

Advertisements appearing for First Time

Miscellaneous Notices

SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, PA and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, PA, on Thursday, January 20, 2022, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1

JACQUELINE F. McNALLY, ESQUIRE
JUDGMENT AMOUNT: \$45,979.85

ALL THAT CERTAIN lot or tract of land situate in the 10th Ward, City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows to, to wit:

BEGINNING at a point on the Eastern side of Penn Street, as the Southern line of 3.5 feet wide private alley, said point being 96.16 feet South of the Southeast corner of Penn and Emerald Streets; thence extending along the Southern side of said alley North 79 degrees East 63 feet to a point on the West side of a four feet wide alley (presently unopened); thence along the same South 11 degrees east 20 feet to a corner of property now or late of Bessie K. Riner; thence along said property and passing through the center of a party wall South 79 degrees West 53 feet to a point on the Eastern side of Penn Street aforesaid; thence along the same North 11 degrees West 20 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a two and one half story brick dwelling known as 2241 Penn Street, Harrisburg PA 17110

UNDER AND SUBJECT to easements, covenants, reservations, restrictions, and right-of-ways of record.

TOGETHER with the right to use the 3.5 feet wide alley along the Northern side of said Lot in common with the owners and occupiers of other properties abutting.

PARCEL NUMBER: 10-061-021

BEING THE SAME premises in which Carita M. Ellis n/k/a Carita M. Ellis-Espola conveyed unto Carita M. Ellis-Espola by deed dated February 22, 2005 and recorded in the Office of the Recorder of Deeds of Dauphin County in Deed Book 5903, Page 587.

SEIZED AND SOLD as the property of Carita M. Ellis-Espola and Jose A. Espola under judgment # 2019-CV-05215

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in

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

SALE NO. 2

STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$126,222.41

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 on the northwestern corner of Market Street and Lumber Street; THENCE along the north line of Market Street north seventy-six degrees and fifteen minutes, west one hundred seventy-seven and fifty one hundredth feet (West 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.

BEING KNOWN AS: 312 MARKET STREET, HIGHSPIRE, PA 17034

PROPERTY ID NUMBER: 30-006-014-000-0000

BEING THE SAME PREMISES WHICH FERN B. CHAJKOWSKI, WIDOW BY DEED DATED 10/30/2008 AND RECORDED 11/12/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 20080041067, GRANTED AND CONVEYED UNTO LYNN H. STONEROAD, ADULT INDIVIDUAL.

TO BE SOLD AS THE PROPERTY OF LYNN H. STONEROAD UNDER JUDGMENT NO. 2019-CV-02696-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 3
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$172,578.23

ALL THAT CERTAIN tract or parcel of land situate in Middle Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with a Plan made by D.P. Raffensperger Associates, Engineers and Surveyors, Camp Hill, Pennsylvania, dated March 22, 1976, as follows, to wit:

BEGINNING at a point on the eastern line of Fulton Road (T-302), said point being located and referenced as follows:

FROM a monument at the intersection of the southern line of LR-22026 and the eastern line of Fulton Road (T-302) South four (04) degrees thirty (30) minutes East, a distance of six hundred ninety (690) feet to a point at the division line of Lots No. 8 and 9 on the hereinafter mentioned Plan of Lots, said point being the place of BEGINNING;

THENCE along said division line North eighty-five (85) degrees thirty (30) minutes East, a distance of one hundred fifty (150) feet to a point at the division line of Lots No. 9 and 34 on said Plan of Lots;

THENCE along said division line South four (4) degrees thirty (30) minutes East, a distance of one hundred fifty (150) feet to a point at the division line of Lot No. 9 on said Plan of Lots and Lot No. 10 on Plan # 2 Holly Hills;

THENCE along said division line South eighty-five (85) degrees thirty (30) minutes West, a distance of one hundred fifty (150) feet to a point on the eastern line of Fulton Road aforesaid;

THENCE along the eastern line of Fulton Road North four (4) degrees thirty (30) minutes West, a distance of one hundred fifty (150) feet to a point the place of BEGINNING.

BEING Lot # 9 on Plan of Lots of Holly Hills, Plan # 1, which Plan is recorded in the Office of the Recorder of Deeds, in and for Dauphin County in Plan Book "V", Volume II, Page 18.

BEING KNOWN AS: 1711 FULTON ROAD, DAUPHIN, PA 17018

PROPERTY ID NUMBER: 43-009-156
BEING THE SAME PREMISES WHICH ROBERT J. COLLINS AND ANN L. COLLINS BY DEED DATED 6/30/2006 AND RECORDED 7/10/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT # 20060027301, GRANTED AND CONVEYED UNTO JASON E. NORNHOLD AND BRANDY L. NORNHOLD, HUSBAND AND WIFE.

TO BE SOLD AS THE PROPERTY OF JASON E. NORNHOLD AND BRANDY L.

NORNHOLD UNDER JUDGMENT NO.
2019-CV-00353-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$113,155.44

PROPERTY SITUATE in the Borough of Penbrook, Dauphin County, Pennsylvania

TAX ID No. 48-001-006-000-0000

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 plant thereof made by D.P. Raffensperger, Registered Surveyor, dated September 20, 1961, as follows:

BEGINNING at a point on the Northeasterly side of Canby Street at the intersection of the Easterly side of James Alley, now known as Packer Street; thence along Packer Street North twelve (12) degrees fifteen (15) minutes West ninety-four (94) feet to a railroad spike on the South side of Ludwig Alley; thence along Ludwig Alley North seventy-seven (77) degrees forty-five minutes East sixty-two (62) feet to a stake at corner; thence South sixteen (16) degrees twelve (12) minutes East fifty-six and sixteen one-hundredths (56.16) feet to a point at the partition wall separating the dwelling on this lot from the dwelling on the lot adjoining to the East; thence extending through the center of said partition wall South fifteen (15) degrees seven (7) minutes West sixty-four (64) feet to a point to the Northeasterly side of Canby Street aforesaid; thence along the same North seventy-four (74) degrees fifty-three (53) minutes West forty-one and five one-hundredths (41.05) feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Althea M. Hall, a married woman, by deed from Jack Hammer Enterprises, LLC, dated 06/21/2006, Recorded 08/02/2006, Instrument No. 20060031006.

SEIZED AND SOLD as the Property of ALTHEA M. HALL by virtue of a writ of execution No. 2013-CV-00600-MF

PROPERTY ADDRESS: 2368 Canby Street, Harrisburg, PA 17103

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

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Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$127,646.01

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 eastern side of Clover Lane, said point being on the dividing line of Lots Nos. 5 and 6 on the hereinafter mentioned Plan of Lots; thence South eighty-seven degrees forty minutes East ninety-three and twenty-eight hundredths feet (S 87 degrees 40 minutes E 93.28 seconds) to a point at line of Lot No. 10; thence by the same North four degrees twenty-six minutes East one hundred seventy-three and sixty-four hundredths feet (N 04 degrees 26 minutes E 173.64 seconds) to a point on the southern line of William Street; thence by the same North eighty-seven degrees forty minutes West ninety-nine and forty-six hundredths feet (N 87 degrees 40 minutes W 99.46 seconds) to a point on the eastern line of Clover Lane; thence by the same South two degrees twenty minutes West one hundred seventy-three and sixty-one hundredths feet (S 02 degrees 20 minutes W 173.61 seconds) to a point, the place of BEGINNING.

HAVING THEREON erected a single story brick ranch type dwelling house known as 21 Clover Lane, Halifax, PA 17032

BEING Lot No. 6 on a revised and enlarged Plan of Witmer Addition to Matamoras.

BEING KNOWN AS: 21 CLOVER LANE, HALIFAX, PA 17032

PROPERTY ID NUMBER: 29-021-044-000-0000

BEING THE SAME PREMISES WHICH STEVEN W. BRANN AND JENNIFER L. BRANN, HUSBAND AND WIFE BY DEED DATED 6/24/2014 AND RECORDED 7/2/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 20140015483, GRANTED AND CONVEYED UNTO ANDREW C. HOY, ADULT INDIVIDUAL.

TO BE SOLD AS THE PROPERTY OF Andrew C. Hoy under Judgment No. 2015-CV-05656-MF

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

Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$160,995.44

ALL THAT CERTAIN parcel of land situate in the Township of Halifax, County of Dauphin and Commonwealth of Pennsylvania, being known and designated as Lot No. 1 as shown on a Subdivision Plan prepared by Carl Poffenberger, professional Engineer, for Raymond H. and Hona M. Fetterolf, dated July 14, 1980, with said Subdivision Plan being recorded in the Office of the Recorder of Deeds in and for Dauphin County, in Plan Book K, Volume 3, Page 89.

ALSO DESCRIBED AS:

ALL THAT CERTAIN tract of land situate in Halifax Township, Dauphin County, Pennsylvania, being Lot No. 1 as shown on a Subdivision Plan prepared by Carl Poffenberger, Professional Engineer, for Raymond H. and Hona M. Fetterolf, dated July 14, 1980, and revised August 27, 1980, with said Subdivision Plan being recorded in the Office of the Recorder of Deeds in and for Dauphin County in Plan Book K, Volume 3, Page 89, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Township Road T-579, also known as Dunkle Road, which point marks the Southwest corner of lands now or late of Robert E. Rothermel, et ux; thence along the centerline of Township Road T-579, also known as Dunkle Road, South 85 degrees 34 minutes 00 seconds West, 217.21 feet to an iron pin in line of lands now or late of Glenn R. Fetterolf, et ux.; thence along said Fetterolf lands and continuing along lands now or late of Robert E. Rothermel, et ux., North 03 degrees 50 minutes 00 seconds East, 316.71 feet (erroneously referred to as 262.00 feet in prior deed of record) to an iron pin; thence along said Rothermel lands South 85 degrees 11 minutes 00 seconds East, 174.87 feet to an iron pin; thence continuing along the same, South 04 degrees 16 minutes 00 seconds East, 285.32 feet to an iron pin in the centerline of Township Road T-579, also known as Dunkle Road, the point and plate of BEGINNING.

BEING KNOWN AS: 640 DUNKLE SCHOOL ROAD, HALIFAX, PA 17032

PROPERTY ID NUMBER: 29-006-017-000-0000

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BEING THE SAME PREMISES WHICH SHANE R. BORDNER BY DEED DATED 11/19/2001 AND RECORDED 11/26/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4178 AT PAGE 097, GRANTED AND CONVEYED UNTO ROGER D. MOORE AND BARBARA A. MOORE, HUSBAND AND WIFE.

TO BE SOLD as the property of Barbara A. Moore and Roger D. Moore under judgment No. 2020-CV-01557-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

ADAM FRIEDMAN, ESQUIRE
JUDGMENT AMOUNT: \$72,881.61

ALL THAT CERTAIN lot or piece of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated June 13, 1972, as follows:

BEGINNING at a point on the south side of Park Street, said point being 82.8 feet West of the Southwest corner of Park and 20th Streets; thence along the West side of a three feet wide private alley, South 12 degrees 30 minutes a distance of 110 feet to a point on the North side of Ethel Street; thence along same, south 77 degrees 30 minutes West, a distance of 14 feet to corner of premises known as 1935 Park Street; thence along said premises and passing through the center of a partition wall, north 12 degrees 30 minutes West, the distance of 110 feet to a point on the South side of Park Street, aforesaid; thence along the same North 77 degrees 30 minutes East, a distance of 14 feet to the point and place of BEGINNING.

BEING THE same premises which Kathlene Ortega and Juan R. Ortega, wife and husband, conveyed to Leniel Roque, by deed dated October 20, 2006 and recorded October 24, 2006 in the Dauphin County Recorder of Deeds Office at Instrument Number 20060043719.

TAX PARCEL No. 09-075-020

PREMISE BEING: 1937 Park Street, Harrisburg, PA, 17103

SEIZED AND SOLD as the property of LENIEL ROQUE, Judgment Number 2021-CV-1252-MF (Wilmington Trust, National Association Not in its Individual Capacity, but

solely as Trustee of MFRA Trust 2016-1 v. LENIEL ROQUE), with a judgment amount of \$72,881.61.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 8

MATTHEW G. BRUSHWOOD, ESQUIRE
JUDGMENT AMOUNT: \$49,563.17

SITUATE IN: Middletown Borough, Dauphin County, PA

ALL THAT CERTAIN unexpired leasehold or term of years in and to all that certain tract or parcel of ground situate in the Borough of Middletown, Dauphin County, Pennsylvania, together with the improvements thereon erected, being Lot No. 11, Block 111, Section 1, on the Plan of Oak Hills Addition No. 2 which said plan is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book O, Page 69, a recording of said Plan wherein names of some of the streets were changed is recorded in Plan Book R, Page 24, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of the intersection of Spruce and Birch Street; thence westwardly along the northern side of Birch Street, one hundred seven and thirteen hundredths (107.13) feet to a point at the dividing line between Lot Nos. 11 and 12 on hereinafter mentioned Plan of Lots; thence northwardly along the same, eight and twenty-five hundredths (80.25) feet to a point at the dividing line between Lot Nos. 10 and 11 on said plan; thence eastwardly along the same at right angles to Spruce Street sixty-nine and thirty-nine (69.39) feet to a point on the western side of Spruce Street; thence southwardly along the same ninety-five (95) feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a one and one-half story frame dwelling known and numbered as 129 Birch Street, Middletown, Pennsylvania.

BEING THE SAME PREMISES which Penrose R. Rice, Jr., by deed dated May 29, 2015 and recorded May 29, 2015 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20150012708, granted and conveyed unto

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Michael L. Rice and Kerri E. Rice, husband and wife.

PARCEL IDENTIFICATION NO: 42-002-049.

PREMISES BEING: 129 Birch Street, Middletown, PA 17057

SEIZED IN EXECUTION as the property of Michael L. Rice and Kerri E. Rice on Judgment No. 2018-CV-03482-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9

KRISTEN D. LITTLE, ESQUIRE

JUDGMENT AMOUNT: \$71,894.06

ALL THAT CERTAIN LOT OR PIECE OF LAND, situate in the Ninth 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 southern side of Chestnut Street 97 feet west from the Western line of South Seventeenth Street at line of property known as No. 1629 Chestnut Street;

THENCE in a southerly direction along the western line of said property, through the center of the frame partition wall between said property and the property herein described 78 feet to a 4 feet wide alley, which alley is to be used in common with owners and occupiers of other properties abutting thereon for ingress, egress and regress only;

THENCE westwardly along the northern line of said alley 15 feet to a point at line of property No. 1625 Chestnut Street;

THENCE northwardly along the eastern line of said property and the property herein described 78 feet to Chestnut Street; Thence eastwardly along the southern line of Chestnut Street 15 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1627 Chestnut Street, Harrisburg PA 17104

PARCEL # 09-052-094-000-0000

BEING THE SAME PREMISES which Luisa Cribari, widow, by deed dated June 20, 2007 and recorded July 12, 2007 in Instrument # 20070027814 in the Office of the Recorder of Deeds in and for the County of Dauphin, granted and conveyed unto Luisa Cribari, widow, in fee.

SEIZED AND SOLD as the property of Luisa Cribari under judgment # 2019-CV-07955

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$150,862.64

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

BEGINNING at a steel reinforcing bar set on the western right-of-way line of Ryan Drive (50 feet wide), at the dividing line between Lots B-21 and B-20, said piece of beginning being South one (01) degree zero (00) minutes zero (00) seconds West, seventy-six and sixty-three hundredths (76.63) feet from a concrete monument at the P.T. (point of tangency) of a 15.00 radius starting at Lancaster Avenue (50 feet wide); thence from the place of beginning and along the western right-of-way line of Ryan Drive, South one (01) degree zero (00) minutes zero (00) seconds West, eighty (80.00) feet to a steel reinforcing bar set at the dividing line between Lots B-19 and B-20; thence along said dividing line, North eighty-nine (89) degrees zero (00) minutes zero (00) seconds West, one hundred twenty-five (125.00) feet to a steel reinforcing bar set on the line of lands now or formerly of Richard J. Wonderlick; thence along a portion of the lands now or formerly of Wonderlick, and the lands now or formerly of Robert L. Heisley, North one (01) degree zero (00) minutes zero (00) seconds East, eighty (80.00) feet to a steel reinforcing bar set of the dividing line of Lots B-21 and B-20; thence along said dividing line, South eighty-nine (89) degrees zero (00) minutes zero (00) seconds East, one hundred twenty-five (125.00) feet to a steel reinforcing bar, the place of BEGINNING.

BEING LOT B-20 as shown on Subdivision Plan for K.B.D.A Partnership, recorded in Plan Book "T", Volume 3, Page 2.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 516 Ryan Drive, Harrisburg, PA 17112

PARCEL # 35-027-162-000-0000

BEING THE SAME PREMISES which Ross W. Potts and Susan K. Potts, husband and wife, by deed dated March 28, 2008 and recorded April 1, 2008 as Instrument Number

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20080011538, in the Office of the Recorder of Deeds in and for the County of Dauphin, granted and conveyed unto Earmon A. Johnson, single person, in fee.

SEIZED AND SOLD as the property of Earmon A. Johnson under judgment number 2019-CV-05818-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$131,721.56

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

TAX ID No. 12-1004-151-000-0000

ALL THAT CERTAIN parcel of land located in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, being shown and designated as "Lot 5" on a Plan entitled "Proposed Subdivision Plan for Capitol Heights Development Phase I", by Dawood Engineering, Inc., Plan dated June 7, 1999.

BEGINNING at an iron pin to be set, said point being on the dividing line of Lot 5 and lands of McDonel Evans, Inc., where said line intersects with the eastern right-of-way line of Logan Street (20' right-of-way width); thence along said lands and also along Lot 32H, lands of Gary R. Eby, et al, lands of Vision Redevelopers, Inc., lands of Carlos Pimental and Lot 32G, North 72 degrees 30 minutes 00 seconds East a distance of 98.00 feet to an iron pin to be set at the western right-of-way line of Orange Alley (14' right-of-way width); thence along the western right-of-way line of Orange Alley, South 17 degrees 30 minutes 00 seconds East a distance of 29.00 feet to an iron pin to be set at the lot line of Lots 5 and 6; thence along Lot 6, South 72 degrees 30 minutes 00 seconds West a distance of 98.00 feet to an iron pin to be set at the eastern right-of-way line of Logan Street; thence along the eastern right-of-way line of Logan Street, North 17 degrees 30 minutes 00 seconds West a distance of 29.00 feet to an iron pin set at the southern corner of lands of McDonel Evans, Inc.; the PLACE OF BEGINNING.

CONTAINING 2,842 square feet, more or less.

SUBJECT to all covenants and agreements of record.

BEING THE SAME PREMISES which Struever Rouse Homes of Capitol Heights

Limited Partnership, by deed dated 02/08/2002 and recorded 02/12/2002 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 4278, Page 141, granted and conveyed unto Sylvester J. Crawford and Marlene H. Crawford, husband and wife, in fee.

PROPERTY ADDRESS: 1735 Logan Street, Harrisburg, PA 17102

SEIZED AND SOLD as the property of SYLVESTER J. CRAWFORD AND MARLENE H. CRAWFORD by virtue of a writ of execution No. 2019-CV-5168-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 12
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$150,073.28

PROPERTY SITUATE in Susquehanna Township, Dauphin County, Pennsylvania

TAX ID No. 62-042-141-000-0000

ALL THAT CERTAIN Tract or land and premises situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the western side of Latshmere Drive, which point is one hundred ninety (190) feet north of the northwest corner of Latshmere Drive and Larry Drive at the division line between Lots No. 30 and 31 on the hereinafter mentioned Plan of Lots; thence Westerly along said division line, one hundred seven and twenty-six one-hundredths (107.26) feet to a point on the Eastern line of Lot No. 36 on the hereinafter mentioned Plan; thence Northwardly along the Eastern line of Lots No. 36 and 37 eighty-two and fifty-four hundredths (82.54) feet to point at the division line between Lots No. 29 and 30 in said Plan; thence Eastwardly along said division line one hundred five (105) feet to a point on the Western line of Latshmere Drive; thence Southwardly along the Western line of Latshmere Drive seventy-five (75) feet to a point, the place of BEGINNING.

BEING LOT No. 30 on the Plan of Section 1 of Latshmere Manor, recorded in the Office of the Recorder of Deeds, in and for Dauphin County, Pennsylvania on March 13, 1956, in Plan Book 'T' Page 45.

BEING THE SAME PREMISES which Kimberly Renee Baskins, a/k/a Kimberly Renee Ferguson a/k/a Kimberly Renee Hunter,

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executrix of the estate of Otha Lionel Ferguson, late, by deed dated 07/08/2019 and recorded 07/08/2019 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20190016121, granted and conveyed unto Kimberly Renee Baskins, individually, in fee.

SEIZED AND SOLD as the property of KIMBERLY RENEE BASKINS by virtue of a writ of execution No. 2019-CV-08941

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$52,933.82

ALL THAT CERTAIN parcel or tract of land, situate in the Borough of Steelton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Ernest J. Walker, Professional Engineer, dated June 12, 1980, as follows, to wit:

BEGINNING at the northeast corner of Bessemer Street and Lebanon Street; thence along the northeast side of Lebanon Street, North 40 degrees 60 minutes 00 seconds West, the distance of 67.50 feet to a post at the southeast corner of Premises No. 409 Lebanon Street; thence by the same North 50 degrees 00 minutes 00 seconds East the distance of 100.65 feet to a post at the southwest corner of Premises No. 525 Bessemer Street; thence South 3 degrees 07 minutes 00 seconds East the distance of 3.75 feet to a point on the northern right of way line of Bessemer Street; thence continuing along Bessemer Street, South 3 degrees 07 minutes 00 seconds East the distance of 80.64 feet to a post; thence still along Bessemer Street, South 50 degrees 00 minutes 00 seconds West the distance of 50.00 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a 2½ story frame dwelling house known and numbered as 501 Bessemer Street, Steelton, Pennsylvania.

BEING THE SAME PREMISES which Norma M. Burnett, by deed dated 02/09/2007 and recorded 02/20/2007 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20070006892, granted and conveyed unto Lori A. Thompson, in fee.

TAX PARCEL: 60-001-004-000-0000
SEIZED AND SOLD as the property of Lori A. Thompson under judgment # 2019-CV-3631

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16
NICHOLAS J. ZABALA, ESQUIRE
JUDGMENT AMOUNT: \$38,721.00

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

BEGINNING at a point on the South side of Wayne Street, said point being 135 feet East on the Southeast corner of 32nd and Wayne Street; thence along the South side of Wayne Street, North 81 degrees 47 minutes 46 seconds East 60 feet to a corner of premises known as No. 3157 Wayne Street; thence along said premises South 8 degrees 12 minutes 14 seconds East, 100 feet to a point on the North side of Davenport Street; thence along the same South 81 degrees 47 minutes 46 seconds West 60 feet to a corner of premises known as No. 3209 Wayne Street, thence along the same North 8 degrees 12 minutes 14 seconds West 100 feet to the place of BEGINNING.

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

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

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

BEING THE SAME PREMISES WHICH DIVIA DARCEL HAIRSTON, EXECUTRIX OF THE ESTATE OF MITCHELL THOMAS BY DEED DATED 11/8/2018 AND RECORDED 11/9/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT: 20180028408, GRANTED AND CONVEYED UNTO DAVID HOWARD SMITH, SINGLE MAN.

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

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

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distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17
NICOLE LaBLETТА, ESQUIRE
JUDGMENT AMOUNT: \$101,548.88
NO. 2016-CV-1320-MF
TAX PARCEL: 71-002-051-000-0000

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

BEGINNING at Northwest corner of the property now or formerly of Robert Finley; thence North along the East side of Sixth alley, fifty-one (51) feet, more or less, to the Southwest corner of property now or formerly of Ellen Giest, of which this had been a part; thence East along the Southern boundary of the said property now or formerly of Ellen Giest, three hundred eighty-five (385) feet to Water Street; thence North along said Water Street, thirty-eight (38) feet to the Southern boundary line of land now or formerly of Robert Drum; thence East along the Southern boundary line of said land now or formerly of Robert Drum, fifty-four (54) feet, more or less, to lands late of Blum and Heilner; thence South along said lands ninety-eight (98) feet, more or less, to the Northern boundary line of lands now or formerly of Robert Finley; thence West along the Northern boundary line of said Finley land, four hundred one (401) feet, more or less, [stated incorrectly in previous deeds as four hundred fifty-one (451) feet], to Sixth Alley, the PLACE OF BEGINNING.

HAVING THEREON ERECTED a dwelling house known and described as 220 Water St., Williamstown, Pennsylvania.

BEING the same property conveyed to Donald R. Staub and Barbara A. Staub from Matthew D. Whitcomb and Diane M. Whitcomb, by deed dated 8/17/2006, and recorded on 9/27/2006 in the Dauphin County Recorder of Deeds as Instrument Number 20060039965.

SEIZED AND SOLD as the property of Barbara A. Staub and Donald R. Staub under judgment # 2016-CV-1320

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in

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

SALE NO. 18
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$143,553.03

ALL THAT CERTAIN UNIT, being Unit No. 448, (The Unit), of Hygate, a Condominium, located in Derry Township, Dauphin County, Pennsylvania, which Unit is designated in the Declaration of Hygate, a Condominium (The "Declaration of Condominium"), and Declaration Plats and Plans as Recorded in the Recorder's Office of Dauphin County, Pennsylvania, in Record Book 475, Page 339.

Together with an undivided 1.724 percent interest in common elements as more particularly set forth in the aforesaid Declaration of Condominium, and Declaration Plats and Plans for Hygate, a condominium together with the right to use any limited common elements applicable to the unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans for Hygate, a Condominium

PARCEL ID(S): 24/014/098
24-014-098-000-0000

BEING KNOWN AS: 448 WEST CHOCOLATE AVENUE, HERSHEY, PA 17033

BEING THE SAME PREMISES WHICH SHIRLEY K. RHONE, A WIDOW AND KEMER H. RUNKLE, A WIDOWER BY DEED DATED 8/15/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4083 AT PAGE 501, GRANTED AND CONVEYED UNTO KEMER H. RUNKLE, A WIDOWER, NOW DECEASED.

SEIZED AND SOLD as the property of the unknown heirs of Kemer H. Runkle, deceased, Megan N. Runkle, solely in her capacity as heir of Kemer H. Runkle, deceased under judgment # 2019-CV-07550

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 19

KENYA BATES, ESQUIRE

JUDGMENT AMOUNT: \$143,091.94

2019-CV-00011-MF

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

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

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

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

PARCEL ID 31-005-001-000-0000

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

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 20

JILL M. FEIN, ESQUIRE

JUDGMENT AMOUNT: \$101,005.95

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

ALL THAT CERTAIN lot or piece of land situate in Derry Township, Dauphin County,

Pennsylvania, designated and known as part of Lot numbered fifty-two (52) and part of Lot numbered fifty-three (53) on a Plan of Lots, having thereon erected a two and one-half story frame dwelling house known as No. 34 West Caracas Avenue, bounded and described as follows:

CONTAINING in front on the South side of West Caracas Avenue forty (40) feet, and extending in depth of that width southwardly one hundred fifty (150) feet to a fifteen (15) feet wide alley; said lot comprising the westerly thirty (30) feet of Lot No. 52 and the easterly ten (10) feet of Lot No. 53.

BOUNDED on the North by West Caracas Avenue aforesaid; on the South by the fifteen (15) feet wide alley aforesaid; on the East by property now or formerly of Henry F. Wentling, being the remaining portion of Lot No. 52; and on the West by property now or formerly of the Hershey Chocolate Company, being the remaining portion of Lot No. 53.

BEING the same premises which Clarence G. Von Nieda, Executor of the will of Boyd W. Von Nieda, by deed dated March 19, 1966, and recorded March 21, 1966, in the Dauphin County Recorder of Deeds Office in Deed Book 0, Volume 51, Page 290, granted and conveyed unto Paul B. Coulter and Sally A. Coulter, husband and wife. The said Paul B. Coulter died April 4, 1980, and title to the subject premises passed by operation of law to his spouse Sally A. Coulter, the Grantor herein.

PARCEL #24-016-060-000-0000

SEIZED AND SOLD as the property of P. Steven Coulter and Peggy S. Coulter under judgment # 2021-CV-4918

ADDRESS: 34 W. Caracas Ave., Hershey PA 17033

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21

MATTHEW FISSEL, ESQUIRE

JUDGMENT AMOUNT: \$48,258.23

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

TAX ID No. 01-015-003-000-0000

ALL THAT CERTAIN lot or piece of land situate in the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a

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survey and plan thereof made by D.P. Raffensperger, Registered Surveyor, dated January 22, 1956, as follows:

BEGINNING at a point on the West side of Rolleston Street (sixty feet wide) said point being twenty-two and fifty hundredths feet (22.50) South of the Southwest corner of Rolleston and Lowell Streets and at a point opposite the partition wall separating premises No. 1216 Rolleston Street from the premises herein-described, thence Southwardly along the West side of Rolleston Street sixteen (16) feet to a point opposite the partition wall separating Premises No. 1220 Rolleston Street from the premises herein-described; thence Westwardly at right angles to Rolleston Street and passing through said partition wall one hundred ten feet (110) at a point on the East side of a twenty foot wide street known as Flinton Street; thence Northwardly along the side of Flinton Street sixteen (16) feet to a point at a corner of Premises No. 1216 Rolleston Street; thence Eastwardly along said premises and passing through the center of the first above mentioned partition wall one hundred ten (110) feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which Daniel Schiavoni and Jan M. Schiavoni, husband and wife, by deed dated 11/14/2002 and recorded 11/21/2002 in the Office of the Recorder of Deeds in and for the County of Dauphin in Deed Book 4634, Page 570, granted and conveyed unto Emmanuel Rodriguez, in fee.

SEIZED AND SOLD as the property of EMMANUEL RODRIGUEZ by virtue of a writ of execution No. 2017-CV-4010-MF

PROPERTY ADDRESS: 1218 Rolleston St., Harrisburg, PA 17104

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 22

STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$120,831.65

ALL THAT CERTAIN house and lot of ground situate on the south side of Market Street in the Borough of Gratz, County of Dauphin and Commonwealth of Pennsylvania, being known and numbered as 414 East Market Street, Gratz, Pennsylvania, more particularly bounded and described as follows, to wit;

BEGINNING at a corner on said Market Street and lot of Mazie Hopple; thence along said Market Street, South eighty-eight and one-fourth (88¼) degrees East, fifty (50) feet to lot of Carl Sitlinger; thence along lot of the said Carl Sitlinger, South thirteen and one-half (13½) degrees East, two hundred eighteen (218) feet to south alley; thence along said alley, North eighty-eight and one-half (88½) degrees West, fifty (50) feet to lot of Mazie Hopple Estate; thence along lot of the Mazie Hopple Estate thirteen and one half (13½) degrees East, two hundred eighteen (218) feet to the place of BEGINNING.

HOWEVER, the length of said lot has been somewhat changed by a certain ordinance of the Borough Council, requiring said Market Street to be widened, and said Council purchasing a strip of land along said Market Street for that purpose from Caroline Haag, former owner of this lot, which will fully appear on the records of said Council.

BEING LOT No. 12 in the general plan of said Borough of Gratz.

BEING KNOWN AS: 414 EAST MARKET STREET, GRATZ, PA 17030

PROPERTY ID NUMBER: 27-005-036

BEING THE SAME PREMISES WHICH LARUE W. PHILLIPS AND PATTY PHILLIPS, HIS WIFE, AND JOHN H. PHILLIPS, AS TENANTS IN COMMON BY DEED DATED 6/15/2010 AND RECORDED 7/8/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO CHRISTOPHER MICHAEL BLOOM, A SINGLE PERSON.

SEIZED AND SOLD as the property of Christopher M. Bloom a/k/a Christopher Michael Bloom under judgment # 2021-CV-06123

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 23

CHRISTOPHER A. DeNARDO, ESQUIRE
JUDGMENT AMOUNT: \$215,177.69

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

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BEGINNING at a point on the Northeastern corner of 61st Street (60 feet wide) and Pine Knoll Drive (60 feet wide); thence extending along the eastern line of 61st Street, North Eleven (11) degrees Thirty-eight (38) minutes West a distance of Fifty-five and Eighty-four hundredths (55.84) feet to a point at a beginning of a curve; thence along said curve to the left having a radius of Fifty (50) feet, an arc distance of One Hundred Six and Three Hundredths (106.03) feet to a point at the division line between Lot Numbers 12 and 13 on the hereinafter mentioned Plan of Lots; thence extending along said division line North Nine (09) degrees Fifty (50) minutes East a distance of One Hundred Thirteen and Sixty-nine Hundredths (113.69) feet to a point at the southern line of lands now or formerly of Clarence F. Cromer; thence extending along same North Eighty seven (87) degrees Thirty-two (32) minutes East a distance of Seventy-three and Fifty-two hundredths (73.52) feet to a point; thence extending along the eastern line of Lot 13 on the hereinafter mentioned plan, South Thirteen (13) degrees Fifty-five (55) minutes East a distance of One Hundred Five and Three Hundredths (105.03) feet to a point at the northeastern corner of Lot Number 14 on said Plan; thence extending along the eastern line of said Lot Number 14 South Nineteen (19) degrees Twenty-two minutes East a distance of One Hundred Fifteen and Ninety-eight Hundredths (115.98) feet to a point on the northern line of Pine Knoll Drive; thence extending along the northern line of Pine Knoll Drive South Seventy (70) degrees Thirty-eight (38) minutes West a distance of One Hundred Twenty-three and Thirty-nine Hundredths (123.39) feet to a point, the place of BEGINNING.

BEING Lots Numbered 13 and 14 Plan Number 1, Chestnut Hills, as recorded in Plan Book "B", Volume 2, Page 23.

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

FOR INFORMATIONAL PURPOSES ONLY: Being known as 540 South 61st Street, Harrisburg, PA 17111

UPI # 63-071-028-000-0000

UPI # 63-071-027-000-0000

BEING THE SAME PREMISES which William A. Burrows, Jr., by deed dated December 21, 2011 and recorded May 24, 2013 as Instrument Number 20130016220, in the Office of the Recorder of Deeds in and for the County of Dauphin, granted and conveyed unto Mary Katherine Burrows f/k/a Mary Katherine Van Horn, in fee.

SEIZED AND SOLD as the property of Mary Katherine Burrows a/k/a Mary Katherine Van Horn under judgment number 2019-CV-04953-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 24

JACQUELINE F. McNALLY, ESQUIRE
JUDGMENT AMOUNT: \$101,718.89

ALL THOSE CERTAIN lots or pieces of land situate in Lower Paxton Township, Dauphin County, Pennsylvania bounded and described as follows:

BEGINNING at a point 100 feet West of northwestern corner of Walnut and Mountain Streets: thence northwardly, along the line of Lot No. 113, 125 feet to Strawberry Alley; thence westwardly along the south side of Strawberry Alley, 100 feet to the line of Lot No. 108; thence southwardly along the line of Lot No. 108, 125 feet to Walnut Street; thence eastwardly along the North side of Walnut Street, 100 feet to the line Lot No. 113 at the place of BEGINNING.

BEING LOTS Numbered 109, 110, 111, and 112 on the Plan of Lots known as Phillip Zimmerman's Extension to Linglestown, recorded in Plan Book "F", Page 22, Dauphin County Records, and being the 3rd section of said page. In prior deeds of record the Plan was erroneously referred to as the Phillip Zimmerman Extension to Linglestown and is referred to as being recorded in Dauphin County Plan Book "F", Page 14. The plan is correctly known as Philip Zimmerman's Extension to Linglestown and is recorded in Plan Book "F", Page 22, Dauphin County Records.

BEING PARCEL No. 35-014-036

BEING THE SAME premises Phyllis George, Administratrix, C.T.A. of the Estate of Linda Arnold, conveyed until Phyllis George by deed dated September 1, 1998, recorded September 3, 1998 in the Dauphin County Recorder of Deeds Office in Deed Book 3195, Page 128.

SEIZED AND SOLD as the property of Cynthia Gorczyca as known heir of Phyllis George, deceased Mortgagor and Real Owner and all unknown heirs, successors and assigns, Representatives and Devises, and all Persons Claiming Right, Title or Interest from or Under

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Phyllis George, Deceased Mortgagor and Real Owner, under judgment # 2021-CV-4478

PROPERTY ADDRESS: 1052 North Mountain Rd., Harrisburg, PA 17112

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 25

MATTHEW FISSEL, ESQUIRE

JUDGMENT AMOUNT: \$88,529.67

PROPERTY SITUATE in the BOROUGH OF PENBROOK, Dauphin County, Pennsylvania
TAX ID NO. 49-002-010-000-0000

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

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

BEING THE SAME PREMISES which Laurie King as Executrix of the Estate of Neil King, by deed dated 09/14/2012 and recorded 09/24/2021 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20120028144, granted and conveyed unto Tracie L. Bauer, in severalty, in fee.

SEIZED AND SOLD as the property of TRACIE L. BAUER by virtue of a writ of execution No. 2019-CV-08176-MF

PROPERTY ADDRESS: 2538 Penbrook Ave., Harrisburg, PA 17103

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

Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 27

MEREDITH H. WOOTERS, ESQUIRE

JUDGMENT AMOUNT: \$47,239.33

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 parcel of ground known as 611 Oxford Street as shown on a plan entitled "Preliminary/Final Subdivision Plan for 609-611 Oxford Street" prepared by Dawood Engineering dated April 8, 2005, located in the City of Harrisburg, within the County of Dauphin, in the Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point on the Southern right-of-way of Oxford Street at the Northeast corner of 609 Oxford Street, said point being located North sixty-nine degrees fifty-eight minutes eight seconds East (N 69° 58' 08" E) a distance of one hundred twenty-two and eighty-eight hundredths feet (122.88) from the intersection of the Southern right-of-way of Oxford Street and the Eastern right-of-way of North Sixth Street: Thence along the Southern right-of-way of Oxford Street North sixty-nine degrees fifty-eight minutes eight seconds East (N 69° 58' 08" E) a distance of sixteen and ninety-six hundredths feet (16.96') to a point at the Northwest corner of lands now or formerly of Denise Banks; Thence along lands now or formerly of Denise Banks South twenty degrees seventeen minutes one second East (S 20° 17' 01" E) a distance of seventy-nine and zero hundredths feet (79.00') to a point at a four foot (4') pedestrian alley; Thence along said four foot (4') pedestrian alley South sixty-nine degrees fifty-eight minutes eight seconds West (S 69° 58' 08" W) a distance of seventeen and zero hundredths feet (17.00') to a point at the Southeast corner of 609 Oxford Street; Thence along 609 Oxford Street North twenty degrees fifteen minutes ten seconds West (N 20° 15' 10" W) a distance of seventy-nine and zero hundredths feet (79.00') to a point on the Southern right-of-way of Oxford Street at the Northeast corner of 609 Oxford Street, the place of BEGINNING.

THE ABOVE DESCRIBED tract being known as 611 Oxford Street as shown on a plan entitled

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“Preliminary/Final Subdivision Plan for 609-611 Oxford Street” prepared by Dawood Engineering dated April 8, 2005 and containing one thousand three hundred forty-one square feet, more or less (1,341 +/- sq. ft.), and recorded September 9, 2005 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book P-9, Pages 81-82.

UNDER AND SUBJECT, nevertheless, to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal. And further under and subject to the requirement that the property shall remain taxable for the payment of real estate taxes in perpetuity.

AND further under and subject to that certain Land Use Restriction Agreement entered into by the Grantee and the City of Harrisburg, which Agreement is to be recorded herewith.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise, howsoever, of, in and to the same and every part thereof.

BEING known and numbered as 611 Oxford Street, Harrisburg, PA 17110.

WITH all improvements erected thereon.

PARCEL NO.: 10-016-120-000-0000

BEING the same property conveyed to Christina L. Gorman who acquired title by virtue of a deed from Redevelopment Authority of the City of Harrisburg, dated May 29, 2009, recorded June 2009, at Instrument Number 20090017470, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution at the property of Christina L. Gorman, Mortgagees herein, under Judgment No. 2018-CV-07985-MF

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

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 28

STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$312,088.09

ALL THAT CERTAIN parcel of land situate in West Hanover Township, Dauphin County, Pennsylvania, and being Lot 66 on a plan for Millstone-Phase III, plan recorded in the Office of the Recorder of Deeds in and for Dauphin County to Instrument Number 20140013827, and more particularly bounded and described as follows, to wit:

BEGINNING at a point; said point being a rebar being located along the western right-of-way line of Stoneridge Circle and the dividing line of Lot 66 and open space; thence along the western right-of-way line of Stoneridge Circle S 45 degrees 34 minutes 52 seconds W a distance of 100.00' to a rebar; thence along the dividing line of Lots 65 and 66 S 44 degrees 25 minutes 08 seconds W a distance of 133.70' to a rebar; thence along the dividing line of Lots 66 and open space N 49 degrees 19 minutes 55 seconds W a distance of 100.21' to a rebar; thence along the dividing line of Lots 66 and open space N 44 degrees 25 minutes 08 seconds E a distance of 140.25' to a point, said point being the place of BEGINNING.

CONTAINING: 13,697 sq. ft. (0.314 acres)

BEING KNOWN AS: 7310 STONERIDGE CIRCLE, HARRISBURG, PA 17112

PROPERTY ID NUMBER: 68-022-500

BEING THE SAME PREMISES WHICH RIDGEWALL, LLC BY DEED DATED 11/4/2015 AND RECORDED 11/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO MICHAEL A. CUFF AND TABBITHA A. BOSACK.

SEIZED AND SOLD as the property of Tabitha A. Bosack and Michael A. Cuff under judgment # 2020-CV-02890

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in

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

SALE NO. 29

MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$120,745.28

PROPERTY SITUATE in the Middle Paxton Township, Dauphin County, Pennsylvania
TAX ID NO. 43-022-105-000-0000

ALL THAT CERTAIN piece of land with the improvements thereon erected, situate on the western side of Maplewood Avenue, Middle Paxton Township, Dauphin County, being known as Lot No. 21, on a Plan of Lots of Delwood Acres, Section Two, recorded in Plan Book 0, Volume 2, Page 53, Dauphin County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western line of Maplewood Avenue, a corner of Lot No. 22 said point being 300.00 feet from the tangent point of the southwest corner of the intersection of Dennison Street and Maplewood Avenue; thence extending along Maplewood Avenue, South 21 degrees 33 minutes 00 seconds East 150.00 feet to a point a corner of Lot No. 20; thence extending along Lot No. 20, South 68 degrees 27 minutes 00 seconds West 150.00 feet to a point on the line of property now or formerly of Chester W. & Ruth E. Bechtel; thence extending along said line and the line of Lot No. 23, North 21 degrees 33 minutes 00 seconds West 150.00 feet to a point a corner of Lot No. 22; thence extending along Lot No. 22, North 68 degrees 27 minutes 00 seconds East 150.00 feet to a point, the first mentioned point and place of BEGINNING.

BEING THE SAME PREMISES which Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-in-fact Udren Law Office, P.C., by deed dated 06/15/2015 and recorded 06/22/2015 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20150015031, granted and conveyed unto Melissa J. Silsbee, in fee.

SEIZED AND SOLD as the Property of MELISSA J. SILSBEE by virtue of a writ of execution No. CV-2019-6443

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 30

MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$68,713.75

PROPERTY SITUATE in the City of Harrisburg, Dauphin County, Pennsylvania
TAX ID No. 10-020-009

ALL THAT CERTAIN place 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 Ernest J. Walker, Professional Engineer, dated March 13, 1981, as follows:

BEGINNING at a point on the west side of North Sixth Street, said point being 259 feet north of the northwest corner of North Sixth Street and Wiconisco Street; thence along premises known as No. 2724 North Sixth Street and passing through the center of a partition wall, south 79 degrees 15 minutes west a distance of 90 feet to a point on the east side of Mer Alley; thence along the same north 10 degrees 45 minutes west a distance of 19 feet to a corner of premises known as No. 2728 North Sixth Street; thence along said premises north 79 degrees 15 minutes east a distance of 90 feet to a point on the west side of North Sixth Street, aforesaid; thence along the same South 10 degrees 45 minutes east a distance of 19 feet to the point and place of BEGINNING.

HAVING THEREON ERECTED a two and one-half story brick dwelling.

PREMISES BEING: 2726 North 6th Street, Harrisburg, PA 17110

BEING the same premises which Steven J. Toomey and Michael A. Toomey, by deed dated 10/26/2007 and recorded 10/30/2007, in the Office of the Recorder of Deeds in and for the County of Dauphin in Instrument No. 20070043658, granted and conveyed unto William R. Soto and Arlene A. Soto, his wife.

SEIZED AND SOLD as the property of WILLIAM R. SOTO AND ARLENE A. SOTO, HIS WIFE by virtue of a writ of execution No. 2020-CV-0 1318-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 31

STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$183,026.23

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Miscellaneous Notices

TRACT NO. 1

ALL THOSE CERTAIN two lots of ground numbered 244 and 245, on the Plan of "Hainton," herein after referred to, situate in Susquehanna Township, Dauphin County, Pennsylvania, together more particularly bounded and described as follows, to wit:

BEGINNING at a point, at the southwest corner of Lot Numbered 246; thence in a westerly direction along the northern line of Locust Alley one hundred and twenty (120) feet to a point; thence in a northerly direction twenty (20) feet to a point; thence in a north easterly direction one hundred and fifty-six (156) feet and one (1) inch, to the northwest corner of Lot Numbered 246; thence in a southerly direction along the western line of Lot Numbered 246, one hundred and twenty (120) feet to a point, at the northern line of Locust Alley, the place of BEGINNING.

BEING lots numbered two hundred and forty-four (244) and two hundred and forty-five (245) aforesaid, on a plan of lots laid out by William M. Hain, for David Hain and wife, and known as the Plan of "Hainton," which said Plan is duly recorded in the Recorder's Office, at Harrisburg, Dauphin County, Pennsylvania, in Plan Book D, Page 11, as by reference to said Plan it will more fully and at large appear.

UNDER AND SUBJECT, nevertheless, to the following limitations and building restrictions, viz:

THAT THE SAID Grantees, their heirs and assigns, will not at any time hereafter forever erect or build or cause or permit to be erected or built upon the hereby granted lots of ground, or any part thereof, any tannery, slaughter house, glue, soap, candle or starch manufactory or other building for offensive purposes or occupation.

ALSO, that the parties of the second part, their heirs, executors, administrators, assigns, or occupiers of the said described premises, will at all times hereafter forever leave unbuild upon or unobstructed except by open porches, steps, cellar doors, fences, trees and shrubbery thereupon, the fifteen feet in depth of the said premises fronting on the street or avenue.

SUBJECT also to any and all other easements and restrictions of record and zoning and municipal regulations.

BEING AS TO TRACT 1 the remaining portion of premises which David Hain and Louisa R. Hain, his wife, by deed dated December 9, 1906, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Deed Book L, Volume 12, Page 21, granted and conveyed to John E. Trullinger; the said John E. Trullinger died April 27, 1948, and by his Last Will and Testament dated January 18, 1945, duly probated in the

Office of the Register of Wills in Dauphin County, Pennsylvania, in Will Book P, Volume 2, Page 203, granted, after paying his debts, all his remaining estate, real and personal, to his wife, Catherine Hain Trullinger, which Tract thereafter descended as hereinafter set forth.

TRACT NO. 2

ALL THOSE CERTAIN two lots of ground situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit;

BEGINNING at the southeast corner of Lot Numbered 204, on a Plan of Lots hereinafter mentioned; thence in an easterly direction along the northern line of the Jonestown Road sixty (60) feet to the corner of Lot Numbered 207; thence in a northerly direction along the western line of Lot Numbered 207, one hundred and twenty (120) feet to Locust Alley; thence in a westerly direction along the southern side of Locust Alley sixty (60) feet to Lot Numbered 204; thence in a southerly direction along the eastern line of Lot Numbered 204, one hundred and twenty (120) feet, to the place of BEGINNING.

BEING Lots Nos. 205 and 206, on a Plan of Lots known as the Plan of Hainton, which said Plan is duly recorded in the Recorder's Office, at Harrisburg, Dauphin County, Pennsylvania, in Plan Book D, Page 11, reference thereunto bad it will more fully and at large appear.

UNDER AND SUBJECT, nevertheless, to the following limitations and building restrictions, viz:

THAT THE SAID Grantees, their heirs and assigns, will not at any time hereafter forever erect or build or cause or permit to be erected or built upon the hereby granted lots of ground, or any part thereof, any tannery, slaughter house, glue, soap, candle or starch manufactory or other building for offensive purposes or occupation.

ALSO, that the parties of the second part, their heirs, executors, administrators, assigns, or occupiers of the said described premises, will at all times hereafter forever leave unbuild upon or unobstructed except by open porches, steps, cellar doors, fences, trees and shrubbery thereupon, the fifteen feet in depth of the said premises fronting on the street or avenue.

BEING AS TO TRACT 2 the remaining portion of premises which David Hain and Louisa R. Hain, his wife, by deed dated May 6, 1906, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Deed Book Q, Volume 12, Page 313, granted and conveyed to John E. Trullinger; the said John E. Trullinger died April 27, 1948, and by his Last Will and Testament dated January 18, 1945, duly probated in the Office of the Register of Wills in Dauphin

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County, Pennsylvania, in Will Book P, Volume 2, Page 203, granted, after paying his debts, all his remaining estate, real and personal, to his wife, Catherine Hain Trullinger, which Tract thereafter descended as hereinafter set forth.

ACCEPTING AND RESERVING therefrom nonetheless any and all lots conveyed by Sara G. Boynton, with her husband, Albert B. Boynton, joining in the conveyance to John R. Pavelic and Clara E. Pavelic, his wife, by deed dated August 20, 1958, and recorded in Dauphin County Record Book P-43-354, and any and all lots therefrom nonetheless conveyed by Sara G. Boynton, widow, in the conveyance to William Brody, by deed dated May 26, 1977, and recorded in Dauphin County Deed Book S-63-233.

BEING KNOWN AS: 3832 WALNUT STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-032-082-000-0000

BEING THE SAME PREMISES WHICH SARA G. BOYNTON BY DEED DATED 1/28/2005 AND RECORDED 1/28/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5858 AT PAGE 212, GRANTED AND CONVEYED UNTO MICHAEL S. V ANCENA AND DENISE M. VANCENA.

SEIZED AND SOLD as the property of Denise and Michael Vancena under Judgment # 2019-CV-4451

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 32
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$44,369.30

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

BEGINNING at a point on the South side of Pottsville Street, now known as Market Street, said point being 72 feet and 2 inches West from a 20 feet wide Alley; thence Southwardly through the center of a frame partition wall dividing the property herein described from the property bounding it on the East and beyond, 150 feet to a 16 feet wide alley; thence Westwardly along said Alley, 15 feet and 8

inches, more or less, to a point; thence Northwardly and through the center of a 3 feet wide private alley, 150 feet to Market Street; thence Eastwardly along said Pottsville Street, 15 feet and 8 inches, more or less, to a point, the place of BEGINNING.

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

PROPERTY ADDRESS: 508 W. MARKET ST., WILLIAMSTOWN, PA 17098-1515

PARCEL # 72-004-163-000-0000

BEING KNOWN AS: 508 WEST MARKET STREET, WILLIAMSTOWN, PA 17098

PROPERTY ID NUMBER: 72-004-163-000-0000

BEING THE SAME PREMISES WHICH JAMEY J. NOEL AND MISTY A. NOEL, HUSBAND AND WIFE BY DEED DATED 1/26/2018 AND RECORDED 2/7/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE, GRANTED AND CONVEYED UNTO JAMES REINER, JR. A SINGLE MAN AND ANGELA SMITH, A SINGLE WOMAN.

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 33
STEPHANIE A. WALCZAK, ESQUIRE
JUDGMENT AMOUNT: \$120,439.81

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Lower Paxton, County of Dauphin and Commonwealth of Pennsylvania, bounded and described according to a Plan of Springford Village, Phase VI, at Heatherfield (Revised) Final P.R.D. Land Development Plan, Section 3 prepared by Akens Engineering Associates, Inc., dated June 1988 and recorded in Plan Book 5-4, Page 58, etc. and Amended Plan recorded September 12, 1989 in Plan Book W-4, Page 86, as follows, to wit: Proceeding from the intersection of Locust Lane

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and Fairmont Drive, thence progressing three hundred eighty (380) feet more or less in a Southerly direction along the centerline of Fairmont Drive to a point, said point being the intersection of Fairmont Drive and Spring Knoll Drive, thence progressing in an Easterly direction along the centerline of Spring Knoll Drive one thousand thirteen and seventeen one-hundredths (1,013.17) feet to a point, said point being the intersection at Spring Knoll Drive loop, and also being station 10433.17, thence proceeding along Spring Knoll Drive South twenty-two degrees forty-three minutes two seconds (22° 43' 02") East a distance of one hundred fifteen and six tenths (115.06) feet to a point, thence progressing South twenty degrees fifty-eight minutes forty seconds (20° 58' 40") East a distance of four (4.00) feet, thence progressing South sixty-nine degrees one minute twenty seconds (69° 01' 20") West a distance of 0.00 feet to a point, thence progressing South twenty degrees fifty-eight minutes forty seconds (20° 58' 40") East a distance of forty-eight (48.00) feet to a point, thence progressing South sixty-nine degrees one minute twenty seconds (69° 01' 20") West a distance of 15.33 feet to a point, the Point of BEGINNING; thence progressing South sixty-nine degrees one minute twenty seconds (69° 01' 20") West a distance of twenty-eight (28.00) feet to a point, thence progressing South twenty degrees fifty-eight minutes forty seconds (20° 58' 40") East a distance of twenty-four (24.00) feet to a point, thence progressing North sixty-nine degrees one minute twenty seconds (69° 01' 20") East a distance of forty-three and thirty three hundredths (43.33) feet to a point, thence progressing North twenty degrees fifty-eight minutes forty seconds (20° 58' 40"), West a distance of eleven (11.00) feet to a point, thence progressing South sixty-nine degrees one minute twenty seconds (69° 01' 20") West a distance of ten (10.00) feet to a point, thence progressing North twenty degrees fifty-eight minutes forty seconds (20° 58' 40") West a distance of five and thirty-three hundredths (5.33) feet to a point, thence progressing North twenty degrees fifty-eight minutes forty seconds (20° 58' 40") West a distance of seven and sixty-seven hundredths feet (7.67) feet to a point, the point of BEGINNING.

BEING NO. 6298 Spring Knoll Drive,
BEING KNOWN AS: 6298 SPRING KNOLL
DRIVE, HARRISBURG, PA 17111
PROPERTY ID NUMBER: 35-108-178

BEING THE SAME PREMISES WHICH
MARCY M. KLINE A/K/A MARCY M.
MILLER, A MARRIED WOMAN BY DEED
DATED 8/24/2021 AND RECORDED
8/27/2021 IN THE OFFICE OF THE
RECORDER OF DEEDS IN DEED BOOK AT
PAGE, GRANTED AND CONVEYED UNTO
TRISHA L. HATCHER.

SEIZED AND SOLD as the property of Tyisha
Hatcher under judgment # 2017-CV-03521

NOTICE is further given to all parties in
interest and claimants. Schedule of proposed
distributions will be filed by the Sheriff of
Dauphin County, on Monday February 14,
2022, and distributions will be made in
accordance with the said schedule unless
exceptions are filed thereto within ten (10) days
thereafter.

SALE NO. 34
MATTHEW FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$144,859.22

PROPERTY SITUATE in the SWARATA
TOWNSHIP, Dauphin County, Pennsylvania
TAX ID No. 63-084-030

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

BEGINNING at a point on the Southern right
of way line of Huntingdon Street, said point also
being the Southeast corner of Lot 138; thence
along the dividing line between Lot 139 and 138,
North 00 degrees 39 minutes 00 seconds East,
139.50 feet to a point at lands now or formerly
of Ereno Lewis; thence along same South 90
degrees 21 minutes 00 seconds East, 20.00 feet
to a point; thence along the dividing line
between Lot 139 and 140, South 00 degrees 39
minutes 00 seconds West, 139.50 feet to a point;
thence along the Northern right of way line of
Huntingdon Street, North 69 degrees 21 minutes
00 seconds West, 20.00 feet, to a point, the place
of BEGINNING.

CONTAINING 2,790 square feet.

BEING known as Lot 139 of a Final
Subdivision Plan, Phase I of Capital Ridge
Townhomes, recorded in the Office of the
Recorder of Deeds in and for Dauphin County,
Pennsylvania, in Plan Book Z, Volume 6, Pages
41, 42 and 43.

UNDER AND SUBJECT, nevertheless, to the
specific certain conditions and restrictions as set
Forth in the Declaration of Covenants and
Restrictions as appears of record in the Office of
the Recorder of Deeds, in Record Book 2408,
Page 239.

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UNDER AND SUBJECT, nevertheless, to all other conditions and restrictions of record, if any, as may appear.

BEING THE SAME PREMISES which Jeffrey P. McClintock and Wendy A. McClintock, his wife, by deed dated 04/12/2006 and recorded 04/28/2006 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20060016127, granted and conveyed unto Ijada K. Wormsley, a single person, in fee.

SEIZED AND SOLD as the Property of IJADA K. WORMSLEY by virtue of a writ of execution No. 2019-CV-08935-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 35
NICHOLAS J. ZABALA, ESQUIRE
JUDGMENT AMOUNT: \$47,082.81

ALL THAT CERTAIN piece or parcel of land, situate in the 13th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the northern right of way line of Swatara Street, said point being located and referenced eastwardly a distance of 105.0 feet from the eastern right of way line of South 19th Street; thence north 09 degrees 30 minutes west and through the center line of a partition wall between property herein described and Property No. 1906 Swatara Street, a distance of 100.0 feet to a point on the southern right of way line of Sullivan Alley; thence along the same north 80 degrees 30 minutes east, a distance of 20.0 feet to a point; thence south 09 degrees 30 minutes east and through the center line of a partition wall between property herein described and Property No. 1910 Swatara Street, a distance of 100.0 feet to a point on the northern right of way line of Swatara Street; thence along the same south 80 degrees 30 minutes west, a distance of 20.0 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 1908 SWATARA STREET, HARRISBURG, PA 17104

PROPERTY ID NUMBER: 13-002-027-000-0000

BEING THE SAME PREMISES WHICH SYLVIA L. ROBINSON BY DEED DATED 12/5/2000 AND RECORDED 1/2/2001 IN THE

OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3845 AT PAGE 162, GRANTED AND CONVEYED UNTO THE SYLVIA L. ROBINSON REVOCABLE LNING TRUST, NOW DECEASED.

SEIZED AND SOLD as the property of Donald L. Robinson Beneficiary of the Sylvia L. Robinson Revocable Living Trust dated December 5, 2000; Eric T. Robinson Beneficiary of the Sylvia L. Robinson Revocable Living Trust dated December 5, 2000; Nadine R. Martinez f/k/a Nadine R. Arter, Beneficiary and Alternate; Successor Trustee of the Sylvia L. Robinson Revocable Living Trust dated December 5, 2000; Nigel Robinson Beneficiary of the Sylvia L. Robinson Revocable Living Trust dated December 5, 2000; Duran Robinson Beneficiary of the Sylvia L Robinson Revocable Living Trust dated December 5, 2000 under judgment # 2021-CV-1695

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 36
MICHAEL S. BLOOM, ESQUIRE
JUDGMENT AMOUNT: \$50,965.96

SITUATE IN the City of Harrisburg, County of Dauphin

TAX PARCEL # 13-090-001

PREMISES BEING: 2301 Luce Street, Harrisburg, PA 17104

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, situate in the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, and described according to a plan of the property for Robert Quann, said plan made by Roy M. Benjamin, Registered Engineer, dated June 23, 1971, as follows, to wit:

BEGINNING at a point on the Southeasterly corner of Luce Street (formerly Prospect Street) and Twenty Third Street; thereon extending from said point of beginning and along the Southerly side of Luce Street South 82 degrees (erroneously stated as 92 degrees in prior deed) 40 minutes East the distance of 40 feet to a point at a corner of House No. 2305; thence South 7 degrees 20 minutes West the distance of 100 feet to a point on the Northerly side of Fulton Alley;

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thence extending along the said side of Fulton Alley North 82 degrees 40 minutes West the distance of 28.75 feet to a point on the Easterly side of Twenty-Third Street; thence extending along the said side of Twenty-Third Street North 1 degree 9 minutes West the distance of 100 feet to the first mentioned point and place of BEGINNING.

BEING shown as Lot 79 and No. 80 (erroneously stated as Lots 13 and 90 in prior deed) on a Plan of Eastwood Park in Plan Book "D", Page 23.

BEING THE same premises which Helen Esther Knudsen, by deed dated 7/26/2004 and recorded 9/13/2004 in Dauphin County in Record Book 5674, Page 645 conveyed unto Robert Jacob Peterson and Helen Esther Knudsen, in fee.

SEIZED AND SOLD as the property of Roger Peterson, solely in his capacity as heir of Robert Jacob Peterson, deceased and Brian Peterson, Sr., solely in his capacity as heir of Robert Jacob Peterson, deceased, and Vikki Zechman, solely in her capacity as heir of Robert Jacob Peterson, deceased and Janice Sheesley, solely in her capacity as heir of Robert Jacob Peterson, deceased and unknown heirs, successors and/or assigns of Robert Jacob Peterson, deceased under 2019-CV-148

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 37
MEREDITH H. WOOTERS, ESQUIRE
JUDGMENT AMOUNT: \$123,234.34

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

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

BEGINNING at a concrete monument located on the northern legal right-of-way line of East Second Street, said point being 902.01 feet east of the northeast corner of East Second Street and North Water Street; said point also being located at the Southeast corner of lands now or formerly of Alec E. Matincheck; thence along lands now or formerly of Alec E. Matincheck, North 02 degrees 15 minutes East, 156.46 feet to a

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

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

BEING known and numbered as 246 East 2nd Street, Hummelstown, PA 17036.

WITH all improvements erected thereon.

PARCEL NO.: 31-021-004-000-0000

BEING THE same property conveyed to Jacob A. Monn, a single man who acquired title by virtue of a deed from Jacob B. Monn and Brooke A. Pennington, dated August 18, 2009, recorded November 3, 2009, at Instrument Number 20090036569, Office of the Recorder of Deeds, Dauphin County, Pennsylvania.

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

SEIZED AND TAKEN in execution as the property of Jacob A. Monn, a single man, Mortgagors herein, under Judgment No. 2019-CV-8895-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 38
ROBERT CRAWLEY, ESQUIRE
CASE NUMBER: 2018-CV-01430-MF
JUDGMENT AMOUNT: \$204,635.13

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WEST HANOVER, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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BEGINNING ON THE SOUTH SIDE OF PENNSYLVANIA ROUTE 22053 ON THE PLAN HEREINAFTER MENTIONED, NOW KNOWN AS MANOR DRIVE, AT THE EASTERN LINE OF LOT NO. 5; THENCE SOUTH SIXTY-FIVE (65) DEGREES FIFTEEN (15) MINUTES EAST ONE HUNDRED (100) FEET TO A POINT; THENCE ALONG LINE OF LOT NO. 7 SOUTH TWENTY-FOUR (24) DEGREES FORTY-FIVE (45) MINUTES WEST ONE HUNDRED AND FIFTY (150) FEET TO A POINT; THENCE ALONG LOT NO. 17 NORTH SIXTY-FIVE (65) DEGREES FIFTEEN (15) MINUTES WEST ONE HUNDRED (100) FEET TO A POINT; THENCE ALONG LOT NO. 5 NORTH TWENTY-FOUR (24) DEGREES FORTY-FIVE (45) MINUTES EAST ONE HUNDRED AND FIFTY (150) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 6 ON PLAN OF NORTH SKYLINE VIEW PARK AS RECORDED IN DAUPHIN COUNTY PLAN BOOK "T", PAGE 66.

BEING PARCEL NO.: 68-031-109-000-0000
PROPERTY ADDRESS: 7679 MANOR DRIVE, HARRISBURG, PA 17112-4208

BEING KNOWN AS: 7679 MANOR DRIVE, HARRISBURG, PA 17112

PROPERTY ID: 68-031-109-000-0000
TITLE TO SAID PREMISES IS VESTED IN SEAN M. GULBRANDSEN AND KELSEY R. GULBRANDSEN HUSBAND AND WIFE BY DEED FROM HAL DON PROPERTIES LLC DATED 04/07/2017 RECORDED 05/12/2017 INSTRUMENT NO. 20170012012.

SEIZED AND SOLD as the property of Kelsey R. Gulbrandsen and Sean M. Gulbrandsen under judgment # 2018-CV-01430

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 40

PATRICK J. WESNER, ESQUIRE
JUDGMENT AMOUNT: \$65,902.02

SITUATE IN: ALL THAT CERTAIN piece of land situate in Township of Conewago, Dauphin County, Pennsylvania, being Lot No. 15, Block "N", Plan No. 14 of Laurel Woods, as the same is recorded in the Recorder of Deeds Office of Dauphin County, at Plan Book "T", Volume 2,

Page 74, more specifically bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of Azalea Drive at the dividing line between Lot Nos. 14 and 15 on said Plan: thence in an easterly direction along a curve to the left having a radius of 50 feet, the arc distance of 97.84 feet to a point at the dividing line between Lot Nos. 15 and 3-Q on said Plan; thence along the same, South 78 degrees 30 minutes East, a distance of 214.70 feet to a point at line of lands now or formerly of Avery O. Kanode; thence South 01 degree 58 minutes 30 seconds West along the same, a distance of 69.34 feet to a point; thence south 80 degrees 49 minutes West along line of lands now or formerly of Robert F. Cobaugh, a distance of 266.67 feet to a point at the dividing line between Lot Nos. 14 and 15 on said Plan; thence along the same, North 09 degrees 11 minutes West, a distance of 148.77 feet to the point and place of BEGINNING.

BEING LOT No 15, Block N, Plan 14 of Laurel Woods, aforesaid.

BEING TAX PARCEL ID # 22-001-123-000-0000

BEING KNOWN as 53 Azalea Drive, Hershey, PA 17033

BEING THE SAME PREMISES which Thomas. D. Ward and Joanna Kim Lee Ward, his wife, by deed dated June 27, 1989 and recorded June 30, 1989, in the Recorder of Deeds Office in and for Dauphin County in Record Book 1291, Page 356, granted and conveyed unto Jerald Lee King and Mary Williams Clark, his wife, Grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Gautam Ray and Kalyani Ray, husband wife, by deed from Jerald Lee King and Mary Williams Clark, husband and wife, dated 06/29/2000, and recorded on 07/07/2000, by the Dauphin County Recorder of Deeds Office in Book 3715, Page 253.

SEIZED AND TAKEN in execution as the property of Estate of Kalyani Ray, Mortgagor herein, under Judgment No. 2021-CV-06524-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 the said proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14,

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2022, 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 FISSEL, ESQUIRE
JUDGMENT AMOUNT: \$134,139.48

PROPERTY SITUATE in the TOWNSHIP OF SUSQUEHANNA, Dauphin County, Pennsylvania

TAX ID No. 62-038-030-000-0000

ALL THAT CERTAIN lot or piece of land situate in the Township of Susquehanna, County of Dauphin and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Gerrit J. Betz, Registered Surveyor, dated April 22, 1971, as follows, to wit:

BEGINNING at a point on the West side of Redwood Street, said point being one hundred sixty-five (165) feet South of the Southwest corner of Redwood and Ash Streets (streets named now known as Schoolhouse Lane); thence along the west side of Redwood Street, South twenty-five (25) degrees thirty (30) minutes East, one hundred (100) feet to a corner of Lot No. 9, Section "F", on the hereinafter mentioned Plan of Lots; thence along said lot, South sixty-four (64) degrees thirty (30) minutes West, one hundred fifteen (115) feet to a point on the East side of a seventeen (17) feet wide alley; thence along the same, North twenty-five (25) degrees thirty (30) minutes West, one hundred (100) feet to a corner of Lot No. 4, Section "E" on the hereinafter mentioned plan; thence along said lot, North sixty-four (64) degrees thirty (30) minutes East, one hundred thirty-five (135) feet to a point and place of BEGINNING.

BEING Lots Nos. 1, 2, and 3, Section "E" and Lot Nos. 10 and 11, Section "F" on Plan of Progress Addition, which Plan is dated May 12, 1910, and recorded in Plan Book "F", Page 9, Dauphin County records.

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

BEING THE SAME PREMISES which Robert G. Orris and Edith E. Orris, husband and wife, by deed dated 07/28/2015 and recorded 08/05/2015 in the Office of the Recorder of Deeds in and for the County of Dauphin as Deed Instrument No. 20150019699, granted and conveyed unto Crystal Nicole Richardson, a single individual and Bryan W. Ertel, as joint tenants with the right of survivorship, in fee.

SEIZED AND SOLD as the property of CRYSTAL NICOLE RICHARDSON AND

BRYAN W. ERTAL by virtue of a writ of execution No. 2019-CV-5016-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 42
ANDREW J. MARLEY, ESQUIRE
2019-CV-01169-MF
JUDGMENT AMOUNT: \$167,518.46

ALL THAT CERTAIN piece or parcel of land situate, lying and being 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 Sweetbriar Terrace, a 50 foot wide right of way, which said point is located and reference 240.00 feet in a westerly direction from the westerly end of a 31.42 foot curve connecting the northerly line of Sweetbriar Terrace with the westerly line of Sweetbriar Drive North, which said point of beginning is also located at the intersection of the northerly line of Sweetbriar Terrace and the dividing line between Lots Nos. 148 and 149 on the Plan of Lots shown as Section (4) Twin Lakes Park (South); thence from said point of beginning along the northerly line of Sweetbriar Terrace south 74 degrees 26 minutes west a distance of 80.00 feet to a point on the dividing line between Lots Nos. 147 and 148; thence from said point along the dividing line between Lots Nos. 147 and 148 north 15 degrees 34 minutes west a distance of 125.00 feet to a point on the dividing line between Lots Nos. 148 and 155; thence from said point along the dividing line between Lots Nos. 148 and 155 north 74 degrees 26 minutes east a distance of 80.00 feet to a point on the dividing line between Lots Nos. 148 and 149; thence from said point along the dividing line between Lots Nos. 148 and 149 south 15 degrees 34 minutes east a distance of 125.00 feet to a point, the point and place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known and numbered as premises 4838 Sweetbriar Terrace, Harrisburg, Pennsylvania.

PARCEL NO.: 35-094-125-000-0000

BEING KNOWN as: 4838 Sweetbriar Terrace, Harrisburg, PA 17111

BEING the same premises which Lucy W. Karanja, adult individual, single person by deed dated April 20, 2007 and recorded in the Office

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of Recorder of Deeds of Dauphin County on April 30, 2007 at Instrument No. 20070016711 granted and conveyed unto Jimmy Leger, adult individual, single person, as sole owner, his heirs and assigns.

SITUTATE in the Township of Lower Paxton TAX PARCEL No. 35-094-125-000-0000 PREMISES BEING: 4838 Sweetbrier Terrace, Harrisburg, PA 17111

TO BE SEIZED AND SOLD as the property of Jimmy Leger under judgment # 2019-CV-01169

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 43

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$78,241.06

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEASTERN INTERSECTION OF FORSTER STREET AND NORTH PARKWAY; THENCE ALONG THE SOUTHERN SIDE OF FORSTER STREET NORTH SEVENTY-EIGHT (78) DEGREES THIRTEEN (13) MINUTES EAST SEVENTY-THREE AND THREE HUNDREDTHS (73.03) FEET TO A MONUMENT; THENCE ALONG THE WESTERN SIDE OF LOT NO. 2 SOUTH ELEVEN (11) DEGREES FORTY-SEVEN (47) MINUTES EAST ONE HUNDRED SEVEN AND FORTY ONE-HUNDREDTHS (107.40) FEET TO A STAKE ALONG THE NORTHERN LINE OF LOT NO. 6; THENCE SOUTH EIGHTY-SEVEN (87) DEGREES THIRTY-ONE (31) MINUTES WEST ALONG LOT NO. 6 AND 7A A DISTANCE OF FORTY-FIVE AND THIRTY-NINE ONE-HUNDREDTHS (45.39) FEET TO AN IRON PIPE; THENCE ALONG LOT NO. 7 AND 8 NORTH SEVENTY-SEVEN (77) DEGREES THIRTY-SEVEN (37) MINUTES WEST NINETY-SIX AND FORTY ONE-HUNDREDTHS (97.40) FEET TO A STAKE ON THE EASTERN LINE OF NORTH PARKWAY; THENCE ALONG THE EASTERN LINE OF NORTH PARKWAY,

NORTH THIRTY-TWO (32) DEGREES FIFTY-EIGHT (58) MINUTES EAST EIGHTY-FIVE (85) FEET TO A CONCRETE MONUMENT, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE BEING KNOWN AND NUMBERED AS 2105 FORSTER STREET, HARRISBURG, PENNSYLVANIA

BEING PART OF LOT NO. 3 AND 4 ON THE PLAN OF LOTS OF MARTIN'S BREEZE LAND AS SHOWN ON THE PLAN RECORDED IN DAUPHIN COUNTY IN PLAN BOOK "N", PAGE 97.

PARCEL NO. 62-041-121-000-0000

BEING THE SAME PREMISES which Benjamin L. Davenport and Sylvia Davenport, previously Sylvia Chisholm, formerly husband and wife, by deed dated 2/18/05 and recorded 2/22/05 in the Office of the Recorder of Deeds in and for the County of Dauphin, in Deed Book 5884, Page 128, granted and conveyed unto Sylvia Davenport, single woman, in fee.

SEIZED AND SOLD as the property of Benjamin L. Davenport and Sylvia D. Davenport a/k/a Sylvia Davenport under judgment number 2016-CV-04457-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 44

STEPHANIE A. WALCZAK, ESQUIRE

JUDGMENT AMOUNT: \$67,040.03

ALL THAT CERTAIN piece of land situate in the 3rd Ward of the Borough of Steelton, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a drill hole on the southern right of way line of Pine Street (50 feet) said drill hole being a common corner of Lot No. 1 and Lot No. 2; thence along the southern right of way line of Pine Street (50 feet); North 49 degrees 32 minutes 00 seconds East, 2933 feet to an existing nail at a corner of the lands now or formerly of Leroy C. Parthemore (2363-179); thence along the western line of the lands now or formerly of Parthemore, South 40 degrees 28 minutes 00 seconds East (100 feet) to a steel rebar on the northern right of way line of Mulberry Alley (20 feet) unopened and unimproved; thence along the aforesaid alley, South 49 degrees 32 minutes 00 seconds West 28.42 feet

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to a steel re-bar, a common corner of Lot No. 1 and Lot No. 2; thence along the dividing line between line between Lot No. 1 and Lot No. 2 and passing through the partition wall between Dwelling No. 592 and Dwelling No. 590, North 41 degrees 00 minutes 17 seconds West, 100 feet to a drill hole as the southern right of way line of Pine Street (50 feet), the place of BEGINNING.

CONTAINING an area 2,877.5 square feet or 0.0663 acres, more or less.

BEING designated as Lot No. 2 on a Final Subdivision Plan for H. Bradley Schenck, prepared by Reed Engineering, Inc. and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania on May 22, 2000 in Plan Book N, Volume 7, Page 10.

BEING KNOWN AS: 592 PINE STREET, STEELTON, PA 17113

PROPERTY ID NUMBER: 59-005-033-000-0000

BEING THE SAME PREMISES WHICH JOSEPH R. HOOSE, SINGLE INDIVIDUAL BY DEED DATED 5/22/2014 AND RECORDED 6/30/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 20140015238, GRANTED AND CONVEYED UNTO LISA M. RUSSELL, SINGLE INDIVIDUAL.

SEIZED AND SOLD as the property of Lisa M. Russell under judgment # 2020-CV-01360

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 45

ANDREW J. MARLEY, ESQUIRE

JUDGMENT AMOUNT: \$111,010.34

ALL THAT CERTAIN tract or lots of land situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South side of Catherine Street, said point being one hundred fifty and ninety-five one-hundredths (150.95) feet West of the Southwest corner of Catherine Street and Bluebell Avenue; THENCE Southwardly along the Western sides of Lots No. 26, 27, 28, 29, 30 and 31 in Plan of Lots hereinafter mentioned two hundred ten and fifty-eight one-hundredths (210.58) feet to a point; THENCE Westwardly along the Northern sides of Lots No. 37, 38 and 39 in Plan of Lots

hereinafter mentioned ninety (90) feet to a point; THENCE Northwardly along the Eastern side of Lot No. 22 in Plan of Lots hereinafter mentioned two hundred twenty and sixty-six one-hundredths (220.66) feet to a point on the South side of Catherine Street; THENCE Eastwardly along the South side of Catherine Street, ninety and nineteen one-hundredths (90.19) feet to a point, the place of BEGINNING.

BEING all of Lots No. 23, 24 and 25, Block "B" in Plan of Maple Crest Manor, as recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Wall Map the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Wall Map Book at Page 4.

THE IMPROVEMENTS thereon being known as 6121 Catherine Street, Harrisburg, Pennsylvania 17112.

PARCEL ID 35-018-130-000-0000

BEING the same premises which RUTH A. DUMBERTH, a/k/a RUTH A. HENRY by deed dated 01/06/2006 and recorded in the Office of Recorder of Deeds of Dauphin County on 01/24/2006 at Book 6374, Page 216 granted and conveyed unto RUTH A. HENRY, a/k/a RUTH A. DUMBERTH, A SINGLE PERSON.

SEIZED AND SOLD as the property of Ruth A. Dumberth a/k/a Ruth Dumberth a/k/a Ruth A. Henry under judgment # 2021-CV-5609

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 46

MATTHEW G. BRUSHWOOD, ESQUIRE

JUDGMENT AMOUNT: \$204,545.82

SITUATE IN: City of Harrisburg, Dauphin County, PA

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

BEGINNING at a point, the southwest corner of Briarcliff and Northfield Roads; Thence southeastwardly along the southern side of Northfield Road one hundred sixty-three and two-tenths (163.2) feet to a point on the northern line of a twelve (12) feet wide alley; Thence southwestwardly along said alley ninety-one and five-tenths (91.5) feet to the line between Lots 2 and 3; Thence northwestwardly along said line one hundred forty-nine and four-tenths

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(149.4) feet to a point on the Southern line of Briarcliff Road; Thence northeastwardly along Briarcliff Road one hundred twenty-five (125) feet to a point, the place of BEGINNING.

HAVING THEREON erected a two story brick and shingle dwelling house, said lot being numbered 3 in Section "G", of the Plan of Lots laid out by the Union Real Estate Investment Company, and known as Bellevue Park, said plan being recorded in Plan Book "G", Page 14 in the office of the Recorder of Deeds, etc. in and for the County of Dauphin at Harrisburg.

PARCEL IDENTIFICATION NO: 09-094-003-000-0000

BEING THE SAME PREMISES which Margaret D. Leedom by deed dated August 9, 2010 and recorded August 16, 2010 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20100023403, granted and conveyed unto Kirstin D. Snow, a single woman.

PREMISES BEING: 201 Briar Cliff Road, Harrisburg, PA 17104

SEIZED IN EXECUTION as the property of Kirstin D. Snow on Judgment No. 2020-CV-2992-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

BEING known and numbered as 235 East Water Street, Middletown, Pennsylvania.

BEING TAX Parcel ID No. 42-038-028

TITLE TO SAID PREMISES IS VESTED IN David A. Hetrick, Sr. and Belle Cheri Elizabeth Funk, joint tenants with right of survivorship, by deed from David A. Hetrick a/k/a David A. Hetrick, Sr. and Joy E. Hetrick dated November 16, 2012, recorded November 28, 2012 in the Dauphin County Clerk's/Register's Office in Instrument Number 20120035172.

SEIZED AND TAKEN in execution as the property of David A. Hetrick a/k/a David A. Hetrick, Sr. and Belle Cheri Elizabeth Funk, Mortgagors herein, under Judgment No. 2019-CV-2451-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 the proposed schedule of distribution unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 47

EMMANUEL J. ARGENTIERI, ESQUIRE
JUDGMENT AMOUNT: \$78,111.64

ALL THAT CERTAIN piece or parcel of land with the improvements thereon erected located in the Borough of Middletown, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING on Water Street at a point, the corner of lot now or late of Mrs. Leah Hoffman; thence northwardly along the line of said lot two hundred one (201) feet to the center of an alley, which alley is taken in part from this lot; thence along the line of said alley thirty-five (35) feet to the corner of land now or late of John H. Ruhl; thence southwardly along the line of said land now or late of John H. Ruhl two hundred one (201) feet to Water Street; thence along said Water Street eastwardly thirty-five (35) feet to the place of BEGINNING.

BEING Lot No. 8 on the Plan of David Mumma.

SALE NO. 48

ROBERT CRAWLEY, ESQUIRE
JUDGEMENT AMOUNT: \$47,676.87
CASE NUMBER: 2020-CV-4328-MF

ALL THAT CERTAIN lots or parcels of land situate in Swatara Township, Dauphin County, as shown on a Plan of Parkway Estates, dated and recorded in the Office for the Recorder of Deeds, in Dauphin County, Pennsylvania, in Plan Book "G", Page 52.

BEGINNING at a point on the northern line of Wayne Street, which is one hundred twenty (120) feet east of the northeast corner of Thirty-First Street and Wayne Street and located on the boundary line between Numbers 62 and 63 on above mentioned plan; thence eastwardly along the northern line of Wayne Street forty (40) feet to a point on the boundary line of Lot Numbers 64 and 65 on above mentioned plan; thence northwardly along last mentioned boundary line between Lot Numbers 64 and 65 one hundred (100) feet to a point on the southern line of Ebony Street; thence westwardly along the

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southern line of Ebony Street forty (40) feet to a point on the boundary line between Lot Numbers 62 and 63 on the abovementioned plan; thence southwardly along last mentioned boundary line between Lot Numbers 62 and 63 one hundred (100) feet to a stake on the northern line of Wayne Street, the place of BEGINNING.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

BEING KNOWN AS: 3112 WAYNE STREET, HARRISBURG, PA 17111

PROPERTY ID: 63-026-022

TITLE TO SAID PREMISES IS VESTED IN ALBERT B. GARISTO AND LINDA GARISTO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, AN UNDIVIDED ONE-HALF INTEREST, AND AARON CHRISTOPHER GARISTO, SINGLE INDIVIDUAL, AN UNDIVIDED ONE-HALF INTEREST, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BETWEEN THE TWO UNDIVIDED ONE-HALF INTERESTS BY DEED FROM ALBERT B. GARISTO, MARRIED INDIVIDUAL, JOINED BY LINDA GARISTO, HIS WIFE, AND AARON CHRISTOPHER GARISTO, SINGLE INDIVIDUAL DATED AUGUST 11, 2004 RECORDED AUGUST 12, 2004 IN BOOK NO. 5633, PAGE 265.

SEIZED AND SOLD as the property of Linda Garisto and Aaron Christopher Garisto under judgment # 2020-CV-04328

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 49
STEPHEN M. HLADIK, ESQUIRE
JUDGMENT AMOUNT \$84,610.86

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, thereon erected, situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded end described as follows, to wit:

BEGINNING at the point of the intersection of the northern line at Chevy Chase Drive and the line of adjoiner between Lots 210 and 211 on the hereinafter mentioned Plan of Lots; thence north 01 degree 28 minutes 15 seconds west by said

line of adjoiner a distance of 100.0' feet to a point on the southern line of land, now or formerly of Beaufort Farm, Inc., thence north 88 degrees 31 minutes 45 seconds east along said southern line of lands a distance of 76.07 feet to a point thence continuing along the said southern line of lands north 88 degree 41 minutes 30 seconds east, a distance of 3.93 feet to a point; thence south 01 degree 28 minutes 15 seconds east along the line of adjoiner between Lots 209 and 210 on said Plan a distance of 99.99 feet to a point on the northern line of Chevy Chase Drive thence along said northern line of Chevy Chase Drive, south 88 degrees 31 minutes 45 seconds west a distance of 80.0 feet to a point and place of BEGINNING.

CONTAINING 8,000 square feet in area.

BEING LOT 210 on the Plan of Beaufort Farm East as recorded in the Dauphin County Recorder of Deeds Office in Plan Book 3-B, PAGE 32.

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

BEING THE SAME PREMISES which Jon R. Adams and Kelly L. Adams, by deed dated January 30, 1989 and recorded on January 31, 1989, in the Dauphin County Recorder of Deeds Office at Deed Book Volume 1229 at Page 284, granted and conveyed unto Benjamin Brown and Joan A. Brown, husband and wife. The said Joan A. Brown departed this life on or about October 24, 2015 where by operation of law title to the property vested solely in Benjamin Brown.

TAX PARCEL NO. 62-052-071-000-0000

PREMISES BEING known as 2024 Chevy Chase Drive, Harrisburg, PA 17110

SEIZED AND TAKEN in execution as the property of Benjamin Brown and Joan A. Brown in execution of Dauphin County Judgment No. 2019-CV-6373-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 50
STEPHEN M. HLADIK, ESQUIRE
JUDGMENT AMOUNT \$187,112.53

ALL THAT CERTAIN piece or parcel of real estate, together with all improvements located thereon, situate in the Township of Swatara, County of Dauphin and Commonwealth of

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Pennsylvania, as more fully bounded and described as follows:

BEGINNING at a point on the Northeastern right-of-way line of Kelker Street at the common front property corner of Lot No. 42 and Lot No. 43 as shown on the hereinafter mentioned Plan of Lots; thence along said right-of-way line North 55 degrees 34 minutes 40 seconds West, a distance of 22.00 feet to a point at the dividing line between Lot No. 41 and Lot No. 42; thence along said dividing line North 34 degrees 25 minutes 20 seconds East, a distance of 120.50 feet to a point, thence South 55 degrees 34 minutes 40 seconds East, a distance of 22.00 feet to a point at the dividing line between Lot No. 42 and Lot No. 43; thence continuing along said dividing line South 34 degrees 25 minutes 20 seconds West, a distance of 120.50 feet to a point, said point being the Place of BEGINNING.

BEING LOT No. 42, Final Subdivision Plan of Chambers Knoll, prepared by Hartman and Associates, Inc, recorded December 18, 1997 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Plan Book "Q", Volume 6, Page 59.

UNDER AND SUBJECT to Declaration of Protective Covenants, Restrictions and Conditions for Chambers Knoll, a Planned Residential Community recorded on the 19th day of April, 1999 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 3384, Page 63.

SUBJECT to a five foot pedestrian easement along the rear lot line of said lot as shown on the above referenced plan.

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 THE SAME PREMISES which Michael A. Campbell and Lisa L. Campbell, by deed dated December 30, 2010 and recorded on January 6, 2011, in the Dauphin County Recorder of Deeds Office as Instrument No. 20110000688, granted and conveyed unto Hollie A. Boykin.

TAX PARCEL No. 63-085-042-000-0000

PREMISES BEING KNOWN as 440 Kelker Street, Harrisburg, PA 17113

SEIZED AND TAKEN in execution as the property of Hollie A. Boykin in execution of Dauphin County Judgment No. 2021-CV-06466-MF.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14,

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

SALE NO. 51

DANIELLE M. DiLEVA, ESQUIRE

JUDGMENT AMOUNT: \$161,062.51

ALL THAT CERTAIN lot, piece or parcel of ground and townhouse unit and garage in the property known, named and identified as Deer Run, Phase 1A for which a Final Subdivision Plan for Dear Run, Phase 1-A by Rettew Associates, Inc. dated June 30, 1995 and revised August 10, 1995, and has been recorded in the Dauphin County Recorder of Deeds Office in Plan Book D-6, Pages 1-30 and as revised August 10, 1996 and recorded September 19, 1996 in the Office of the Recorder of Deeds Office in Plan Book I-6, Page 38, and which property is located in Derry Township, Dauphin County, Pennsylvania, being designated as such Subdivision Plan as Townhouse Plot No. 126

UNDER AND SUBJECT, also, to the Declaration of Covenants, Conditions, Restrictions and Easements for Deer Run as recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on November 13, 1995 in Record Book 2511, Page 332 and the First Revision to Declaration of Covenants, Conditions, Restrictions and Easements for Deer Run as recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, on April 30, 1996 in Record Book 2606, Page 218 and Amendments thereto and all conditions, restrictions, rights-of-way, easements and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Dennis L. Rodriguez, single person, by deed from George R. Otto, Trustee of the George R. Otto Revocable Trust, dated 06/20/2008, Recorded 06/27/2008, Instrument No. 20080024448.

TAX PARCEL: 24-090-126-000-0000

PREMISES BEING: 615 SPRINGHOUSE LANE, HUMMELSTOWN, PA 17036-7016

SEIZED AND SOLD in execution as the property of DENNIS L. RODRIGUEZ at Case No. 2016-CV-08768-MF in the Court of Common Pleas of Dauphin County, Pennsylvania.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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SALE NO. 52

SAMANTHA GABLE, ESQUIRE

JUDGMENT AMOUNT: \$94,587.49

ALL THAT CERTAIN tract or piece of land situated in the Ninth 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 Bellevue Road, on line of other land of Ray S. Shoemaker; thence southwardly at right angles to the Bellevue Road 100 feet to a point on an unnamed alley; thence westwardly on the line of said unnamed alley 30 feet to another unnamed alley; thence northwardly on the line of last mentioned alley 100 feet to Bellevue Road; thence eastwardly on the line of said Bellevue Road 30 feet to a point. the place of BEGINNING.

BEING KNOWN as (for informational purposes only): 1841 Bellevue Road, Harrisburg, PA 17104

BEING THE SAME PREMISES which Paul C. Chubb and Josephine P. Chubb, his wife, by their deed dated September 20, 1995, and recorded in the Office for the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2484, Page 352, granted and conveyed unto Desbele R. Berhe and Janine R. Berhe, in fee.

ALSO BEING THE SAME PREMISES which Desbele R. Berhe and Janine R. Berhe, by their deed dated September 1, 1999 and recorded in the Office for the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3503, Page 565, granted and conveyed unto Janine R. Berhe, in fee.

ALSO BEING THE SAME PREMISES which Janine R. Berhe, by their deed dated February 8, 2001 and recorded in the Office for the Recording of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3872, Page 507, granted and conveyed unto Flora R. Jackson and Janine R. Berhe, in fee.

SEIZED AND SOLD as the property of Desbele R. Berhe and Janine R. Berhe under judgment number 2017-CV-7029-MF

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday February 14, 2022, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

CONDITIONS OF SALE

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

TERMS

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

Nicholas Chimienti, Jr.
Sheriff of Dauphin County
November 4, 2021

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