS. 8 AND 9 ON A PLAT OF LOTS LAID OUT BY D.B. KIEFFER, ACCORDING TO A SURVEY BY HEARY L. CISE ON AUGUST 11, 1926.

**TRACT NO. 2:** BEGINNING AT A POINT AT THE INTERSECTION OF A LINE DIVIDING LAND NOW OR FORMERLY OF MR. LEEDY AT A PUBLIC ROAD WHICH LEADS TO HIGHSPIRE; THENCE ALONG SAID PUBLIC ROAD IN A NORTHERLY DIRECTION ONE HUNDRED TWENTY

(120) FEET TO A POINT IN LAND NOW OR FORMERLY OF BOYD HAFMAND AND PEARL E. HOFFMAN, HIS WIFE; THENCE AT RIGHT ANGLES TO THE LINE OF SAID PUBLIC ROAD IN AND EASTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF BOYD HAFMAN, ET UX, A DISTANCE OF FOUR HUNDRED FIFTY (450) FEET TO A POINT ON THE LINE OF LAND NOW OR FORMERLY OF DANIEL B. KIEFFER; THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE OF SAID LAND A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A POINT IN OTHER LAND NOW OR FORMERLY OF SAID DANIEL B. KIEFFER; THENCE PARALLEL WITH THE SECONDS LINE ABOVE DESCRIBED ALONG LONG LINE OF LAND OF THE SAID DANIEL B. KIEFFER TWO HUNDRED THIRTY SIX (236) FEET TO A POINT; THENCE CONTINUING ALONG THE SAME LINE ALONG LAND NOW OR FORMERLY OF MR LEEDY TWO HUNDRED FOURTEEN (214) FEET TO THE POINT BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Dale W. Sauder, by Deed from Dale W. Sauder and Beth A. Sauder, dated 02/21/2005, recorded 04/11/2005 in Deed Book 5945, Page 439.

PREMISES BEING: 2169 Rosedale Avenue, Middletown, PA 17057-3454.

SEIZED AND SOLD as the property of Dale W. Sauder under Judgment Number 2013-CV-1256.

BEING DESIGNATED AS TAX PARCEL Nos. 36-015-012, 36-015-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 30**

**MATTHEW K. FRSSSEL, Esq.**

**Judgment Amount: \$112,573.98**

ALL THAT CERTAIN part of lot or piece of ground situate in the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described according to a survey made by Ronald S. Raffensperger, Registered Surveyor, dated January 9, 1979, as follows, to wit:

BEGINNING at a point on the eastern side of North 3rd Street, (60 feet wide) at a point which is 53.0 feet North of Lewis Street; thence along the eastern side of North Third Street, North 21 degrees 00 minutes East a distance of 26 feet to a point at the corner of property: number 3207

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North 3rd Street; thence along boundary and through the center of a partition wall, South 69 degrees 00 minutes East a distance of 100 feet to a point on the western side of Acri Alley, 10 feet wide; thence along Acri Alley, South 21 degrees 00 minutes West a distance of 26 feet to a point at the corner of property number 3201 North 3rd Street; thence along boundary North 69 degrees 00 minutes West, a distance of 100 feet to a point On North 3rd Street, the place of BEGINNING.

BEING part of Lot number 116 in the plan of Feldheim, now known as Riverside as recorded in Plan Book D, page 5.

BEING KNOWN and numbered as 3205 North Third Street, Harrisburg, PA 17110.

SEIZED AND SOLD as the property of Gregory Geedy under Judgment Number 2015-CV-245.

BEING DESIGNATED AS TAX PARCEL No. 14-010-002.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 31**

**TERRENCE J. McCABE, Esq.**

**Judgment Amount: \$319,072.18**

ALL THAT CERTAIN lot or tract of ground situate in Susquehanna Township, Dauphin County, PA, more particularly bounded and described as follows to wit:

BEGINNING at a eastern right-of-way line of Braeburn Lane at the northwest corner of Lot #30; thence along said right-of-way line by a curve to the right, said curve having a chord bearing and distance of North Seven (07) degrees Fifty-six (56) minutes Forth-nine (49) seconds West 95.00 feet, a radius of 400.00 feet, and an arc distance of 95.22 feet to a point being the southwest corner of Lot #28; thence along Lot #28 North Eight-eight (88)degrees Fifty-two (52) minutes Twenty-three (23) seconds East 121.44 feet to a point on the western line of Lot #37; thence along Lot #37 South Ten (10) degrees Fifty-two (52) minutes Fifty-one (51) seconds East 65.84 feet to a point being the northeast corner of Lot #30; thence along Lot #30 South Seventy-five (75) degrees Thirteen (13) minutes Fifty-nine (59) seconds West 124.83 feet to a point, being the place of BEGINNING.

CONTAINING 10,007 square feet (.023 acres).

BEING Lot #29 on a Final Subdivision Plan of Apple Creek Farms, prepared by R.J. Fisher & Associates, Inc. and recorded in Dauphin County, Plan Book Y, Volume 8, Page 19.

HAVING thereon a two-story dwelling known and numbered as 3106 Braeburn Lane, Dauphin County, Harrisburg, PA 17110.

PREMISES BEING: 3106 Braeburn Lane, Harrisburg, Pennsylvania 17110.

BEING the same premises which Mark X. Disanto and Susan K. Disanto, Husband and Wife, and John M. Disanto and Maria T. Disanto, Husband and Wife, Adult Individuals, by Deed dated September 22, 2005 and recorded September 23, 2005 in Deed Book 6197, Page 232, granted and conveyed unto Gene Clark Jr. and Victoria A. Clark, husband and wife. The said Gene Clark Jr. died on October 29, 2009 thereby vesting title in his surviving spouse Victoria A. Clark, by Operation of Law.

SEIZED, taken in execution and to be sold as the property of which Victoria A. Clark, Mortgagor(s) herein, under Judgment Number 2014-CV-6512-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-019-108.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 32**

**TERRENCE J. McCABE, Esq.**

**Judgment Amount: \$157,384.36**

ALL THAT CERTAIN lot or piece of ground, situate in Lower Paxton Township, Dauphin County, State of Pennsylvania, being in the Plan of Rustic Hills Development, as recorded in Plan Book "V", page 36, more particularly bounded and described as follows:

BEGINNING at a point on the southern line of Loop Drive, said point being on the dividing line between Lots Nos. 119 and 120, aforesaid Plan of Lots; thence along the southern line of Loop Drive, in an easterly direction, a distance of 21.94 feet to a point; thence continuing along Loop Drive, on a curve to the south, having a radius of 100 feet, an arc distance of 148.27 feet to a point; thence continuing along Loop Drive, in a southerly direction, a distance of 59.03 feet to a point on the dividing line between Lots Nos. 120 and 121, aforesaid Plan of Lots; thence along said last mentioned dividing line, in a westerly direction, and continuing along the dividing line between Lots Nos. 122

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and 120, a distance of 126.74 feet to a point on the dividing line between Lots Nos. 119 and 120; thence along said last mentioned dividing line, in a northerly direction, a distance of 150 feet to a point the place of BEGINNING.

PREMISES BEING: 1141 Loop Drive, Harrisburg, Pennsylvania 17112.

BEING the same premises which Hubert R. Jones and Janet L. Jones, His Wife by deed dated December 14, 1987 and recorded March 31, 1988 in Deed Book 1090, Page 313, granted and conveyed unto Janet L. Jones.

SEIZED, taken in execution and to be sold as the property of which Janet L. Jones, Mortgagor(s) herein, under Judgment Number 2014-CV-11099-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-084-048.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 33**

**TERRENCE J. McCABE, Esq.**

**Judgment Amount: \$212,720.44**

ALL THAT CERTAIN Unexpired Leasehold or term of years in and to all that piece or parcel of land situate in the Borough of Middletown, formerly Lower Swatara Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the east side of Vine Street extended, 350.00 feet more or less, south of the intersection of the southern right-of-way line of the PA Turnpike with the east line of said Vine Street; thence South 72 degrees 39 minutes East 200.00 feet to a point at line of other lands now or formerly of Arthur R. Lutz and Arvilla C. Lutz, his wife; thence South 17 degrees 21 minutes West 76 feet to a point; thence North 72 degrees 39 minutes West 200.00 feet to a point on the eastern side of Vine Street aforesaid; thence northwardly along the same 76 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to the terms and conditions of the Emaus Orphan House lease hereinafter recited, including the payment of an annual ground least rent of \$15.00 in half yearly installments of \$7.50 each, payable on the first days of April and October, and FUR-

THER UNDER AND SUBJECT to any rights-of-way that may previously have been granted and are of record given by the Principal and Trustees of the Emaus Orphan House.

UNDER AND SUBJECT, to the restriction that no trailer or mobile home shall at any time be parked, stored or permitted to remain on any part of the lands herein conveyed, either temporarily or permanently.

HAVING thereon erected a dwelling house known as 1110 Vine Street, Middletown, PA 17057.

PREMISES BEING: 1110 Vine Street, Middletown, Pennsylvania 17057.

BEING the same premises which James W. Hardin and Carol A. Hardin, His Wife, by Deed dated May 31, 2005 and recorded June 1, 2005 in Deed Book 6019, Page 578, granted and conveyed unto Charles W. Smith, Jr. and Andrea Smith, husband and wife.

SEIZED, taken in execution and to be sold as the property of which Charles W. Smith, Jr. and Andrea Smith, Mortgagor(s) herein, under Judgment Number 2014-CV-10085-MF.

BEING DESIGNATED AS TAX PARCEL No. 42-028-003.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 34**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$75,712.77**

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

BEGINNING at the northwesterly corner of Forster and State Streets, said Forster Street being formerly known as Florence Street, (Plan of A. R. Calder's Extension of Penbrook, P.A. recorded in the Dauphin County Recorder of Deeds Office in Plan Book 'C', Volume 1. Page 4); thence Northeastwardly along the westerly side of State Street, forty-four and seven-tenths (44.7) feet, more or less, to a point at the center line of the partition wall separating property known as No. 2344 State Street (herein conveyed) and property known as No. 2346 State Street; thence Northwestwardly along said center line through said partition wall, and the projection thereof, one hundred nine (109.00) feet, more or less, to a point on the easterly line of Ceko Alley, formerly known as Grape Alley; thence Southwardly along said line of Ceko Alley, one hundred fif-



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teen (115.00) feet, more or less, to the northerly line of Forster Street; thence along said line of Forster Street, Eastwardly fifty (50.00) feet to the place of BEGINNING.

HAVING THEREON ERECTED a two and one-half story semi-detached frame dwelling known and numbered as 2344 State Street, Harrisburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Nicole E. Condo, single person, by Deed from Arthur C. Rowell and Susan D. Rowell, h/w, dated 09/23/2010, recorded 09/29/2010 in Instrument Number 20100028479.

PREMISES BEING: 2344 State Street, Harrisburg, PA 17103.

SEIZED AND SOLD as the property of Nicole E. Condo under Judgment Number 2014-CV-10359.

BEING DESIGNATED AS TAX PARCEL No. 48-007-014.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 35**  
**MATTHEW BRUSHWOOD, Esq.**  
**Judgment Amount: \$76,051.62**

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

BEGINNING at a point on the northwestern corner of Elm and Chambers Streets; thence in a western direction along the northern side of Elm Street 145 feet to Fern Alley; thence along the eastern side of Fern Alley, 50 feet, to a point in the line separating lots Nos. 194 and 195 on the plan hereinafter mentioned; thence eastwardly along last line 145 feet to Chambers Street; thence in a southern direction along the western side of Chambers Street 50 feet to the Place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Marcia Via, Single woman, by Deed from Beneficial Consumer Discount Company, a corporation organized and existing under and by virtue of the Laws of, dated 07/13/2005, recorded 07/20/2005 in Book 6096, Page 534.

PREMISES BEING: 901 Chambers Street, Bressler, PA 17113-1602.

SEIZED AND SOLD as the property of Marcia L. Via a/k/a Marcia Via under Judgment Number 2014-CV-11007.

BEING DESIGNATED AS TAX PARCEL No. 63-059-029.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 36**  
**ROBERT W. WILLIAMS, Esq.**  
**Judgment Amount: \$59,408.95**

ALL those two certain lots of ground situate in Susquehanna Township, Dauphin County, Pennsylvania, being Lots Nos. 61 and 60, Block "C" on plan of lots-laid out by Edward R. Pierce, Attorney- In- Fact, known as "Green Hill", Plan of Lots, which plan is recorded in the Office of the Recorder of Deeds, in Plan Book "C", Page 52, bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of North Sixth Street at the southern line of Lot No. 62 on said plan; thence eastwardly along the southern line of said Lot No. 62 and through a partition wall between the property here conveyed and the property adjoining, and beyond one hundred thirty (130), feet to a point on the western side of Long Alley; thence southwardly along the western line of said long alley forty (40) feet to a point on the northern line of Lot No. 59 on the said plan; thence westwardly along the northern line of said Lot No. 59, one hundred thirty (130) feet to a point on the eastern side of North Sixth Street; thence northwardly along the eastern of North Sixth Street, forty (40) feet to a point, the place of BEGINNING.

HAVING thereon erected the southern half of a double three story dwelling house numbered 3947 North Sixth Street.

BEING part of the same premises which Alice C. Galer and Charles W. Galer, her husband, by their deed dated March 27, 1920, and recorded in the Office of the Recorder of Deeds, in and for Dauphin County, in Deed Book "Y", Vol. 17, Page 2, granted and conveyed to William W. Wilson and Minnie E. Wilson, his wife.

THE SAID William E. Wilson died March 10, 1926, survived by his wife, Minnie E. Wilson, in whom title did then vest by right of survivorship.

THE SAID Minnie E. Wilson subsequently intermarried with John Adams Myers, who died November 19, 1980.

**Miscellaneous Notices**

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THE SAID Minnie E. Wilson, then known as Minnie E. Myers, a widow, owner as of fee in the within described premises, died testate, December 3, 1960, her will remaining of record in the Office of the Register of Wills of Dauphin County, in Will Book "Y", Vol. 2, Page 61.

UNDER the terms of her last will and testament the said Minnie E. Myers appointed Thema L. Shulda, Executrix and in paragraph "fourth" did inter lia direct her executrix to sell and convert all her real estate into money and to make, execute and deliver a good and sufficient deed in fee simple.

AND THE SAID grantor does covenant, promise, grant and agree to and with the said grantees, their heirs and assigns, by these presents, that she has not done, committed, or knowingly or willingly suffered to be done, any aot, matter or thing whatsoever whereby the premises aforesaid or any part thereof, is, are, shall or may be charged or encumbered in title, charge or estate, or otherwise howsoever.

TITLE TO SAID Premises vested in Ata Zandieh, heirs and assigns by Deed from Tax Claim Bureau of Dauphin County, Pennsylvania dated 12/10/2012 and recorded 12/11/2012 in the Dauphin County Recorder of Deeds in Instrument No. 20120036711.

PROPERTY ADDRESS 3947 North 6th Street, Harrisburg, PA 17110.

SEIZED AND SOLD as the property of Ata Zandieh, Real Owner under Judgment Number 2014-CV-6508-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-015-320.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 37**

**ELIZABETH L. WASSALL, Esq.**

**Judgment Amount: \$110,167.74**

ALL THAT CERTAIN UNIT, BEING UNIT NO. 33-200 (THE "UNIT"), OF SADDLE RIDGE AT WAVERLY, A CONDOMINIUM (THE "CONDOMINIUM"), LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA WHICH UNIT IS DESIGNATED IN THE DECLARATION OF CONDOMINIUM OF SADDLE

RIDGE AT WAVERLY, A CONDOMINIUM (THE "DECLARATION OF CONDOMINIUM") AND DECLARATION PLATS AND PLANS RECORDED IN THE OFFICE OF THE DAUPHIN COUNTY RECORDER OF DEEDS IN RECORD BOOK 5647, PAGE 437, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO.

TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT DETERMINED AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM, AS LAST AMENDED.

TOGETHER WITH THE RIGHT TO USE THE LIMITED COMMON ELEMENTS APPLICABLE TO THE UNIT BEING CONVEYED HEREIN, PURSUANT TO THE DECLARATION OF CONDOMINIUM AND DECLARATION PLATS AND PLANS, AS LAST AMENDED.

UNDER AND SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAY, EASEMENTS AND AGREEMENTS OF RECORD IN THE AFORESAID OFFICE, THE AFORESAID DECLARATION OF CONDOMINIUM, AND MATTERS WHICH A PHYSICAL INSPECTION AND SURVEY OF THE UNIT AND COMMON ELEMENTS WOULD DISCLOSE.

BEING KNOWN AS: 200 Saddle Ridge Drive, Harrisburg, PA 17111.

TITLE TO SAID PREMISES IS VESTED IN JANETTE L. MAXWELL BY DEED FROM WAVERLY WOODS ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP DATED 01/18/2005 RECORDED 01/20/2005 IN DEED BOOK 5848 PAGE 296.

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 Janette L. Maxwell a/k/a Janette Lea Maxwell, Last Record Owner, Melissa Klipa, Known Heir of Janette L. Maxwell a/k/a Janette Lea Maxwell, Jan Maxwell Known Heir of Janette L. Maxwell a/k/a Janette Lea Maxwell Under Judgment Number 2013-CV-03911.

BEING DESIGNATED AS TAX PARCEL No. 62-087-088.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 38**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$147,524.44**

ALL THAT CERTAIN lot or piece of ground situate in West Hanover Township, County of Dauphin, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the northern line of Valley View Avenue and on the dividing line between Lots No. 272 on the Plan of Skyline View Extension recorded in Plan Book M, Page 50, and the Lot described herein; thence northwardly on the dividing line between said Lot and the Lot herein described one hundred thirty-five and thirty-nine one-hundredths (135.39) feet to a point; thence north 80 degrees 28 minutes east one hundred (100) feet to a point at line of Lot No. 274 on said Plan of Lots; thence southwardly on the dividing line between Lot No. 274 on said Plan and the Lot herein described one hundred thirty-five and eighty-five one-hundredths (135.85) feet to a point on the northern line of Valley View Avenue; thence along the northern line of Valley View Avenue, south 80 degrees 44 minutes west one hundred (100) feet to the point and place of BEGINNING,

BEING Lot No. 273 on aforesaid Plan of Lots, TITLE TO SAID PREMISES IS VESTED IN Kenneth S. England, II, married, by Deed from Jean L. Roberts, aka, Jean Louise Roberts, single woman, by her attorney in fact, John D. Killian and Nancy L. Stone, aka, Nancy Lee Stone, fka, Nancy L. Roberts, by her attorney in fact, James F. Stone and James F. Stone, w/h, dated 11/26/2013, recorded 11/27/2013 in Instrument Number 20130036272.

PREMISES BEING: 7856 Valleyview Avenue, Harrisburg, PA 17112-3867.

SEIZED AND SOLD as the property of Kenneth S. England, II under Judgment Number 2014-CV-10908.

BEING DESIGNATED AS TAX PARCEL No. 68-034-011.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 39**

**JOEL A. ACKERMAN, Esq.**

**Judgment Amount: \$171,697.23**

ALL THAT CERTAIN lot or piece of land situated in the First Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by D.P. Raffenerperger Associates dated April 30, 1980, as follows, to wit:

BEGINNING at a point formed by the intersection of the easterly side of an eight feet wide concrete walk, said walk extending eastwardly from the easterly side of South Front Street (ultimate width of 60 feet) and the southerly side of an 8,15 feet wide concrete walk, said walk extending in a southerly direction from the southerly side of Hanna Street (ultimate width of 50 feet); thence extending from said Beginning point, along the southerly side of said 8,15 feet wide concrete walk extending in a southerly direction from the direction of the south side of Hanna Street, North 74 degrees 48 minutes 25 seconds East, 62.24 feet to a point; thence along Lot Number 5 on herein-after mentioned Plan of Lots, South 29 degrees 30 minutes East 14.15 feet to a point; thence along Lot Number 3 on said Plan, South 60 degrees 30 minutes West 60.31 feet to a point on the easterly side of said 3 feet wide concrete walk extending easterly from the easterly side of South Front Street; thence along same North 29 degrees 30 minutes West 29.53 feet to the point and place of BEGINNING,

BEING Lot Number 4 on Resubdivision Plan for South Harrisburg Housing Corporation. Having thereon erected a 2 story brick dwelling known as Number 801 South Front Street.

BEING known and numbered as 801 South Front Street, Harrisburg, PA 17104-1631 WITH all improvements erected thereon.

BEING the same premises which Lynn Reisinger, a single individual, by Deed dated May 26, 2011 and recorded June 6, 2011 in and for Dauphin County, Pennsylvania, as Instrument #20110015375, granted and conveyed unto Rodrigo Santibanez Rivera, a single individual.

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 Rodrigo Santibanez Rivera, a single individual, Mortgagors herein, under Judgment Number 2014-CV-1667-MF.



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BEING DESIGNATED AS TAX PARCEL No. 01-060-001.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 40**

**CRISTINA LYNN CONNOR, Esq.**

**Judgment Amount: \$84,582.20**

ALL THAT CERTAIN Parcel Or Tract Of Land Situate In The Borough Steelton, County Of Dauphin, Commonwealth Of Pennsylvania And Being The Same Real Property Conveyed To William R. Coleman And Patricia A. Coleman By Deed On 07/15/1974 In Book A61 Page 343 Among The Official Records Of Dauphin County, Commonwealth Of Pennsylvania Said Deed Reference Made Herein For A More Full Description.

ALL THAT CERTAIN Tract Or Parcel Of Land, Situate In The Borough Of Steelton, Dauphin County, Pennsylvania, Bounded And Described As Follows:

BEGINNING At The Northeast Corner Of Pine Street And Columbia Street; Thence Eastwardly Along The Northern Side Of Pine Street 100 Feet To A Point; Thence Northwardly At Right Angles To Pine Street 125 Feet To Paxton Street; Thence Westwardly Along The Southern Side Of Paxton Alley 134 Feet 10 Inches More Or Less, To Columbia Street; Thence Southwardly Along The Eastern Side Of Columbia Street 129 Feet 9 Inches, More Or Less, To The Place Of BEGINNING.

PROPERTY ADDRESS: 701 Pine Street, Steelton, PA 17113.

SEIZED AND SOLD as the property of William R. Coleman under Judgment Number 2012-CV-8061.

BEING DESIGNATED AS TAX PARCEL No. 59-002-015.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 41**

**MATTHEW K. FISSEL, Esq.**

**Judgment Amount: \$117,060.59**

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

BEGINNING at a point, being the southwest corner of Lot No. 39 on the hereinafter mentioned Plan of Lots, said point being located the following two courses and distances from the center line of Station 4+ 33.69 of Carrollton Drive (1) North 03 degrees 24 minutes 45 seconds West, 50,70 feet; (2) South 86 degrees 35 minutes 15 seconds West, 56.80 feet; thence along the southern line of Lot no. 38, South 86 degrees 35 minutes 15 seconds West, 19,60 feet to a point at the south west corner of Lot No. 38; thence along the western line of Lot No. 38, North 03 degrees 24 minutes 45 seconds West, 69 feet to a point at the northwest corner of Lot No. 38; thence along the northern line of Lot No. 38, North 86 degrees 35 minutes 15 seconds East, 19,60 feet to a point at the north west corner of Lot No. 36; thence along the western line of Lot No. 39 South 03 degrees 24 minutes 45 seconds East, 69 feet to a point, being the place of BEGINNING.

BEING Lot No. 38, as shown on a Final Sub division Plan for a Revised Portion of Fairfax Village South, recorded in Plan Book H, Volume 3, Page 74, and as amended by Amendment to Final Declaration Plan for a Revised Portion of Fairfax Village South, dated June 25, 1981 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Record Book 225, Page 292.

CONTAINING 1,352 square feet.

HAVING THEREON ERECTED a dwelling known and numbered as 38 Fairfax Village South, Harrisburg, Pennsylvania 17112.

SEIZED AND SOLD as the property of Christopher P. Wertz under Judgment Number 2015-CV-00447.

BEING DESIGNATED AS TAX PARCEL No. 35-103-038.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 42**  
**MATTHEW K. FISSEL, Esq.**  
**Judgment Amount: \$191,997.65**

ALL THAT CERTAIN plot or piece of ground situate in the City of Harrisburg, Dauphin County, Pennsylvania, described as follows:

BEGINNING at an iron pipe on the south side of south field road, formerly Valley Road, said pipe being 252 feet West of the Southwestern corner of Valley and Southfield Roads, and at the western line of Lot #22-G; thence in a southeastern direction 107.8 feet to an iron pipe on the northern line of Lot #23-AG; thence at right angles and in a Westerly direction and along the northern line of Lots #23-AG, 23-G, and 21-AG, 150 feet to an iron pipe; thence at right angles and in a northwardly direction along the eastern line of Lot S18-G, 112.3 feet to the South side of Southfield Road, formerly Valley Road and thence along the South side of said road and in an easterly direction 150.4 feet to an iron pipe and the place of BEGINNING.

BEING Lot #20-G on plan of Bellevue Park, said plan recorded in the office of the Recorder of Deeds of Dauphin County in Plan Book G, Page 82 (Valley Road was changed to Southfield Road and Southfield Lane or Road was changed to Valley Road by Ordinance No. 1 09, Sessions of 1938-39 dated November 9, 1939 of the City of Harrisburg.

HAVING erected thereon a single dwelling house Known as 2215 Southfield Road, Bellevue Park, Harrisburg, PA 17104.

SEIZED AND SOLD as the property of Juliet J. Asuzu and Charles N. Asuzu under Judgment Number 2015-CV-360.

BEING DESIGNATED AS TAX PARCEL No. 09-094-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 43**  
**CRYSTAL ESPANOL, Esq.**  
**Judgment Amount: \$89,070.06**

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

BEGINNING at a point on the Eastern line of South Front Street, which point is one hundred an: forty-eight (148') feet Northwardly from Moffer Street and on the line running through the center of a frame partition wall separating properties Nos. 745 and 747 South Front Street; thence Eastwardly at right angles to said Front Street; thence Eastwardly at right angles to said Front Street through the center of said partition wall and beyond, one hundred (100') feet to the Western line of River Alley; thence Southwardly along said River Alley, fifteen (15') feet to property, nor or late of John A Brandt; thence Westwardly along said land at right angles to said Front Street, one hundred (100') feet to the Eastern line of said Front Street; thence Northwardly along said Front Street, fifteen (15') feet to a point, the place of BEGINNING.

HAVING THEREON erected the Southern half of a double two and one-half story frame dwelling house, numbered 747 South Front Street, Steelton, Pennsylvania 17113.

SEIZED AND SOLD as the property of Nicolette Lott under Judgment Number 2015-CV-403.

BEING DESIGNATED AS TAX PARCEL No. 57-010.039.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 44**  
**JONATHAN LOBB, Esq.**  
**Judgment Amount: \$165,419.72**

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

BEGINNING at a point on the southern side of Brookfield Road, which point is 451.45 feet West of Thirty-Eight Street and which point is also at the dividing line between Lot Nos. 2 and 3 on the hereinafter mentioned plan of lots; thence along said dividing line, South 8 degrees 30 minutes West 140.95 feet to a point; thence North 85 degrees 13 minutes 22 seconds West 84.66 feet to a point at land now or late of John P. Velter, et ux., thence along said Velter land, North 8 degrees 30 minutes East 147.09 feet to the southern side of Brookfield Road; thence along the southern side of Brookfield Road, South 81 degrees 30 minutes East, 84.46 feet to a point, the place of BEGINNING.

**Miscellaneous Notices**

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BEING a portion of Lot No. 3 on the plan of lots of George C. Garver entitled 'Revised Portion of Colonial Gardens' which plan is recorded in Plan Book 'B', Volume 2, Page 126, Dauphin County Records,

TITLE TO SAID PREMISES IS VESTED IN Michele L. Hoover, married, by Deed from Michele Borlinghaus, nbm, known as Michele L. Hoover, dated 04/08/2013, recorded 04/18/2013 in Instrument Number 20130011835.

PREMISES BEING: 3617 Brookfield Road, Harrisburg, PA 17109-2516.

SEIZED AND SOLD as the property of Michele L. Hoover f/k/a Michele Borlinghaus under Judgment Number 2014-CV-6800.

BEING DESIGNATED AS TAX PARCEL No. 62-034-233.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 45**

**ANDREW J. MARLEY, Esq.**

**Judgment Amount: \$155,052.45**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Derry County of Dauphin and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the North side of Harding Avenue; the southeast corner of Lot No. 146 on the Plan of Lots known as "Palmdale" as laid out by Eugene W. Bowman and J. Spayd Bomberger; thence in a Northerly direction along the East side of said Lot No. 146 on said Plan of Lots one hundred fifty-eight (158) feet to a point on the South side of sixteen (16) feet wide alley; thence in an Easterly direction along the South side of said sixteen (16) feet wide alley forty (40) feet to a point, the Northwest corner of Lot No. 144 on said Plan of Lots; thence in a Southerly direction along the West side of Lot No. 144 on said Plan of Lots one hundred fifty-eight (158) feet to a point on the North side of Harding Avenue; thence in a Westerly direction along the North side of said Harding Avenue forty (40) feet to a point, the place of BEGINNING.

BEING Lot No. 145 on the Plan of Lots known as "Palmdale" as laid out by Eugene W. Bowman and J. Spayd Bomberger.

BEING KNOWN AS 1411 Harding Avenue, Hershey, PA 17033.

FEE SIMPLE TITLE vested in Debra Williams by deed from Debra Williams and Sue A. Williams, dated 2/17/2000, recorded 3/3/2000, in the Dauphin County Recorder of Deeds in Deed Book 3623, Page 647

SEIZED AND SOLD as the property of Debra Williams United States of America, Dept. of Treasury c/o U.S. Attorney's Office under Judgment Number 2015-CV-00430.

BEING DESIGNATED AS TAX PARCEL No. 24-006-081.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 46**

**TERRENCE McCABE, Esq.**

**Judgment Amount: \$121,048.30**

ALL THAT UNEXPIRED LEASEHOLD in interest in or term of years in and ALL THAT CERTAIN lot or parcel of land, situate in the Borough of Middletown, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated May 26, 1970, as follows:

BEGINNING at a point in the southerly line of Maple Road, which point is in the easterly line of Lot No. 536 on the plan hereinafter mentioned and is 200 feet east of Deatrich Avenue; thence along the southern line of Maple Road, South 80 degrees East 100 feet to the westerly line of Lot No. 557 on the plan hereinafter mentioned; thence along the westerly line of Lot No. 557 and Lot No. 556, South 10 degrees West 200 feet to the northerly line of Lot No. 548 on said plan; thence along the line of said last mentioned lot North 80 degrees West 100 feet to the easterly line of Lot No. 535; thence along Lots Nos. 535 and 536, North 10 degrees 200 feet to the place of BEGINNING.

BEING Lot No. 549 on the plan of Frey Manor, which plan is recorded in Plan Book R, Page 87, Dauphin County Records.

HAVING THEREON erected a two story brick dwelling known as No. 514 Maple Road.

PREMISES BEING: 514 Maple Road, Middletown, Pennsylvania 17057.

BEING the same premises which Joseph S. Boldaz and Kristin H. Boldaz, his wife by Deed dated May 29, 1998 and recorded June 1, 1998 in Deed Book 3116, Page 481, granted and conveyed unto John E. Hardy and Cyn-

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**Miscellaneous Notices**

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thia A. Hardy, His daughter, formerly known as Cynthia A. Matherly, as Joint Tenants. The said John E. Hardy died on November 11, 2007 thereby vesting title in Cynthia A. Hardy f/k/a Cynthia A. Matherly, by Operation of Law.

SEIZED, taken in execution and to be sold as the property of which Cynthia A. Hardy f/k/a Cynthia A. Matherly under Judgment Number 2013-CV-9941-MF.

BEING DESIGNATED AS TAX PARCEL No. 42-029-051.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 47**

**TERRENCE McCABE, Esq.**

**Judgment Amount: \$260,024.66**

ALL THAT CERTAIN piece or parcel of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, being Lot No. 11 on the Plan of Fox Chase, Section "C", as recorded in Dauphin County Plan Book F-2, Page 108, more particularly described as follows:

BEGINNING at a point on the south side of Sycamore Drive, which point is at the dividing line between Lot Nos. 11 and 12 as shown on the aforesaid Plan; thence South 9 degrees 54 minutes West along the said dividing line, 122.9 feet to a point; thence North 88 degrees 4 minutes West 141.71 feet to a point at the line of Lot No. 10 on the aforesaid Plan; thence North degrees 42 minutes East along the dividing line between Lot Nos. 10 and 11, 120.85 feet to a point at the southern line of Sycamore Drive; thence South 88 degrees 52 minutes 50 seconds East along the southern line of Sycamore Drive, 142 feet to a point, the place of BEGINNING.

BEING Lot No. 11 on the Plan of Fox Chase, Section "C", as recorded in Dauphin County Plan Book F-2, page 108, and being part of Tract No. 1 on the Deed dated July 11, 1973 from Fox Chase Investment Corporation to William W. Dodson, Jr. and H. Joseph Hepford. See Dauphin County Deed Book "A", Volume 60, Page 247.

HAVING ERECTED THEREON a one story dwelling numbered and known as 2137 Sycamore Drive, Harrisburg, Pennsylvania.

SUBJECT to easements and restrictions of record.

PREMISES BEING: 2137 Sycamore Drive, Harrisburg, Pennsylvania 17112.

BEING the same premises which Theresa A. Pyzikiewicz, also known as Theresa M. Pyzikiewicz, Widow by deed dated March 26, 1997 and recorded March 28, 1997 in Deed Book 2815, Page 0367, granted and conveyed unto William L. Whiteside and Barbara B. Whiteside, Husband and Wife. The said William L. Whiteside died on February 28, 2013 thereby vesting title in Barbara B. Whiteside, by Operation of Law.

SEIZED, taken in execution and to be sold as the property of which Barbara B. Whiteside under Judgment Number 2014-CV-5632-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-014-133.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 48**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$49,054.51**

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

BEGINNING on the easterly side of Thirteenth Street at a point 69 feet northwardly by same from the northeast corner of Thirteenth and Berryhill Streets; thence North 11 degrees West along Thirteenth Street 14.5 feet to the line of property designated No. 1 on the plot hereinafter more particularly referred to; thence North 79 degrees East and at right angles to Thirteenth Street by a line running through the partition wall between this and the adjoining property above referred to, 77.83 feet to a line of a 4-foot private alley; thence by the line of said private alley South 11 degrees 14.5 feet to the line of the property designated No. 3 on said plot; thence South 79 degrees West and at right angles to Thirteenth Street by a line running through the partition wall between this and the last named adjoining property 77.83 feet to Thirteenth Street at the place of BEGINNING.

TOGETHER with the use in common with the other abutting owners, their heirs and assigns of the 4-foot private alley in the rear thereof as shown on the plot above referred to.

**Miscellaneous Notices**

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HAVING THEREON erected a dwelling house numbered 437 South 13th Street.

BEING THE SAME PREMISES which Harrisburg Redevelopment Authority by Deed dated November 13, 2002, and recorded May 21, 2003, in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania in Record Book 4918, Page 477, granted and conveyed unto Tri-County Housing Development Corporation.

TITLE TO SAID PREMISES IS VESTED IN Leslie B. Hardy and Sandra L. Hardy, h/w, by Deed from Tri-County HDC, Ltd, sbm of Tri-County Housing Development Corporation, a Pennsylvania Non-Profit Corporation, dated 02/22/2005, recorded 02/23/2005 in Book 5886, Page 125.

PREMISES BEING: 437 South 13th Street, Harrisburg, PA 17104-1773.

SEIZED AND SOLD as the property of Leslie B. Hardy and Sandra L. Hardy under Judgment Number 2014-CV-11202.

BEING DESIGNATED AS TAX PARCEL No. 02-029-070.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 49**

**TERRENCE McCABE, Esq.**

**Judgment Amount: \$178,724.33**

ALL THAT CERTAIN tract of land situate in the Borough of Penn brook, Dauphin County, Pennsylvania known as Lots Nos 84 and 85 on a Plan of Raysor Place dated January 1, 1922 and having thereon erected a two story single stucco dwelling house number 3040 George Street, more fully bounded and described as follows:

BEGINNING at an iron pipe in the northern line of George Street, said pipe being 240 feet eastwardly from the Northeast corner of Thirtieth Street and George Street, and being also in the eastern line of lot No. 83 on said plan; thence northwardly at right angles to George Street and also along the eastern line of Lot No. 83 125 feet to another iron pipe at the southwest corner of lot No. 92; thence eastwardly parallel with George Street and along the southern line of Lot Nos. 92 and 9350 feet to another iron pipe, being the northwest cor-

ner of Lot no. 861 thence southwardly on a line at right angles to George Street and along the western line of Lot No. 86, 125 feet to another iron pipe at the northern line of George Street, 50 feet to the place of BEGINNING.

PREMISES BEING: 3040 George Street, Harrisburg, Pennsylvania 17109.

BEING the same premises which John E. Boland, by Deed dated July 21, 2004 and recorded July 28, 2004 in Deed Book 5609, Page 199, granted and conveyed unto Eric Green and Michelle Green, husband and wife.

SEIZED, taken in execution and to be sold as the property of which Eric Green and Michelle Green, Mortgagor(s) herein, under Judgment Number 2011-CV-11601-MF.

BEING DESIGNATED AS TAX PARCEL No. 50-001-016.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 50**

**GREGORY JAVARDIAN, Esq.**

**Judgment Amount \$218,759.49**

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

BEGINNING at a point on the Eastern side of Poplar Avenue at the Northern line of Lot No. 36, as laid out in Plan of Lots hereinafter referred to; thence along the Eastern side of Poplar Avenue in a Northerly direction, 80 feet to a point on the Southern line of Lot No. 33 as laid out on said Plan; thence in an Easterly direction along the Southern line of Lot No. 33, 150 feet to the Western line of Cherry Alley; thence in a Southerly direction along the Western line of Cherry Alley, 80 feet to the Northern line of Lot No. 36, aforesaid; and thence Westwardly along the Northern line of Lot No. 36, 150 feet to the Eastern side of Poplar Avenue aforesaid, the point and place of BEGINNING.

BEING Lots No. 34 and 35 on a Plan of Lots laid out by Robert Patrick and duly recorded in Deed Book "C", Volume 31, page 295, Dauphin County Records.

HAVING thereon erected a one story stone dwelling house known and numbered as 911 Poplar Avenue, Hershey, PA 17033.

PREMISES BEING: 911 Poplar Avenue, Hershey, PA 17033.

**Miscellaneous Notices**

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BEING THE SAME PREMISES which Patrick E. Dotson and Doris F. Dotson, husband and wife, by Deed dated June 9, 2006 and recorded June 15, 2006 in the Office of the Recorder of Deeds in and for Dauphin County in Instrument No. 20060023717, granted and conveyed unto Burke A. Sachette and Elaine L. Sachette, husband and wife.

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

SEIZED AND TAKEN in execution as the property of Burke A. Sachette and Elaine L. Sachette Mortgagors herein, under Judgment Number 2013-CV-10714-MF.

BEING DESIGNATED AS TAX PARCEL No. 24-010-031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 51**

**ROGER FAY, Esq.**

**Judgment Amount: \$39,355.38**

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

ALL THAT CERTAIN lot or parcel of land situate in the 10th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by D.P. Raffensperger, Registered Surveyor, dated January 24, 1969, as follows:

BEGINNING at a point on the Western side of North Sixth Street, said point being 122 feet South of the Southwest corner at Sixth and Seneca Streets; thence along the Western side of Sixth Street, South 11 degrees East 20 feet to a corner of Lot No. 2 on the hereinafter mentioned plan of lots, being premises known as No. 2340 North Sixth Street; thence along the same South 79 degrees West 119.9 feet to the Eastern side of a 15 feet wide alley; thence along said alley, North 11 degrees West 20 feet to a corner of Lot No. 4 on said plan of lots, being premises known as No. 2344 North Sixth Street, thence along said premises, passing

through the partition wall separating the block garages on the rear of said lots and through the center of the partition wall separating houses No. 2342 and 2344 North Sixth Street, North 79 degrees East 119.9 feet to the point and place of BEGINNING.

BEING LOT NO. 3 on Plan of Lots of John R. Shoemaker as recorded in Plan Book B, Page 17 of the Dauphin County Recorder of Deeds Office.

BEING known and numbered as 2342 North 6th Street, Harrisburg, PA, 17110 WITH all improvements erected thereon.

BEING the same premises which City of Harrisburg and the Harrisburg Redevelopment Authority, by Deed dated December 24, 2003 and recorded January 12, 2004 in and for Dauphin County, Pennsylvania, in Deed Book Volume 5333, Page 471, granted and conveyed unto Siyom Taengphachanh, single person.

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 Siyom Taengphachanh, single person, Mortgagors herein, under Judgment Number 2014-CV-09083-MF.

BEING DESIGNATED AS TAX PARCEL No. 10-024-007.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 52**

**DANIEL C. FANASELLE, Esq.**

**Judgment Amount \$164 790.40**

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

BEGINNING at a point on the eastern property line of Brittany Boulevard, said point being south 38° 29' 24" west 12 feet from the intersection of the eastern line of Brittany Boulevard and the southern line of Canterbury Street; thence northeasterly by a curve to the East (right) having a radius of 12 feet, a distance of 18.85 feet to a point on the southern line of Canterbury Street, thence southeasterly by a curve to the east (left) having a radius of 705 feet. A distance of 98.90 feet to a point, said point being on the western line of Lot No. 20; thence by said line south 30°



**Miscellaneous Notices**

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27' 8" west 122.13 feet to the line of Lot No. 19; thence along the line of Lot No. 19 North 51° 30' 36" west 127.66 feet to the eastern property line of Brittany Boulevard North 30° 29' 24" east 102 feet to a point, the place of BEGINNING.

HAVING THEREON erected known and numbered as 1005 BRITTANY BOULEVARD, HARRISBURG, PA 17109.

PREMISES BEING: 1005 BRITTANY BOULEVARD, HARRISBURG, PA 17109.

BEING THE SAME PREMISES which Eugene R. Baker, by Deed dated June 04, 1998 and recorded June 11, 1998 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 3125, Page 280, granted and conveyed unto EUGENE R. BAKER.

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

SEIZED AND TAKEN in execution as the property of SHELLEY BAKER BROOKS, AS ADMINISTRATRIX OF THE ESTATE OF EUGENE R. BAKER, DECEASED Mortgagors herein, under Judgment Number 2012-CV-7870-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-050-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 53**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$125,817.22**

BEGINNING at a point on the Easterly line of Vine Street which point is fifty feet North of the Northeasterly corner of Frey Avenue and Vine Street; thence along the Easterly line of Vine Street North 18 degrees 2 minutes East, 100 feet to a point; thence South 71 degrees, 58 minutes East 200 feet to a point; thence South 18 degrees 2 minutes West 100 feet to a point, thence North 71 degrees 58 minutes West 200 feet to a point, the place of BEGINNING.

MUNICIPALITY: Middletown Boro.

TITLE TO SAID PREMISES IS VESTED IN Jesse Smith, a married man, by Deed from

Dennis Chambers and Andrea Chambers, h/w, dated 05/16/2003, recorded 05/29/2003 in Book 4932, Page 450.

PREMISES BEING: 1102 Vine Street, Middletown, PA 17057-2349.

SEIZED AND SOLD as the property of Jesse Smith under Judgment Number 2014-CV-11009.

BEING DESIGNATED AS TAX PARCEL No. 42-028-001.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 54**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$150,148.97**

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

BEGINNING AT a point on the northern side of Cheryl Drive, at the eastern line of property now or formerly of Carlton E. Ilgenfritz, et ux, being the division line between Lots Nos. 62 and 63 on the hereinafter mentioned Plan of Lots; thence northwardly along said last mentioned line, one hundred ten (110) feet to a point at the division line between Lots Nos. 53 and 62 on said Plan; thence eastwardly along said last mentioned line, seventy (70) feet to a point at the division line between Lots Nos. 61 and 62 on said Plan; thence southwardly along said last mentioned line, one hundred ten (110) feet to a point on the northern side of Cheryl Drive; thence westwardly along the northern side of Cheryl Drive, seventy (70) feet to a point, the place of BEGINNING.

BEING Lot No. 62 on the Plan of Lots of Section B of Laurel Hills, which Plan is recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, in Plan Book 'W' Page 97.

HAVING THEREON ERECTED a one-story brick dwelling house known and numbered as 4006 Cheryl Drive, Harrisburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Bush, a single woman, by Deed from Brian D. Wright and Jennifer Lea Bush, persons who were previously h/w who have since been Divorced, dated 01/25/2013, recorded 01/25/2013 in Instrument Number 20130002875.

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**Miscellaneous Notices**

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PREMISES BEING: 4006 Cheryl Drive, Harrisburg, PA 17109-4107.

SEIZED AND SOLD as the property of Brian D. Wright a/k/a Brian A. Wright, Jennifer L. Bush under Judgment Number 2014-CV-11236.

BEING DESIGNATED AS TAX PARCEL No. 35-058-137.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 55**

**PETER WAPNER, Esq.**

**Judgment Amount: \$221,187.84**

ALL THAT CERTAIN lot or parcel of land situate in the County of Dauphin, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point on the South side of Smithfield Street, between Lot(s) 12 and 13 on said Plan; thence North 89 degrees 35 minutes East, 136 feet to a point; thence continuing along the curve as laid out in said Plan, 37.37 feet to a point along the western line of Springfield Street; thence South 09 degrees 30 minutes West, 152.06 feet along the western line of Springfield Street to a point on the North side of Lot No. 14; thence North 80 degrees 30 minutes West along the northern line of Lot No. 14, 132.91 feet to a point on the eastern line of Lot No. 12; thence North 00 degrees 25 minutes West along the eastern line of Lot No. 12, 152 feet to a point on the southern side of Smithfield Street, the place of BEGINNING.

**BEING LOT NO. 13.**

TITLE TO SAID PREMISES IS VESTED IN Marlin Whitfield Allen, single man, by Deed from Natalie M. Stoesz and Brian L. Stoesz, w/h, dated 11/27/2007, recorded 12/03/2007 in Instrument Number 20070047988.

MARLIN WHITFIELD ALLEN died on 11/15/2012, and MARILYN PHIFER was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 12/03/2012 by the Register of Wills of DAUPHIN COUNTY, No. 2212-1168. The Decedent's surviving heirs at law and next-of-kin MARILYN PHIFER and MARLIN W ALLEN, JR..

PREMISES BEING: 6117 Smithfield Street, Harrisburg, PA 17112-3532.

SEIZED AND SOLD as the property of Marilyn Phifer, in Her Capacity as Administratrix and Heir of The Estate of Marlin Whitfield Allen Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marlin Whitfield Allen, Deceased under Judgment Number 2014-CV-9943.

BEING DESIGNATED AS TAX PARCEL No. 35-093-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 56**

**MATTHEW K. FISSEL, Esq.**

**Judgment Amount: \$137,655.36**

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

BEGINNING at a point, the northwestern corner of Market Street and Lumber Street; THENCE along the north line of Market Street North seventy-six degrees fifteen minutes, West one hundred seventy-seven and fifty one hundredth feet (W 177.51') to a point on line of land belonging to party of the first part; thence along said land at right angles to Market Street North thirteen degrees forty-five minutes East one hundred thirty-four (134) feet to the middle of Bessemer Avenue (not yet opened); THENCE South seventy-six degrees fifteen minutes East along the center of Bessemer Avenue, which is the borough line, two hundred seventy and forty-seven one-hundredths (270.47') feet to the western line of Lumber Street; THENCE along said Lumber Street, South forty-eight degrees thirty minutes one hundred sixty-three and nine hundredths (163.09') feet to a point, the place of BEGINNING.

HAVING thereon erected a dwelling Known as 312 Market Street, Highspire, Pennsylvania 17034.

SEIZED AND SOLD as the property of Lynn H. Stoneroad under Judgment Number 2015-CV-00819.

BEING DESIGNATED AS TAX PARCEL No. 30-006-014.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.



Miscellaneous Notices

**SALE No. 57**

**VICTORIA W. CHEN, Esq.**

**Judgment Amount: \$178,146.78**

ALL THOSE CERTAIN Tracts Of Land Situate In Swatara Township, Dauphin County, Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING At A Point On The Eastern Side Of Harrisburg Street, Which Point In On The Line Separating Lots Nos. 4 And 5 On The Plan Hereinafter Referred To; Thence East Along Said Line One Hundred (100) Feet To A Point At Line Of Land Now Or Late Of Anthony F. Kempf And Anges Kempf, Husband And Wife; Thence South And Parallel With Harrisburg Street Along Said Kempf Land Forty (40) Feet To A Point; Thence Westwardly Along Land Now Or Late Of Anthony F. Kempf And Agnes Kempf, Husband And Wife, One Hundred Feet (100) To Harrisburg Street; Thence Northwardly Along Said Harrisburg Street Forty (40) Feet To A Point, The Place Of BEGINNING.

BEING The Northern Forty (40) Feet Of Lot No. 5 On Plan Of Lots Of Addition To Oberlin Gardens As Recorded In The Office For The Recording Of Deeds, Etc., In And For Dauphin County, In Plan Book "K," Page 35.

HAVING Thereon Erected A Two-Story Frame Dwelling.

**TRACT NO. 2**

BEGINNING At A Point On Lines Separating Lots Nos. 4 And 5 On The Plan Hereinafter Referred To, Said Point Being One Hundred (100) Feet East Of The Eastern Line Of Harrisburg Street; Thence Eastwardly Along Said Line One Hundred (100) Feet To A Point; Thence Southwardly And Parallel With Harrisburg Street Forty (40) Feet To A Point; Thence Westwardly One Hundred (100) Feet To A Point On Line Of Land Now Or Late Of Anthony F. Kempf; Thence Northwardly Along Land Now Or Late Of Anthony F. Kempf And Parallel With Said Harrisburg Street Forty (40) Feet To A Point, The Place Of BEGINNING.

PROPERTY ADDRESS: 708 North Harrisburg Street, Swatara, PA 17113.

SEIZED AND SOLD as the property of Frank T. Taylor under Judgment Number 2014-CV-08123.

BEING DESIGNATED AS TAX PARCEL No. 63-028-061.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015,

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

**SALE No. 59**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$138,192.05**

ALL THAT CERTAIN tract or parcel of land and premises, situate in Swatara Township, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Gerrit J. Betz Associates, Inc., dated April 17, 1979, as follows:

BEGINNING at a nail at the Southeast corner of Brighton Street, formerly 5th Street and shown as such on the hereinafter mentioned Plan of Lots and Webb Alley; thence along the Southeast side of Webb Alley North 44 degrees 30 minutes East 100 feet to a hub at the Southwest corner of Webb Alley and Fifth Alley; thence along the Southwest side of Fifth Alley South 45 degrees 30 minutes East 75 feet to a concrete monument at the dividing line between Lot Nos. 55 and 56 on the said Plan of Lots; thence by the same South 44 degrees 30 minutes West 100 feet to a concrete monument on the Northeast right of way line of the aforesaid Brighton Street; thence by the same North 45 degrees 30 minutes West 75 feet to the Place of BEGINNING.

BEING Lot Nos. 53, 54 and 55 on Plan of Lots of Riverview Addition to Enhaut, recorded in Dauphin County Plan Book H, page 62.

TITLE TO SAID PREMISES IS VESTED IN Anibal Olmeda and Petronila Olmeda, h/w, by Deed from Dean P. Nelson, single man and Robert D. Nelson, single man, dated 05/31/2004, recorded 07/16/2004 in Book 5593, Page 547.

PREMISES BEING: 29 Brighton Street, Harrisburg, PA 17113-2623.

SEIZED AND SOLD as the property of Petronila Olmeda and Anibal Olmeda under Judgment Number 2014-CV-10102.

BEING DESIGNATED AS TAX PARCEL No. 63-051-053.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Miscellaneous Notices

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**SALE No. 60**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$140,371.32**

ALL THAT CERTAIN unexpired leasehold, situate in the Borough of Middletown, Dauphin County and Commonwealth of Pennsylvania, together with the improvements thereon erected, more particularly bounded and described in accordance with a survey by R.S. Raffensparger, R.S. dated January 24, 1977, as follows:

BEGINNING at a point on the Western line of Aspen Street, which point is 840 feet in a Northwesterly direction above a monument at the dividing line between Lot No. 1, Addition No. 3 and Lot No. 7, Block 1, Section 111, Addition No. 2 on the hereinafter memorized Plan of Lots; thence South 15 degrees 55 minutes 30 seconds West a distance of 120 feet along the dividing line between the hereinafter mentioned property and Lot No. 14; to a point along the right-of-way line on the Pennsylvania Turnpike; thence North 16 degrees 26 minutes 30 seconds West a distance of 60 feet along right-of-way line of the Pennsylvania Turnpike, to a stake; thence North 73 degrees 33 minutes 30 seconds East a distance of 120 feet along the dividing line between the hereinafter mentioned piece of property and Lot No. 16, and a pike along the Westerly line of Aspen Street; thence South 16 degrees 26 minutes 30 seconds East along the Westerly line of Aspen Street a distance of 60 feet, to a point, the place of BEGINNING.

HAVING THEREON ERECTED a dwelling known as 371 Aspen Street, Middletown, Pennsylvania 17057.

BEING THE SAME PREMISES which William J. Cody and Kathryn M. Cody, husband and wife, by Deed dated 11/24/2008 and recorded 11/26/2008 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument# 20080042760, granted and conveyed unto Carolyn J. Shoop, adult individual.

SEIZED AND SOLD as the property of Duane Francis Administrator of the Estate of Carolyn J. Shoop, deceased under Judgment Number 2015-CV-89-MF.

BEING DESIGNATED AS TAX PARCEL No. 42-004-012.

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

phin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 61**

**ELIZABETH L. WASSALL, Esq.**

**Judgment Amount: \$86,672.85**

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

BEGINNING at a point on the south side of Shippen Street sixty (60) feet West of the Southwest corner of Shippen and Wyoming Streets in the division line between Lot Nos. 101 and 103 on the Plan of Lots hereinafter mentioned; thence Southwardly along said division line, one hundred twenty-two (122) feet to the division line between Lot Nos. 101 and 102 on said Plan; thence Westwardly along the same, thirty (30) feet to a point in the middle of Lot No. 101; thence Northwardly through the middle of said lot and through the center of the partition wall separating the house erected on the premises herein described from the houses adjoining on the West, one hundred twenty-two (122) feet to the South side of Shippen Street; thence Eastwardly along the South side of Shippen Street thirty (30) feet to the place of BEGINNING.

BEING the eastern one-half of Lot No. 101 on the Plan of Port Royal, now part of the Central Plan of the Borough of Royalton.

BEING KNOWN AS: 418 Shippen Street, Middletown, PA 17057.

TITLE TO SAID PREMISES IS VESTED IN DAWN M. BARB, A SINGLE WOMAN, AS SOLE OWNER BY DEED FROM JOHN C. JONES, JR., A SINGLE MAN DATED 08/18/2010 RECORDED 08/24/2010 IN DEED BOOK Instrument #20100024356.

SEIZED AND SOLD as the property of Dawn Barb, a/k/a/ Dawn M. Barb under Judgment Number 2014-CV-03294.

BEING DESIGNATED AS TAX PARCEL No. 54-003-067.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Miscellaneous Notices**

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**SALE No. 63**  
**CHRISTINA LYNN CONNOR, Esq.**  
**Judgment Amount: \$52,554.32**

ALL that certain lot or piece of land situate with improvements thereon erected, Situate in the 9th Ward of the City of Harrisburg Dauphin County, Pennsylvania, bounded and described in accordance with a survey made by Gerrit J. Betz, R. S. dated February 2, 1976 as follows:

BEGINNING at a point on the southern side of Mulberry Street, said point being located 58 feet west of the southwest corner of Mulberry Street and Nelson Street; thence along land now or late of Rosina DiSanto, running through the center of a partition wall and beyond South 14 degrees 30 minutes East a distance of 100.0 feet to a point on the northern side of Eugene Alley; thence along the same South 75 degrees 30 minutes West a distance of 20.0 feet to a point; thence along land now or late Clyde Hobard Randolph North 14 degrees 30 minutes West. a distance of 100.0 feet to a point on the southern side of Mulberry Street; thence along the same North 75 degrees 30 minutes East a distance of 20.0 feet to a point and the place of BEGINNING.

HAVING thereon erected a two-story brick dwelling and being known as No. 1809 Mulberry Street, Harrisburg, Pennsylvania, 17104.

SEIZED AND SOLD as the property of Cynthia Marshall aka Cynthia W. Marshall aka Cynthia Charlotte Marshall aka Cynthia C. Marshall under Judgment Number 2011-CV-9120.

BEING DESIGNATED AS TAX PARCEL No. 09-065-005.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 64**  
**JONATHAN LOBB, Esq.**  
**Judgment Amount: \$39,484.45**

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

BEGINNING at the southwestern corner of North Sixth Street and Wharton Alley; thence westwardly along the southern side of Wharton Alley one hundred twenty-six and eight-tenths (126.8) feet, more or less, to the eastern side of Turner Street (formerly Howard Avenue); thence southwardly along the eastern side of Turner Street twenty (20) feet, more or less, to the northern line of premises known as No. 2208 North Sixth Street; thence eastwardly along said line and for part of the distance thereof along the center line of the partition wall between the house hereby conveyed and the house adjoining the southern side thereof one hundred twenty-seven and sixty-three one hundredths (127.63) feet, more or less, to the western side of North Sixth Street; and thence northwardly along the western side of North Sixth Street twenty (20) feet, more or less, to the place of BEGINNING.

BEING Lot marked and numbered fifteen (15) on the plan of lots laid out by Henry Schuddemage and J.B. Ewing, known as Schuddemageville, recorded in the Recorder's Office of Dauphin County, Pennsylvania, in Plan Book 'A', Volume 2, Page 70.

TITLE TO SAID PREMISES IS VESTED IN George F. Bradley, A Married Man by deed dated 03/29/2006, given by Evelyn M. Johnson, a single woman, by her attorney-In-fact Emma M. Smith, recorded 04/13/2006 at Instrument No. 20060014033.

PREMISES BEING: 2210 North Sixth Street, Harrisburg, PA 17110-2405.

SEIZED AND SOLD as the property of George F. Bradley under Judgment Number 2014-CV-09245.

BEING DESIGNATED AS TAX PARCEL No. 10-025-023.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 65**  
**LEEANE O. HUGGINS, Esq.**  
**Judgment Amount: \$66,562.10**

ALL THAT CERTAIN piece or parcel 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 on the North side of Holly Street, said point being One Hundred Twenty (120) feet West of the Northwest corner of Nineteenth and Holly Streets; thence Northwardly at right angles to Holly Street along

**Miscellaneous Notices**

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other lands of Edwin M. Hershey, One Hundred (100) feet to a point on the South side of a Ten (10) feet wide alley, Twenty (20) feet to a point; thence Southwardly along other lands of Edwin M. Hershey at right angles to Holly Street and through the center partition wall dividing the house hereby conveyed from the adjoining house and beyond. One Hundred (100) feet to the Northern side of Holly Street. Twenty (20) feet to a point, the place of BEGINNING.

IT BEING Parts of Lots No. 85 and 86, Block "I", as shown on that certain Plan recorded in and for Dauphin County, Pennsylvania, in Plan Book "F", Page 17.

HAVING THEREON erected the Eastern one-half of the Two and One-half story brick dwelling house No. 1846 Holly Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which Angela Greenwood, married woman, by Deed dated October 5, 1999 and recorded in the Dauphin County Recorder of Deeds Office on October 15, 1999 in Deed Book 3531, Page 246, granted and conveyed unto Barbara Edwards, single woman.

SEIZED AND SOLD as the property of Barbara Edwards under Judgment Number 2015-CV-00455-MF.

BEING DESIGNATED AS TAX PARCEL No. 09-065-060.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 66**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$85,684.62**

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

BEGINNING at a point on the southern side of Armstrong Street which point marks the northeast corner of lot now or formerly of Chester M. Wise, et ux; thence in an easterly direction along the southern side of said Armstrong Street 28 feet 4 inches to the northwest corner of lot now or formerly of Wilmer T. Snyder et ux; thence in a southerly direction along said Snyder lot, 170 feet 6 inches

to the northeast corner of lot now or formerly of Peggy A. Shultz; thence in a westerly direction along said Shultz lot 28 feet 4 inches to the southeast corner of lot now or formerly of Chester M. Wise, et ux; thence in a northerly direction along said Wise lot 170 feet 6 inches to the point and place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 303 ARMSTRONG STREET, HALIFAX, PA 17032.

TOGETHER with the right to utilize a 12 foot wide alley as more specifically set forth in the Deed recorded in Dauphin County Record Book 2911, Page 381.

BEING THE SAME PREMISES WHICH Timothy B. Morgan and Lauren E. Morgan, husband and wife, by deed dated 11/02/06 and recorded 11/08/06 in Dauphin County Instrument No. 20060045950, granted and conveyed unto Christopher J. Stum and Monica M. Stum, husband and wife.

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.

SEIZED AND SOLD AS THE PROPERTY OF CHRISTOPHER J. STUM AND MONICA M. STUM under Judgment Number 20 14-CV-10124-MF.

BEING DESIGNATED AS TAX PARCEL No. 28-003-016.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**Miscellaneous Notices**

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**SALE No. 68**  
**PAUL CRESSMAN, Esq.**  
**Judgment Amount: \$90,365.40**

ALL THAT CERTAIN tract or parcel of land situate with the building and improvements thereon erected, situate in the Tenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey by E.J. Walker, P.E., dated March 15, 1971, as follows, to wit:

BEGINNING at a point on the southerly line of Division Street, which point is 140.6 feet eastwardly of the southeasterly corner of Fifth and Division Streets; thence along the southerly line of Division Street, South 84 degrees East, 17.15 feet to a point; thence through the center line of a concrete alley, South 6 degrees West, 111 feet to a point on the northerly line of a 14 feet wide public alley; thence along the same, North 84 degrees West, 17.15 feet to a point; thence North 6 degrees East and through a party wall 111 feet to a point, the place of BEGINNING.

VESTED BY Special Warranty Deed, dated 08/23/2004, given by Tassia Corporation, a Pennsylvania Corporation to Frank Kane, a married man and recorded 8/31/2004 in Book 5657 Page 154.

PREMISES BEING: 515 Division Street, Harrisburg, PA 17110-0000.

SEIZED AND SOLD as the property of Frank Kane under Judgment Number 2009-CV-15394.

BEING DESIGNATED AS TAX PARCEL No. 10-027-049.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

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**SALE No. 70**

**JENIECE DAVIS, Esq.**

**Judgment Amount: \$80,077.15**

BY VIRTUE OF A WRIT OF EXECUTION  
TO CASE NO. 2014-CV-10896-MF.

ISSUED TO PLAINTIFF: FEDERAL NA-  
TIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE")

PROPERTY BEING KNOWN AS: ALL  
THAT certain lot or parcel of land, situate in  
the 6th Ward of the City of Harrisburg, Dau-  
phin County, Pennsylvania, bounded and de-  
scribed in accordance with the survey and plan  
thereof made by Ernest L. Walker, Professional  
Engineer, dated June 1969, as follows:

BEGINNING at a point on the South side  
of Calder Street, 141.34 feet West of the West  
side of Second Street; thence South at the right  
angles to Calder Street and through the center  
of a partition wall, 86.5 feet to the North side of  
a five (5) feet wide private alley; thence West  
along said private alley, parallel with Calder  
Street, 14.14 feet to a point; thence North at  
right angles to Calder Street and through the  
center of partition wall, 86.5 feet to the South  
side of Calder Street; thence East, along the  
South side of Calder Street, 14.14 feet to the  
place of BEGINNING.

HAVING thereon erected a three story brick  
dwelling known as No. 115 Calder Street, Har-  
risburg, PA 17102.

IMPROVEMENTS THEREON CONSIST  
OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF Lisa E. Paige under  
Judgment Number 2014-CV-10896.

BEING DESIGNATED AS TAX PARCEL  
No. 06-021-006.

NOTICE is further given to all parties in in-  
terest and claimants. Schedule of proposed dis-  
tributions will be filed by the Sheriff of Dau-  
phin County, on Monday, August 10, 2015,  
and distributions will be made in accordance  
with the said schedule unless exceptions are  
filed thereto within ten (10) days thereafter.

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**SALE No. 71**

**TERRENCE J. McCABE, Esq.**

**Judgment Amount: \$225,567.83**

ALL THAT CERTAIN Lot or piece or par-  
cel of land situate in Lower Paxton Township,  
Dauphin County, Pennsylvania bounded and  
described in accordance with the Final Plan  
of Willow Green for Two Crowns by Dauphin  
Engineering Company, recorded December  
15, 1987, at Plan Book "N", Volume 4, Page  
52, as follows:

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Miscellaneous Notices

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BEGINNING at a point on the western right-of-way line of Pine Hollow Road (50 feet wide) said point being on the dividing line between Lots Nos. 2 and 3 as set forth on the above-referred to Plan of Lots; thence along the western line of Pine Hollow Road, South 08 degrees 50 minutes 18 second East, 22.71 feet to a point; thence continuing along the same, South 13 degrees 90 minutes 15 seconds East, 86.40 feet to a point on the dividing line between Lots Nos. 3 and 4 as set forth on the aforementioned Plan of Lots; thence along said dividing line South 76 degrees 50 minutes 45 second West, 169 feet to a point at lands of Goshorn; thence along said lands of Goshorn and lands of Taylor, North 13 degrees 90 minutes 15 seconds, West, 121.93 feet to a point on the dividing line between Lots Nos. 2 and 3 as set forth on the aforementioned Plan of Lots; thence along said dividing line North 81 degrees 90 minutes 42 seconds East, 171.19 feet to a point in the western line of Pine Hollow Road, said point being the PLACE OF BEGINNING.

BEING Lot No. 3 on the aforesaid Plan and containing 0.499 acres, more or less.

BEING the same premises which William R. Grove and Darlene Grove, husband and wife, by Deed bearing date of the 30th day of October 1996, and recorded on the 7th day of November, 1996 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2722, Page 269 granted and conveyed unto William R. Grove, an unmarried man.

PREMISES BEING: 1508 Pine Hollow Road, Harrisburg, Pennsylvania 17109.

BEING the same premises which William R. Grove and Darlene Grove, (husband and wife at time of purchase; now divorced) by deed dated October 30, 1996 and recorded November 7, 1996 in Deed Book 2733, Page 269, granted and conveyed unto William Grove a/k/a William R. Grove.

SEIZED, taken in execution and to be sold as the property of which William Grove a/k/a William R. Grove, Mortgagor(s) herein, under Judgment Number 2011 CV 5227 MF.

BEING DESIGNATED AS TAX PARCEL No. 35-070-079.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 72**

**RICHARD J. NALBANDIAN, III, Esq.**  
**Judgment Amount: \$196,594.56**

ALL THAT CERTAIN piece, parcel and tract of land including all building and improvements thereon erected situate in the Borough of Halifax, County of Dauphin and Commonwealth of Pennsylvania, Bounded and described as follows, to wit:

BEGINNING at a post at the corner of third and Rise Street( erroneously State as Rice Street in Previous Deeds in the chain of title) in the said Borough of Halifax; thence East along said Rise Street for a distance of two hundred one feet (201), more or less, to a post at Union Alley; thence North along said Union Alley for a distance of forty (40) feet; thence West along lot now or formerly of Paul Keiter for a distance of Two hundred one feet (201) more or less, to third street; thence south along third street. Forty feet (40) to the place of BEGINNING.

HAVING THEREON erected a Two and one-half story frame and aluminum siding dwelling know as 41 South Third Street Halifax, Pennsylvania.

SEIZED AND SOLD as the property of Christine Y. Roux and Louis E. Roux under Judgment Number 2014-CV-08488.

BEING DESIGNATED AS TAX PARCEL No. 28-011-007.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 73**

**VICTORIA W. CHEN, Esq.**  
**Judgment Amount: \$119,925.69**

ALL THAT CERTAIN tract or parcel of ground situate in West Hanover Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point, the said point, being the intersecting center lines of Old Field Road and Charcoal Road, (which point is also the Northeast corner of Lot No. 74 on Plan of Lots of Mt. Laurel Development, Revised Plan No. 2, and recorded in Plan Book "K", Page 1 0 1); thence, Westwardly along center line of Old Field Road and the Northern line of Lots Nos. 74 and 75 on said plan 127 feet to a point at Northeast corner of Lot No. 76; thence, southwardly along Eastern line of Lot No. 76 and beyond, 206 feet, more or less to

**Miscellaneous Notices**

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a point; thence, eastwardly at right angles to the last mentioned line and along lands now or late of George M. Appleby, 239 feet, 6 inches, more or less to the center line of Charcoal Road; thence, northwestwardly direction along the center line of Charcoal Road 240 feet to a point the place of BEGINNING.

BEING lots Nos. 74 and 75 on Plan of Lots, hereinbefore referred to and an unnumbered plot of land as shown on said plan.

UNDER AND SUBJECT to Old Field Road and Charcoal Road being open for the use of other property owners, and subject to certain building and use restrictions as set forth in prior Deeds In the chain of titles.

BEING THE SAME PREMISES which Gerald W. Wands and Norma G. Wands, by deed to be recorded simultaneously herewith in the Office of the Recorder of Deeds of Dauphin County, granted and conveyed unto Jennifer L. Halk.

PROPERTY ADDRESS: 7609 Old Field Road, Harrisburg, PA 17112.

SEIZED AND SOLD as the property of Jennifer L. Halk under Judgment Number 2014-CV-4385.

BEING DESIGNATED AS TAX PARCEL No. 68-010-077.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 74**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$51,051.59**

ALL THAT CERTAIN piece or parcel of land, together with the two story brick dwelling house and other improvements erected thereon, situate in the Thirteenth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the northern side of Berryhill Street; 343.33 feet east of the northeast corner of Berryhill and 24th Streets; thence northwardly in a line at right angles to Berryhill Street and through the middle of a partition wall between premises 2436 Berryhill Street and the premises herein described, 110 feet to the southern side of Central Street; thence eastwardly along the same, 34.17 feet

to a point on the western side of a 20 feet wide Street; thence southwardly along the same, 110 feet to a point on the northern side of Berryhill Street; thence westwardly along the same, 34.17 feet to a point, the place of BEGINNING.

FOR Easements and Rights of Way, See Dauphin County Misc. Book 'G', Vol. 6, Page 361. SUBJECT to the Reservations and Restrictions that no fenced or solid line of shrubbery of any kind shall be planted or placed on either dividing line of the premises herein described and the adjoining premises on either side, nor shall any fence or shrubbery enclosure be placed upon any part of same premises.

TITLE TO SAID PREMISES IS VESTED IN Tuan T. Nguyen, adult individual, by Deed from Hanson A. Dinh and Mimi Dinh, h/w, dated 10/30/2009, recorded 11/09/2009 in Instrument Number 20090037276.

PREMISES BEING: 2438 Berryhill Street, Harrisburg, PA 17104-2011.

SEIZED AND SOLD as the property of Tuan T. Nguyen under Judgment Number 2014-CV-10489.

BEING DESIGNATED AS TAX PARCEL No. 13-028-040.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 75**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$92,638.69**

ALL THAT CERTAIN unit, being Unit No. 312, (the 'Unit'), of Cherrington, a Condominium (the 'Condominium'), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Cherrington, a Condominium (the 'Declaration of Condominium'), and Declaration Plats and Plans, as recorded in the Office of the Recorder of Deeds of Dauphin County in Record Book 2371, Page 529, as amended in Record Books 2414, Page 546; 2456, Page 517; and 2500, Page 592.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements, trusts and agreements of record in the aforesaid Office of the Recorder of Deeds of Lancaster County, Pennsylvania, contained in the aforesaid Declaration and all Amendments thereto.

**Miscellaneous Notices**

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THE GRANTEE, for and on behalf of the Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of the Deed, covenants and agrees to pay such charges for maintenance, repairs, replacements and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, her, them or said Unit, from time to time by the Executive Board of the Cherrington, Condominium Owners Association in accordance with the Pennsylvania Uniform Condominium Act and further covenants and agrees that the Unit conveyed by this deed shall be subject to a lien for all amount so assessed except insofar as Section 3407 (c) of the aforesaid Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the land hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Michele L. Murphy, a single woman, by Deed from Amanda N. Snyder, a single woman, dated 10/25/2010, recorded 11/01/2010 in Instrument Number 20100032210.

PREMISES BEING: 312 Cherrington Drive, Harrisburg, PA 17110-9487.

SEIZED AND SOLD as the property of Michele L. Murphy under Judgment Number 2014-CV-11235.

BEING DESIGNATED AS TAX PARCEL No. 62-073-061.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 76**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$52,391.95**

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

BEGINNING at a point on the North side of Fourth Street, twenty (20) feet East of Locust Street; thence East along said Fourth Street sixteen (16) feet six (6) inches to property formerly of Catherine Selway; thence North along the line of last said property, one hundred and twenty-five (125) feet to Penn Street; thence

West along said Penn Street sixteen (16) feet and six (6) inches to a post; thence South one hundred and twenty-five (125) feet to Fourth Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Christine Gantz-Saunders, a married woman, by Deed from Barry Lee Yetter and Frances Gayle Yetter, h/w, dated 04/18/2008, recorded 04/30/2008 in Instrument Number 20080015672.

PREMISES BEING: 7 South 4th Street, Steelton, PA 17113-2318.

SEIZED AND SOLD as the property of Christine Gantz-Saunders under Judgment Number 2014-CV-10487.

BEING DESIGNATED AS TAX PARCEL No. 59-014-057.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 77**

**DANIEL C. FANASELLE, Esq.**

**Judgment Amount \$116,251.39**

ALL THAT CERTAIN tract of land situated, lying and being in the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern right of way of Emerald Court at the dividing line between Lots Nos. 24 and 25; thence along said dividing line North 14 degrees 27 minutes 00 seconds West, 95.00 feet to a point on the southern right of way of a private alley; thence along said right of way South 75 degrees 33 minutes 00 seconds West, 26.00 feet to a concrete monument at the dividing line of Lots Nos. 33 and 24; thence along said dividing line and continuing South 14 degrees 27 minutes 00 seconds East, 95.00 feet to a concrete monument located on the northern right of way of Emerald Court; thence along said right of way North 75 degrees 33 minutes 00 seconds East 26 feet to a point the place of BEGINNING.

HAVING THEREON erected known and numbered as 2448 EMERALD COURT, HARRISBURG, PA 17104.

PREMISES BEING: 2448 EMERALD COURT, HARRISBURG, PA 17104.

BEING THE SAME PREMISES which Jane Vonlong McCraw and Melvin McCraw, wife and husband, by Deed dated 03/14/2012 and recorded 03/22/2012 in the Office of the Recorder of Deeds in and for Dauphin County in, Record Document No. 20120008056, granted and conveyed unto CHARNEL N. EVANS.

**Miscellaneous Notices**

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

SEIZED AND TAKEN in execution as the property of CHARNEL N. EVANS Mortgageors herein, under Judgment Number 2014-CV-08937-MF.

BEING DESIGNATED AS TAX PARCEL No. 13-029-031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 78**

**WILLIAM E. MILLER, Esq.**

**Judgment Amount: \$265,926.12**

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

BEGINNING at a spike in the center line of the Speeceville Road (Old U.S. Route 22), Spike is eight-tenths (0.8) of a mile Northwestwardly from the Northwesterly corner of the intersection of the Speeceville Road and New U.S. Route 22; Thence along the center line of the said Road, North fifty-one (51) degrees twenty-eight (28) minutes West one hundred fifty (150) feet to a drill hole in the center line of the highway, at the dividing line between land herein described and land now or late of William Douglas; Thence along the last said dividing line, North twenty-four (24) degrees thirty (30) minutes East three hundred twenty-five (325) feet to a stake at the dividing line between land herein described and land now or late of E.M. Hersey; Thence along the last said dividing line, South fifty-one (51) degrees twenty-eight (28) minutes East one hundred fifty (150) feet to a stake at the dividing line between land herein described and land now or late of D.L. M. Raker; Thence along the last said dividing line, South twenty-four (24) degrees thirty (30) minutes West three hundred twenty-five (325) feet to a spike, the Place of BEGINNING.

HAVING THEREON ERECTED a two and one-half story frame dwelling house and a frame garage being known and numbered as No. 1125 Red Hill Road, Dauphin, PA 17018.

FEE SIMPLE TITLE VESTED IN Theodore A. Deitrich by deed from, Diane K. Pramik, a single individual and Robert J. Pramik, a single individual, dated 7/25/2011, recorded 8/3/2011, in the Dauphin County Recorder of deeds in Instrument No. 20110021159. The said Theodore A. Deitrich died 3/24/2014 intestate.

BEING KNOWN AS 1125 Red Hill Road, Dauphin, PA 17018.

SEIZED AND TAKEN in execution and to be sold at the property of The Unknown Heirs, Executors, Administrators and Devises of the Estate of Theodore A. Deitrich, Deceased, under Judgment Number 2015-CV-314-MF.

BEING DESIGNATED AS TAX PARCEL No. 43-015-016.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 79**

**EDWARD McKEE, Esq.**

**Judgment Amount: \$46,542.06**

ALL THAT CERTAIN tract or parcel of land situate in the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated October 3, 1963, prepared by D. P. Raffensperger, Registered Surveyor, Camp Hill, Pennsylvania, as follows:

BEGINNING at a point at the Northwestern corner of the intersection of Curtin Street and Jefferson Street; thence along the Northern line of Curtin Street South 73 degrees 00 minutes West 16 feet to a point; thence through the center of a partition wall separating the premises 634 and 636 Curtin Street and beyond North 17 degrees 00 minutes West 127.50 feet to a point on the Southern line of Saul Alley; thence along the Southern line of Saul Alley North 73 degrees 00 minutes East 16 feet to a point on the Western line of Jefferson Street; thence along the Western line of Jefferson Street South 17 degrees 00 minutes East 127.50 feet to a point, the place of BEGINNING.

BEING KNOWN and numbered as 636 Curtin Street, erroneously referred to in prior deeds as curtain street.

BEING KNOWN AS 636 Curtin Street, Harrisburg, PA 17110.

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BEING the same premises which Stacey C. Cammack, by deed dated January 15, 2004 and recorded on January 21, 2004 in Book 5344 Page 591 in the Recorder's Office of Dauphin County, granted and conveyed unto Rhoda Long. Rhoda Long departed this life on or about 8/22/2013.

SEIZED, taken in execution and to be sold as the property of Rhoda Long, under Judgment Number 2014-CV-10602-MF.

BEING DESIGNATED AS TAX PARCEL No. 10-017-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 80**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$72,228.61**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected situate in lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Marblehead Street, which point is 123 feet westwardly of the northwesterly corner of Marblehead Street and Rutherford Road; thence along same, South 89 degrees west 78 feet to a point; thence North 1 degree west, 150 feet to a stake; thence North 89 degrees east, 28.94 feet to a stake; thence South 50 minutes East 67 feet to a stake; thence North 81 degrees 10 minutes East, 15.93 feet to a stake; thence South 8 degrees 50 minutes East, 50 feet to a stake; thence North 81 degrees 10 minutes east 17.47 feet to a stake; thence South 1 degree east, 38.6 feet to a point, the Place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Kevin A. Holmes, single individual, by Deed from David P. Good and Diane R. Good, h/w, dated 07/19/2004, recorded 07/26/2004 in Book 5606, Page 1.

KEVIN A. HOLMES died on 12/03/2013, leaving a Last Will and Testament dated 09/03/2013. Letters Testamentary were granted to DONALD P. HOLMES on 01/08/2014 in DAUPHIN COUNTY, No. 2214-0059. The Decedent's surviving heirs at law and next-of-kin DONALD P. HOLMES and KAREN LOMBARDI.

PREMISES BEING: 4718 Marblehead Street, Harrisburg, PA 17109-4523.

SEIZED AND SOLD as the property of Donald P. Holmes, in His Capacity as Executor and Devisee of The Estate of Kevin A. Holmes

Karen Lombardi, in her Capacity as Devisee of The Estate of Kevin A. Holmes under Judgment Number 2014-CV-4253.

BEING DESIGNATED AS TAX PARCEL No. 35-060-035.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 81**

**SARAH A. ELIA, Esq.**

**Judgment Amount: \$139,023.81**

ALL THOSE three (3) certain pieces or parcels of land situate in the Borough of Penbrook, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

**PARCEL NO. 1:**

BEGINNING at a point at the intersection of U.S. Route #22 and Booser Avenue (said streets being formerly known as Main and Penn Streets respectively) in the said Borough of Penbrook; THENCE eastwardly along the south side of U.S. Route #22, one hundred forty and seven tenths (140.7) feet to a stake adjoining Real Estate, now or formerly of J. Emmett Booser; THENCE southwardly, along the line of Real Estate, now or formerly of the said J. Emmett Booser, sixty-two (62) feet more or less to a point on the north side of said Booser Avenue; and THENCE westwardly along the north side of said Booser Avenue, one hundred forty-seven and two tenth (147.2) feet to a point at the intersection of U.S. Route #22 and Booser Avenue, the place of BEGINNING, and having thereon erected a two and one half story stone and frame bank building known as and numbered 2630 Booser Avenue, Penbrook, Pennsylvania.

BEING the same premises which the Nation Bank of Penbrook by deed dated July 1, 1955, and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Deed Book V. Volume 39, Page 104, granted and conveyed unto The Harrisburg National Bank, which by merger and consolidation became part of Mellon Bank, N.A. Grantor herein.

**PARCEL NO. 2:**

BEGINNING at a point on the southern side of Booser Avenue (said Avenue having been formerly known as Penn Street), which point is

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sixty (60) feet westwardly from a sixteen (16) foot wide alley; THENCE eastwardly, along the south side of Booser Avenue thirty (30) feet to a point in line of land, now or late of Herman F. Gingrich; THENCE southwardly along a line of land of said Herman F. Gingrich, and beyond, one hundred eighty feet (180) to a sixteen (16) foot wide alley known as East Alley; THENCE westwardly, along said alley thirty (30) feet to line of lot No. 2 in Block No. 1 on Plan of Lots laid out by David Mumma; and THENCE northwardly, along said last mentioned line one hundred eighty (180) feet to Booser Avenue, the place of BEGINNING. Being Lot No. 3 in Block No. 1 as shown on plan aforesaid. Said parcel of land being also known as and numbered 2645 Booser Avenue, Penbrook, Pennsylvania.

BEING the same premises which the Nation Bank of Penbrook by deed dated July 1, 1955, and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Deed Book V, Volume 39, Page 104, granted and conveyed unto The Harrisburg National Bank, which by merger and consolidation became part of Mellon Bank, N.A., Grantor herein.

**PARCEL NO. 3:**

BEGINNING at a point on the south side of Booser Avenue (formerly known as Penn Street) which point is in the line of land now or late of LeRoy A. Wiley, et ux, which point is also 76.04 feet westwardly from the southwest corner of Booser Avenue and 27th Street; THENCE southwardly through the center of the middle partition wall dividing the within described Real Estate from the house adjoining on the east, and beyond, one hundred seventy-eight and five tenths (178.5) feet to a point on north side of East Alley; THENCE westwardly along the north side of East Alley seventeen (17) feet to a point in the line of land above described as Parcel No. 2; THENCE northwardly along said line of land one hundred seventy-eight and eight tenths (178.8) feet more or less to the southern side of Booser Avenue; and THENCE eastwardly (erroneously shown as westwardly in prior deed) along the southern side of Booser Avenue 16.76 feet to a point, the place of BEGINNING, and being known and numbered as 2649 Booser Avenue, Penbrook, Pennsylvania.

EXCEPTING and excluding from the above described parcel No. 3 the northern portion thereof which was conveyed by the National Bank of Penbrook to Herman F. Gingrich by deed dated June 24, 1952, and recorded in the

office of Recorder of Deeds aforesaid in Deed Book "G", Volume 36, Page 25. Said northern portion being bounded and described as follows: BEGINNING at a point on the southern side of Penn Street (now Booser Avenue) at line of land now or late of LeRoy A. Wiley, et ux, which point is 76/04 feet west from the southwest corner of Booser Avenue and 27th Street. Said point being also in the middle partition wall dividing the within described Real Estate from the house adjoining on the east, and beyond, by land now or late of LeRoy A. Wiley, et ux, eighty-nine (89) feet eleven (11) inches more or less to a point; THENCE northwardly along the eastern or inside of an eight (8) inch concrete retaining wall twenty-two (22) feet and one-quarter (1/4) inch more or less to a point; THENCE northwardly along the east side or inside of an eight (8) inch concrete retaining wall eighty-six (86) feet more or less to the southern side of Booser Avenue; THENCE eastwardly along the southern side of Booser Avenue 16.76 feet or less to the place of BEGINNING.

BEING the same premises which The National Bank of Penbrook by deed dated July 1, 1955, and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, in Deed Book V, Volume 39, Page 104, granted and conveyed unto The Harrisburg National Bank, which by merger and consolidation became part of Mellon Bank, N.A.

SEIZED AND SOLD as the property of CPI Technologies, Inc. and United State of America under Judgment Number 2014-CV-07234.

BEING DESIGNATED AS TAX PARCEL No. 49-008-001 and 49-008-013.

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**SALE No. 82**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$133,385.93**

ALL THAT CERTAIN piece of ground situate in Jackson Township, Dauphin County, Pennsylvania, and described in a subdivision plan prepared by Carl Poffenberger, Registered Surveyor, dated December 22, 1986, and being Lot 1 of such subdivision plan recorded in the Office of the Recorder of Deeds in and for Dauphin County at Plan Book 1-4, page 58 (erroneously set forth in present owner deed as T-4, page 58), and more particularly described as follows:

BEGINNING at an iron pin on the southern right-of-way line of a fifty (50) foot wide private drive, said pin being located five hundred forty-two (542) feet, more or less, East of the intersection of such southern right-of-way line with the centerline of Township Road T -544 (Bastian Road), and being at the northeast



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corner of lands now or formerly of Michael B. Margerum and Ann M. Buff, continuing North eighty-nine degrees, zero minutes, zero seconds East two hundred twenty-seven and nineteen hundredths feet (N 89 degrees 00' 00" E 227.19') to a point; thence along lands now or formally of James W. and Alice F. Hoy South Zero degrees, twenty-one minutes, zero seconds West one hundred eighty-three and eighty-one hundredths feet (S 00 degrees 21' 00" W 183.81 ') to an existing iron pipe; thence along lands now or formerly of Henry N. and Nancy E. Keiter North Eighty-eight degrees, nineteen minutes, zero seconds, West two hundred twenty seven and nineteen hundredths feet (N 88 degrees 19' 00" W 227.19') to an iron pin; thence along lands now or formerly of Michael B. Margerum and Ann M. Buff, North zero degrees, twenty-one minutes, zero seconds East one hundred seventy-three and nineteen hundredths feet (N 00 degrees 21' 00" E 173.19') to the point and place of BEGINNING.

CONTAINING an area of 40,540.27 square feet or .0931 acres.

BEING THE SAME PREMISES which Vesta C. Romberger, widow by Deed dated 8/23/1996 and recorded 8/27/1996 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Book 2686, Page 581 and Instrument No. 29067, granted and conveyed unto Christopher L. Webster, a single man.

SEIZED AND SOLD as the property of Christopher L. Webster under Judgment Number 2015-CV-00980-MF.

BEING DESIGNATED AS TAX PARCEL No. 32-008-033.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 83**

**PETER WAPNER, Esq.**

**Judgment Amount: \$75,210.54**

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

BEGINNING on the northern line of Verbeke Street (formerly Broad Street) twenty-one feet and four inches, more or less, from the north-

eastern corner of Verbeke and Bartina Streets at line of land formerly of Pancake; thence along said line in right angles with Verbeke Street seventy-six feet to land now or formerly of Levi Saul; thence Eastwardly along the line of said land now or formerly of Levi Saul eighteen feet to land formerly of Anthony King; thence Southwardly along the line of said King land seventy-six feet to Verbeke Street; and thence Westwardly along the northern line of Verbeke Street eighteen feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Adam C. Labs, a single man, by Deed from Norma Jean Peluso, Administratrix of the Estate of Howard M. Thorkelson, late, dated 01/30/2013, recorded 02/25/2013 in Instrument Number 20130005867.

PREMISES BEING: 114 Verbeke Street, Harrisburg, PA 17102-2805.

SEIZED AND SOLD as the property of Adam C. Labs under Judgment Number 2014-CV-9091.

BEING DESIGNATED AS TAX PARCEL No. 06-026-018.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 84**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$34,344.27**

ALL THAT CERTAIN lot, parcel piece of ground with the buildings thereon erected situate in Susquehanna Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the West side if a public road leading from Walnut Street, also called the State Road and Jonestown Road, to Stone Bridge, said road immediately West of the Village of Progress, said point or post being 61.45 feet South of a point or post where the line of land now or late of Philip Habschmidt intersects with said public road; thence southwardly along the western line of said public road 15.05 feet to a point at other property now or late of Roy Reidell and Jennie I. Reidell, his wife; thence westerly and through the center partition wall of a frame dwelling land herein conveyed and property on the South and extending beyond 182.5 feet to a point at land now or late of Philip Habschmidt; thence northwardly along the eastern line of land now or late of Philip Habschmidt, 15.2 feet to other land now or late of Roy Reidell; thence eastwardly and through the center of the partition

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of a dwelling on property herein conveyed and property on the North and extending beyond, 182.03 feet to a point on said public road, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ralph A. Royse, single man, by Deed from Dale D. Bonds and Anne M. Bonds, h/w, dated 12/07/2005, recorded 12/14/2005 in Book 6323, Page 78.

PREMISES BEING: 30 North 34th Street, Harrisburg, PA 17109-3602.

SEIZED AND SOLD as the property of Ralph Royse a/k/a Ralph A. Royse under Judgment Number 2014-CV-9724.

BEING DESIGNATED AS TAX PARCEL No. 62-033-039.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 85**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$72,092.43**

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

BEGINNING at a point on the south line of Radnor Street, which point is 37 feet west of the west line of Atlas Street and at the west line of property numbered 413 Radnor Street; thence westwardly along the south line of said Radnor Street, 19 feet, more or less, to a point at or opposite the center line of the partition wall between houses numbered 409 and 411 Radnor Street; thence southwardly by a straight line through the center of said partition wall and beyond, 100 feet to a 17 feet wide alley; thence eastwardly, along the north line of said alley, 19 feet to a point at the line of property numbered 413 Radnor Street; and thence northwardly along the west line of said property, 100 feet to the place of BEGINNING.

TOGETHER with the use of the 17 feet wide alley in the rear in common with the owners and occupiers of other property abutting thereon.

TITLE TO SAID PREMISES IS VESTED IN Dorita L. Byrd, single woman, by Deed from Vivian L. Diggs, nka, Vivian L. Shepherd

and Roosevelt E. Shepherd, her husband, dated 12/29/1997, recorded 12/31/1997 in Book 3008, Page 49.

PREMISES BEING: 411 Radnor Street, Harrisburg, PA 17110-1919.

SEIZED AND SOLD as the property of Dorita L. Byrd under Judgment Number 2011-CV-1175.

BEING DESIGNATED AS TAX PARCEL No. 10-036-027.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 86**

**MATTHEW FRSEL, Esq.**

**Judgment Amount: \$137,466.04**

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

BEGINNING at a point on the Southern side of Hall Street, f/k/a Hillside Avenue, said point being 110 feet West of the Southwest corner of Hillside Avenue and Martin Street, said point being also at the division line between Lots Nos. 113 and 114 on hereinafter mentioned Plan of Lots; thence southwardly along said last mentioned division line a distance of 95 feet to a point on the Northern boundary line of Lot No. 51; thence westwardly along the Northern boundary line of Lot Nos. 51, 50, 49, 48, 47, 46, 45, 44, 43 a distance of 225.00 feet to a point on the division line between Lots Nos. 115 and 116 on hereinafter mentioned Plan of Lots; thence along said last mentioned division line northwardly a distance of 95 feet to a point on the Southern side of Hall Street, f/k/a Hillside Avenue; thence along the Southern side of Hall Street, f/k/a Hillside Avenue, East a distance of 225.00 feet to a point, the Place of BEGINNING.

BEING all of Lots Nos. 114, 115, 116, 117, 118, 119, 120, 121 and 122 on the Plan of Pleasant Hill Terrace, which Plan is dated April 9, 1910, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Plan Book "F", Page 8.

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

BEING KNOWN AND NUMBERED as 3113 Hall Street, Harrisburg, Pennsylvania.



**Miscellaneous Notices**

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THE ABOVE DESCRIBED TRACT OF LAND HAS BEEN CONSOLIDATED INTO ONE DESCRIPTION AND CAN NEVER BE SEPARATED.

BEING THE SAME PREMISES which Lynn Scott John, Administratrix of the Estate of John Weldon Scott, a/k/a John W. Scott, Lynn Scot John, individually, Marcia E. Kilgore, a/k/a Marcia Scott Kilgore, individually, Joyce Parker, Executrix of the Estate of Marian J. Scott, a/k/a Marian J. Waters Scott by their deed to be recorded simultaneously herewith in the Office of the recorder of Deeds in and for Dauphin County, Pennsylvania, granted and conveyed unto Emily J. Wetzel, Mortgagor herein.

SEIZED AND SOLD as the property of Emily J. Wetzel under Judgment Number 2014-CV-1523.

BEING DESIGNATED AS TAX PARCEL No. 62-033-258.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 87**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$56,822.92**

ALL THAT CERTAIN lot or piece of land situate in the 10th Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated November 18, 1975, as follows:

BEGINNING at a point on the West side of Lexington Street, said point being 34 feet North of the Northwest corner of Radnor and Lexington Streets; thence along premises known as 2602 Lexington Street and passing through the center of a partition wall, South 79 degrees West 85 feet to a point on the East side of a 10 feet wide concrete alley; thence along the same North 11 degrees West 17 feet to a corner of premises known as \*2606 Lexington Street; thence along said premises North 79 degrees East 85 feet to a point on the West side of Lexington Street, aforesaid; thence along the same South 11 degrees East 17 feet to the point and place of BEGINNING.

UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements, and right of ways of record.

TITLE TO SAID PREMISES IS VESTED IN Shalana S. Key, by Deed from David J. Bailey and Susan A. Bailey, h/w, dated 03/25/2008, recorded 03/27/2008 in Instrument Number 20080010784.

PREMISES BEING: 2604 Lexington Street, Harrisburg, PA 17110.

SEIZED AND SOLD as the property of Shalana S. Key under Judgment Number 2015-CV-760.

BEING DESIGNATED AS TAX PARCEL No. 10-021-085.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 88**

**MATTHEW K. FISSEL, Esq.**

**Judgment Amount: \$75,255.70**

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

BEGINNING at a point on the western line of North Fourth Street, 313 feet North of the Northwest corner of North Fourth Street and Seneca Street at line of property now or late of Joseph E. Evens and wife; thence west along the said line; though the center of party wall between house on lot hereby conveyed and house on lot adjoining on the South, 96 feet more or less, to the eastern line of Orange Street; thence Northwardly along the eastern line of Orange Street, 24 feet to a point; thence Eastwardly along line of property now or late of Charles F. Capenhaver, in a line parallel with Seneca Street, 96 feet more or less to the Western line of Fourth Street thence Southwardly along the western line of North Fourth Street, 24 feet to the place of BEGINNING.

PROPERTY ADDRESS: 2430 North Fourth Street, Harrisburg, PA 17110.

SEIZED AND SOLD as the property of Elaine M. Spears and Alvin Spears under Judgment Number 2014-CV-705.

BEING DESIGNATED AS TAX PARCEL No. 10-044-012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015,

**Miscellaneous Notices**

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

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**SALE No. 89**

**ELIZABETH L. WASSALL, Esq.**

**Judgment Amount: \$115,703.88**

ALL THAT CERTAIN parcel or tract of ground situate in Swatara Township, Dauphin County, Pennsylvania, known as Lot Number 189, of a Final Subdivision Plan, Phase IV, of Capital Ridge Townhomes, as recorded in the Office of the Recorder of Deeds for Dauphin County Pennsylvania in Plan Book "S" Volume "6" Page "13 14 15 & 16".

BEING KNOWN AS: 7239 Capital Drive, Harrisburg, PA 17111.

TITLE TO SAID PREMISES IS VESTED IN Nancy Croman, mother and Lynn Croman, daughter, as joint tenants with the right of survivorship BY DEED FROM Highland Realty Trust DATED 05/31/2001 RECORDED 06/14/2001 IN DEED BOOK 4003 PAGE 173.

SEIZED AND SOLD as the property of Lynn Croman a/k/a Lynn R. Croman and Nancy Croman a/k/a Nancy J. Croman under Judgment Number 201S-CV-00998.

BEING DESIGNATED AS TAX PARCEL No. 63-084-142.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 90**

**HARRY B. REESE, Esq.**

**Judgment Amount \$131,836.78**

ALL THAT CERTAIN piece or parcel of land, situate in Susquehanna Township, Dauphin County, Commonwealth of Pennsylvania known as Lot No. 34 on the Plan of "Bergner Farm" prepared by Gannett, Seelye and Fleming, Engineers, Inc. in May, 1928, as subsequently amended in July, 1929, which said amended plans have been recorded in the Recorder's Office in and for Dauphin County, Pennsylvania in Plan Book "L, at Page 23; the said lot having a frontage of fifty (50) feet on the eastern side of North Second Street, as shown on said Plan and extending through

at an even width to the western side of Penn Street as shown on said Plan, more particularly set forth and described as follows, to wit:

BEGINNING at a stake at the intersection of the eastern side of North Second Street and the southern side of Bergner Street, thence southwardly along the east side of North Second Street, fifty (50) feet to a stake; thence eastwardly along the dividing line between Lots Nos. 35 and 34 in the aforementioned Plan of Lots, one hundred forty and nine one-hundredths (140.09 feet to a stake on the western side of Penn Street; thence northerly along the western side of Penn Street, fifty-two and one-tenth (52.1) feet to a stake at the southern side of Bergner Street; thence westwardly along said southern side of Bergner Street, one hundred thirty-eight and nine-tenths (138.9) feet to the eastern side of North Second Street at a stake, the point of BEGINNING.

HAVING THEREON erected known and numbered as 3337 NORTH 2ND STREET, HARRISBURG, PA 17110.

PREMISES BEING: 3337 NORTH 2ND STREET, HARRISBURG, PA 17110.

BEING THE SAME PREMISES which Myrriah Jannette, by Deed dated November 23, 2009 and recorded December 7, 2009 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume and Page 20090040859, granted and conveyed unto SYRETTA M. VAIL.

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

SEIZED AND TAKEN in execution as the property of SYRETTA M. VAIL Mortgagors herein, under Judgment Number 2012-CV-7491-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-017-176.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 91**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$496,143.29**

ALL THAT CERTAIN parcel of land located in the Township of Lower Paxton, County of Dauphin, Commonwealth of Pennsylvania, being shown and designated as Lot 73 on a plan entitled 'Final Subdivision Plan for Old Iron

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Estates - Phase III', by Dawood Engineering, Inc., plan dated July 23, 2003 and last revised November 3, 2003, said-parcel being more fully described as follows:

BEGINNING at a 5/8 inch rebar to be set, said rebar being on the line of Lots 73 and 74 where said line intersects the southern right-of-way line of McCormick Lane (50 feet right-of-way width); thence along Lot 74, South zero (00) degrees thirty-one (31) minutes eight (08) seconds East, a distance of two hundred thirty-two and twelve hundredths (232.12) feet to a 5/8 inch rebar to be set on the northern line of Lot 38 (Phase II); thence along Lot 38 and 39 (Phase II), South eighty-nine (89) degrees twenty-eight (28) minutes fifty-two (52) seconds West, a distance of one hundred fifteen (115.00) feet to a 5/8 inch rebar to be set on the eastern line of Lot 72; thence along Lot 72, North zero (00) degrees thirty-one (31) minutes eight (08) seconds West, a distance of one hundred eighty-one and eighty hundredths (181.80) feet to a 5/8 inch rebar to be set on the southern right-of-way line of the aforementioned McCormick Lane; thence along McCormick Lane, North sixty-five (65) degrees fifty-one (51) minutes seven (07) seconds East, a distance of one hundred twenty-five and fifty-two hundredths (125.52) feet to a 5/8 inch rebar to be set, the place of BEGINNING.

CONTAINING 23,800 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Joan K. Ford and Samuel J. Keyrouze, by Deed from Michael Kevin Ricker, a single man, dated 12/28/2005, recorded 01/03/2006 in Book 6348, Page 331.

PREMISES BEING: 6443 McCormick Lane, Harrisburg, PA 17111-4786.

SEIZED AND SOLD as the property of Joan K. Ford and Samuel J. Keyrouze a/k/a Samuel Keyrouze under Judgment Number 2012-CV-7565.

BEING DESIGNATED AS TAX PARCEL No. 35-066-319.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 92**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$116,378.76**

ALL THAT CERTAIN parcel of land situate in the County of Dauphin and Commonwealth of Pennsylvania, being Lot No. 16 and the Northern 1/2 of Lot No. 15 of Block 'K' in the Plan of Lots known as Progress Extension, laid out by Fishburn and Fox, known and designated as follows:

BEGINNING at the Eastern line of Oak Street at the dividing line of Lot No. 17 on the Plan aforesaid; thence East along the dividing line of Lot No. 17, 125 feet to Pond Avenue; thence South along the Western line of Pond Avenue, 45 feet to a point on the middle line of Lot Number 15; thence West along the middle line of Lot No. 15, 125 feet to the Eastern line of Oak Street; thence North along the Eastern line of Oak Street, 45 feet to a point, the place of BEGINNING.

TOGETHER with any and all right, title and interest of the Grantor in that certain driveway paralleling the middle line of the aforesaid Lot No. 15.

TITLE TO SAID PREMISES IS VESTED IN Philip M. Lebash and Magda R. Lebash from Elise M. Eby, Widow and single woman in a deed dated 8/21/1997, recorded 8/27/1997 in Book 2919 Page 281.

PREMISES BEING: 206 Oak Street, Harrisburg, PA 17109-3714.

SEIZED AND SOLD as the property of Magda R. Lebash and Philip M. Lebash under Judgment Number 2014-CV-08549.

BEING DESIGNATED AS TAX PARCEL No. 62-035-154.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 93**

**DENISE CARLON, Esq.**

**Judgment Amount: \$85,555.41**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in tile City of Harrisburg (formerly Susquehanna Township), Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan known as "Subdivision Plat, Wilson Park Homes, Inc., and Harris Park Homes, Inc., made by Michael A. Conger, Jr., Civil Engineer of Fair Lawn, New Jersey, as of March 23, 1946", recorded on Wall Board 8 and later on Wall Board 12, as follows, to wit:

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Miscellaneous Notices

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BEGINNING at a point on the southerly line of Rumson Drive (fifty feet wide) distant along same north eighty-nine degrees two minutes and no seconds east, one hundred six and seven hundred fifty-eight one-thousandths feet from a point of tangency marked by a monument with a return curve of one hundred fifty feet radius connecting the said southerly line of Rumson Drive with the easterly line of Rumson Drive (fifty feet wide); thence (1) still along said southerly line of Rumson Drive, north eighty-nine degrees two minutes and no seconds east, a distance of thirty-five and five hundred eighty-six one-thousandths feet to a point; thence (2) south no degrees fifty-eight minutes and no seconds east, a distance of one hundred twenty-eight and ninety-six one-hundredths feet to 8 point; thence (3) south seventy-six degrees nineteen minutes and no seconds west, a distance of thirty-six and forty-eight one-hundredths feet to a point; thence (4) north no degrees fifty-eight minutes and no seconds west, a distance of one hundred thirty-six and ninety-nine one-hundredths feet to a point on the southerly line of Rumson Drive and the point of Place of BEGINNING.

BEING known and numbered as 2815 Rumson Drive, Harrisburg, PA 17104-1565. WITH all improvements erected thereon.

BEING the same premises which Ruth C. Bernard, a widow, by her attorney-in-fact, Lee T. Bernard, II, by Deed dated October 20, 2009 and recorded November 5, 2009 in and for Dauphin County, Pennsylvania, as Instrument #20090036990, granted and conveyed unto Lauren Bernard, a single woman.

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 Lauren Bernard, a single woman, Mortgagors herein, under Judgment Number 2014-CV-10386-MF.

BEING DESIGNATED AS TAX PARCEL No. 09-102-038.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 94**

**DENISE CARLON, Esq.**

**Judgment Amount: \$162,322.12**

ALL THAT CERTAIN messuage, tenement, or piece of ground whereon is erected a two story frame building, situate on West Second Street, in the Borough of Hummelstown, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the southern side of Second Street, 120 feet west of the southwest corner of Landis and Second Streets; thence south by land of Mrs. Anna Coleman, 166 feet to an alley; thence by said alley, west 40 feet to land of Percival K. Ream; thence north by said land, 166 feet to Second Street; thence east by Second Street 40 feet to the Place of BEGINNING.

UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements, and right of ways of record.

BEING known and numbered as 311 West 2nd Street, Hummelstown, PA, 17036. WITH all improvements erected thereon.

BEING the same premises which Lynne M. DiNatale, a single person, by Deed dated May 10, 2013 and recorded June 12, 2013 in and for Dauphin County, Pennsylvania, as Instrument #20130018357, granted and conveyed unto Christopher C. DiNatale, a single person.

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 Christopher C. DiNatale, a single person, Mortgagor herein, under Judgment Number 2014-CV-9492-MF.

BEING DESIGNATED AS TAX PARCEL No. 31-023-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 95**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$102,536.06**

ALL THAT CERTAIN lot or piece of ground situate in Hummelstown Borough, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follow, to wit:

**Miscellaneous Notices**

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BEGINNING at a spike in the center line of East Second Street which is four hundred seventy-five (475) feet westwardly of the intersection of the center line of East Second Street and Hannah Streets and on the dividing line between Lot Nos. 212 and 214 on the hereinafter mentioned Plan of Lots; thence along the center line of East Second Street, North eighty-seven (87) degrees forty-five (45) minutes West, forty-one and sixty-seven hundredths (41.67) feet to a spike; thence North two (02) degrees fifteen (15) minutes East, one hundred thirty-five and thirty-one hundredths (135.31) feet to a spike at the southerly line of Reading Railroad Company property; thence along same, South eighty-nine (89) degrees fifty-nine (59) minutes East, forty-one and seventy hundredths (41.70) feet to a spike on the dividing line between Lot Nos. 212 and 214 on said plan; thence along same, South two (02) degrees fifteen (15) minutes West, one hundred thirty-five and ninety-two hundredths (135.92) feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ashley Stewart, single, by Deed from Chanin G. Wenz, single, dated 06/01/2009, recorded 06/02/2009 in Instrument Number 20090017486.

PREMISES BEING: 212 East 2nd Street, Hummelstown, PA 17036-1701.

SEIZED AND SOLD as the property of Ashley Stewart under Judgment Number 2013-CV-09639.

BEING DESIGNATED AS TAX PARCEL No. 31-020-009.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 97**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$186,679.14**

ALL THAT CERTAIN lot of land situate in Swatara Township, Dauphin County, Pennsylvania as shown on the Final Plat for Chambers Woods Subdivision recorded August 11, 1992 in Dauphin County Plan Book L, Volume 5, Pages 18-19, as prepared by Terry L. Fought, P.E., Consulting Engineer, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Fox Hollow Drive (60 feet wide) at the dividing line between Lot No. 6 and Lot No.7 as shown on the aforementioned Plan; thence along the right-of-way line of Fox Hollow Drive by a curve to the left having a radius of 270.0 feet, an arc distance of 71.67 feet to a point; thence along the intersection of the right-of-way line of Fox Hollow Drive with Lindenwood Lane by a curve to the right having a radius of 13.5 feet, an arc distance of 20.95 feet to a point; thence along the right-of-way line of Fox Hollow Drive by a curve to the right having a radius of 279.72 feet, an arc length of 95.34 feet to a point; thence along the dividing line between Lot No. 8 and Lot No. 7, South 89 degrees 41 minutes 38 seconds West, a distance of 94.56 feet to a point; thence along the dividing line between Lot No. 6 and Lot No. 7, North 06 degrees 38 minutes 37 seconds West, a distance of 90.24 feet to a point, the place of BEGINNING.

BEING Lot No. 7 on the Plan of Chambers Woods Subdivision recorded in Dauphin County Plan Book L, Volume 5, Pages 18-19 and containing 9,189 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Elliott J. Christian, by Deed from Capitol View Enterprises, Inc., a Pennsylvania Corporation, dated 06/19/1995, recorded 08/08/1995 in Book 2455, Page 434.

PREMISES BEING: 1310 Fox Hollow Drive, Steelton, PA 17113-1030.

SEIZED AND SOLD as the property of Elliott J. Christian a/k/a Elliott Jesus Christian a/k/a Elliott S. Christian a/k/a Christian N. Smith under Judgment Number 2014-CV-2008.

BEING DESIGNATED AS TAX PARCEL No. 63-080-050.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 98**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$77,059.49**

ALL THAT CERTAIN tract of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly described as follows:

**TRACT 1:**

BEGINNING at the northeast corner of Crown and King Avenues, and thence running eastwardly along the northern line of Crown

**Miscellaneous Notices**

Avenue, 80.00 feet to the western line of Lot 169 on the Plan of Lots hereinafter mentioned; thence northwardly along the western line of said Lot 169, 60.00 feet to a point; thence westwardly parallel with Crown Avenue, 80.00 feet to King Avenue; and thence southwardly along the eastern side of King Avenue, 60.00 feet to Crown Avenue, the place of BEGINNING.

BEING the southern one-half or sixty by eighty feet of Lots Nos. 165, 166, 167 and 168, as shown on a Plan of Lots known as 'Farmlyn Garden Plots', as laid out by the Farmlyn Company, and entered in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book G, Page 31, and having thereon erected a one and one-half story frame dwelling house.

**TRACT 2:**

BEGINNING at a point on the north side of Crown Avenue on the Plan of Lots hereinafter mentioned, said point being 80.00 feet east of the northeast corner of Crown and King Avenue; thence eastwardly along the north side of Crown Avenue, 140.00 feet to a point on the western line of Lot 176 on the Plan of Lots hereinafter mentioned; thence northwardly along the western line of said Lot 176 and at right angles to Crown Avenue, 120.00 feet to a point on the south side of a 20.00 foot wide alley; thence, westwardly along the south side of said Alley, 140.00 feet to a point on the eastern line of Lot 168 on Plan of Lots hereinafter mentioned; thence, southwardly along the eastern line of said Lot 168, 120.00 feet to a point on the north side of Crown Avenue, the place of BEGINNING.

BEING Lots 169, 170, 171, 172, 173, 174 and 175 on Plan of Lots known as Farmlyn Garden Plots as laid out by the Farmlyn Company, said Plan being recorded in the Dauphin County Recorder's Office in Plan Book G, Page 31.

EXCEPTING and reserving therefrom Lots 170, 171 and 172, which were previously conveyed by Deed recorded at Deed Book 13, Volume 47, Page 366, and Lots 173, 174 and 175, which were previously conveyed by Deed recorded at Deed Book 5, Volume 47, Page 240.

UNDER AND SUBJECT, nevertheless to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

TITLE TO SAID PREMISES IS VESTED IN Linda Freed, by Deed from Kenneth L. Freed and Linda Freed, dated 02/28/2007, recorded 03/01/2007 in Instrument Number 20070008228.

PREMISES BEING: 209 King Avenue, Harrisburg, PA 17109-3110.

SEIZED AND SOLD as the property of Kenneth L. Freed and Linda Freed under Judgment Number 2015-CV-1059.

BEING DESIGNATED AS TAX PARCEL No. 35-052-225.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 99**

**ADAM H. DAVIS, Esq.**

**Judgment Amount: \$107,778.10**

ALL THAT CERTAIN piece or parcel of ground situate in the Township of Lykens, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument, with said concrete monument being located at the northwest corner of the hereinafter-described lot; thence North along the southern right of way of State Route 1016, a/k/a Middle Road, North eighty-seven degrees fifty minutes thirty seconds East, one hundred sixty feet (N 87 degrees 50 minutes 30 seconds E, 160 feet) to an iron pin; thence along land now or Wehry Brothers Farm Realty, South seven degrees twenty-five minutes twenty-nine seconds West, three hundred twenty-two and thirty-one hundredths feet (S 07 degrees 25 minutes 29 seconds W, 322.31 feet) to an iron pin; thence along lands of the same, South eighty-seven degrees thirty minutes zero seconds West, one hundred fifty feet (S 87 degrees 30 minutes 00 seconds W, 150 feet) to a concrete monument; thence along lands of Marvin R. Leshner, North five degrees thirty-eight minutes twenty-eight seconds East, three hundred twenty-one and sixty-eight hundredths feet (N 05 degrees 38 minutes 28 seconds E, 321.68 feet) to a concrete monument with said concrete monument being the point and place of BEGINNING.

IT BEING Lot No. 3 on a Subdivision Plan dated July 1, 1999, prepared by William Abner Burch, Professional Land Surveyor, and recorded in the Recorder of Deeds Office of Dauphin County in Plan Book 'F', Volume 7, Page 100. Said Lot No. 3 contains 49,307 square feet or 1.13 acres.

IT BEING subject to the general notes, conditions, setback lines and easements as more specifically set forth on said Subdivision Plan.



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TITLE TO SAID Premises Is Vested In David E. Leshner And Teresa A. Leshner, Husband And Wife From Marvin R. Leshner And Doris M. Leshner, Husband And Wife In A Deed Dated 09/02/99, Recorded 09/03/99, In Book 3500, Page 088, Instrument # 36410.

PREMISES BEING: 832 West Middle Road, Gratz, PA 17030.

SEIZED AND SOLD as the property of David E. Leshner and Teresa L. Leshner under Judgment Number 2015-CV-1098.

BEING DESIGNATED AS TAX PARCEL No. 39-016-042.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 100**

**MICHAEL J. CASSIDY, Esq.**

**Judgment Amount: \$1,124.93**

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

BEGINNING at a PK (set); THENCE along other lands now of Virginia McKee South 25° 37 min. 18 sec. West, 105.00 feet to a point on the bank of the Susquehanna River; THENCE along said river-bank North 74° 17 min. 54 sec. West, 42.97 feet to a point; THENCE along other lands about to be conveyed to Herbert and Carrie Reed for the following three courses and distances: (1) North 19° 55 min. 46 sec. East, 47.15 feet to a concrete monument (set); (2) North 19° 55 min. 46 sec. East, 58.42 feet to a concrete monument (set); (3) North 19° 55 min. 46 sec. East, 12.23 feet to a point in River Street; THENCE along the southern side of River Street South 61° 18 min. 06 sec. East, 35.45 feet to an iron pin; THENCE South 22° 51 min. 30 sec. West, 7.51 feet to an iron pin (set); THENCE continuing along said River Street South 51° 08 min. 30 sec. East, 18.26 feet to a PK nail (set), the point and place of BEGINNING.

BEING known and numbered as 2 River Road, Dauphin, Pennsylvania, 17018.

BEING the same premises which Virginia M. McKee, by her Deed dated March 26, 1982 and recorded July 21, 1982 in the Office of the Recorder of Deeds in and for Dauphin Coun-

ty, Pennsylvania in Deed Book 305, Page 275 granted and conveyed unto Vaughn McKee, Defendant herein.

SEIZED, taken in execution and to be sold as the property of Vaughn McKee, judgment debtor (Judgment Number 2013-CV-3733-MU) and real owner.

BEING DESIGNATED AS TAX PARCEL No. 23-009-022.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 101**

**ROBERT W. WILLIAMS, Esq.**

**Judgment Amount: \$142,842.14**

ALL THAT CERTAIN unit, being unit No. 4623 (The "Unit") of Waverly Woods I, A condominium (The "Condominium") located in Susquehanna Township, Dauphin County, Pennsylvania, which unit is designated in the declaration of condominium of Waverly Woods I, a condominium (The "Declaration of Condominium") and declaration of plats and plans recorded in the office of the Dauphin County recorder of deeds ill record book 3381, page 68. Together with any and all amendments thereto.

TOGETHER with the undivided percentage interest in the common elements appurtenant to the unit as more particularly set forth in the aforesaid declaration of condominium, as last amended.

TITLE TO SAID PREMISES vested in Betty Grier, an adult individual by Deed from Waverly Woods Associates, a Pennsylvania Limited Partnership dated 02/07/01 and recorded on 02/08/01 in the Dauphin County Recorder of Deeds in Book 3872 page 403.

PROPERTY ADDRESS 4623 North Progress Avenue, Harrisburg, PA 17110.

SEIZED AND SOLD as the property of Betty J. Grier under Judgment Number 2014-CV-9240-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-081-077.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.



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Miscellaneous Notices

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**SALE No. 102**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$192,276.42**

ALL THAT CERTAIN tract of land situate in Swatara Township, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at the point of intersection of the northern line of Friar Road and the line of adjoiner between Lots Nos. 42 and 43 on the hereinafter mentioned Plan of Lots; thence North 17 degrees 44 minutes 53 seconds West by said line of adjoiner 101.2 feet to a point; thence South 73 degrees 40 minutes 9 seconds East by the southern line of Lot No. 56, 149.72 feet to a point on the western line of Bell Road; thence South 17 degrees 53 minutes 47 seconds East by the western line of Bell Road 81.97 feet to a point; thence by same in a southwesterly direction on a curve to the right with a radius of 15 feet for a distance of 23.55 feet to a point on the northern line of Friar Road; thence South 72 degrees 2 minutes 30 seconds West by the northern line of Friar Road 134.91 feet to the point and place of BEGINNING.

BEING Lot No. 43 on the Plan of Section C of Canterbury Place as recorded in the Dauphin County Recorder's Office in Plan Book V-2, Page 44.

THE ABOVE described premises are conveyed UNDER AND SUBJECT to the easements and restrictions of record pertaining to said premises; the restrictions of said Plan and the protective covenants dated February 15, 1974 as recorded in said Recorder's Office in Misc. Book 1-15, Page 355.

THE ABOVE described premises are also UNDER AND SUBJECT to a 30 foot building set back line from Friar Road and Bell Road.

TITLE TO SAID PREMISES IS VESTED IN Lance J. Matthews and Michelle M. Matthews, his wife, by Deed from Gary A. Smith and Jacqueline K. Smith, his wife, dated 07/25/2007, recorded 07/30/2007 in Instrument Number 20070030270.

PREMISES BEING: 6136 Friar Road, Harrisburg, PA 17111-3855.

SEIZED AND SOLD as the property of Michelle M. Matthews and Lance J. Matthews a/k/a Lance Jay Allen under Judgment Number 2014-CV-730.

BEING DESIGNATED AS TAX PARCEL No. 63-038-156.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015,

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

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**SALE No. 103**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$57,680.53**

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

BEGINNING at a point on the north side of Lykens Road, now State Street, by Lot No. 1 now or formerly of A.W. Troutman; thence along said lot, North thirteen degrees East one hundred twelve feet (N. 13° E. 112') to an alley; thence along said alley, South seventy-seven degrees East forty-five feet (S. 77° E. 45') to Lot No.3 now or formerly of Gary R. Dieffenbach; thence along said lot, South thirteen degrees West one hundred twelve feet (S. 13° W. 112') to the aforesaid Lykens Road, now State Street; thence along said State Street, North seventy-seven degrees West forty-five feet (N. 77° W. 45') to the place of BEGINNING.

BEING Lot No. 2 as laid out by S.W. Cooper, surveyor, for the Millersburg Real Estate Company on May 10, 1991, having erected thereon a 2 1/2 story frame dwelling house.

BEING THE SAME PREMISES which Chadwick D. Horschler and Carol J. Horschler, his wife by Deed dated 5/17/2006 and recorded 5/31/2006 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument # 20060021203, granted and conveyed unto Lois A. Plale.

SEIZED AND SOLD as the property of Lois A. Plale under Judgment Number 2015-CV-01722-MF.

PROPERTY ADDRESS: 715 State Street, Millersburg, PA 17064.

BEING DESIGNATED AS TAX PARCEL No. 45-008-040.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 104**

**DENISE CARLON, Esq.**

**Judgment Amount: \$165,734.47**

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

**Miscellaneous Notices**

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ALL THAT CERTAIN Unit, being Unit No. (the Unit), of Houses at Oakhurst Condominium ("the Condominium"), located in Susquehanna Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Houses at Oakhurst (the "Declaration of Condominium") and Declaration Plats and Plans as recorded in the Office of the Recorder of Deeds of Dauphin County in Record Book 6062, page 309 and Plan Book P, Volume 5, page 88, respectively together with any and all amendments thereto.

TOGETHER WITH an undivided percentage interest in the Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans, as last mentioned.

UNDER AND SUBJECT to any and all covenants, conditions, restriction, right-of-way, easements and agreements of record in the aforesaid Office, the aforesaid Declaration Plans, as last amended.

TOGETHER with all improvements, woods, ways, rights, liberties, privileges, hereditament and appurtenances, to the dame belonging, or in any wise appertaining, and reversion, remainders, rents, issues and profits thereof, and of every part and parcel thereof.

FURTHER, UNDER AND SUBJECT to all Acts of Assembly, County and Township Ordinances rights of Public Utility and Public Utility and Public Services Companies, existing reservations, building and other restriction and easements, or of record, to the extent that any persons or entities have acquired legal rights thereto, plans, rights of way, liens of record, rights of and ownership in public roads, highways and streets, open or not, and existing rights of parties.

EXCEPTING AND RESERVING FROM THE PREMISES CONVEYED, HOWEVER, that irrevocable and permanent easement over, along, through or under the premises described herein, (to be located by Grantor with the approval of Grantee, which approval shall not be unreasonably withheld) for such access, from time to time as necessary or desirable to Grantor, and as Grantor, its heirs successors and assigns and/or appointee shall require, from time to time to Grantor's adjoining or nearby lands for development and or improvement purposes, including but not limited to sewer, water, gas, electricity, and other utilities. The Grantees shall neither erect nor permit erection of any building of any kind, nor permit any growth of any kind with said easement which might interfere in any way with the proper

maintenance, use operation, repair, reconstruction and patrolling of any of the utility services therein.

UNDER AND SUBJECT to conditions and covenants and restrictions as more fully set forth in Deed Book 2081, Page 355 & 357, 358.

BEING known and numbered as 114 Blue Ridge Circle, Harrisburg, PA, 17110-4012 WITH all improvements erected thereon.

BEING the same premises which OM Real Estate Ventures, Limited Partnership, by Deed dated December 2, 2005 and recorded December 14, 2005 in and for Dauphin County, Pennsylvania, in Deed Book Volume 6323, Page 1, granted and conveyed unto Andrew D. Whetsel.

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 Andrew D. Whetsel, Mortgagors herein, under Judgment Number 2013-CV-5859-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-088-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 105**

**JOSEPH F. RIGA, Esq.**

**Judgment Amount: \$301,471.57**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE CITY HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF HAMILTON STREET, WHICH POINT IS 34 FEET WEST OF THE NORTHWEST CORNER OF HAMILTON AND SUSQUEHANNA STREETS, AS LAID DOWN BY BENJAMIN H. ENGLE, BEING THE CENTER OF THE BRICK PARTITION WALL BETWEEN THIS AND ADJOINING HOUSE; THENCE NORTHWARDLY THROUGH THE CENTER OF SAID BRICK PARTITION WALL OF THIS AND ADJOINING HOUSE AND BEYOND, 92 FEET, MORE OR LESS, TO A 4 FOOT WIDE PRIVATE ALLEY; THENCE WEST-

**Miscellaneous Notices**

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WARDLY ALONG THE SOUTHERN SIDE OF SAID 4 FOOT WIDE PRIVATE ALLEY, 16 FEET, MORE OR LESS, TO A POINT AT THE LINE OF LANDS NOW OR FORMERLY BELONGING TO EDWARD T. CULP; THENCE SOUTHWARDLY ALONG THE SIDE OF THE LAST MENTIONED PROPERTY AND THROUGH THE CENTER OF THE BRICK PARTITION WALL BETWEEN THIS AND ADJOINING HOUSE, 92 FEET MORE OR LESS, TO THE NORTHERN LINE OF HAMILTON STREET; THENCE EASTWARDLY 16 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 238 HAMILTON STREET; HARRISBURG, PA 17102-2322.

PREMISES BEING: 238 Hamilton Street, Harrisburg, Pennsylvania 17102.

BEING the same premises which Benjamin D. Andreozzi, Singleman by deed dated January 18, 2005 and recorded January 25, 2005 in Deed Book 5853, Page 110, granted and conveyed unto Dwyight A. Coats. The said Dwyight A. Coats died on August 4, 2012 thereby vesting title in Bonnie May Coats, Known Surviving Heir of Dwyight Coats, Deceased Mortgagor and Real Owner, Donna L. Coats, Mortgagor and Known Surviving Heir of Dwyight A. Coats, Deceased Mortgagor and Real Owner, Unknown Surviving Heir of Dwyight A. Coats, Deceased Mortgagor and Real Owner, and Dwight E. Coats, Known Surviving Heir of Dwyight Coats, Deceased Mortgagor and Real Owner by operation of law.

SEIZED, taken in execution and to be sold as the property of which Bonnie May Coats, Known Surviving Heir of Dwyight Coats, Deceased Mortgagor and Real Owner, Donna L. Coats, Mortgagor and Known Surviving Heir of Dwyight A. Coats, Deceased Mortgagor and Real Owner, Unknown Surviving Heir of Dwyight A. Coats, Deceased Mortgagor and Real Owner, and Dwight E. Coats, Known Surviving Heir of Dwyight Coats, Deceased Mortgagor and Real Owner under Judgment Number 2014-CV-9648-MF.

BEING DESIGNATED AS TAX PARCEL No. 12-003-074.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

**SALE No. 107**

**DANIEL C. FANASELLE, Esq.**

**Judgment Amount \$77,481.37**

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

BEGINNING at a point on the lot line along the northern side of Rutherford Street, three hundred eighty-four and fifteen hundredths (384.15) feet east of the monument erected at the intersection of the lot line along Rutherford Street with the lot line along Wilhelm Road, at the division line between lots 80 and 79; thence northwardly along said division line at right angles to Rutherford Street and passing through the partition wall separating the house erected on the premises herein described from the premises adjoining on the west, and beyond, one ten (110) feet to a point; thence eastwardly parallel with Rutherford Street, thirty-five and fourteen hundredths (35.14) feet to the division line between lots 79 and 78; thence southwardly along the last mentioned division line at right angles to Rutherford Street one hundred ten (110) feet to the lot line along Rutherford Street; thence westwardly at right angles along the lot line along Rutherford Street thirty-five and fourteen hundredths (35.14) feet to a point, the place of BEGINNING

BEING Lot No. 79 on revised plan of Harrisburg Estates, Inc., which plan is presently unrecorded.

HAVING THEREON erected the Easter Half of a double dwelling house known and numbered as 3722 RUTHERFORD STREET, HARRISBURG, PA 17111.

PREMISES BEING: 3722 RUTHERFORD STREET, HARRISBURG, PA 17111.

BEING THE SAME PREMISES which Miguel A Vega, by Deed dated September 22, 2005 and recorded January 19, 2006 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 6368, Page 449, granted and conveyed unto MIGUEL VEGA and LARISSA VEGA.

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

SEIZED AND TAKEN in execution as the property of MIGUEL VEGA and LARISSA VEGA Mortgagors herein, under Judgment Number 2013-CV-9713-MF.

BEING DESIGNATED AS TAX PARCEL No. 63-006-012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 108**

**SEAN P. MAYS, Esq.**

**Judgment Amount \$45,549.44**

ALL THAT CERTAIN parcel of land situated in 14th Ward, City of Harrisburg, County of Dauphin and commonwealth of Pennsylvania being known as described in accordance with a survey and plan thereof made by William E. Sees, Prof. Eng., dated July 14, 1970, as follows:

BEGINNING at a point on the Eastern line of North Second Street (60 feet wide) said point being 72 feet South of the Southern line of Lewis Street (60 feet wide); thence extending along the premises known as No. 3127 North Second Street, passing through the center line of a partition wall separating houses Nos. 3127 and 3125 North Second Street, and passing through the middle of a four car brick garage South 67° 30' East, 150 feet to a point on the Western line of Penn Street (20 feet wide); thence along the Western line of Penn Street South 22° 30' West, 26 feet to a corner of premises known as No. 3 J 23 North Second Street; thence along said premises North 67° 30' West, 150 feet to a point on the Eastern line of North Second Street; thence along the same North 22° 30', East 26 feet to the point and place of BEGINNING.

BEING Lot No. 114 on a plan of lots known as Riverside.

HAVING THEREON erected a two and one-half story brick semi-detached dwelling and a two car brick garage known and numbered as 3125 North 2nd Street, Harrisburg, PA 17110.

BEING TAX PARCEL NO 14-017-011.

PREMISES BEING: 3125 North 2nd Street, Harrisburg, PA 17110.

BEING THE SAME PREMISES which Donald A. McCamant, as Administrator of the Estate of Donald S. McCamant, by Deed dated November 12, 2010 and recorded November 12, 2010 in the Office of the Recorder of Deeds in and for Dauphin County in Instrument No. 20100033437, granted and conveyed unto Donald A. McCamant, an adult individual.

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

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**Miscellaneous Notices**

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SEIZED AND TAKEN in execution as the property of Donald A. McCamant. Administrator of the Estate of Donald S. McCamant. Deceased. Mortgagors herein, under Judgment Number 2011- CV-585-MF.

BEING DESIGNATED AS TAX PARCEL No.14-017-011.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 109**

**SCOTT A. DIETTERICK, Esq.**  
**Judgment Amount: \$131,989.22**

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

BEGINNING at a point on the Southern right of way line of Bradley Drive on the dividing line of Lots #62 & 63 on hereinafter mentioned plan and also being 176.37 feet West of the South West corner of Bradley Drive and N. Progress Avenue (L.R. 22022); thence by the Western line of Lot #63 on hereinafter mentioned plan South 31 degrees 08 minutes 04 seconds East 91.61 feet to a point on line of lands of Catherine M. Kapp; thence by aforesaid lands South 58 degrees 51 minutes 56 seconds West 90.0 feet to a point on the Eastern line of Lot #61 on hereinafter mentioned plan; thence by aforesaid line North 31 degrees 08 minutes 04 seconds West 98.35 feet to a point on the Southern R.O.W. line of Bradley Drive; thence by aforesaid line by a curve to the right having a radius of 470.0 feet an arc distance of 90.39 feet to a point, being the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known and numbered as 2401 Bradley Drive, Harrisburg, PA 17110.

BEING the same premises which Michael A. Mazzaccaro and Judy A. Mazzaccaro, husband and wife, by their Deed dated June 30, 1999 and recorded on July 6, 1999 in and for Dauphin County, in Deed Book 3448, Page 154, granted and conveyed unto Judy A. Mazzaccaro.

SEIZED AND SOLD as the property of Michael A. Mazzaccaro, Judy A. Mazzaccaro and Saratoga Builders, LLC under Judgment Number 2009-CV-6200-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-058-050.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 110**

**PAUL CRESSMAN, Esq.**  
**Judgment Amount: \$87,086.55**

ALL THAT CERTAIN piece or tract of ground situated in the Borough of Middletown, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern right of way line of Few Avenue on the lot line of Lot #2 and Lot #3 on hereinafter mentioned plan, also being 155.51 feet north of the southeast corner of Few Avenue and Cedar Avenue; thence by the eastern right of way line of Few Avenue north 09 degrees 11 minutes 00 seconds east 65.0 feet to an iron pin on the southern line of Lot #4 on hereinafter mentioned plan; thence by aforesaid lot line south 80 degrees 49 minutes 00 seconds east 85.00 feet to an iron pin on the western line of the Reading Railroad; thence by aforesaid line south 09 degrees 11 minutes 00 seconds west 65.0 feet to an iron pin on the northern line of Lot #2 on hereinafter mentioned plan; thence by aforesaid line north 80 degrees 49 minutes 00 seconds west 85.00 feet to an iron pin on the eastern right of way line of Few Avenue, being the place of: BEGINNING.

BEING Lot #3 on a Plan of Frey Manor, Addition No. 1 to the Borough of Middletown dated November, 1960 and recorded in the office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book 'Y', page 50.

TITLE TO SAID PREMISES IS VESTED IN Gerald L. Hawkins and Deborah A. Hawkins, h/w, by Deed from J and B Construction and Development, a Limited Partnership, dated 04/25/1986, recorded 04/25/1986 in Book 744, Page 300.

PREMISES BEING: 630 Few Avenue, Middletown, PA 17057-2869.

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Miscellaneous Notices

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SEIZED AND SOLD as the property of Gerald L. Hawkins and Deborah A. Dressler a/k/a Deborah A. Hawkins under Judgment Number 2013-CV-8966.

BEING DESIGNATED AS TAX PARCEL No. 42-033-056.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 111**

**MATTHEW K. FISSEL, Esq.**

**Judgment Amount: \$238,340.80**

ALL THAT CERTAIN tract or piece of land situate, lying and being in the Township of South Hanover, County of Dauphin, and State of Pennsylvania, by an unrecorded survey prepared by Robert C. Sherrick, P.L.S., more particularly bounded and described as follows:

BEGINNING at an iron pipe and stone at the southwest corner of lands now formerly of Gregory Stricker; thence, along the southerly line of said Gregory Stricker, South 77 degrees 28 minutes 30 seconds East a distance of 253.75 feet to an iron pin in Township Road No. T-373 (known locally as Scout Lane); thence, in and thru said Scout Lane (T-373), South 52 degrees 02 minutes 15 seconds West a distance of 246.17 feet to a point, and, North 53 degrees 26 minutes West a distance of 27.33 feet to an iron pin on the westerly dedicated right-of-way line of Township Road T-373 at the northeast corner of lands now or formerly of Scott F. Pierce (of which this was a part); thence, along lands now or formerly of said Scott F. Pierce the following three (3) courses and distances: (1) North 53 degrees 26 minutes West a distance of 393.29 feet to an iron pin, (2) South 17 degrees 12 minutes West a distance of 206.93 feet to an iron pin and (3) South 53 degrees 07 minutes East a distance of 266.60 feet to an iron pin on the westerly dedicated right-of-way line of Township Road (T-373); thence in and through said Scout Lane (T-373), South 53 degrees 07 minutes East a distance of 30.82 feet to a point and South 52 degrees 24 minutes West a distance of 318.70 feet to a point; on the northerly line of lands of Harold D. and Brenda M. Vogt; thence, crossing the paved cartway of Scout Lane, in a westerly direction along the northerly line of said

Harold D. and Brenda M. Vogt, North 62 degrees 33 minutes West a distance of 30.00 feet to an iron pin; thence, continuing along lands of said Harold D. and Brenda M. Vogt, North 62 degrees 33 minutes West a distance of 104.74 feet to an iron pin and South 12 degrees 56 minutes West a distance of 56.48 feet to a point near a plastic stake on the northerly line of lands now or formerly of Vivian F. Dickey; thence, continuing along the same course in a southerly direction, along the westerly line of lands now or formerly of said Vivian P. Dickey, south 12 degrees 56 minutes West a distance of 127.17 feet to an iron pin at the corner of a small triangular tract of land now or formerly of Harold D. and Brenda M. Vogt; thence, along the westerly line of said small triangular tract (lands now or formerly of Harold D. and Brenda M. Vogt), South 12 degrees 56 minutes West a distance of 82.71 feet to an iron pin on the north side of Oaks hire Drive (T-504), at lands, now or formerly, of Harry J. Ricker; South 86 degrees 27 minutes West a distance of 109.69 feet to an iron pin on the easterly line of Lot No. 11 in Crestview Manor (as appears in Plan Book "S", Page 10); thence along the easterly line of said Lot No. 11 and a 33 foot. wide right-of-way, (Ridgeview Place unopened), North 00 degrees 54 minutes West a distance of 402.05 feet to an iron pin; thence, continuing along the east side of Lot No. 6 of Crestview Manor (as appears in Plan Book "S", Page 10) and Lot No. 18 of Crestview Manor (as appears in Plan Book "R", Page 88), North 21 degrees 12 minutes East a distance of 168.68 feet to an iron pin; thence, continuing along said Lot No. 18 and 17, North 37 degrees 27 minutes East a distance of 120.35 feet to an iron pin; thence, continuing along the east line of said Lot No. 17 and Lot Nos. 16, 15, 14, 13 and 12 in Crestview Manor (as appears in Plan Book "R", Page 88), North 10 degrees 25 minutes West a distance of 536.42 feet to the southerly line of lands now or formerly of Bruce and Jean A. Miller; a landlocked parcel, now or formerly of George W. Tule, and lands now or formerly of Richard and Mary Lewis, South 85 degrees 04 minutes East, of 765.69 feet to an iron on the Westerly line of lands now or formerly of Judith Pryzbyla; thence, along the westerly line of lands of now or formerly of Judith Pryzbyla and lands now or formerly of Gregory Stricker South 20 degrees 36 minutes 30 seconds West a distance of 412.12 feet to an iron pipe and stone, the place of BEGINNING.

CONTAINING an area of 12.0865 acres, encompassing all of the lands as surveyed for George Pierce, Jr., by a survey prepared by D.P. Raffensperger Associates dated May 14, 1981, excluding lots of record previously conveyed.



**Miscellaneous Notices**

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UNDER and SUBJECT to Covenants, and restrictions of record.

PROPERTY ADDRESS: 216 Scout Lane, Hummelstown, PA 17036.

SEIZED AND SOLD as the property of Michelle G. Newberry and Christian J. Newberry under Judgment Number 2014-CV-9689.

BEING DESIGNATED AS TAX PARCEL No. 56-013-011.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 112**

**MATTHEW K. FRSSSEL, Esq.**

**Judgment Amount: \$105,880.99**

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

BEGINNING at a point in the middle of a public road in a southwardly direction along land now or late of W. W. Adams two hundred fifty-nine and four-tenths (259.4) feet to a pipe; thence in a westwardly direction along land now or late of Elmer Noll three hundred six and rune-tenths (306.9) feet to a stone; thence in a northwestwardly direction along land now or late of Elmer Noll two hundred sixty and eight-tenths (260.8) feet to a point in the middle of a public road; thence in a north-eastwardly direction through the middle of the same public road two hundred sixty-seven and eight-tenths (267.8) feet to a point in the middle of same public road; thence in an eastwardly direction through the middle of same public road one hundred (100) feet to the place of BEGINNING.

HAVING thereon located, as a permanent structure, a mobile home, with additions thereto, known and numbered as 6961 Sleepy Hollow Road.

PROPERTY ADDRESS: 6961 Sleepy Hollow Road, West Hanover Township, PA 17112.

SEIZED AND SOLD as the property of The Unknown Heirs of CHARLES R. HAWTHORNE, Deceased, CHRISTINA BOWSER Solely in Her Capacity as Heir of Charles R. Hawthorne, Deceased, DAWN BOISVERT Solely in Her Capacity as Heir of Charles R.

Hawthorne, Deceased, KIM HARTMAN Solely in Her Capacity as Heir of Charles R. Hawthorne, Deceased, CHUCK HAWTHORNE aka CHARLES HAWTHORNE Solely in His Capacity as Heir of Charles R. Hawthorne, Deceased (Mortgagor(s) and Record Owner(s)) under Judgment Number 2014-CV-6942.

BEING DESIGNATED AS TAX PARCEL No. 68-001-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 113**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$265,852.11**

ALL THAT CERTAIN lot or piece of land situate, lying and being in Susquehanna Township, in the County of Dauphin and State of Pennsylvania being tract No. 1 in a certain plan of lots, dated February 1928, known and designated as the sub-division of property of John S. Dorwart situated in the Township of Susquehanna aforesaid, more particularly bounded and described as follows, to wit:

BEGINNING at a stake along the public road known as Paxton Church Road leading to Harrisburg and along lands now or late of George Wolf; thence north seventeen degrees thirteen minutes, east along a private lane marked on said plan four hundred and thirteen and ninety one hundredths feet to a stake on the line of tract No. 3; thence south eighty nine degrees, forty-five minutes east one hundred ten and eighty seven one hundredths feet to a stake at the line of tract No. 2 of this tract previously conveyed to H. Elsinger; thence by the westerly line of Tract No. 2 south sixteen degrees forty-five minutes west four hundred and eight and sixteen one hundredths feet to a stake at the line of said public road; thence south eighty five degrees thirteen minutes west fifty four and thirteen one hundredths feet to a point (erroneously set forth as 85.15 feet in the previous Deeds in chain of title); thence by the same north eighty nine degrees thirty three minutes west sixty-five, and sixty-five one hundredths feet to a stake; the line of a private lane bordering land now or late of George Wolf the point or place of BEGINNING.

CONTAINING in area one and two hundred ten ten-thousandths acres of land. Having thereon erected a single family 1-story frame dwelling house.



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**Miscellaneous Notices**

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TITLE TO SAID PREMISES IS VESTED IN Clayton E. Bower, by Deed from Clayton E. Bower and Wendy S. Bower, h/w, dated 04/05/2002, recorded 04/10/2002 in Book 4344, Page 418.

PREMISES BEING: 1304 Paxton Church Road, Harrisburg, PA 17110-9558.

SEIZED AND SOLD as the property of Clayton E. Bower under Judgment Number 2015-CV-000345.

BEING DESIGNATED AS TAX PARCEL No. 62-019-021.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 114**

**JOSEPH F. RIGA, Esq.**

**Judgment Amount: \$180,175.44**

ALL THAT CERTAIN TWO (2) LOTS OF GROUND IN THE VILLAGE OF PROGRESS, SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT FIFTY (50) FEET WEST FROM THE NORTHWEST CORNER OF THE JONESTOWN ROAD, NOW KNOWN AS WALNUT STREET, AND A PUBLIC ALLEY; THENCE NORTHWARDLY ALONG LINE OF LAND NOW OR LATE OF JOHN NYE ONE HUNDRED SIXTY-FIVE (165) FEET TO THE SOUTH SIDE OF A FOURTEEN (14) FEET WIDE ALLEY; THENCE WESTWARDLY ALONG THE SOUTH SIDE OF SAID FOURTEEN (14) FEET WIDE ALLEY FIFTY

(50) FEET TO A POINT AT THE LINE OF LAND NOW OR LATE OF ELIAS STOUFFER; THENCE SOUTHWARDLY ALONG SAID LINE ONE HUNDRED SIXTY-FIVE (165) FEET TO THE NORTH

SIDE OF JONESTOWN ROAD AFORESAID; NOW KNOWN AS WALNUT STREET; THENCE EASTWARDLY ALONG THE NORTHERN SIDE OF WALNUT STREET FIFTY (50) FEET TO A

POINT, THE PLACE OF BEGINNING.

**TRACT NO. 1**

BEING LOT NO. 17 AS SHOWN ON A PLAN OF LOTS OF THE VILLAGE OF SHELLSBURG, NOW KNOWN AS PROGRESS.

PREMISES BEING: 3510 Walnut Street, Harrisburg, Pennsylvania 17109.

BEING the same premises which George H. Strupp and Bettie A. Strupp, husband and wife, husband and wife, by deed dated March 31, 2006 and recorded April 5, 2006 in Instrument Number 20060012920, granted and conveyed unto Eric J. Gearhart and Vanessa E. Gearhart, husband and wife.

SEIZED, taken in execution and to be sold as property of which Eric J. Gearhart and Vanessa E. Gearhart, Mortgagor(s) herein, under Judgment Number 2014-CV-3940-MF.

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

BEING DESIGNATED AS TAX PARCEL No. 62-033-159.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 115**

**ELIZABETH L. WASSALL, Esq.**

**Judgment Amount: \$82,866.52**

ALL THAT CERTAIN tract or piece of land, Hereditaments and Appurtenances, situate in the Borough of Highspire. County of Dauphin and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the southeastern corner of Church Alley and Penn Street; thence in an easterly direction along said Church Alley, 120 feet to Steel Alley (formerly Rupp Alley); thence southwardly along the western side of said Steel Alley, 25 feet to a point at line of Lot No. 12; thence in a westwardly direction along the line of Lot No. 12, parallel with church Alley and through the center of partition wall separating the house on the lot hereby conveyed and that adjoining on the south and beyond, a distance of 120 feet to Penn Street, thence in a northwardly direction, 25 feet along last said Street, to a point; the place of BEGINNING.

BEING Lot No. 11 on a Plan of Highspire.

HAVING thereon erected the northern half of a double two and one-half story frame dwelling house, which half is known as No. 180 Penn Street and also a two story block garage.

**Miscellaneous Notices**

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BEING THE SAME PREMISES which Kermit W. Dorman, widower, by deed dated July 31, 2000 and recorded August 1, 2000 in the Dauphin County Office of the Recorder of Deeds in Deed Book 3733, Page 495 granted and conveyed to James K. Young and Shirley I. Young, husband and wife.

BEING KNOWN AS: 180 Penn Street, Highspire, PA 17034.

TITLE TO SAID PREMISES IS VESTED IN James K. Young and Shirley I. Young, husband and wife BY DEED FROM Kermit W. Dorman, Widower DATED 07/31/2000 RECORDED 08/01/2000 IN DEED BOOK 3733 PAGE 495.

SEIZED AND SOLD as the property of Shirley I. Young and James K. Young under Judgment Number 2011-CV-10735.

BEING DESIGNATED AS TAX PARCEL No. 30-009-007.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 116**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$102,943.34**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in the Borough of Highspire, County of Dauphin and Commonwealth of Pennsylvania, being described in accordance with a map of property made by Gerriit J. Betz Associates, Inc., dated December 30, 1980 as follows, to wit:

BEGINNING at an iron pin on the north-easterly side of Jury Street (40 feet wide) at a corner of lands now or late of Eugene Lipster; THENCE extending from said point beginning and along the said side of Jury Street North 51 degrees 00 minutes West, the distance of 30.00 feet to a drill hole at a corner of lands now or late of Richard Gordon; THENCE extending along the last mentioned lands of Gordon North 39 degrees 00 minutes East the distance of 150.00 feet to an iron pin on the southerly side of Bank Alley (15 feet wide); THENCE extending along the said side of said alley South 51 degrees 00 minutes East the distance of 30.00 feet to an iron pin at the corner of land now or late of Eugene Lipster; THENCE

extending along the last mentioned lands a Lipster South 39 degrees 00 minutes West the distance of 150.00 feet to the first mentioned point and place of BEGINNING.

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

BEING THE SAME PREMISES which Albert J. Hykes and Sharon L. Hykes, husband and wife, by Deed dated 9/21/2009 and recorded 9/23/2009 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 20090032016, granted and conveyed unto Rosalee Abigail Suderman, a single person.

SEIZED AND SOLD as the property of Rosalee Abigail Suderman under Judgment Number 2015-CV- 01551-MF.

PROPERTY ADDRESS: 56 Jury Street, Highspire, PA 17034.

BEING DESIGNATED AS TAX PARCEL No. 30-014-031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 117**

**JONATHAN LOBB, Esq.**

**Judgment Amount: \$66,953.02**

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

BEGINNING at a post on the Northern line of State Street, 82.70 feet from the Northwestern corner of Boas f/k/a Curtin and State Streets at of land now or late of Maggie C. Heller; thence westwardly along land now or late of Maggie C. Heller, 139.6 feet to a post on the Eastern line of a 12 foot wide alley; thence southwardly along said 12 foot alley, 23.75 feet to a post at line of land now or late of J. Emmett Booser; thence eastwardly along land now or late of J. Emmett Booser, South 74 degrees 38 minutes East 40.00 feet to the center of a double two story (frame dwelling house; thence in a south-eastwardly direction, through the center of the middle partition walls of said two story frame dwelling house and beyond, 56.5 feet to State Street; thence in a northeastwardly direction along the Northern line of State Street 86.1 feet to a point, the place of BEGINNING.

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**Miscellaneous Notices**

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IT IS UNDERSTOOD and agreed that the pump and well on the dividing line running eastwardly is to be used in common with the owners and occupants of the adjoining house on the West and each shall pay one-half of the costs of repair to same.

HAVING THEREON ERECTED a dwelling house.

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.

TITLE TO SAID PREMISES IS VESTED IN Alissa C. Maltese, a single woman, by Deed from Nicholas A. Marouf and Kiley E. Marouf, his wife, dated 11/19/2010, recorded 12/01/2010 in Instrument Number 20100035484.

PREMISES BEING: 2412 State Street, Harrisburg, PA 17103-1743.

SEIZED AND SOLD as the property of Alissa C. Maltese under Judgment Number 2014-CV-7163.

BEING DESIGNATED AS TAX PARCEL No. 48-007-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 118**

**HARRY B. REESE, Esq.**

**Judgment Amount \$187,753.28**

ALL THAT CERTAIN piece or parcel of ground situate in the Township of Susquehanna, County of Dauphin and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by D.P. Raffensperger, Registered Surveyor dated July 25, 1960, as follows, to wit:

BEGINNING at the northwest corner of Hillcrest Road and 36th Street; thence along the northerly side of Hillcrest Road south seventy-two (72) degrees, nine (9) minutes west, one hundred thirty-six and fifty-five one-hundredths (136.55) feet; thence north seventeen (17) degrees, fifty-one (51) minutes west, one hundred sixteen and sixty-two one-hundredths (116.62) feet through Lot No. 83 on the plan of lots hereinafter mentioned to a point on

the southern line of Lot No. 110 on said plan; thence along same north seventy-two (72) degrees, nine (9) minutes east, forty-one and thirty-six one-hundredths (41.36) feet to a point on the western line of Lot No. 85 on said plan; thence along the same North four (4) degrees, thirteen (13) minutes west, thirty (30) feet to a point; thence north seventy-nine (79) degrees, five (5) minutes east, one hundred twenty and eighty-three one-hundredths (120.83) feet through said Lot No. 85 to a point on the western line of 36th Street; thence along the same south four (4) degrees, thirteen (13) minutes east, one hundred thirty-five (135) feet to a point, the place of BEGINNING.

BEING the whole of Lot No. 84 and part of Lots Nos. 83 and 85, Section B, Revised Park Manor Plan recorded in the office for the recording of deeds, etc., in and for Dauphin County in Plan Book "O", Page 56.

HAVING THEREON erected known and numbered as 3510 HILLCREST ROAD, HARRISBURG, PA 17109.

PREMISES BEING: 3510 HILLCREST ROAD, HARRISBURG, PA 17109.

BEING THE SAME PREMISES which Morton J. Brown and Mary P. Brown, by Deed dated 10/26/2006 and recorded 11/28/2006 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 20060048497, granted and conveyed unto CORTNEY EICHMAN and DESMOND MACTAVISH III.

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

SEIZED AND TAKEN in execution as the property of CORTNEY EICHMAN and DESMOND MACTAVISH III Mortgagors herein, under Judgment Number 2014-CV-7191-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-024-056.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 119**

**CLAYTON W. DAVIDSON, Esq.**

**Judgment Amount: \$71,762.36**

ALL THAT CERTAIN piece, parcel or tract of land situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows to wit:

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Miscellaneous Notices

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BEGINNING at a point on the eastern line of South 23rd Street, said point being one hundred nineteen and ninety-two hundredths feet (119.92') in a northerly direction from the northeastern corner of the intersection of South 23rd Street and Derry Street; thence along the eastern line of South 23rd Street North eleven degrees thirty minutes West twenty-six feet (N. 11° 30' W, 26') to a point; thence North seventy-eight degrees thirty minutes East one hundred fifteen feet (N. 78° 30' E. 115') to a point on the western line of Karper Street; thence along the western line of Karper Street South eleven degrees thirty minutes East twenty-six feet (S. 11° 30' E. 26') to a point; thence South seventy-eight degrees thirty minutes West one hundred fifteen (S. 78° 30' W. 115') to a point on the eastern line of South 23rd Street, the place of BEGINNING.

HAVING thereon erected a one and one-half story brick dwelling known as 647 South 23rd Street.

SAID description being in accordance with a survey and plan thereof dated September 9, 1967, prepared by Roy M.H. Benjamin, Professional Engineer,

BEING the same premises which Integrity Bank, a Pennsylvania banking institution by Deed dated May 4, 2012 and recorded May 14, 2012 in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania, as Instrument No. 20120013929, granted and conveyed unto Stephen E. Melonakis.

SEIZED AND SOLD in execution of Judgment Number 2014-CV-07754-MF against Stephen E. Melonakis and the United States of America.

BEING DESIGNATED AS TAX PARCEL No. 13-062-015.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 120**

**LEEANE O. HUGGINS, Esq.**

**Judgment Amount: \$58,342.88**

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

BEGINNING at the southwest corner of Roop and Cherry Streets; THENCE southwardly along Roop Street fifty (50) feet to the division line between Lots Was. 31 and 32, Block B, on the plan of lots hereinafter mentioned; THENCE westwardly along said division line one hundred twentyfive (125) feet to the eastern line of a five (5) foot wide alley; THENCE southwardly along the eastern line of said alley ten (10) feet to the line of lands now or late of Melvin Matthews;

THENCE in a northwestwardly direction along said Matthews lands one hundred twenty (120) feet to the property now or late of Herbert Lenig; THENCE north forty-seven degrees (47°) twenty-one minutes (21 ') east sixty (60) feet to a stake on the western line of a five (5) foot wide alley, also being in the southern line of Cherry Street; THENCE along said Cherry Street and crossing said five (5) foot wide alley south seventy-six degrees (76°) twenty-three (23') minutes fifty seconds (50") east eighty-five (85) feet to the northwest corner of Lot No. 30 on said plan; THENCE continuing along said Cherry Street south seventy-six degrees (76°) twenty-three minutes (23') fifty seconds (50") east one hundred twenty-five (125) feet to a point, the place of BEGINNING.

HAVING thereon erected and now being a modern frame dwelling house covered with asbestos shingles, known as 110 Roop Street.

BEING Lots Nos. 30 and 31 on the Plan of H. J. Roop recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book "D", Page 1. Together with an unnumbered tract west of said lots.

LESS AND EXCEPTING ALL THAT CERTAIN piece or parcel of land conveyed unto George H. Judy, Jr. and Helen J. Judy, his wife, as set forth in Record Book 591, Page 326.

BEING THE SAME PREMISES which Nicholas L. Aciri, by Deed dated 1/18/2007 and recorded 1/26/2007, in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Instrument No. 2007003676, granted and conveyed unto Trudy Wiest.

SEIZED AND SOLD as the property of Trudy Wiest under Judgment Number 2015-CV-01846-MF.

PROPERTY ADDRESS: 110 Roop Street, Highspire, PA 17034.

BEING DESIGNATED AS TAX PARCEL No. 30-002-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Miscellaneous Notices

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**SALE No. 122**

**TERRENCE J. MCCABE, Esq.**

**Judgment Amount: \$119,148.25**

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

BEGINNING at a point of intersection at the northern line of Dewey Drive and the line of adjoiner between Lots numbered 19 and 20 on the hereinafter mentioned plan of lots: THENCE North 2 degrees 1 minute West by line of said adjoiner 134.82 feet to a point; THENCE South 40 degrees 35 minutes East 28.14 feet to a point; THENCE North 62 degrees 6 minutes East 90.24 feet to the north-west corner of Lot No. 21; THENCE South 13 degrees 1 minute East 149.45 feet to the northern line of Dewey Drive; THENCE in a westwardly direction by the northern line of Dewey Drive on a curve to the right on a radius of 300 feet 57.6 feet to a point; THENCE by same South 87 degrees 59 minutes West 70 feet to the point and place of BEGINNING.

BEING Lot No. 20 on Plan No. 4 of Charlotte Hills as recorded in the Dauphin County Recorder's Office in Plan Book "A", Volume 2, Page 17.

THE ABOVE described premises are conveyed under and subject to easements and restrictions set forth in Deed Book 47-N, Page 7.

BEING THE SAME PREMISES which Lynn D. Metzger and Lillian E. Metzger by deed dated April 7, 2004 and intended to be recorded simultaneously herewith in the Office of the Recorder of Deeds of Dauphin County, granted and conveyed unto Brian Hamilton and Alesha Brommer, Mortgagors herein.

PREMISES BEING: 7832 Dewey Drive, Harrisburg, Pennsylvania 17112.

BEING the same premises which Lynn D. Metzger and Lillian E. Metzger, Husband and Wife, husband and wife, by deed dated April 7, 2004 and recorded April 12, 2004 in Deed Book 5447, Page 373, granted and conveyed unto Brian S. Hamilton and Alesha A. Bromer.

SEIZED, taken in execution and to be sold as the property of which Brian S. Hamilton and Alesha A. Bromer, Mortgagor(s) herein, under Judgment Number 2011-CV-1756-MF.

BEING DESIGNATED AS TAX PARCEL No. 68-042-033.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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Miscellaneous Notices

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**SALE No. 123**

**NICOLE LABLETTA, Esq.**

**Judgment Amount: \$120,391.26**

ALL THAT CERTAIN lot or tract of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, as shown on Plan of "Pleasant Hill", Section #5; said Plan being recorded in the Recorder of Deeds Office in Dauphin County, Pennsylvania in Plan Book N, Page 83, more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the eastern line of Village Road, said stake being on the boundary line of Lot Nos. 149 and 150 on above mentioned plan of Pleasant Hill; THENCE eastwardly along the northern line of last mentioned Lot No. 150 238.1 feet to a stake on line of land, now or late of H.E. Gible; THENCE northwardly along land of last mentioned H.E. Gible 100 feet, more or less, to a stake on the southern line of Lot No. 148 on above mentioned plan; THENCE westwardly along the southern line of last mentioned Lot. No. 148 240.1 feet to a stake on the eastern line of Village Road; THENCE southwardly along the eastern line of Village Road 100 feet to a stake, the place of BEGINNING.

BEING Lot No. 149, Section 5 on above mentioned plan of Pleasant Hill.

HAVING THEREON ERECTED a one story frame ranch type dwelling.

SUBJECT to restrictions contained in prior deeds.

BEING THE SAME PREMISES which Ira D. Deardorff and Marcy C. Deardorff, by deed dated April 21, 2005 and intended to be recorded simultaneously herewith in the Office of the Recorder of Deeds of Dauphin County, granted and conveyed unto Serena Stake and Kurt Boylestein, Mortgagors herein.

BEING KNOWN AS: 405 Village Road, Harrisburg, PA 17112.

TITLE TO SAID PREMISES IS VESTED IN Serena Stake and Kurt Boylestein, as joint tenants with right of survivorship by deed from Ira D. Deardorff and Mary C. Deardorff, husband and wife dated 04/21/2005 recorded 04/27/2005 in deed book 5966 page 345.

SEIZED AND SOLD as the property of Kurt Boylestein and Serena Stake under Judgment Number 2014-CV-03939.

BEING DESIGNATED AS TAX PARCEL No. 35-029-110.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 124**

**MARC A. HESS, Esquire**

**Judgment Amount: \$685,111.61**

ALL THAT CERTAIN lot or piece of ground at the northwest corner of Third and North Streets, in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, more fully described as follows:

BEING the front part of Lot No. 17 in a range of lots on North Street, Harrisburg, Pennsylvania, laid out by John Forster; said lot or piece of ground having frontage of twenty-five (25) feet on North Street and extending in depth about sixty-one and one-half (61 ½) feet to the line of property of Walter L. Montgomery (late of property of J. C. Harlackner, being the back portion of said original Lot No. 17); said line being the one established by John C. Martin and J. C. Harlackner by their written agreement under seal, dated October 20, 1881, and recorded in the Dauphin County Recorder's Office in Deed Book F, Vol. 7, Page 160, by which agreement they closed a three (3) feet wide alley in accordance with the terms of the Deed of John C. Martin and wife to Caroline Faunce, dated March 10, 1863 (in Deed Book Q, Vol. 3, Page 578).

BEING THE SAME PREMISES which Edward M. Early, a single man, by Deed dated July 21, 2004 and recorded July 30, 2004 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Deed Book 5613, Page 361, granted and conveyed unto Richard M. Hanna and Tracy L. Hanna, his wife, taking title as tenants by the entirety.

PREMISES BEING: 274 North Street, Harrisburg, Pennsylvania.

SEIZED AND SOLD as the property of Richard M. Hanna and Tracy L. Hanna under Judgment Number 2013-CV-9364-N.T.

BEING DESIGNATED AS TAX PARCEL No. 04-002-045.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.



Miscellaneous Notices

**SALE No. 125**

**VICTORIA W. CHEN, Esq.**

**Judgment Amount: \$38,522.29**

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

BEGINNING at a point on the South side of Adrian Street, four hundred twenty-four and fifteen one-hundredths (424.15) feet East of the Southeast corner of Hatton and Adrian Streets; thence Eastwardly along the Southern side of Adrian Street, sixteen and twenty-five one-hundredths (16.25) feet to a point; thence southwardly through the center line of a partition wall between the premises herein described and premises No. 2465 Adrian Street, ninety (90) feet to a point; thence Westwardly along a line parallel with the southern line of Adrian Street, sixteen and twenty-five one-hundredths (16.25) feet to a point; thence northwardly through the center line of a partition wall between the premises herein described and premises No. 2461 Adrian Street, ninety (90) feet to a point, the Place of BEGINNING.

HAVING THEREON ERECTED a two-story brick dwelling house known and numbered as 2463 Adrian Street.

TOGETHER with all right, title and interest in and to the aforesaid partition walls.

UNDER AND SUBJECT to the Reservations, Restrictions and Easements recorded in the office of the Recorder of Deeds in and for Dauphin County in Misc. Book "L" Volume 7 page 267, dated August 22, 1952.

PROPERTY ADDRESS: 2463 Adrian Street, Harrisburg, PA 17104.

SEIZED AND SOLD as the property of The Unknown Heirs of Donald E. Bell, Deceased Ashley Bell, Solely in her Capacity as Heir if Donald E. Bell. Deceased ALTHEA DAWN BELL (Mortgagor(s) and ALTHEA DAWN BELL Record Owner(s)) under Judgment Number 2014-CV-8014.

BEING DESIGNATED AS TAX PARCEL No. 13-049-006.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 126**

**ROGER FAY, Esq.**

**Judgment Amount: \$25,617.26**

ALL THAT CERTAIN lot or piece of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, thereof made by Roy M.H. Benjamin, Professional Engineer, dated July 1, 1968, as follows, to wit:

BEGINNING at a point on the Northern line of Chestnut Street, said point being 233.5 feet East of the Northeast corner of Chestnut Street and 20th Street; thence along premises known as No. 2022 Chestnut Street, and passing through the center of a partition wall, North 10 degrees 30 minutes West 90 feet to the South side of a 3 feet wide private alley; thence along said alley, North 79 degrees 30 minutes East 20 feet to a corner of land now or late of Siddie J. Collins; thence along said land South 10 degrees 30 minutes East 90 feet to a point on the Northern line of Chestnut Street aforesaid; thence along the same South 79 degrees 30 minutes West 20 feet to the point and place of BEGINNING.

HAVING THEREON erected a 2-1/2 story brick dwelling known as 2024 Chestnut Street. TOGETHER with the use of the 3 feet wide passageway or private alley leading from the rear of said premises into Zarker Street along the rear of certain garages.

BEING known and numbered as 2024 Chestnut Street, Harrisburg, PA 17104-1331 WITH all improvements erected thereon.

BEING the same premises which Kathleen L. Searposh and Jane Lewis-Lloyd, by Deed dated October 21, 1985 and recorded October 23, 1985 in and for Dauphin County, Pennsylvania, in Deed Book Volume 675, Page 405, granted and conveyed unto Jane Lewis-Lloyd.

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 the Estate of Jane Lewis-Lloyd, Mortgagor herein, under Judgment Number 2014-CV-753-MF.

BEING DESIGNATED AS TAX PARCEL No. 09-080-036.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.



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Miscellaneous Notices

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**SALE No. 127**

**CHRISTINE L. GRAHAM, Esq.**

**Judgment Amount: \$130,999.89**

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

BEGINNING at a point in Nye's Road; thence along lands now or late of Chas. Adler & Son, Inc., N65°16'E, 318.23 feet to a point; thence 541 ° 42'E, 149.10 feet to a point; thence along lands now or late of Thomas N. Cousins and wife, 533°40'W, 220 feet to a pipe at an Oak Tree; thence continuing along said lands, 577° 45'W, 197.5 feet to a point in Nye's Road; thence through Nye's Road, N8°11'W, 30 feet to a point; thence continuing through Nye's Toad N20022°30'W, 180.25 feet to a point, the place of BEGINNING.

PREMISES BEING: 865 South Nyes Road, Hummelstown, Pennsylvania 17036.

BEING the same premises which Lewis W. Kraska by deed dated November 16, 2000 and recorded February 20, 2001 in Deed Book 3878, Page 619, granted and conveyed unto Shannon M. Shaffner and Stephen B. Shaffner, husband and wife.

SEIZED, taken in execution and to be sold as the property of which Shannon M. Shaffner and Stephen B. Shaffner, Mortgagor(s) herein, under Judgment Number 2015-CV-01176-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-072-023.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 128**

**JOSEPH F. RIGA, Esq.**

**Judgment Amount: \$212,781.31**

BEING KNOWN AND DESIGNATED AS ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATED IN THE VILLAGE OF ENDERS, FORMERLY CALLED JACKSONVILLE, TOWNSHIP OF JACKSON, COUNTY OF DAUPHIN AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF BROAD STREET AND MECHANICS ALLEY; THENCE NORTHWARD ALONG THE WEST SIDE OF BROAD STREET EIGHTY FEET (80') MORE OR LESS TO THE LINE OF THE PROPERTY NOW OF JAMES P. KIEFFER ET UX, LATE OF HENRY C. LAUMERMILCH; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID KIEFFER PROPERTY AND CONTINUING ALONG THE SOUTHERN LINE OF LANDS CONVEYED THIS DATE TO EDWIN F. REINER, JR. TWO HUNDRED AND FORTY-SEVEN FEET (247') MORE OR LESS TO THE EAST SIDE OF RIDGE ALLEY; AND THENCE SOUTHWARD ALONG THE EAST SIDE OF SAID RIDGE ALLEY EIGHTY-TWO FEET (82') MORE OR LESS TO THE NORTHEAST CORNER OR RIDGE ALLEY AND MECHANICS ALLEY; THENCE EASTWARD ALONG THE NORTH SIDE OF THE SAID MECHANICS ALLEY TWO HUNDRED THIRTY-THREE FEET (233') MORE OR LESS TO A POINT, THE PLACE OF BEGINNING.

PREMISES BEING: 20 Laundermill Road, Halifax, Pennsylvania 17032.

BEING the same premises which Edwin F. Reiner by deed dated October 20, 2000 and recorded November 6, 2000 in Deed Book 3805, Page 582, granted and conveyed unto Edwin F. Reiner and Donna Reiner, a/k/a Donna R. Reiner, husband and wife.

SEIZED, taken in execution and to be sold as the property of which Edwin F. Reiner and Donna Reiner, a/k/a Donna R. Reiner, Mortgagor(s) herein, under Judgment Number 2015-CV-00994-MF.

BEING DESIGNATED AS TAX PARCEL No. 32-17-15.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 129**

**STEVEN M. CARR, Esq.**

**Judgment Amount: \$214,128.57**

PREMISES BEING: 1336 Susquehanna Street, Harrisburg, PA 17102.

THE FOLLOWING described land situate, lying and being in the County of Dauphin, Commonwealth of Pennsylvania, to wit:

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

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**Miscellaneous Notices**

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BEGINNING on the west side of Susquehanna Street, seventeen (17) feet and six (6) inches, more or less, south of the southwest corner of Susquehanna and Colder Streets; thence westwardly at right angles with Susquehanna Street thru the center of the partition wall and beyond ninety-eight and thirty-three hundredths (98.33) feet to land now or formerly of Barbara Wingert, deceased; thence southwardly along said land parallel with Susquehanna Street, thirty-five and three-tenths (35.3) feet to land now or formerly of David Hertzler; thence eastwardly along said land ninety-eight and thirty-three hundredths (98.33) feet to the place of BEGINNING.

SUBJECT to any restrictions, easements and/or adverse that pertain to this property.

SEIZED AND SOLD as the property of Jeffrey Stanton and Lizzette Stanton under Judgment Number 2015-CV-1520.

BEING DESIGNATED AS TAX PARCEL No. 06-024-002.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 130**

**ASHLEIGH L. MARIN, Esq.**  
**Judgment Amount: \$163,444.30**

ALL THAT CERTAIN tract of land located in West Hanover Township, Dauphin County, Pennsylvania, in Plan of Lots known as Skyline View Extension as laid out for Elmer T. Bolla and recorded in Plan Book "U" Page 98, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania.

BEGINNING at the southwestern corner of Lot 480 on said plan; thence West along the northern line of Avondale Terrace, a distance of 1 00 feet, to the southeastern corner of Lot 482 on said plan; thence North along the eastern line of Lot 482, a distance of 148.44 feet, to the northeastern corner of Lot 482; thence East along the southern boundary lines of Lots 488 and 489, a distance of 100 feet to the northwestern corner of Lot 480, thence South along the western line of Lot 480, a distance of 148.44 feet, to the place of BEGINNING.

BEING Lot 481 and house 7705 Avondale Terrace on said plan

BEING known and numbered as 7708 Avondale Terrace, Harrisburg, PA, 17112-3804 WITH all improvements erected thereon.

BEING the same premises which DAVID J. SPIEGEL AND LISA D. SPIEGEL, HUSBAND AND WIFE, by Deed dated May 25, 2007 and recorded June 1, 2007 in and for Dauphin County, Pennsylvania, in Deed Book Volume, Page Instrument No. 20070021748, granted and conveyed unto BRIAN C. BOWMAN and TAMEKA J. BOWMAN, Husband and Wife.

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 BRIAN C. BOWMAN and TAMEKA J. BOWMAN, Husband and Wife, Mortgagors herein, under Judgment Number 2012-CV-764-MF.

BEING DESIGNATED AS TAX PARCEL No. 68-040-090.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 131**

**MARC A. HESS, Esquire**  
**Judgment Amount: \$218,251.15**

ALL THAT CERTAIN lot or tract of land situate in Susquehanna Township, Dauphin County and Commonwealth of Pennsylvania, being known and designated as Lot No. 43 as laid out on Plan of Lots known as Meadow Brook Development duly recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "T", Page 85, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western line of Elmwood Drive at the dividing line between Lots Nos. 42 and 43 as laid out on said Plan; thence South eight (8) degrees eleven (11) minutes East along the western line of said Elmwood Drive, a distance of one hundred (100) feet to a point on the dividing line between Lots Nos. 43 and 44 as laid on the said Plan; thence South eighty-one (81) degrees forty-nine (49) minutes West along said dividing line one hundred forty and ten hundredths (140.10) feet to a point; thence North three (3) degrees forty-five (45) minutes West along line of land adjoining on the west one hundred and thirty-one hundredths (100.31)

**Miscellaneous Notices**

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feet to the dividing line between Lots Nos. 42 and 43; thence North eighty-one (81) degrees forty-nine (49) minute East along said dividing line a distance of one hundred thirty-two and thirty hundredths (132.30) feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to certain building and use restrictions as more fully set forth in a Deed recorded in Dauphin County Record Book 758, Page 396.

BEING THE SAME PREMISES which Davis Land Development Associates, a Pennsylvania general partnership, by Deed dated March 21, 1989 and recorded March 28, 1989 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Deed Book 1250, Page 305, granted and conveyed unto Ronald I. Neumann and Kathleen E. Neumann, his wife.

PREMISES BEING: 3204 Elmwood Drive, Harrisburg, Pennsylvania

SEIZED AND SOLD as the property of Ronald J. Neumann and Kathleen E. Neumann under Judgment Number 2013-CV-07030-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-051-043.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 132**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$135,594.03**

ALL THAT CERTAIN lot or parcel of ground, with improvements thereon, situated in Swatara Township, Dauphin County, Pennsylvania, identified as Lot #1 on the final sub-division plan for Richard D. Ortega and Diane R. Ortega recorded in the Office of the Recorder of Deeds of Dauphin County in Plan Book W, Volume 4, Page 3, on the 18th day of July, 1989, and more particularly bounded and described as follows:

BEGINNING at a point along the northern right a way of Orchard Drive (L.R. 22018) thence north 49 degrees, 11 minutes, 37 seconds west a distance of 261.28 feet to a point; thence north 40 degrees, 40 minutes, 40 seconds east a distance of 79.91 feet to a point thence south 49 degrees, 11 minutes, 40 seconds east a distance of 269.04 feet to a point

along the northern right-of-way of the said Orchard Drive (L.R. 22018); thence south 46 degrees, 14 minutes, 09 seconds west a distance of 79.67 feet to a point, the place of the BEGINNING.

BEING Lot #1 on the aforesaid sub-division plan containing 20,887.4 square feet more or less or 0.4795 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Nathan Scott and Aimee Scott, h/w, QY Deed from Aimee Huenerberg, n/k/a Aimee Scott, formerly a single woman, now married, dated 10/30/2001, recorded 11/05/2001 in Book 4158, Page 415.

PREMISES BEING: 951 Orchard Drive, Steelton, PA 17113-1332.

SEIZED AND SOLD as the property of Aimee Scott a/k/a Aimee Huenerberg a/k/a Aimee L. Scott. Nathan Scott a/k/a Nathan L. Scott under Judgment Number 2014-CV-10080.

BEING DESIGNATED AS TAX PARCEL No. 63-045-130.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 133**

**GREGORY JAVARDIAN, Esq.**

**Judgment Amount: \$74,784.43**

ALL THAT CERTAIN lot or piece of ground located in the Township of Swatara) County of Dauphin, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Rolling Ridge West, Phase IV, prepared by Herbert, Rowland and Grubic, Inc., Consulting Engineers, dated April 12, 1984, and revised July, 1985, and recorded September, 1985, in Plan Book A-4, Pages 72 to 76 inclusive, to wit:

BEGINNING at a point on the Southeast side of Harvest Drive and a corner of Lot No. 207 on said Plan; thence extending along said lot South 85° 28' East, 149 feet to a point at corner of Lot No. 195 on said Plan; thence extending along said lot South 26° 45' 46" West, 92.61 feet to a point at corner of Lot No. 205 on said Plan; thence extending along said lot North 80° 2' 37" West, 115.89 feet to a point on the Southeast side of Harvest Drive; thence extending along said drive along a curve having a radius of 315 feet the arc distance of 29.82 feet to a point; thence continuing North 4° 32' East, 45 feet to the point and place of BEGINNING.

BEING Lot No. 206 on said Plan.

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**Miscellaneous Notices**

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HAVING THEREON erected a dwelling house known and numbered as 565 Harvest Drive, Harrisburg, PA 17111.

PREMISES BEING: 565 Harvest Drive, Harrisburg, PA 17111.

BEING THE SAME PREMISES which Michael R. Iskrac and Linda S. Iskrac, his wife, by Deed dated March 23, 2004 and recorded April 1, 2004 in the Office of the Recorder of Deeds in and for Dauphin County in Deed Book Volume 5433, Page 56, granted and conveyed unto Linda S. Iskrac.

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

SEIZED AND TAKEN in execution as the property of Linda S. Iskrac. Mortgagors herein, under Judgment No. 2015-CV-1555-MF

BEING DESIGNATED AS TAX PARCEL No. 63-077-281.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 134**

**JOHNNA J. KOPECKY, Esq.**

**Judgment Amount: \$80,325.00**

ALL THAT CERTAIN tract of land, together with improvements thereon erected situate in the 9th Ward in the City of Harrisburg, County of Dauphin, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, P.E., dated May 25, 1973, as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street, said point being 197.75 feet West on the northwest corner of 19th and Chestnut Streets; thence along the North side of Chestnut Street, South 79 degrees West, 16.5 feet to a corner of premises known as No. 1836 Chestnut Street; thence along said premises and passing through the center of a partition wall, North 11 degrees West, 90 feet to a point on the South side of lands now or late of A.E. Bough; thence along the same, North 79 degrees East, 16.5 feet to a corner of premises known as No. 1840 Chestnut Street; thence along said premises South 11 degrees East, 90 feet to the point and place of BEGINNING.

HAVING THEREON erected a two-story brick dwelling known as 1838 Chestnut Street.

BEING THE SAME PREMISES which PA Deals, LLC, by deed dated February 23, 2009 and recorded in the Office of Recorder of Deeds in and for Dauphin County as Instrument No. 20090006174, granted and conveyed to Richard V. Rodriguez, Defendant herein.

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

SEIZED AND TAKEN in execution as the property of Richard V. Rodriguez, also known as, Richard A. Rodriguez, Mortgagor herein, under Judgment Number 2013-CV -3756-MF.

BEING DESIGNATED AS TAX PARCEL No. 09-055-041.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 135**

**JOHNNA J. KONECKV, Esq.**

**Judgment Amount: \$82,387.50**

ALL THAT CERTAIN tract of land, together with improvements thereon erected situate in the 9th Ward in the City of Harrisburg, County of Dauphin, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Michael C. D'Angelo, R.S., P.E., dated May 19, 1976, as follows, to wit:

BEGINNING at a point on the northerly right of way line of Chestnut Street, said point being 116 feet West of 19th and Chestnut Street; thence from said beginning point and along the northerly right of way line of Chestnut Street, South 79 degrees West, 16.25 feet to a point, a corner of No. 1846 Chestnut Street; thence along same, North 11 degrees West, 90 feet to a point; thence North 79 degrees East, 16.25 feet to a point, a corner of 1850 Chestnut Street; thence along same and through the center of a partition wall, South 11 degrees East, 90 feet to a point and place of BEGINNING.

HAVING THEREON erected a three-story brick dwelling known as 1848 Chestnut Street, Harrisburg, PA.

BEING THE SAME PREMISES which PA Deals, LLC, by deed dated February 23, 2009 and recorded in the Office of Recorder of Deeds in and for Dauphin County as Instrument No. 20090006180, granted and conveyed to Richard V. Rodriguez, Defendant herein.

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**Miscellaneous Notices**

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

SEIZED AND TAKEN in execution as the property of Richard V. Rodriguez, also known as, Richard A. Rodriguez, Mortgagor herein, under Judgment Number 2013-CV-3757-MF.

BEING DESIGNATED AS TAX PARCEL No. 09-055-036.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 136**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$268,040.35**

BEGINNING at a point on the south right-of-way line of Manada View Drive, said point being the northwest corner of Lot No. 50 on the hereinafter mentioned Plan of Lots, thence along the western side of said Lot No. 50, south three (03) degrees, forty-six (46) minutes, forty-two (42) seconds east, one hundred seventy-five (175) feet to a point; thence along lands now or late of Roger L. Erickson north eighty-nine (89) degrees, twenty-eight (28) minutes, forty-two (42) seconds west one hundred thirty-three (133) feet to a point; thence along the eastern side of Lot No. 48 on the hereinafter mentioned Plan of Lots north three (03) degrees forty-six (46) minutes, forty-two (42) seconds west one hundred seventy-five (175) feet to a point on the south right-of-way line of the aforementioned Manada View Drive; thence along said right-of-way line south eighty-nine (89) degrees, twenty-eight (28) minutes, forty-two (42) seconds east one hundred thirty-three (133) feet to a point, the place of BEGINNING.

CONTAINING 23,275 square feet, more or less.

BEING Lot No. 49 on a Plan of Lots for Manada Hills, Phase V, and recorded in Dauphin County Plan Book 6, Volume 3, Page 38.

HAVING thereon erected a brick and vinyl dwelling houses.

UNDER AND SUBJECT to conditions and restrictions of prior record.

TITLE TO SAID PREMISES IS VESTED IN Keith T. Dougherty and Debra A. Dougherty, his wife by deed dated 05/06/1983, given by Ellor Enterprises, Inc., a Pennsylvania Corporation, recorded 05/09/1983 in Book 376, Page 48.

PREMISES BEING: 8075 Manada View Drive, Harrisburg, PA 17112-9385.

SEIZED AND SOLD as the property of Keith Dougherty and Debra A. Dougherty under Judgment Number 2010-CV-7427.

BEING DESIGNATED AS TAX PARCEL No. 25-017-129.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 137**

**ROBERT W. WILLIAMS, Esq.**

**Judgment Amount: \$156,130.44**

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

BEGINNING at a point on the Southern right of way line of Lexington Avenue a 50 foot right of way, said point located and referenced a distance of 335.95 feet in an Easterly direction from the Southeast corner of Mountain View Road and Lexington Avenue; thence along the Southern right of way line of Lexington Avenue South 76 degrees 20 seconds East, a distance of 44.0 feet to a point on the Northwest corner of Lot # 10, Section "G" Rosedale thence along said lot South 23 degrees 43 minutes 40 seconds West, a distance of 119.90 feet, in a point at Lot # 2 Section "B" Rosedale' thence along said lot North 76 degrees 16 minutes 20 seconds West a distance of 44.0 feet to a point at the Southeast corner of Lot # 11 thence along said lot North 15 degrees 08 minutes 09 seconds East 57.81 feet to a point; thence continuing through a party wall with the adjoining property, North 12 degrees 14 minutes 08 seconds East 24 feet to a point; thence continuing along the adjoining property North 12 degrees 31 minutes 51 seconds East 38.15 feet to a point the place of BEGINNING.

TITLE TO SAID PREMISES vested in Cheri L. Ross and James B. Wagaman, Wife and Husband by Deed from to Cheri L. Ross, and James B. Wagaman, Wife and Husband as Joint Tenants with Rights of Survivorship and not as Tenants in Common dated 10/11/05 and recorded on 10/27/05 in the Dauphin County Recorder of Deeds in book 6252 Page 037.



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**Miscellaneous Notices**

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PROPERTY ADDRESS 2076 Lexington Avenue, Middletown, PA 17057.

SEIZED AND SOLD as the property of Cheri L. Ross aka Cheri Ross and James B. Wagoner under Judgment Number 2014-CV-10485-MF.

BEING DESIGNATED AS TAX PARCEL No. 36-012-165.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 139**

**JACOB M. OTTLEY, Esq.**

**Judgment Amount: \$82,128.24**

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

BEGINNING at a drill hole in a concrete walk being the southwest corner of the intersection of Lucknow Road (40.00 ft. wide) and North Sixth Street (60.00 ft. wide); thence along the westerly line of North Sixth Street, South 00 degrees 52 minutes East a distance of 77.62 feet to an iron pin at line of lands now or late of Commonwealth Cleaning and Supply Company, Inc.; thence along the northerly line of same, North 88 degrees 30 minutes West a distance of 24.28 feet to an iron pipe at line of lands now or late of Marlin E. and Dorothy L. Strohm; thence along the easterly line of same, North 01 degrees 10 minutes East a distance of 77.55 feet to a drill hole in a concrete walk on the southerly line of Lucknow Road; thence along the southerly line of Lucknow Road, South 88 degrees 30 minutes East a distance of 21.08 feet to a point, the place of BEGINNING.

CONTAINING an area of 1,759 square feet and having erected thereon the easterly one-half of a three story frame dwelling known as 159 Lucknow Road.

HAVING THEREON ERECTED a dwelling house, known and numbered as 159 Lucknow Road, Harrisburg, Pennsylvania.

PREMISES BEING: 159 Lucknow Road, Harrisburg, Pennsylvania 17110.

BEING the same premises which Brian Patrick Ipjian and Barbara Jean Ipjian, husband and wife, by deed dated April 2, 2008 and

recorded April 8, 2008 in Instrument Number 20080012362, granted and conveyed unto Iordanes Daretzes a.k.a. Iordanes C. Daretzes and Marilyn L. Daretzes.

SEIZED, taken in execution and to be sold as the property of which Iordanes Daretzes a.k.a. Iordanes C. Daretzes and Marilyn L. Daretzes, Mortgagor(s) herein, under Judgment Number 2015-CV-15-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-008-111.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 140**

**KARL M. LEDEBOHM, Esq.**

**Judgment Amount: \$17,321.12**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected situate in Lower Paxton Township, Dauphin County, Pennsylvania, as shown as Section No.2 on Plan of Pleasant Hill, said Plan being recorded in the Recorder's Office in and for Dauphin County, Pennsylvania, in Plan Book "M", Page 94, more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument on the southerly line of Sunset Drive as shown on said plan, which monument is on line of land, now or late, of Charles Harman; thence South seventy-nine (79) degrees East eighty-eight and seventy one-hundredths (88.70) feet along the southerly line of Sunset Drive to a stake on line of Lot No. 50, as shown on said Plan; thence South ten (10) degrees forty-five (45) minutes West one hundred seventy-six (176) feet along the westerly line of said Lot No. 50 to a stake on line of land, now or late, of Charles Harman; thence North seventy-three (73) degrees West sixty-five and thirty one-hundredths (65.30) feet more or less to an oak tree; thence North two (2) degrees forty-five (45) minutes East one hundred sixty-nine and fifty one-hundredths (169.50) feet more or less along the line of land, now or late, of Charles Harman to a concrete monument, the place of BEGINNING.

BEING Lot No. 51, Section No.2 on the above mentioned Plan of Pleasant Hill.

HAVING thereon erected a one (1) story masonry dwelling house.

KNOWN and numbered as 5001 Sunset Drive, Harrisburg, PA 17112.

BEING the same premises which Robert A. Watson and Jennifer D. Kidron n/k/a Jennifer

**Miscellaneous Notices**

D. Watson by their deed dated June 17, 2005 and recorded in Dauphin County Recorder of Deeds Office at Record Book 6049, page 409, granted and conveyed onto Nilda E. Castillo and Cesar Fernandez.

SEIZED AND SOLD as the property of Nilda Castillo a/k/a Nilda E. Castillo and Cesar Fernandez and The United States of America under Judgment Number 2014-CV-02119.

BEING DESIGNATED AS TAX PARCEL No. 35-028-057.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 141**

**DREW SALAMAN, Esq.**

**Judgment Amount: \$4,123,225.00**

**TRACT No. 1:**

ALL THAT CERTAIN lot, tract or parcel of land and premises, SITUATE, lying and being in the Borough of Pillow, in the County of Dauphin and the Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING at an existing nail in the center of Pa. Highway Route 225, at the intersection of Dauphin and Northumberland County boundary line; thence through the center of Pa. Highway Route 225, South 88 degrees 00 minutes East, 1,032.95 feet to a nail in the center of Pa. Highway Route 225, on the Northern side of a 25 foot right-of-way; thence, South 06 degrees 24 minutes 06 seconds West, 25 feet to an iron pin at the Northwest corner of lands, now or late, of Timothy Hand, and Kathryn K. Schreffler, thence, South 06 degrees 24 minutes 06 seconds West, 1,032.95 feet along lands, now or late, of aforementioned Hand and Schreffler, and along lands, now or late, of Robert J. Romberger and Kathryn W. Romberger to an iron pin; thence, South 83 degrees 08 minutes 03 seconds West, 531.72 feet to an existing stone; thence, South 08 degrees 42 minutes 3.5 seconds East, 371.11 feet to an iron pin; thence, North 81 degrees 04 degrees 42 minutes 35 seconds East, 371.11 feet to an iron pin; thence, North 81 degrees 04 minutes 34 seconds East, 688.87 feet to an iron pin; thence, South 10 degrees 12 minutes 28 seconds East, 409.23 feet along lands, now or late,

of George W. Harman and Alice E. Harman to an existing stone pile; thence South 82 degrees 13 minutes 48 seconds West, 648.81 feet through an existing stone pile to a point, in the center of the Mahantongo Creek; thence North 03 degrees 31 minutes 15 seconds East, 669.46 feet to a point on the center of the Mahantongo Creek; thence, North 18 degrees 09 minutes 25 seconds East, 436.56 feet to the place of BEGINNING.

CONTAINING 48.349 acres and being part of a Map of Property of William B. Hannum, Jr., Surveyed by Carl Poffenberger, P.E., dated 06/07/1978, bearing drawing No. P-431.

ALSO, ALL THAT CERTAIN THREE (3) TRACTS OR PARCELS of land, SITUATE in the Township of Mifflin, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described, as follows, to wit:

**TRACT No. 2:**

BEGINNING at the Southwest corner of Tract No. 1, in the center of the Mahantongo Creek; thence, North 82 degrees 13 minutes 48 seconds East, 268.75 feet along Tract No. 1 to an existing stone pile; thence, along lands, now or late, or Sebastian Henninger, South 05 degrees 45 minutes 28 seconds West, 1,332.64 feet to an existing stone; thence, along lands, now or late, of George Spotts, South 72 degrees 57 minutes 32 seconds West, 346.08 feet to set iron pin in stone, thence, north 505 degrees 45 minutes 28 seconds East, 1,338.54 feet to a point in the center of the Mahantongo Creek; thence, North 47 degrees 13 minutes 41 seconds East, 87.20 feet to the place of BEGINNING.

CONTAINING 432,828.85 Square Feet and 8.936 acres and being Tract B on a Map of Property of William B. Hannum, Jr., Surveyed by Carl Poffenberger, P.E., dated 08/27/1979, bearing drawing P-586.

**TRACT No. 3:**

BEGINNING at a set iron pin in stones at the Southwest corner of Tract No. 2, being the same as the Southwest corner of Tract B, on drawing number P-586 on the map of property of William B. Hannum, Jr.; thence, South 72 degrees 57 minutes 32 seconds West, 140.25 feet to 40 inch Chestnut Oak; thence, South 80 degrees 01 minutes 50 seconds West, 2,260.50 feet through an existing stone pile to a set iron pin in stones; thence, north 20 degrees 58 minutes 10 seconds West, 346.50 feet to a set iron pin in stones; thence, South 88 degrees 56 minutes 04 seconds East, along lands now or late of Henry Witmer and lands, now or late, of Isaac Mattis, 1,558.99 feet to a set iron pin in stones; thence, North 06 degrees 22 minutes 28 seconds East, 1,207.00 feet along lands of aforementioned Isaac Mattis to a set iron pin in stones; thence, along same line 80 feet to



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a pint in the center of Mahantongo Creek; thence, South 84 degrees 52 minutes 56 seconds East, 266.05 feet to a point in the center of the Mahantongo Creek; thence North 75 degrees 01 minutes 25 seconds East, 317.58 feet to a point, in the center of the Mahantongo Creek; thence, north 77 degrees 49 minutes 31 seconds East, 269.97 feet to another point in the center of the Mahantongo Creek; thence, North 47 degrees 13 minutes 41 seconds East, 110.97 feet to a point in the center of the Mahantongo Creek, South 05 degrees 45 minutes 28 seconds West, 1,338.54 feet along Tract No. 2 to the place of BEGINNING.

CONTAINING 1,437,520.39 Square Feet and 33.001 acres and being Tract A on a Map of Property of William B. Hannum, Jr., Surveyed by Carl Poffenberger, P.E., dated 08/27/1979, bearing drawing No. P-586.

**TRACT NO. 4:**

BEGINNING at a Southwest corner of Tract No. 2, at a set iron pin in stones, South 80 degrees 01 minute 50 seconds West, 261.28 feet to a set iron pin in stones along lands, now or late of Samuel Kiehl, North 19 degrees 52 minutes 50 seconds East, 392.15 feet to a set iron pin in stones; thence South 20 degrees 58 minutes 10 seconds West, 346.50 feet along Tract No. 3 to the place of BEGINNING.

CONTAINING 44,436.81 Square Feet and 1.020 acres and being Tract C on a Map of Property of William B. Hannum, Jr., Surveyed by Carl Poffenberger, P.E., dated 08/27/1979, bearing drawing P-586.

UNDER AND SUBJECT to certain rights and restrictions as may now appear of record.

PREMISES BEING: Route 225, P.O. Box 115, Pillow, PA 17080.

BEING the same premises which Ibrahim Hamdan by deed dated December 20, 2004 and recorded February 3, 2005 in Deed Book 5864, Page 574, granted and conveyed unto Ibrahim Hamdan and Ahsan Hamdan.

SEIZED, taken in execution of half the interest of said premises and to be sold as the property of which Ibrahim Hamdin a/k/a Ibrahim Hamdan, under Judgment Number 2008 CV-07229 NT and 2013-CV-4187-NT.

BEING DESIGNATED AS TAX PARCEL No. 64-001-016 and 44-000-004.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE No. 142**

**JOSEPH DEBARBERIE, Esq.**

**Judgment Amount: \$54,375.96**

ALL those two certain tracts of land situate in the Borough of Steelton, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

**TRACT NO. 1**

BEGINNING at a point on the Eastern side of South Front Street, which point is on the division line separating properties Nos. 667 and 669 South Front Street; thence Eastwardly along said division line separating properties Nos. 667 and 669 South Front Street aforesaid and beyond a distance of one hundred (100) feet to River Alley; thence Northwardly along River Alley, twenty (20) feet, more or less, to the line of lands of Peter S. Kamenar, formerly of GJ. Kunkel; thence along last said lands, one hundred (100) feet to the Eastern line of South Front Street; thence Southwardly along the Eastern side of South Front Street, twenty (20) feet, more or less, to the point and place of BEGINNING. Having thereon erected the one-half of a double frame dwelling house No. 667 South Front Street.

**TRACT NO. 2**

BEGINNING at a point on the Eastern side of South Front Street one hundred and forty (140) feet East from the Southeastern corner of said South Front Street and Juneberry Alley; thence at right angles to said South Front Street in an Easterly direction, one hundred (100) feet to the Western line of River Alley; thence along the Western line of said River Alley, in a Southerly direction, nineteen (19) feet, three (3) inches, more or less, to a point; thence at right angles to said South Front Street in a Westerly direction, one hundred (100) feet to the Eastern line of said South Front Street; thence along the Eastern line of said South Front Street, in a Northerly direction nineteen (19) feet, three (3) inches, to the place of BEGINNING.

BEING Lot No.8 in the unrecorded plan of lots laid out in 1902 by Lillie A. Alleman.

TITLE TO SAID PREMISES IS VESTED IN Santiago Nava, a married man, by Deed from Susan M. LaVia and Peter S. Kamenar, Jr., Co-Executors of the Estate of Mary E. Kamenar, dated 01/09/2004, recorded 01/13/2004 in Book 5335, Page 506.

PREMISES BEING: 667 South Front Street, Steelton, PA 17113-2914.

SEIZED AND SOLD as the property of Santiago Nava under Judgment Number 2014-CV-08781.

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BEING DESIGNATED AS TAX PARCEL No. 57-009-045 and 57-009-044.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 143**

**STEPHEN M. HLADIK, Esq.**

**Judgment Amount: \$212,920.84**

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

**TRACT NO. 1**

BEGINNING at a point on the south side of Devonshire Heights Road, also known as Township Route T-431, having a 33 feet right-of-way, which point is at the northwestern corner of Lot No. 15 on the hereinafter mentioned Plan; thence south twenty-eight (28) degrees fifty-three (53) minutes east along the western line of Lot No. 15, one hundred fifty (150) feet to a point; thence sought sixty-one (61) degrees seven (7) minutes west five (5) feet to a point; thence north twenty-eight (28) degrees fifty-three (53) minutes west through the eastern portion of Lot No. 14, one hundred fifty (150) feet to a point in the southern line of Devonshire Heights Road; thence along the southern line of Devonshire Heights Road north sixty-one (61) degrees seven (7) minutes east five (5) feet to a point, the place of BEGINNING.

BEING the eastern five (5) feet of Lot No. 14 on Plan of Windsor Manor, laid out for E. M. Warner by William B. Whittock and recorded in Dauphin County Recorder's Office in Plan Book "W", Page 87.

BEING the same premises which Ernest F. Renk, Jr., single, by Deed dated October 15, 2004, and recorded on October 19, 2004 in Deed Book 5726, Page 288 granted and conveyed unto Dione L. Fuller and Dawn M. Fuller, his wife.

**TRACT NO. 2**

BEGINNING at a point on the south side of Devonshire Heights Road also known as Township Road T-431, having a 33 feet right-of-way, which point is at the northwestern corner of Lot No. 16 on the hereinafter mentioned Plan; thence south twenty-eight (28) degrees

fifty-three (53) minutes east along the western line of Lot No. 16, one hundred fifty (150) feet to a point; thence south sixty-one (61) degrees seven (7) minutes west one hundred (100) feet to a point at the southwestern corner of Lot No. 14; thence north twenty-eight (28) degrees fifty-three (53) minutes west along the eastern line of Lot No. 14, one hundred fifty (150) feet to a point in the southern line of Devonshire Heights Road; thence along the southern line of Devonshire Heights Road north sixty-one (61) degrees seven (7) minutes east one hundred (100) feet to a point, the Place of BEGINNING.

BEING Lot No. 15 on Plan of Windsor Manor laid out for E.M. Warner by William B. Whittock and recorded in Dauphin County Recorder's Office in Plan Book "Wit, Page 87.

HAVING thereon erected a dwelling known as 5997 Devonshire Heights Road.

BEING the same premises which Ernest F. Renk, Jr., by Deed dated October 15, 2004 and recorded October 19, 2004 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania in Deed Book 5726, Page 288, granted and conveyed unto Dione L. Fuller and Dawn M. Fuller, husband and wife, in fee.

**TRACT NO. 3**

BEGINNING at a point on the Southern right-of-way line of Township Road T-431, a thirty-three (33') foot right-of-way known as Devonshire Heights Road, which point is located at the Northeastern corner of Lot No. 14; thence along said right-of-way line of Devonshire Heights Road, North 61 degrees 07 minutes East, for a distance of 25.00 feet, to a point at the Northwestern corner of Lot No. 15; thence along the Western boundary line of Lot No. 15, South 28 degrees 53 minutes East, for a distance of 150.00 feet, to a point in line of lands now or formerly of Warner; thence along said lands of Warner, South 61 degrees 07 minutes West, for a distance of 25.00 feet, to a point at the Southeastern corner of Lot No. 14; thence along the Eastern boundary line of Lot No. 14, North 28 degrees 53 minutes West, for a distance of 150.00 feet, to a point and the place of BEGINNING.

BEING the eastern 25.00 of Lot NO. 14 on Plan of Windsor Manor, and recorded in Dauphin County Recorder's Office in Plan Book W, Page 87.

BEING the same premises which Ernest F. Renk, Jr., by Deed dated October 15, 2004 and recorded October 19, 2004 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania in Deed Book 5726, Page 288, granted and conveyed unto Dione L. Fuller and Dawn M. Fuller, husband and wife, in fee.

SEIZED AND SOLD as the property of Dione L. Fuller and Dawn M. Fuller under Judgment Number 2014-CV-09890.

**Miscellaneous Notices**

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BEING DESIGNATED AS TAX PARCEL No. 35-047-054, 35-047-056 AND 35-047-059.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 144**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$84,047.78**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Penbrook, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated September 19, 1979, prepared by Gerrit J. Betz, Registered Surveyor, as follows:

BEGINNING at a point at the intersection of the Northwestern corner of State Street and Vineyard Alley; thence westwardly along the northern line of Vineyard Alley, North 74 degrees 38 minutes West 54.5 feet to a point on the Eastern line of Strife Alley; thence along the Eastern line of Strife Alley North 15 degrees 22 minutes East 67.15 feet to a point; thence South 74 degrees 38 minutes East, 40 feet to a point; thence through the center of a partition wall separating the premises 2412 and 2410 State Street, South 30 degrees 52 minutes East, 56.5 feet to a point on the Northern line of State Street; thence along the Northern line of State Street, South 59 degrees 08 minutes West 36.2 feet more or less to a point, the place of BEGINNING.

HAVING THEREON ERECTED a two and one half story frame dwelling house known as: 2410 STATE STREET, HARRISBURG, PA 17103.

BEING THE SAME PREMISES WHICH Marilyn Ryan and Gerard Ryan, her husband, by deed dated 09/30/04 and recorded 10/04/04 in Dauphin County Record Book 5704 Page 476, granted and conveyed unto Sean D. Edmonds.

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.

SEIZED AND SOLD AS THE PROPERTY OF SEAN D. EDMONDS under Judgment Number 2015-CV-00637-MF

BEING DESIGNATED AS TAX PARCEL No. 48-007-009.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 145**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$71,143.70**

ALL THAT CERTAIN piece or parcel 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 south side of Harris Terrace, 489.1 feet (erroneously 849.1 in prior deed) east of the southeast corner of Harris Terrace and Hale Avenue; thence eastwardly along the south side of Harris Terrace 16.25 feet to a point; thence southwardly through the center line of the partition wall between the premises herein described and premises No. 2485 Harris Terrace, 65.55 feet to a point; thence westwardly 16.25 feet, more or less, to a point; thence northwardly through the center line of the partition wall between the premises herein described and premises No. 2481 Harris Terrace, 66.63 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2483 HARRIS TERRACE HARRISBURG, PA 17104.

BEING THE SAME PREMISES WHICH Stacy L. Geiger by deed dated 03/26/2007 and recorded 03/27/2007 in Dauphin County Instrument No. 2007-0012041, granted and conveyed unto Daniel A. Bitner and Carrie E. Bitner, husband and wife.

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.

SEIZED AND SOLD AS THE PROPERTY OF DANIEL A. BITNER AND CARRIE E. BITNER under Judgment Number 2013-CV-10087-MF.

BEING DESIGNATED AS TAX PARCEL No. 13-010-004.

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**Miscellaneous Notices**

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NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 146**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$126,444.31**

ALL THOSE TWO CERTAIN lots of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, being part of Colonial Park Farms Addition No. 1, which Plan is recorded in the Recorder of Deeds Office in and for Dauphin County in Plan Book "J" Page 7, and known as Lots Nos. 87 and 88 on said Plan, more particularly bounded and described as follows, to wit:

BEGINNING at a point which point is the northwestern corner of Fairfield and Berkley Streets; thence westwardly along the northern side of Berkley Street, one hundred thirty one (131) feet to the eastern line of Lot No. 89 as shown on said Plan; thence northwardly along the eastern line of Lot No. 89, one hundred fifty (150) feet to a point in the southern line of Lot No. 53; thence eastwardly along the southern line of Lots Nos. 53 and 54, one hundred sixty two (162) feet, more or less, to the western side of Fairfield Street; thence eastwardly along the western side of Fairfield Street, one hundred fifty four and six tenths (154.Q) feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 4568 BERKLEY STREET HARRISBURG, PA 17109.

THE TREE LINE is ten (10) feet out from lot line on Fairfield and Berkley Streets.

THE BUILDING LINE is fifteen (15) feet in from lot line on Fairfield and Berkley Streets.

BEING THE SAID PREMISES WHICH Ryan K. Berner and Jacqueline Berrier, husband and wife, by deed dated 12/02/09 and recorded 11/1/10 in Dauphin County Instrument No. 2010-0000778, granted and conveyed unto Anthony S. Berger.

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.

SEIZED AND SOLD AS THE PROPERTY OF ANTHONY S. BERGER under Judgment Number 2015-CV01245-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-059-145.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 148**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$105,55.71**

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Village of Oberlin, Township of Swatara, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit

BEGINNING at a point in the southern line of State Highway Route 441, also sometimes known as Chamber Street, Main Street or High Street, which point is 75 feet, more or less, eastwardly from a 20 feet wide alley which intersects with the aforesaid State Highway Route; thence along the said State Highway South 85 degrees East 85 feet, more or less, to the western line of said 20 feet wide alley; thence southwardly along the westwardly line of said 20 feet wide alley, 118 feet, more or less, to the northern line of another 20 feet wide alley; thence along said 20 feet wide alley, South 72 degrees West 80 feet, more or less, to an iron pin on the west side of a post in the line of land sold to Milton Engle and Ida Engle, his wife; thence along said Engle lands North 19 degrees 24 minutes West 150 feet, more or less, to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1282 HIGHLAND STREET STEELTON, PA 17113.

BEING THE SAME PREMISES WHICH Sharon L. Speas by deed dated 07/26/1993 and recorded 07/28/1993 in Dauphin County Record Book 2021, Page 485, granted and conveyed unto Daniel J. Houseal and Sylvia AB Houseal, his wife.

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.

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SEIZED AND SOLD AS THE PROPERTY OF SYLVIA AB HOUSEAL and DANIEL J. HOUSEAL under Judgment Number 2015-CV-1402-MF.

BEING DESIGNATED AS TAX PARCEL No. 63-034-059.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 149**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$160,548.81**

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

PROCEEDING from a point on the centerline of Fairmont Drive, said point being 227.00 feet more or less South from its intersection with Locust Lane and being Station 100+06.77 on Spring Knoll Drive; thence progressing along the centerline of Spring Knoll Drive, a distance of 231.42 feet to a point; thence progressing North 03 degrees 21 minutes 10 seconds West a distance of 49.75 feet to a point; thence progressing North 02 degrees 56 minutes 43 seconds East a distance of 48.00 feet to a point, THE POINT OF BEGINNING; thence progressing North 07 degrees 03 minutes 17 seconds West a distance of 40.67 feet to a point; thence progressing North 82 degrees 56 minutes 43 seconds East a distance of 24.00 feet to a point; thence progressing South 07 degrees 03 minutes 17 seconds East, a distance of 40.51 feet to a point; thence progressing South 82 degrees 56 minutes 43 seconds West a distance of 11.00 feet to a point; thence progressing North 07 degrees 03 minutes 17 seconds West a distance of 1.33 feet to a point; thence progressing South 82 degrees 56 minutes 43 seconds West a distance of 4.57 feet to a point; thence progressing South 07 degrees 03 minutes 17 seconds East a distance of 1.33 feet to a point; thence progressing South 82 degrees 56 minutes 43 seconds West a distance of 8.33 feet to a point, THE POINT OF BEGINNING.

BEING Lot No. 6116 of Springford Village Phase VI Spring Final P.H.D. Land Development Plan Section 1, recorded in Dauphin County Plan Book G-4, Page 63 and Plan Book E-5, Page 75.

HAVING THEREON ERECTED A DWELLING KNOWN AS 6116 SPRING KNOLL DRIVE, HARRISBURG, PA 17111.

BEING THE SAME PREMISES WHICH Ashley J. Jorgensen et al, by deed dated 05/14/2010 and recorded 05/24/2010 in Dauphin County Instrument No. 2010-0014583, granted and conveyed unto William M. Pate, II. and Tamara A. Pate, husband and wife.

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.

SEIZED AND SOLD AS THE PROPERTY OF TAMARA A. PATE AND WILLIAM M. PATE, JR. under Judgment Number 2014-CV-08874-MF.

BEING DESIGNATED AS TAX PARCEL No. 35-108-009.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 150**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$41,295.17**

ALL THAT CERTAIN piece or parcel of land situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof, dated January 27, 1969, prepared by Roy M. H. Benjamin, Professional Engineer, as follows:

BEGINNING at a point on the southern line of Kensington Street, said point being six hundred twelve and six hundredths (612.06) feet in an easterly direction from the southeast corner of the intersection of Kensington Street and 22nd Street; thence along the southern line of Kensington Street, North 78 degrees 30 minutes East, sixteen and twenty-five hundredths (16.25) feet to a point; thence through the center of a partition wall separating the premises 2303 and 2305 Kensington Street, South 11 degrees 30 minutes East, one hundred and seventy-five hundredths (100.75) feet to a point on the northern line of Central Street; . thence along the northern line of Central Street, South 78 degrees 30 minutes West, sixteen and twenty-five hundredths (16.25) feet to a point; thence through the center of a partition wall separating the premises 2303 and 2301 Kensington Street, North 11 degrees 30 minutes West one hundred and seventy-five

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hundredths (100.75) feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a two story brick building known as: 2303 KENSINGTON STREET HARRISBURG, PA 17104.

BEING THE SAME PREMISES WHICH Roger W. Crowl, by deed dated 11/20/2002 and recorded 11/21/2002 in Dauphin County Record Book 4635, Page 372, granted and conveyed unto Minh T. Nguyen.

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.

SEIZED AND SOLD AS THE PROPERTY OF MINH T. NGUYEN under Judgment Number 2014-CV-6686-MF.

BEING DESIGNATED AS TAX PARCEL No. 13-024-002.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 151**

**VICTORIA W. CHEN, Esq.**

**Judgment Amount: \$49,590.83**

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

BEGINNING at a point on North Third Street, which point is eighty-seven (87) feet North of the northwest corner of Third and Harris Streets, being the center of a brick partition well of this and the adjoining property; thence westwardly through the center of a brick partition wall between this and adjoining property ninety-one (91) feet, more or less, to a three (3) feet wide private alley; thence southwardly along the side of said alley seventeen (17) feet eight (8) inches, more or less, to other property now or late of Charles E. Hanshaw; thence eastwardly along the side of last mentioned property and through center of brick partition wall of this and adjoining property ninety-one (91) feet, more or less, to Third Street; thence northwardly along the West side of Third Street seventeen (17) feet

eight (8) inches, more or less, to the place of BEGINNING,

HAVING thereon erected a three (3) story brick dwelling house known as No. 1-608 North Third Street.

PROPERTY ADDRESS: 1608 North Third Street, Harrisburg, PA 17102.

SEIZED AND SOLD as the property of Unknown surviving Heirs of Hiram E. Stetler, Jr., deceased Mortgagor and real owner Dawn Coles, known surviving heir of Hiram E. Stetler, Jr., Deceased Mortgagor and Real Owner HIRAM E. STETLER JR. under Judgment Number 2014-CV-6802.

BEING DESIGNATED AS TAX PARCEL No. 12-009-020.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 152**

**MARGARET GAIRO, Esq.**

**Judgment Amount: \$436,416.34**

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

BEGINNING at a point on the western right-of-way line of Jonagold Drive at the southeast corner of Lot #37; thence along said right-of-way line by a curve to the left, said curve having a chord bearing and distance of South 48 degrees 38 minutes 34 seconds East, 31.17 feet, a radius of 50.00 feet, and an arc distance of 31.70 feet to a point being the northwest corner of Lot #9; thence along Lot #9 South 33 degrees 27 minutes 26 seconds East, 164.85 feet to a point on the northern right-of-way line of Paxton Church Road; thence along said right-of-way line South 53 degrees 35 minutes 41 seconds West, 96.47 feet to a point being the southeast corner of Lot #2; thence along Lot #32 and Lot #31 North 36 degrees 24 minutes 19 seconds West, 179.49 feet to a point being the southeast corner of Lot #32; thence along Lot #32 and Lot #1 North 36 degrees 24 minutes 19 seconds West, 179.49 feet to a point being the southwest corner of Lot #37; thence along Lot #37 North 44 degrees 34 minutes 34 second East, 99.57 feet to a point, being the place of BEGINNING.

CONTAINING 18,857 square feet (0.43 acres).

BEING Lot #38 on a Final Subdivision Plan for Phase 1 of Apple Creek Farms, prepared by R.J. Fisher & Associates, Inc. recorded in Plan Book Y-8, Page 19.



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**Miscellaneous Notices**

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UNDER AND SUBJECT to covenants, conditions, reservations, restrictions, easements and right of ways of record.

BEING THE SAME PREMISES which Mark X. DiSanto and John M. DiSanto, by deed to be recorded simultaneously herewith in the Office of the Recorder of Deeds of Dauphin County, granted and conveyed unto Sean Letterlough and Rae L. Talley.

PREMISES BEING: 3200 Jonagold Drive, Harrisburg, Pennsylvania 17110.

BEING the same premises which Mark X. Disanto and Susan K. Disanto, husband and wife and John M. Disanto and Maria T. Disanto, husband and wife by deed dated October 6, 2005 and recorded October 17, 2005 in Deed Book 6234, Page 380, granted and conveyed unto Sean Letterlough and Rae L. Talley, husband and wife.

SEIZED, taken in execution and to be sold as the property of which Sean Letterlough and Rae L. Talley, Mortgagor(s) herein, under Judgment Number 2015-CV-1217-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-019-104.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 153**

**VICTORIA W. CHEN, Esq.**

**Judgment Amount: \$76,703.50**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in City of Harrisburg, in the County of Dauphin, state of PA; bounded and described as follows;

BEGINNING of a point ion the Southerly line of Muench Street, which point is 15 feet West of the Southwesterly corner of Penn and Muench Street; thence through the center of a partition wall and beyond, South 28 degrees 30 minutes East 87 feet to a point on the Northerly line of a 4 feet wide brick paved private alley; thence along same, South 71 degrees 30 minutes West 15 feet to a point; thence North 18 degrees 30 minutes West 87 feet to a point on the Southerly line of Muench Street aforesaid; thence along same, North 71 degrees 30 minutes East 15 feet to a point, the place of BEGINNING.

COMMONLY KNOWN as 205 Muench Street, Harrisburg, PA 17102.

SEIZED AND SOLD as the property of Christal Burnette AKA Christal Williams Willie Barbara Wheeler under Judgment Number 2015-CV-1726.

BEING DESIGNATED AS TAX PARCEL No. 11-013-025.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 154**

**LEON P. HALLER, Esq.**

**Judgment Amount: \$56,745.47**

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

BEGINNING at a point on the North side of Maple Street, and at line between Lots Nos. 36 and 37; thence along said line one hundred fifty (150) feet to a fourteen (14) feet wide alley; thence East along said alley one hundred (100) feet to a point at line between Lots Nos. 32 and 33; thence South along said line one hundred fifty (150) feet to Maple Street; thence West along Maple Street one hundred (100) feet to the place of BEGINNING.

BEING Lots Nos. 33, 34, 35 and 36 of the Plan of North Addition to Halifax, recorded in Dauphin County Plan Book "G" at Page 74.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 312 MAPLE STREET, HALIFAX, PA17032.

BEING THE SAME PREMISES WHICH Douglas L. Kapp and Terri P. Kapp, his wife, by deed dated August 30, 2000 and recorded September 05, 2000 in Dauphin County Record Book 3759, Page 150, granted and conveyed unto Joseph R. Wiatrowski and Renee C. Wiatrowski, his wife. Renee C. Wiatrowski is now known as Renee C. Ambruster.

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.

SEIZED AND SOLD AS THE PROPERTY OF RENEE C. WIATROWSKI NIKJA RENEE C. AMBRUSTER AND JOSEPH R. WIATROWSKI under Judgment Number 2015-CV-01227-MF.

BEING DESIGNATED AS TAX PARCEL No. 29-011-024.



**Miscellaneous Notices**

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NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 155**  
**MARC S. WEISBERG, Esq.**  
**Judgment Amount \$157,896.02**

DESCRIPTION OF 15 Burd Road (Middletown), Lower Swatara Township, Dauphin County, Pennsylvania, for the Mortgage of Keith A. Eppley and Linda W. Eppley to Mellon Bank dated July 12, 1993.

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

BEGINNING at a point on the eastern right-of-way line of Burd Road, said point being located and referenced northwardly a distance of five hundred eight-six and ninety-six hundredths (586.96) feet from the northern right-of-way line of Richard Avenue; thence along the eastern right-of-way line of Burd Road on the arc of a curve curving to the right having a radius of two hundred ten (210) feet, a distance of ninety-five (95) feet to a point; thence through Lot No. 100, South twenty-eight (28) degrees East, a distance of one hundred two and fifty hundredths (102.50) feet to a point; thence, South fifty-nine (59) degrees five (05) minutes West, a distance of three (3) feet to a point; thence South thirty-nine (39) degrees nine (09) minutes West, a distance of forty-two and eighteen hundredths (42.18) feet to a distance of forty-two and eighteen hundredths (42.18) feet to a point; thence along the northern line of Lot No. 98, North fifty-five (55) degrees fifty-four (54) minutes West, a distance of one hundred two and forty-two hundredths (102.42) feet to a point, the place of BEGINNING.

BEING Lot No. 99 and part of Lot No. 100, Block "H", on plan of Block "M" and part of Blocks "H" and "I", Section 2, Shope Gardens recorded in the Dauphin County Recorder's Office in Plan Book "B", volume 2, Page 100.

HAVING THEREON ERECTED a dwelling house known and numbered as 15 Burd Road, Middletown, Pennsylvania 17057.

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

BEING THE SAME PREMISES granted and conveyed by Linda W. Eppley (formerly Linda L. Waple) and Keith A. Eppley, her husband, to Keith A. Eppley and Linda W. Eppley, his wife, by Deed dated July 12, 1993 and intended to be recorded herewith in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.

PREMISES BEING: 15 Burd Road, Middletown, Pennsylvania 17057.

BEING the same premises which Jason George and Bobbi Jo George f/k/a Bobbi Jo Rogo by deed dated June 22, 2013 and recorded July 16, 2013 in Instrument Number 20130022054, granted and conveyed unto Jason R. George and Bobbi Jo George, husband and wife, as Tenants by Entirety.

SEIZED, taken in execution and to be sold as the property of which Jason R. George and Bobbi Jo George, Mortgagor(s) herein, under Judgment Number 2015-CV-00464-MF.

BEING DESIGNATED AS TAX PARCEL No. 16-031-008.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 156**  
**RICHARD J. NALBANDIAN, Esq.**  
**Judgment Amount: \$167,819.25**

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

BEGINNING at a point on the West side of Hudson Street 360 feet South of the southwest corner of Hudson Street and Pemberton Street at the southern line of Lot No. 29\*, Block 12 on the Plan of Lots hereinafter mentioned; thence southwardly along the western line of Hudson Street for a distance of 40 feet to the northern line of Lot No. 31, Block 12, on Plan of Lots hereinafter mentioned; thence westwardly along the line of said Lot for a distance of 110 feet to the eastern line of Cona Street; thence northwardly along the eastern line of Cona Street for a distance of 40 feet to the southern line of Lot No. 29\*; thence eastwardly along the southern line of said Lot for a distance of 110 feet to a point in the western line of Hudson Street, the place of BEGINNING.

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**Miscellaneous Notices**

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BEING Lot No. 30 on Block 12, Plan B of Cloverly Heights, recorded in Plan Book G, Page 58, Dauphin County Records.

\*Erroneously referred to as Lot No. 39 in certain instruments of prior record.

HAVING THEREON ERECTED a two and one-half story frame dwelling house known and numbered as 1246 Hudson Street, Harrisburg, Dauphin County, Pennsylvania.

BEING KNOWN as 1246 Hudson Street, Harrisburg, Pennsylvania 17104.

SEIZED AND TAKEN in execution as the property of Estate of Margaret J. Duffin, Mortgagor herein, under Judgment Number 2014 CV-8000-MF.

BEING DESIGNATED AS TAX PARCEL No. 01-007 -030.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 157**

**VICTORIA W. CHEN, Esq.**

**Judgment Amount: \$127,891.44**

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

BEGINNING at a point being the Southeast corner of Lot #56, said point being located South 76 degrees, 59 minutes, 39 seconds West 51.00 feet from the centerline station 0 + 85.72 of Street D; thence by the Southern line of Lot #56 and partly through a partition wall, South 76 degrees, 59 minutes, 39 seconds West 55.20 feet to a point being the Southwest corner of Lot #56 and the Northwest corner of Lot #54; thence by the Western line of Lot #56, North 13 degrees, 00 minutes, 21 seconds West 18.40 feet to a point, being the Northwest corner of Lot #56 and the Southwest corner of Lot #58, thence by the Southern line of Lot #58 and partly through a partition wall, North 76 degrees, 59 minutes, 39 seconds East 55.20 feet to a point being the Northeast corner of Lot #56 and the Southeast corner of Lot #58; thence by the Eastern line of Lot #56 South 13 degrees, 00 minutes, 21 seconds East 18.40 feet to a point, being the place of BEGINNING.

BEING Lot #56 on a Final Declaration Plan of Fairfax Village North, recorded in Plan Book V, Volume 3, Page 5 (erroneously stated as Plan Book U, Volume 3, Page 5 in prior deed).

PROPERTY ADDRESS: 56 Fairfax Village, Harrisburg, PA 17112.

SEIZED AND SOLD as the property of Sandra Y. Mitchell under Judgment Number 2014-CV-9732.

BEING DESIGNATED AS TAX PARCEL No. 35-103-052.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 158**

**SHAWN M. LONG, Esq.**

**Judgment Amount: \$404,143.26**

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

BEGINNING at a point in the southern line of Laurel Ridge Road and in the division line between Lots Nos. 49 and 50 on the plan of lots hereinafter mentioned; thence along said division line south twenty-nine (29) degrees twenty-two (22) minutes west two hundred nineteen and sixty-six one hundredths (219.66) feet to a point in the northern line of Lot No. 36; thence along a portion of said northern line of Lot No. 36, the northern line of Lot No. 37 and a portion of the northern line of Lot No. 38 south eighty-nine (89) degrees twenty-four (24) minutes west one hundred eighty-nine and twenty-one one-hundredths (189.21) feet to a point; thence along a further portion of the northern line of Lot No. 38 north eighty-two (82) degrees ten (10) minutes west forty-three and thirty-nine one-hundredths (43.39) feet to a point in the divisions line between Lots Nos. 49 and 46; thence along the division line between Lot No. 49 on the one hand and Lots No. 46, 47 and 48 on the other hand north thirty-nine (39) degrees eleven (11) minutes east three hundred seventy-four and six one-hundredths (374.06) feet to a point in the southern line of Laurel Ridge Road; thence along said line of Laurel Road south forty-two (42) degrees forty (40) minutes east ninety-eight and thirty-nine one-hundredths (93.39) feet to a point; thence continuing along said line of Laurel Ridge Road by a curve to the left having a radius of one hundred fifty (150) feet, the

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Miscellaneous Notices

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arc distance of forty-seven and eighty-eight one hundredths (47.88) feet to a point, the place of BEGINNING.

BEING Lot No. 49 on Plan of Hillcrest Addition No. 2, recorded in the office for the recording of deeds, etc., in and for Dauphin County Pennsylvania, in Plan Book "E", Volume 2, Page 146.

BEING THE SAME PREMISES which Robert Louis Bauer and Jane P. Bauer, his wife by deed dated October 8, 1974 and recorded October 18, 1974 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Deed Book G, Volume 61, Page 783, granted and conveyed unto Joseph G. Spinner and Pasqueline L. Spinner, his wife, their heirs and assigns.

KNOWN AS: 40 Laurel Ridge Road, Hershey, Derry Township, Dauphin County, Pennsylvania.

SEIZED IN EXECUTION as the property of Pasqueline L. Spinner on Judgment Number 2015-CV-405-MF.

BEING DESIGNATED AS TAX PARCEL No. 24-70-49.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 159**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$325,257.66**

ALL THAT PARCEL of land in township of Lower Paxton, Dauphin County, Commonwealth of Pennsylvania, as more fully described in deed book 3821, page 467, ID# 35-066-022, being known and designated as metes and bounds property.

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

BEGINNING at a point in the center line of Township Road 415, said point being referenced southwardly a distance of three hundred five (305) feet from the southern line of land now or formerly of Jacob Page; thence north seventy-one (71) degrees forty-three (43) minutes east, a distance of four hundred five and sixty-six one-hundredths (405.66) feet to a point on the western line of land now or for-

merly of Jacob Page; thence along same south sixteen (16) degrees fifteen (15) minutes east, a distance of eighteen and ninety-five one-hundredths (18.95) feet to a point; thence continuing along same south twenty-nine (29) degrees fifteen (15) minutes east, a distance of eighty-one and five one-hundredths (81.05) feet to a point; thence south sixty-seven (67) degrees thirty-nine (39) minutes west, a distance of three hundred fifty-nine and thirty-three one-hundredths (359.33) feet to a point in the center line of township route 415; thence along same north forty-five (45) degrees twenty-six (26) minutes west, a distance of one hundred forty (140) feet to a point, the place of BEGINNING.

HAVING thereon erected a stone and aluminum dwelling known as and numbered as 6210 Cider Press Road.

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Wilson and Maria J. Wilson, his wife, by Deed from John J. Schwab and Leona L. Schwab, his wife, dated 11/20/2000, recorded 11/28/2000 in Book 3821, Page 467.

MARIA J. WILSON departed this life on or about 10/19/2010, her ownership interest was automatically vested in the surviving tenant by the entirety, Stephen A. Wilson.

PREMISES BEING: 6210 Cider Press Road, Harrisburg, PA 17111-4721.

SEIZED AND SOLD as the property of Stephen A. Wilson under Judgment Number 2014-CV-11072.

BEING DESIGNATED AS TAX PARCEL No. 35-066-022.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 160**

**PAUL CRESSMAN, Esq.**

**Judgment Amount: \$53,277.94**

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

BEGINNING at a point on the western or southwestern side of South Second Street, which point is on a line through the center of the partition wall between houses Nos. 382 and 384 South Second Street; thence westwardly or southwestwardly through the center of said partition wall and along the northern or northwestern line of property No. 384 South Second Street, now or late of George Fabian and Helen Fabian, a total distance of 100 feet to River

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**Miscellaneous Notices**

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Alley; thence Northwardly or Northwestwardly along the eastern line of River Alley 12 1/2 feet to a point on the southern or southeastern line of property No. 380 South Second Street, now or late of Frank J. Cerzullo and Angelina M. Cerzullo; thence eastwardly or northeastwardly at right angles to last mentioned River Alley along the southern or southeastern line of said property No. 380 South Second Street, 100 feet to the western or southwestern line of South Second Street; thence southwardly or southeastwardly along the western or southwestern line of South Second Street, 12 1/2 feet to a point, the place of BEGINNING.

BEING the northern or northwestern half of Lot No. 30 on Plan of Lots laid out in an extension of the Town of Baldwin, now Steelton, by J.A. Dunkle.

HAVING THEREON ERECTED a two and one-half story frame semi-detached dwelling house known as No. 382 South Second Street.

TITLE TO SAID PREMISES IS VESTED IN Shomari Saeed, an adult individual, by Deed dated 06/23/2006, given by Ronald A. Venturo, Executor of the Estate of Samuel D. Venturo, recorded 07/17/2006 at Instrument #20060028377.

PREMISES BEING: 382 South Second Street, Steelton, PA 17113-2526.

SEIZED AND SOLD as the property of Shomari Saeed under Judgment Number 2014-CV-11047.

BEING DESIGNATED AS TAX PARCEL No. 57-006-012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 161**

**JACOB M. OTTLEY, Esq.**

**Judgment Amount: \$86,153.81**

THE LAND DESCRIBED herein is situated in the State of Pennsylvania, County of Dauphin, and is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, together with the dwelling house and other improvements thereon erected, situate in Shops Gardens, Township of Lower Swatara, County of Dauphin and Commonwealth of Pennsylvania, being Lot No. 225, Block "G" on the plan of Shope Gardens, hereinafter mentioned, more particularly bounded

and described as follows, to wit:

BEGINNING at a point on the Northern side of Shirley Drive, said point being six hundred and twenty-seven one-hundredths (600.27) feet Southeast of the Southeast corner of the intersection of Shirley Drive and Ann Street measured along the Northeastern side of Shirley Drive; thence along the Eastern line of Lot No. 224, North forty (40) degrees fifty-six (56) minutes East, one hundred one and forty-one one-hundredths (101.41) feet to a point in the Southern line of Lot No. 231; thence along the Southern line of Lot N. 231, and Lot No. 230 South forty-nine (49) degrees four (04) minutes East, one hundred five (105) feet to a point in the Western line of Lot No. 226; thence along the Western line of Lot No. 226 South forty (40) degrees fifty-six (56) minutes West, one hundred one and forty-one one-hundredths (101.41) feet to a point on the Northern side of Shirley Drive, thence along the Northern side of Shirley Drive North forty-nine (49) degrees four (04) minutes West, one hundred five (105) feet to a point, the place of BEGINNING.

BEING Lot No. 225, Block "G", on plan of Shope Gardens recorded in the Office of the Recorder of Deed of Dauphin County, Pennsylvania, in Plan Book "W", Page 89.

PREMISES BEING: 10 Shirley Drive, Middletown, Pennsylvania 17057.

BEING the same premises which Donald P. Fortini and Linda G. Fortini, husband and wife, by deed dated May 22, 1986 and recorded June 3, 1986 in Deed Book 762, Page 80, granted and conveyed unto Linda G. Fortini. The said Linda G. Fortini died on January 23, 2014 thereby vesting title in Anita M. Dahl, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Maria H. Marion, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Donald P. Fortini, Jr., Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Joseph Fortini, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Linda G Fortini, Unknown Surviving Heirs of Linda G. Fortini, Deceased Mortgagor and Real Owner, and James Fortini, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner by operation of law.

SEIZED, taken in execution and to be sold as the property of which Anita M. Dahl, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Maria H. Marion, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Donald P. Fortini, Jr., Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Joseph Fortini, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner, Linda G Fortini, Unknown Surviving Heirs of Linda G. Fortini, Deceased

**Miscellaneous Notices**

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Mortgagor and Real Owner, and James Fortini, Known Surviving Heir of Linda G. Fortini, Deceased Mortgagor and Real Owner under Judgment Number 2014-CV-09865-MF.

BEING DESIGNATED AS TAX PARCEL No.36-027-041.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 162**

**JACOB M. OTTLEY, Esq.**

**Judgment Amount: \$124,614.93**

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, with the buildings thereon erected, situate in the Borough of Penbrook, Dauphin County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING on the south side of Booser Avenue, formerly Penn Street, forty-four (44) feet east of the southeast corner of Booser, Avenue, formerly Penn Street, and Baker Alley, at line of property now or late of Charles Hummer, et ux; thence southwardly, through the center of the middle partition dividing the property herein described from the property adjoining on the west and beyond, sixty-nine (69) feet, more or less, to a four feet wide private alley, thence eastwardly along the northern line of said four feet, wide private alley, sixteen (16) feet more or less, to line of property now or late of Commonwealth National Bank; thence northwardly along the said property now or late of Commonwealth National Bank and through the center of the middle partition dividing the property herein described from the property adjoining on the east, to Booser Avenue, formerly Penn Street, and thence westwardly, along the southern side of said Booser Avenue, formerly Penn Street, sixteen (16) feet more or less, to the place of BEGINNING.

HAVING THEREON ERECTED a three-story frame dwelling house known as No. 2643 Booser Avenue, formerly Penn Street, Penbrook, Pennsylvania.

UNDER AND SUBJECT to all easements, restrictions, right-of-ways and reservations that appear on plans and documents of record.

BEING the same premises which Luis R. Villegas and Joann M. Villegas, his wife, by their deed dated May 31, 2007 and intended to be recorded herewith, granted and conveyed unto Courtney B. Cavanaugh

PREMISES BEING: 2643 Booser Avenue, Harrisburg, Pennsylvania 17103.

BEING the same premises which Luis R. Villegas and Joann M. Villegas, husband and wife, by deed dated May 31, 2007 and recorded June 1, 2007 in Instrument Number 20070021857, granted and conveyed unto Courtney B. Cavanaugh.

SEIZED, taken in execution and to be sold as the property of which Courtney B. Cavanaugh, Mortgagor(s) herein, under Judgment Number 2015-CV-386-MF.

BEING DESIGNATED AS TAX PARCEL No. 49-008-012.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 163**

**MORRIS A. SCOTT, Esq.**

**Judgment Amount: \$61,767.35**

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

BEGINNING at a point on the eastern line of 18th Street In the division line between Lot No. 130 and Lot No. 131 on the Plan of Lots hereinafter mentioned; thence eastwardly along the said division line one hundred ten (110) feet to a twenty (20) foot wide alley; thence southwardly along the western line of said alley, twenty (20) feet to the division line between Lot No. 131 and Lot No. 132 on the said Plan; thence westwardly along the said division line, one hundred ten (110) feet to the eastern line of 18th Street; thence northwardly along the eastern line of 18th Street twenty (20) feet to the place of BEGINNING.

BEING LOT NO. 131, on the Plan of Lots known as "Lafayette", recorded in the Dauphin County Recorder of Deeds Office in Plan Book "H", Page 5.

BEING KNOWN AND NUMBERED as 1117 South 18th Street, Harrisburg, PA 17104.

IMPROVEMENTS: Two-Story Residential Dwelling.

BEING THE SAME premises which Phyhany Kop and Vany Ke granted and conveyed unto Maryna Ya by Deed dated February 21, 2007 and recorded February 27, 2007 in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania as Instrument No. 20070007948.



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**Miscellaneous Notices**

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SEIZED AND TAKEN in execution as the property of Maryna Ya, Mortgagor herein, under Judgment Number 2014-CV-10786-MF.

BEING DESIGNATED AS TAX PARCEL No. 01-011-013.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 164**

**MORRIS A. SCOTT, Esq.**

**Judgment Amount: \$236,718.32**

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

BEGINNING at a point on the southern side of Bonnyview Road at line of Lot No.2; THENCE along the southern line of said Bonnyview Road, South seventy-nine (79) degrees no (00) minutes East, a distance of eighty-five (85) feet to a point at the beginning of a curve; THENCE by a curve to the right having a radius of twenty-five (25) feet, a distance of thirty-nine and twenty-seven hundredths (39.27) feet to a point on the western side of Vernon Avenue; THENCE along the western side of said Vernon Avenue, South eleven (11) degrees no (00) minutes West, a distance of eighty-five (85) feet to a point in Lot No. 4; THENCE through Lot No. 4 North seventy-nine (79) degrees no (00) minutes West, a distance of one hundred ten (110) feet to a point at the line of Lot No. 2; THENCE along line of Lot No. 2 North eleven (11) degrees no (00) minutes East, a distance of one hundred ten (110) feet to a point, the place of beginning.

BEING Lot No. 3 and the northern thirty-six (36) feet of Lot No. 4, Block "K" of the Plan of Bonnyview Extension, recorded in Plan Book "Q", Page 3, Dauphin County Records.

HAVING THEREON ERECTED a one-story brick dwelling house known as No. 3607 Bonnyview Road.

IMPROVEMENTS: One-Story Residential Dwelling.

BEING THE SAME premises which Martha M. Ulrich granted and conveyed unto George H. Alfredson and Ursula C. Alfredson by Deed dated June 29, 1989 and recorded September

12, 1989 in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania in Deed Book 1322, Page 389.

GEORGE H. ALFREDSON departed this life on August 18, 2008.

SEIZED AND TAKEN in execution as the property of Ursula C. Alfredson, solely as heir to George H. Alfredson, deceased, Mortgagor herein, under Judgment Number 2015-CV-322-MF.

BEING DESIGNATED AS TAX PARCEL No. 62-039-031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

---

**SALE No. 165**

**CAROL L. VERISH, Esq.**

**Judgment Amount: \$11,860.48**

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

BEING at a point on the southern line of Emerald Street, thirty nine (39) feet, more or less, westward from the southwest corner of Emerald and Jefferson Streets at line of property now or late of Rose C. Gaverich and running thence Southwardly parallel with Jefferson Street and through the center of the partition wall between houses now known as Nos. 633 and 635 Emerald Street and beyond, in all ninety three (93) feet to an alley four (4) feet wide; thence Westwardly along the northern line of said alley fifteen (15) feet to a point; thence Northwardly parallel with Jefferson Street and through the center of the partition wall between houses now known as Nos. 631 and 633 Emerald Street, ninety three (93) feet to Emerald Street and thence eastwardly along the southern line of said Emerald Street, fifteen (15) feet to the place of BEGINNING.

HAVING thereon erected the building now known as 633 Emerald Street.

BEING the same premises which J. Gary Neff by Deed dated June 27, 2000 and recorded on June 29, 2000 in Book 3708, Page 334 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, granted and conveyed unto Gilberto Perez and Norma I. Perez. The said, Norma I. Perez having since died, thereby vesting title by operation of law in the aforesaid premises to Gilberto Perez.

PREMISES BEING: 633 Emerald Street, Harrisburg, PA 17110.

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**Miscellaneous Notices**

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

SEIZED AND TAKEN in execution as the property of Gilberto Perez, Mortgagor herein, under Judgment Number 2015-CV-685-MF.

BEING DESIGNATED AS TAX PARCEL No. 10-018-003.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE No. 166**

**CAROL L. VERISH, Esq.**

**Judgment Amount: \$129,398.01**

433 SOUTH FIFTEENTH STREET, HARRISBURG, PA.

434 SOUTH FIFTEENTH STREET, HARRISBURG, PA.

435 SOUTH FIFTEENTH STREET, HARRISBURG, PA.

437 SOUTH FIFTEENTH STREET, HARRISBURG, PA.

**TRACT NO. 1**

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

BEGINNING at the Southeast corner of Hunter and South Fifteenth Streets; thence Eastwardly along the Southern line of Hunter Street, sixty-six (66) feet to a four (4) feet wide private alley; thence Southwardly along said alley fifteen (15) feet to line of property No. 435 South Fifteenth Street; thence Westwardly along said line through the center of the partition wall between said property and property herein described sixty-six (66) feet to Fifteenth Street; thence Northwardly along Fifteenth Street fifteen (15) feet to the place of BEGINNING.

HAVING thereon erected a brick dwelling house No. 433 South Fifteenth Street.

BEING the same premises which Aris B. Barcenas by Deed dated January 23, 2009 and recorded on February 2, 2009 at Instrument # 20090002852 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, granted and conveyed unto Noi Thi Le a/k/a Noi T. Le.

**TRACT NO. 2**

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

BEGINNING at a point fifteen (15) feet South from the Southwest corner of Hunter and South Fifteenth Streets; thence Westwardly along the Southern line of property now or formerly of Harry C. Gruver, through the center of a frame partition wall, seventy-nine (79) feet, more or less, to a three feet (3 ') wide private alley; thence Southwardly along the Eastern line of said private alley, fourteen (14) feet, more or less, to a point; thence Eastwardly along the line of property now or formerly of John O. Roopes, through the center of a brick partition wall, seventy-nine (79) feet, more or less, to South Fifteenth Street; thence Northwardly along the Western side of South Fifteenth Street; thence Northwardly along the Western Side of South Fifteenth Street, fourteen (14) feet, more or less, to the place of BEGINNING

HAVING thereon erected a two story brick dwelling house known and numbered as No. 434 South Fifteenth Street, Harrisburg, Pennsylvania.

BEING the same premises which Aris B. Barcenas by Deed dated January 23, 2009 and recorded on February 2, 2009 at Instrument # 20090002851 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, granted and conveyed unto Noi Thi Le a/k/a Noi T. Le.

**TRACT NO. 3**

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

BEGINNING at a point on the Eastern line of South Fifteenth Street, fifteen (15) feet South of the Southeast corner of said Fifteenth Street and Hunter at line of property No. 433 South Fifteenth Street; thence Eastwardly along said line through the center of the partition wall between said property and property herein described sixty-six (66) feet to a four foot wide alley; thence Southwardly along said alley fifteen feet to line of property No. 437 South Fifteenth Street; thence Westwardly along said line through the center of the brick partition wall between said property and property herein described sixty-six (66) feet South Fifteenth Street; thence Northwardly along Fifteenth Street, fifteen (15) feet to the place of BEGINNING.

HAVING thereon erected a two story brick dwelling house known as No. 435 South Fifteenth Street, Harrisburg, Pennsylvania.



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**Miscellaneous Notices**

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BEING the same premises which Aris B. Barcnas by Deed dated January 23, 2009 and recorded on February 2, 2009 at Instrument # 20090002850 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, granted and conveyed unto Noi Thi Le a/k/a Noi T. Le.

**TRACT NO. 4**

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

BEGINNING at a point on the Eastern line of South Fifteenth Street, thirty (30) feet South of the Southeast corner of said Fifteenth and Hunter Streets; thence Eastwardly along said line through the center of the partition wall between said property and property herein described sixty-six (66) feet to the line of a four (4) feet wide alley; thence Southwardly along said line fifteen (15) feet to line of property no. 439 South Fifteenth; thence Westwardly along said line through the center of a partition wall between said property and property herein described sixty-six (66) feet to South Fifteenth Street; thence Northwardly along South Fifteenth Street fifteen (15) feet to the place of BEGINNING.

HAVING thereon erected a brick dwelling house known as No. 437 South Fifteenth Street, Harrisburg, Pennsylvania.

TOGETHER with the right to use of said four (4) feet wide private alley in common with other owners and occupiers of the other property abutting thereon.

BEING the same premises which Aris B. Barcnas by Deed dated January 23, 2009 and recorded on February 2, 2009 at Instrument # 20090002853 in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, granted and conveyed unto Noi Thi Le a/k/a Noi T. Le.

TRACT NO. 1 PREMISES BEING: 433 South Fifteenth Street, Harrisburg, PA 17104.

TRACT NO. 2 PREMISES BEING: 434 South Fifteenth Street, Harrisburg, PA 17104.

TRACT NO. 3 PREMISES BEING: 435 South Fifteenth Street, Harrisburg, PA 17104.

TRACT NO. 4 PREMISES BEING: 437 South Fifteenth Street, Harrisburg, PA 17104.

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

SEIZED AND TAKEN in execution as the property of Noi T. Le a/k/a Noi Thi Le, Mortgagor herein, under Judgment Number 2015-CV-401.

BEING DESIGNATED AS TAX PARCEL No. 02-031-029, 02-030-061, 02-031-030, 02-031-031.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday, August 10, 2015, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**CONDITIONS OF SALE**

**The Highest and Best Bidder  
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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.

J.R. LOTWICK  
Sheriff of Dauphin County  
j12-j26

May 19, 2015

**BAR ASSOCIATION PAGE**  
**Dauphin County Bar Association**  
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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.

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**LEGAL SERVICES PROPOSAL:** The Pennsylvania Lawyers Fund for Client Security is seeking proposals from law firms in the Harrisburg/Central Pennsylvania area to serve as the Fund's counsel on a contractual basis under the direction of the Fund's Board and Executive Director. Services will include, but are not limited to: subrogation and collection efforts for obligations owed to the Fund; representation in bankruptcy court for proofs of claims and complaints in nondischargeability; modification of criminal restitution orders in state or federal court; and, general legal advice regarding legal issues that arise during the investigation of claims. Any firm who is interested in submitting a proposal should contact Kathryn J. Peifer, Esq., Executive Director at (717) 231-9510 or [kpeifer@palawfund.com](mailto:kpeifer@palawfund.com) to request an RFP for Legal Services. The deadline to submit a proposal is **4:00 PM on July 28, 2015**. For more information about the Pennsylvania Lawyers Fund for Client Security visit our web site at [www.palawfund.com](http://www.palawfund.com). jn19-jy3

**LEGAL SECRETARY:** Large civil litigation insurance defense firm is seeking a full time legal secretary to join its Harrisburg office. Excellent typing skills a must. Candidate must have a min. of 2yrs. general liability and/or WC exp., and have the ability to multi task and work independently. Exp. w/ electronic filings and Microsoft applications essential. Competitive salary, benefits and onsite parking. Email Resume and cover letter to: [resume@tthlaw.com](mailto:resume@tthlaw.com). jn19-jy3

**ATTORNEY:** – The law firm of Metzger Wickersham has an opening for an associate to handle Personal Injury cases in our Harrisburg office. The successful candidate must be willing to travel for appointments, have outstanding customer service and employee relation skills, a dynamic personality with an entrepreneurial spirit, and a JD and Pennsylvania license. Experience using the Needles case management system would be a plus. The firm offers a salary commensurate with experience and an attractive benefits package. Please direct all inquiries to [careers@mwke.com](mailto:careers@mwke.com). jn26-jy10



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