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SHERIFF SALE

By virtue of certain writ of Execution issued out of the Court of Common Pleas and Orphans' Court of Dauphin County, Pa, and to me directed, I will expose at Public Sale or Outcry, at the Dauphin County Administration Building in the City of Harrisburg, Dauphin County, Pa, on Thursday, April 15, 2021, at 10:00 A.M., the following real estate, to wit:

SALE NO. 1
CASE NUMBER: 2020-CV-06320-MF
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$71,215.84

ALL THOSE (2) CERTAIN lots or parcels of land, situate in the 1st Ward of the Borough of Steelton, County of Dauphin and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point on the east side of South Third Street, which point is 100 feet North of the northeast corner of Heagy and South Third Streets aforesaid; thence in an easterly direction along the lines separating Lots Nos. 162 and 163 on the Fanny Heagy Plan, a distance of 100 feet to the western side of Third Alley; thence northerly along said alley 50 feet to a point on the line separating Lots Nos. 160 and 161; thence in a westerly direction along said line, 100 feet to the eastern side of South Third Street aforesaid; thence along last said South Third Street in a southerly direction 50 feet to the place of BEGINNING.

HAVING thereon erected a dwelling known and numbered as 2051 South Third Street, Steelton, Pennsylvania.

BEING Lots Nos. 161 and 162 on the Fanny Heagy Plan, Plan Book C, Page 36.

BEING the same premises which Frank S. Seiders, Jr. and Mazy E. Seiders, husband and wife, by their Deed dated May 25, 2000 and recorded May 31, 2000, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 3686, Page 40, granted and conveyed unto John E. Powley and Amy R Powley, husband and wife, the Grantors herein.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

BEING KNOWN AS: 2051 SOUTH 3RD STREET, STEELTON, PA 17113

PROPERTY ID: 57-019-029-000-0000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM F. SCHWEIGLER, ADULT INDIVIDUAL BY DEED FROM JOHN E. POWLEY AND AMY R. POWLEY,

HUSBAND AND WIFE DATED 12/29/2006 RECORDED 01/04/2007 AS INSTRUMENT NO. 20070000642. WILLIAM F. SCHWEIGLER DEPARTED THIS LIFE ON 08/25/2019.

SEIZED AND SOLD as the property of Andrea J. Schaeffer Schweigler, in her capacity as heir William F. Schweigler; David T. Schweigler, in his capacity as heir William F. Schweigler; Michael W. Schweigler, in his capacity as heir William F. Schweigler; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William F. Schweigler under judgment # 2020-CV-06320

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 2
CASE NUMBER: 2020-CV-03012-MF
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$8,853.11

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

BEGINNING at a point on the Northerly line of Derry Street, which point is 239.91 feet Westwardly of the Northwesterly corner of Rosewood Lane and Derry Street; thence along the Northerly line of Derry Street, North 69 degrees 45 minutes West, 35.12 feet to a point; thence through the center of a partition wall and beyond, North 20 degrees 15 minutes East, 130 feet to a point; thence South 69 degrees 45 minutes East, 35.12 feet to a point; thence South 20 degrees 15 minutes West, 130 feet to a point, the place of BEGINNING.

HAVING THEREON erected a semi-detached, brick dwelling house known and numbered as 3776 Derry Street.

BEING the same premises which Walter S. Van Winkle and Charlotte Van Winkle, his wife, by deed dated February 27, 1974 and recorded in the Dauphin County Recorder of Deeds Office in Deed Book "P", Volume 60, Page 431, granted and conveyed unto Pauline Taschner, grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses rights, liberties, privileges, hereditaments and appurtenances to the same

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belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. To have and to hold all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to Grantees proper use and benefit forever.

BEING KNOWN AS: 3776 DERRY STREET, HARRISBURG, PA 17111

PROPERTY ID: 63-006-132-000-0000

TITLE TO SAID PREMISES IS VESTED IN BARBARA JOAN MCLANE BY DEED FROM PAULINE TASCHNER, A SINGLE WOMAN DATED 08/21/1986 RECORDED 08/21/1986 AS INSTRUMENT # 19860018182 IN BOOK NO. 805, PAGE 139.

SEIZED AND SOLD as the property of Barbara Joan McLane N/K/A Barbara M. Eitnier; Karl E. Eitnier under judgment # 2020-CV-03012

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 3

**CASE NUMBER: 2019-CV-06073-MF
ROBERT FLACCO, ESQUIRE
JUDGMENT AMOUNT: \$20,235.92**

ALL THAT CERTAIN piece or parcel of land, situate in the city of Harrisburg, Dauphin County, Pennsylvania, being bounded and described according to a survey made by Robert L. Reed, registered surveyor, dated April 10, 1981, as follows, to wit:

BEGINNING at a point on the north side of Market Street (80 feet wide) at the corner of lands now or formerly of Samuel Chapman; thence along said lands north 20 degrees 00 minutes 00 seconds west, the distance of 110.00 feet to a set rebar on the south side of Ethel Street; thence along the said side of Ethel Street, north 70 degrees 00 minutes 00 seconds east, the distance of 44.00 feet to a point on the south side of Whitehall Street (60 feet wide); thence along the said side of Whitehall Street, south 80 degrees 36 minutes 22 seconds east, the distance of 6.88 feet (south 76 degrees 18 minutes 35 seconds east, 7.21 feet by deed) to a point at the

corner of lands now or formerly of Mable E. Adley; thence along said lands south 20 degrees 00 minutes 00 seconds east, the distance of 106.62 feet (106.00 feet by deed) to a set rebar on the north side of Market Street; thence along said Market Street, south 70 degrees 00 minutes 00 seconds west, the distance of 50.00 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 2046 MARKET STREET, HARRISBURG, PA 17103

PROPERTY ID: 09-077-026-000-0000

TITLE TO SAID PREMISES IS VESTED IN RODNEY D. HOOD, A MARRIED MAN BY DEED FROM RODNEY D. HOOD, TRUSTEE FOR BRIAN L. BOYNTON AND BRIAN L. BOYNTON, INDIVIDUALLY, A SINGLE MAN, DATED 04/21/1994 RECORDED 04/28/1994 IN BOOK NO. 2208, PAGE 607.

RODNEY D. HOOD DEPARTED THIS LIFE ON 09/23/2020

SEIZED AND SOLD as the property of Rodney D. Hood under judgment # 2019-CV-06073

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 4

**M. TROY FREEDMAN, ESQUIRE
JUDGMENT AMOUNT: \$391,309.95
SITUATE IN TOWNSHIP OF LOWER
PAXTON, COUNTY OF DAUPHIN
TAX PARCEL #35-047-403-000-0000
PREMISES BEING 6403 DUBLIN RD.,
HARRISBURG, PA 17111**

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

BEGINNING at a point on the southern right-of-way line of the cul-de-sac of Dublin Road, at the northwest corner of Lot No. 29 on the hereinafter described Final Subdivision Plan for Windmere-Phase 5; THENCE along the western line of said Lot No. 29, South 06 degrees 05 minutes 00 seconds East a distance of 119.42 feet to a point on the northern line of Lot No. 142. Windmere-Phase 2; THENCE along the northern line of said Lot No. 142, South 83 degrees 55 minutes 00 seconds West a distance of 157.68 feet to a point at the southeast corner of Lot No. 27 in the hereinafter described Final Subdivision Plan of Windmere-Phase 5;

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THENCE along the eastern line of said Lot No. 27 North 31 degrees 30 minutes 26 seconds East a distance 160.56 feet to a point on the southern line of the cul-de-sac of Dublin Road; THENCE along the southern line of the cul-de-sac of Dublin Road by a curve to the left having a radius of 60.00 feet an arc length of 63.12 feet to a point at the northwest corner of Lot No. 29 on the hereinafter described Final Subdivision Plan for Windmere-Phase 5, the point and the place of BEGINNING.

CONTAINING 13,266.65 square feet, more or less.

BEING Lot No. 28, subdivision Plan for Windmere-Phase 5, dated March 24, 1993, recorded in the Office of the Recorder of Deeds in Dauphin County in Plan Book S, Volume 5, Page 1.

BEING THE SAME PREMISES, which was conveyed unto Harold C. Keys and Kimbra J. Keys, husband and wife, by Deed of Paul F. Kase, married man, and Paul F. Kase, Executor of the Last Will and Testament of Jean R. Kase, Kase Farm Associates, a Pennsylvania general partnership, and M. Kevin Ricker, dated January 8, 1997 and recorded January 16, 1997, BK 2776, PG 075 in the Dauphin County Recorder of Deeds Office, in fee.

HAROLD C. KEYS departed this life on November 21, 2014. Kimbra J. Keys departed this life on September 20, 2019.

SEIZED AND SOLD as the property of Corey D. Keys; Crystal A. Keys; and Unknown Heirs, Personal Representatives, and Devises of Kimbra J. Keys as docket number 2020 CV 7238 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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 5
KIMBERLY A. BONNER, ESQUIRE
JUDGMENT AMOUNT: \$4,821,138.58

TRACT 1

WESTPORT Centre Condominium Unit No. 1, being part of Tax Parcel Number 41-001-008 conveyed and/or recorded as Instrument Number 20060349397, located in Middletown Borough, Dauphin County, Pennsylvania, and legally bounded and described as follows:

COMMENCING at a point being the southwest corner of the intersection of the rights-of-way of Main Street (SR 0230) and Nissley Street;

THENCE along the west right-of-way of Nissley Streets, S 32° 56' 41" for a distance of 294.95 feet to the point of Beginning;

THENCE continuing along the right-of-way of Nissley Street 32° 56' 41" for a distance of 99.30 feet to a point being the northwest corner of the intersection of the rights-of-way of Nissley and Wood Streets;

THENCE along the north right-of-way of Wood Street, S 56° 34' 29" W for a distance of 79.99 feet to a point;

THENCE continuing along the right-of-way of Wood Street, S 03° 34' 24" for a distance of 154.75 feet to a point;

THENCE departing said right-of-way S 56° 57' 45" W for a distance of 242.05 feet to a point;

THENCE N. 33° 02' 15" W for a distance of 223.21 feet to a point;

THENCE N 56° 51' 31" E for a distance of 414.48 feet to the point of BEGINNING;

CONTAINING 76,995 square feet of 1.768 Acres.

TRACT 2

WESTPORT Centre Condominium Unit N. 1 - Convertible Real Estate - being part of Tax Parcel Number 41-001-008 conveyed and/or recorded as Instrument Number 2006034397, located in Middletown Borough, Dauphin County, Pennsylvania and legally bounded and described as follows:

COMMENCING at a point being the southwest corner of the intersection of the rights-of-way of Main Street (SR 02230) and Nissley Street;

THENCE along the south right-of-way of Main Street, S 56° 51' 36" W for a distance of 132.20 feet to the point of Beginning.

THENCE S 33° 07' 24" E for a distance of 198.47 feet to a point;

THENCE N 56° 58' 33" E for a distance of 131.68 feet to a point;

THENCE along the west right-of-way of Nissley Street, S 32° 56' 41" E for a distance of 72.25 feet to a point;

THENCE S 56° 51' 31" W for a distance of 414.43 feet to a point;

THENCE N 33° 02' 15" for a distance of 271.16 feet to a point within the south right-of-way line of Main Street;

THENCE along the south right-of-way of Main Street, N 57° 20' 06" E for a distance of 10.45 feet to a point;

THENCE continuing along the south right-of-way of Main Street, N 56° 52' 35" E for a distance of 272.21 feet to the point of BEGINNING.

CONTAINING 86,185 square feet of 1.979 Acres.

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TOTAL area of Unit No 1: 163,180 square feet; 3.747 acres

UNDER AND SUBJECT to rights granted to Metropolitan Edison Co. set forth in Misc. Book X-9, Page 155.

UNDER AND SUBJECT to sewer agreement set forth in Misc. Book F-3, Page 233.

UNDER AND SUBJECT to all right, title and interest set forth in Record Book 773, Page 449.

UNDER AND SUBJECT to ratification of lease, set forth in Record Book 773, Page 452.

UNDER AND SUBJECT to Assignment and Amendment to Sublease Agreement, dated June 5, 1986 and recorded in Record Book 773, Page 391.

BEING THE SAME premises which James A. Nardo and Sharon L. Nardo, husband and wife, by deed dated September 18, 2015 and recorded September 18, 2015 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania to Instrument # 20150023999, granted and conveyed unto James A. Nardo, adult individual, his heirs and assigns.

PROPERTY: 300 W. Main Street, Middletown, Pennsylvania 17057

SITUATE IN: Middletown Borough, Dauphin County

TAX PARCEL: Parcel No. 41-001-008

PREMISES BEING: 300 W. Main Street, Middletown, Pennsylvania 17057

SEIZED AND SOLD as the property of James A. Nardo, Sr., under Judgment No. 2020-CV-00231-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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 6

MICHAEL C. MAZACK, ESQUIRE

JUDGMENT AMOUNT: \$146,004.43

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

BEGINNING on the North side of Lewis Street at property now or late of Foster S. Armstrong, which point is 22.14 feet West of Penn Street; thence along the said Lewis Street in a westerly direction, fifty-one and six-hundredths (51.06) feet to property now or late of William Cohen; thence along the same in a northerly direction, twenty-eight and eight-tenths (28.8) feet to property of Joseph L. Abbott; thence along the

same in an easterly direction, twenty-two (22) feet to a point; thence along the same in a northerly direction, eighteen and six-tenths (18.6) feet to lands now or late of Frank O. Reese; thence along the same in an easterly direction, forty-nine and five-tenths (49.5) feet to Penn Street; thence along the same in a southerly direction, two and two-tenths (2.2) feet to property now or late of Foster S. Armstrong; thence along the same in a westerly direction, twenty-one and seven tenths (21.7) feet to a point; thence along the same in a southerly direction, thirty-four and sixteen-hundredths (34.16) feet to a point, the place of BEGINNING.

BEING the same property which Stephanie M. Metzger and Michael Metzger, by Deed dated December 16, 2005 and recorded January 27, 2006 in DBV 6377, Page 461, granted and conveyed unto Maureen E. Beck and Robert G. Beck, wife and husband.

TAX PARCEL # 14-008-019

PREMISES BEING 200 Lewis Street, Harrisburg, Pennsylvania 17110.

SEIZED AND SOLD in execution as the property of MAUREEN E. BECK and ROBERT G. BECK at Case No. 2018-CV-7528-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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 7

CHRISTOPHER A. DeNARDO, ESQUIRE

JUDGMENT AMOUNT: \$200,050.30

ALL THAT CERTAIN condominium unit in the Township of East Hanover Township, County of Dauphin and Commonwealth of Pennsylvania, being known as Unit F03 in Lot No. E2 (also known as Unit 1902), as shown on Record Plan of the Preserve at Bow Creek Condominiums as prepared by Edward Black & Associates PC dated June 13, 2005, last revised August 15, 2005 and Recorded in Document #20060016899 and as exhibit to Declaration of Condominium of the Preserve at Bow Creek Condominiums recorded in Document #20060047054 and re-recorded to document #20070002519 and as amended by Amendment to Declaration of Condominium of the Preserve at Bow Creek Condominiums recorded to Document #20070013295 and as amended by Second Amendment to Declaration of

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Condominium of the Preserve at Bow Creek Condominiums as recorded to document # 20130033720, Dauphin County Records, (collectively referred to herein as the "Declaration") said unit being designated in Declaration Plan as Unit F03 in Lot E2 (also known as Unit 1902) as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.5%.

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 of Plats and Plans, as amended.

PARCEL ID: 25-029-023-000-0000

COMMONLY KNOWN AS: 1902 Preserve Lane, Unit F03, assessed as 1902 Preserve Lane, Palmyra, PA 17078

BEING the same premises conveyed by deed of Rockview, LLC, dated May 20, 2014 and recorded May 22, 2014 in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, as Instrument Number 20140011735 to Michael Drake and Maria L. Drake, husband and wife, in fee.

SEIZED AND SOLD as the property of Maria L. Drake and Michael Drake under judgment number 2018-CV-06591-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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 9

NORA C. VIGGIANO, ESQUIRE

JUDGMENT AMOUNT: \$135,155.12

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND, with the buildings and improvements to be thereon erected, in Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, being Lots Nos. 143 and 144 on the plan of Glatzwood Plat No. 2 which plan is recorded in Dauphin County Plan Book "E", Page 1, bounded and described as follows, to wit:

BEGINNING at the southeastern corner of Pine Street and 26th Street on the aforesaid plan;

THENCE eastwardly along the southerly side of Pine Street 160 feet to a 15 feet wide alley;

THENCE southwardly along the western side of said alley 60 feet to a point on the northern side of Lot No. 142;

THENCE westwardly along the northern side of Lot No. 142 160 feet to a point on the eastern side of 26th Street;

THENCE northwardly along the eastern side of 26th Street 60 feet to a point, the place of BEGINNING.

BEING KNOWN AS: 1917 NORTH 26TH STREET, HARRISBURG, PA 17109

PROPERTY ID NUMBER: 62-030-047-000-0000

BEING THE SAME PREMISES WHICH NORTH AMERICAN BOND AND MORTGAGE CO. A PENNSYLVANIA CORPORATION BY DEED DATED 1/27/1968 AND RECORDED 2/5/1968 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 53 AT PAGE 646, GRANTED AND CONVEYED UNTO FRANK A. JACKSON, NOW DECEASED AND ELIZABETH P. JACKSON, HIS WIFE, NOW DECEASED.

SEIZED AND SOLD as the property of Denise L. Jackson solely in her capacity as heir of Frank Jackson, deceased; Andrea N. Saunders solely in her capacity as heir of Frank Jackson, deceased under judgment# 2020-CV-08603

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 10

MATTHEW G. BRUSHWOOD, ESQUIRE

JUDGMENT AMOUNT: \$364,008.41

SITUATE IN: LOWER PAXTON TOWNSHIP

ALL THAT CERTAIN parcel or lot known as Lot No. 40 on the Plan of Lots entitled Springford Village, Phase VII, Section 4, Heather Ridge, Final P.R.D. Land Development and Subdivision Plan prepared by Akens Engineering Associates, Inc., and recorded in Dauphin County Plan Book U, Volume 5, Pages 3 to 8.

UNDER AND SUBJECT to the Heatherfield Declaration and the "Heatherfield Property Documents" as such terms are defined in the Heatherfield Declaration, and all amendments and supplements to the Heatherfield Declaration and Heatherfield Property Documents.

BEING THE SAME PREMISES which Wayne G. Eberts and Irina Eberts, by deed dated

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May 4, 2007 and recorded May 18, 2007 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20070019880, granted and conveyed unto Wayne G. Eberts.

PARCEL IDENTIFICATION NO: 35-117-135-000-0000.

PREMISES BEING: 756 N. Highlands Drive, Harrisburg, PA 17111.

SEIZED IN EXECUTION as the property of Nora F. Blair, Executrix for the Estate of Wayne G. Eberts on Judgment No. 2019-CV-3503-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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 11

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$90,988.12

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the Northwest side of Kensington Street, City of Harrisburg, 13th Ward, Dauphin County, Pennsylvania, more particularly bounded and described in accordance with survey and plan thereof made by Ernest J. Walker, Registered Professional Engineer, dated January 29, 1981 and bearing drawing No. 81-7, as follows, to wit:

BEGINNING at a point on the Northwest side of Kensington Street (50 foot wide right-of-way) at a corner of Property No. 2260, said point being 536.40 feet to Northeast corner of 22nd Street; thence extending from said beginning point and along property No. 2260, through the centerline of a party wall, North 16 degrees 32 minutes 00 seconds West, 100.75 feet to the Southeast side of McCleaster Street (unopened); thence extending along same North 73 degrees 28 minutes 00 seconds East 16.28 feet to a corner of property No. 2264; thence extending along same, passing through the centerline of a party wall, South 16 degrees 32 minutes 00 seconds East, 100.75 feet to a point on the Northwest side of Kensington Street, aforementioned; thence extending along same South 73 degrees 28 minutes 00 seconds West 16.28 feet to the first mentioned point and place of BEGINNING.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the

same may appear in this or prior instruments of record.

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

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 2262 KENSINGTON STREET, HARRISBURG, PA 17104

PARCEL#: 13-021-025

BEING THE SAME PREMISES WHICH Capital Property Partners, LLC by deed dated May 21, 2010 and recorded June 4, 2010, Dauphin County Instrument No. 2010-0015885, granted and conveyed unto Rachel L. Eden.

TO BE SOLD AS THE PROPERTY OF RACHEL L. EDEN UNDER JUDGMENT NO. 2019-CV-04459-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 May 10, 2021, 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 G. BRUSHWOOD, ESQUIRE

JUDGMENT AMOUNT: \$364,008.41

SITUATE IN: HALIFAX BOROUGH

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

BEGINNING at a stone on the northern side of Armstrong Street with said stone being located fifty-three feet nine inches (53' 9") East of the northeast corner of Second and Armstrong Streets; thence Northwardly along Tract No. 2 herein in a line parallel with Second Street one hundred sixty-two feet eight inches (N. 162' 8") to land now or late of John H. Boyer, et ux.; thence Westwardly along line of said Boyer land fifty-three feet nine inches (W. 53' 9") to Second Street; thence Southwardly along the east side of Second Street one hundred sixty-two feet eight inches (S. 162' 8") to Armstrong Street; thence Eastwardly along Armstrong Street fifty-three feet nine inches (E.53' 9") to the place of BEGINNING.

HAVING THEREON ERECTED a large hotel building.

BEING THE SAME PREMISES which Edward D. Paumer, Jr, by deed dated January

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27, 2017 and recorded February 6, 2017 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20170003278, granted and conveyed unto Eberts Holdings, LLC.

PARCEL IDENTIFICATION NO: 28-002-001-000-0000.

PREMISES BEING: North Second & Armstrong Streets a/k/a 200 Armstrong Street, Halifax, PA 17032.

SEIZED IN EXECUTION as the property of Eberts Holdings, LLC, Nora F. Blair, Executrix for the Estate of Wayne G. Eberts on Judgment No. 2019-CV-3508-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 May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 13

SCOTT F. LANDIS, ESQUIRE

JUDGMENT AMOUNT: \$3,316,971.54

AG LAND - 5.7 ACRES

ALL THAT CERTAIN tract or parcel of land situate in Derry Township, Dauphin County, Pennsylvania, being more particularly bounded and described in accordance with a Property Survey prepared by Mark A. Trout, a Registered Professional Surveyor, dated May 1, 1989, as follows, to wit:

BEGINNING at a stake on the north side of a twenty (20) feet wide lane extending between the Middletown Road (Legislative Route 22017) and lands now or formerly of Herbert W. Scheetz, said stake being located one thousand eight and twenty-five hundredths (1,008.25) feet eastwardly from the centerline of Middletown Road and being also the dividing line between lands now or formerly of Joseph N. Youtz and the land herein conveyed; thence along said lands now or late of Joseph N. Youtz, as well as lands now or formerly of Ray A. Garver, North thirty-four degrees thirty minutes East (N 34° 30' E) a distance of nine hundred twenty-four and forty-three hundredths (924.43) feet to a stake at the line of lands now or formerly of Ralph Espenshade; thence along said lands now or formerly of Ralph Espenshade, South sixty-three degrees East (S 60° E) a distance of two hundred fifty-two (252.00) feet to a stake at the line of lands of Herbert W. Scheetz; thence along said lands of Herbert W. Scheetz, South thirty-four degrees thirty minutes West (S 34° 30' W) a distance of nine hundred fifty-three and seventy-one (953.71) feet to a point on the north

side of the aforementioned twenty (20) feet wide lane; thence along the north side of said twenty (20) feet wide lane, North fifty-seven degrees fifteen minutes West (N 57° 15' W) a distance of two hundred fifty (250.00) feet to a stake, the place of BEGINNING.

SITUATE IN: DERRY TOWNSHIP, DAUPHIN COUNTY, PA

TAX PARCEL No.: 24-055-070-000-0000

BEING THE SAME PREMISES which Herbert W. Scheetz, Jr. and Martha Jane Scheetz, husband and wife, by Deed dated June 8, 2004 and recorded July 12, 2004 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 5585, Page 498, granted and conveyed unto Dennis L. Burd, an adult individual, his heirs and assigns.

PREMISES BEING: 1117 Dartmouth Drive, Hummelstown, PA 17036

GARDEN CENTER TRACT

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

BEGINNING at a point on the eastern right-of-way line of a Public Road known as Middletown Road (L.R. 22017); thence in and along said right of way line North thirty-two degrees forty minutes thirty-one seconds East (N 32° 40' 31" E) a distance of eight hundred fifty-two and seventy-five hundredths (852.75) feet to point on the same eastern right-of-way line of the aforementioned Middletown Road, said point being the corner of lands formerly of E. Espenshade and now lands of the Grantors, Dennis L. Burd and Karin M. Burd; thence along said lands of Grantors South sixty-three degrees twenty-five minutes twenty-nine seconds East (S 63° 25' 29" E) a distance of eight hundred ninety-five and sixty-seven hundredths (895.67) feet to an iron pin; thence along lands now or late of Herbert Sheetz, Jr. South thirty-three degrees twenty-six minutes twenty-two seconds West (S 33° 26' 22" W) a distance of three hundred seventy-five (375) feet to a monument; thence continuing along lands now or late of Herbert Sheetz, Jr. South thirty-three degrees twenty-six minutes twenty-two seconds West (S 33° 26' 22" W) a distance of three hundred fifty-six and forty-three hundredths (356.43) feet to an iron pin; thence along the same North fifty-seven degrees fifty-four minutes eleven seconds West (N 57° 54' 11" W) a distance of two hundred fifty (250) feet to a monument; thence along the same and other lands formerly of J. Youtz, now of Grantors Dennis L. Burd and Karin M. Burd, South thirty-three degrees twenty minutes West (S 33° 20' W) a distance of two hundred (200) feet to a railroad spike in a private lane known as Gish Lane; thence in and

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along said Lane and along the northern right-of-way line of Dartmouth Road North fifty-eight degrees zero minutes forty-nine seconds West (N 58° 00' 49" W) a distance of seven hundred twenty-three and ninety-two hundredths (723.92) feet to a point on the eastern right-of-way line of the aforementioned Middletown Road; the place of BEGINNING.

BEING Lot No. 2 on a Plan of Lots for Dutch Village, Inc. recorded in Plan Book "Z", Volume 3, Pages 6 and 7 AND being Lot No. 1 on a Plan of Lots for Dutch Village, Inc. as recorded in Dauphin County Plan Book Z-3, Page 6, said two tracts being combined into one tract by this Deed.

BEING THE SAME PREMISES which Dennis L. Burd and Karin M Burd, husband and wife, by Deed dated March 12, 1997 and recorded March 12, 1997 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 2805, Page 568, granted and conveyed unto Dennis L. Burd and Karin M. Burd, their heirs and assigns.

EXCEPTING therefrom, premises which Dennis L. Burd and Karin M. Burd conveyed to Community Banks by Deed dated April 16, 2004, recorded April 20, 2004, in Dauphin County, Record Book 5459, Page 184.

EXCEPTING therefrom, premises which Dennis L. Burd and Karin M. Burd conveyed to Hummelstown Rep LLC by Deed dated April 11, 2007, recorded April 13, 2007, in Dauphin County Instrument No. 20070014813.

TAX PARCEL No.: 24-055-032-000-0000
PREMISES BEING: 1075 Middletown Road, Hummelstown, PA 17036

SEIZED IN EXECUTION as the property of Dennis L. Burd and Karin M. Burd on Judgment No. 2020-CV-12410-NT.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 14

JOHN C. GENTILE, ESQUIRE
JUDGMENT AMOUNT: \$2,908,041.52,
PLUS INTEREST OF \$797.43 PER DIEM
FROM 8/7/2020, PLUS CONTINUING
COSTS AND ATTORNEYS' FEES.
SITUATE IN: LOWER PAXTON
TOWNSHIP, HARRISBURG, PA 17109
TAX PARCELS: #35042045 AND
#35042194

PREMISES BEING: 4642 AND 4650
JONESTOWN ROAD, HARRISBURG, PA
17109

LIABLE TO BE SEIZED AND SOLD,
UPON JUDGMENT NUMBER 2020-CV-
9070-NT AGAINST DEFENDANT KUSIC
CAPITAL GROUP VU, LLC

ALL THOSE TWO (2) certain tracts or parcels of ground situate in Lower Paxton Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a point at the common corner of Lot B and land now or formerly of Barby Q's, thence from said point of beginning the following ten (10) courses and distances; 1) North 81 degrees 47 minutes 42 seconds West, a distance of 228.51 feet to a point; thence 2) South 07 degrees 30 minutes 50 seconds East a distance of 14.62 feet to a point; thence 3) south 82 degrees 12 minutes 10 seconds West, a distance of 146.99 feet to a point; thence 4) North 07 degrees 28 minutes 21 seconds West, a distance of 230.41 feet to a point; thence 5) North 81 degrees 18 minutes 14 seconds West, a distance of 199.16 feet to a point; thence 6) North 08 degrees 53 minutes 16 seconds East, a distance of 100.92 feet to a point; thence 7) South 81degrees 06 minutes 42 seconds East, a distance of 351.01 feet to a point; thence 8) South 81 degrees 09 minutes 25 seconds East, a distance of 247.20 feet to a point; thence 9) South 81 degrees 29 minutes 04 seconds east, a distance of 29.00 feet to a point; thence (10) south 08 degrees 26 minutes 57 seconds West, a distance of 262.77 feet to a point, the point of BEGINNING.

CONTAINING 134,894.95 square feet or 3.10 acres.

THE ABOVE-DESCRIBED premises is the result of lot consolidated of four (4) parcels by Plan Book I, Volume 6, Page 87.

TRACT NO. 2

BEGINNING at a point at the corner of Lot A and land now or formerly of Taco Bell; thence from said point of beginning, the following 10) courses and distances: 1) south 81 degrees 48 minutes 23 seconds East, a distance of 169.84 feet to a point; thence 2) North 68 degrees 04 minutes 10 seconds East a distance of 39.17 feet to a point; thence 3) North 81 degrees 51 minutes 53 seconds East, a distance of 65.00 feet to a point; thence 4) South 08 degrees 08 minutes 07 seconds East, a distance of 69.22 feet to a point; thence 5) South 68 degrees 04 minutes 10 seconds West, a distance of 168.49 feet to a point; thence 6) South 09 degrees 14 minutes 44 seconds East, a distance of 84.16 feet to a point; thence 7) along a curve to the left, having a

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radius of 7,699.37 feet and an arc length of 108.36 feet to a point; thence 8) North 20 degrees 52 minutes 04 seconds west a distance of 56.17 feet to a point; thence 9) along a curve to the right, having a radius of 345.00 feet and an arc length of 174.99 feet to a point; thence 10) North 08 degrees 11 minutes 37 seconds East, a distance of 30.01 feet to a point, the point of BEGINNING.

CONTAINING 41,694.10 square feet or 0.96 acres. The herein premises is described in accordance with Plan Book I, Volume 6, Page 69.

BEING the same premises which Realty Partnership Interests, a Florida General Partnership, by Indenture dated January 7, 1999 and recorded at Harrisburg in the County of Dauphin on January 25, 1999 in Deed Book 3313, Page 519, granted and conveyed unto Wilton Partners Harrisburg, a California Limited Liability Company, now known as Pa. Harrisburg, LLC, a California Limited Liability Company.

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 15

MICHAEL BOLAND, ESQUIRE

JUDGMENT AMOUNT: \$61,913.07

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

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

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

PARCEL #: 08-005-010

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

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 16

JENNIE C. SHNAYDER, ESQUIRE

JUDGMENT AMOUNT: \$45,722.31

ALL THAT CERTAIN lot situate in Susquehanna Township, Dauphin County, Pennsylvania, more particularly bounded and described on the Plan of Lots of Ridgeway Knolls, which Plan is dated April 20, 1996, recorded in the Recorder of Deeds Office in Dauphin County, Pennsylvania in Plat Book T, Page 61 as follows:

LOT NO. 1, BLOCK D:

BEGINNING at a point on the Northerly side of Belair Road, where the division line between Lots Nos 1 and 2 intersects with the Northerly side of Belair Road; thence South sixty-four (64) degrees four (04) minutes West along the Northerly side of Belair Road seventy-six and sixty-two hundredths (76.62) feet to a point; thence along the rounded Northeasterly corner of the intersection of Dauphin Road and Belair Road in an arc created by a twenty (20) foot radius, a distance of twenty-nine and seventy-three hundredths (29.73) feet to a terminal point of curvature; thence North thirty (30) degrees forty-six (46) minutes West along the Easterly side of Dauphin Road, a distance of seventy-nine and sixty-two hundredths (79.62) feet to a point; thence North sixty-four (64) degrees four (04) minutes East, a distance of forty-two and fifty-one hundredths (42.51) feet to a point; thence South twenty-five (25) degrees fifty-six (56) minutes East along the division line between Lots Nos. 1 and 2, a distance of one hundred three and seventy-nine hundredths (103.79) feet to a point, the place of BEGINNING.

HAVING thereon erected a single brick ranch type dwelling known and numbered as 3410 Belair Road

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BEING the same premises which Estate of Hanna L. Gardner, by Deed bearing the date of 6th day of June, 2006, and about to the herewith recorded in the Office of the Recorder of Deeds, in and for the County of Dauphin, Pennsylvania, granted and conveyed unto George H. Connor, IV.

PARCEL ID No. 62-024-191

SITUATE in the Susquehanna Township, Dauphin County

PREMISES BEING: 3410 Belair Road, Harrisburg, PA 17109

SEIZED AND TAKEN in execution as the property of George J. Connor, IV under judgement # 2019-CV-10215

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 17

LEON P. HALLER, ESQUIRE

JUDGMENT AMOUNT: \$38,279.13

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected, located in the City of Harrisburg, County of Dauphin; Pennsylvania, more particularly bounded and described to wit;

BEGINNING at a point in the western line of Hummel Street which point is 50 (erroneously stated in prior deeds as 50.1 or 501) feet northwardly from the northern line of Kittatinny Street, and which point is also in the southern line of the premises now or late of Frank Sourbier; thence westwardly along the said premises known as No. 246 Hummel Street, 109 feet to a point in the line of other property of Mary B. Gottschall; thence southwardly in a line parallel with the eastern line of Hummel Street 18 feet to a point in the northern line of premises No. 250 Hummel Street; thence eastwardly along the northern line of said premises No. 250 Hummel Street and through the center of the partition wall between premises No. 248 and 250 Hummel Street, 109 feet to the eastern line of Hummel Street, 18 feet to a point the place of BEGINNING.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions,

covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 248 HUMMEL STREET, HARRISBURG, PA 17104

PARCEL NO. 02-011-032

BEING the same premises which Jason Allgyer, et ux, by deed dated June 8, 2012 and recorded June 22, 2012, Dauphin County Instrument No. 2012-0018050, granted and conveyed unto Matthew Stewart. Matthew Stewart is also known as Matthew P. Stewart.

TO BE SOLD AS THE PROPERTY OF MATTHEW P. STEWART UNDER JUDGMENT NO. 2020-CV-12009

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 18

KIMBERLY A. BONNER, ESQUIRE

JUDGMENT AMOUNT: \$164,765.15

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

BEGINNING at a point on Caracas Avenue, a corner of Lot No. 122, thence along Lot No. 122 Southwardly 150 feet to the north side of a fifteen feet wide alley; thence along said alley eastwardly 40 feet to a point, a corner of Lot No. 124; thence along Lot No. 124, northwardly 150 feet to the south side of Caracas Avenue; thence along said Avenue, westwardly 40 feet to the point and the place of BEGINNING.

BEING LOT No. 123 on Plan of Lots as laid out by the State Real Estate Company of Harrisburg, Pennsylvania, recorded in Plan Book G, Page 46.

BEING KNOWN as 114 West Caracas Avenue, Hershey, Pennsylvania.

BEING part of the same premises which R9 Holdings, LLC, by Deed dated August 30, 2019 and recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania as Instrument Number 20190022929, granted and conveyed unto 59 MR, LLC, Grantor herein.

SITUATE IN Derry Township, Dauphin County

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TAX PARCEL #: 24-015070-000-0000
PREMISES BEING: 114 West Caracas
Avenue, Hershey, Pennsylvania 17033
SEIZED AND SOLD as the property of 59
MR, LLC under Judgment No. 2020-CV-4927-
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 May 10, 2021, and
distributions will be made in accordance with
the said schedule unless exceptions are filed
thereto within ten (10) days thereafter.

SALE NO. 19
STEVEN J. SCHIFFMAN, ESQUIRE
JUDGMENT AMOUNT: \$41,057.34 PLUS
ALL AMOUNTS ADVANCED BY
PLAINTIFF IN COLLECTION OF THE
DEBT PURSUANT TO THE TERMS OF
THE NOTE AND LOAN DOCUMENTS,
ALONG WITH ALL ACCRUED
INTEREST, LATE CHARGES AND ANY
AND ALL AMOUNTS EXPENDED OR
ADVANCED BY PLAINTIFF RELATING
TO ANY COLLATERAL SECURING OF
THE NOTE, TOGETHER WITH COSTS OF
SUIT, AS AUTHORIZED BY THE LOAN
DOCUMENTS DATED MAY 7, 2009

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 D.P. Raffensperger Associates,
Engineers and Surveyors, dated March 21, 1973,
as follows, to wit:

BEGINNING at a point on the south side of
Mulberry Street, said point being fifty-eight and
twelve hundredths (58.12) feet east of the
southeast corner of Mulberry and Nelson
Streets; thence along the south side of Mulberry
Street, North eighty-four (84) degrees East,
sixteen and twenty-five hundredths (16.25) feet
to a corner of premises known as No. 1825
Mulberry Street; thence along said premises and
passing through the center of a partition wall,
South six (06) degrees East, eighty-two and five
tenths (82.5) feet to a point on the north side of
Eugene Alley; thence along same, South eighty-
four (84) degrees West, sixteen and twenty-five
hundredths (16.25) feet to a corner of premises
known as No. 1821 Mulberry Street; thence
along said premises and passing through the
center of a partition wall, North six (06) degrees
West, eighty-two and five tenths (82.5) feet to
the point and place of BEGINNING.

HAVING thereon erected a two story brick
dwelling, said premises being known and

numbered as 1823 Mulberry Street, Harrisburg,
Pennsylvania.

BEING THE SAME PREMISES which
Harold P. Mollineaux and Theresa A.
Mollineaux, husband and wife, by Deed dated
November 6, 2008 and recorded November 17,
2008 in the Office of the Recorder of Deeds in
and for Dauphin County, Pennsylvania to
Instrument Number 20080041646, granted and
conveyed unto Majk Realty and/or Assigns.

BEING TAX PARCEL NO.: 09-065-012
PREMISES BEING: 1823 Mulberry Street,
Harrisburg, PA 17104

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

SEIZED AND TAKEN in execution as the
property of Majk Realty, LLC, under Judgment
No. 2020-CV-11524-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 May 10, 2021, and
distributions will be made in accordance with
the said schedule unless exceptions are filed
thereto within ten (10) days thereafter.

SALE NO. 20
ANDREW J. MARLEY, ESQUIRE
JUDGMENT AMOUNT: \$60,381.86

ALL THAT CERTAIN tract or parcel of land,
situate in the Township of Londonderry, County
of Dauphin and Commonwealth of
Pennsylvania, described according to a survey
made by Rodney Waltermeyer, Registered
Surveyor, in May of 1947, and being more
particularly bounded and described as follows,
to-wit;

BEGINNING at a point in the public road
leading from Brinser's Mill eastwardly and
known as Round Top Road in the line of
adjoining lands or the parties of the second part
hereto; thence northwardly thirty-six (36)
degrees nineteen (19) minutes East ninety-eight
and five tenths (98.5) feet to a point in the line
of lands of Ed Costel; thence along said Costel
lands South sixty-six (66) degrees eleven (11)
minutes East two hundred eighty-three and
seventy-five hundredths (283.75) feet to a point;
thence South thirty-two (32) degrees East one
hundred thirty-five and seventy-five hundredths
(135.75) feet to a point; thence South forty-six
(46) degrees thirty-three (33) minutes West one
hundred twenty-three and thirty-eight
hundredths (123.38) feet to a pin in the eastern
line of lands of Grace Kennedy; thence North

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sixty-seven (67) degrees thirty-one (31) degrees thirty-eight (38) minutes East along other lands of the parties of the second part hereto one hundred and eighty-six hundredths (100.86) feet to a pin and thence North sixty-six (66) degrees forty-five (45) minutes West still along said other lands of the parties of the second part hereto two hundred seventeen and twenty-five hundredths (217.25) feet to a point the place of BEGINNING.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES as Mary E. McCann a/k/a Mary A. McCann, by Deed dated May 30, 1997, and recorded on June 5, 1997, by the Dauphin County Recorder of Deeds in Book 2862, at Page 348, granted and conveyed unto Gerald E. Menear, Jr., as an Individual.

BEING KNOWN AND NUMBERED AS 1384 Round Top Road, Middletown, PA 17057. TAX PARCEL NO. 34-003-035-000-0000.

SEIZED AND SOLD as the property of Gerald E. Menear Jr. and Jacqueline Menear a/k/a Jacqueline Menear under judgment # 2020-CV-10661

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, and distributions will be made in accordance with the said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE NO. 21

RAYMOND A. QUAGLIA, ESQUIRE
JUDGMENT AMOUNT: \$7,902,632.79

ALL THAT CERTAIN unit, being Unit No. 2 (the "Unit"), of Hershey Road Commons, a Condominium (the "Condominium") located in the Township of West Hanover, County of Dauphin and Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Condominium of Hershey Road Commons, a Condominium and Declaration Plats and Plans recorded February 11, 2011 in the Recorder's Office of Dauphin County at Instrument 20110004629; together with any and all amendments thereto, said Unit being bounded and described as follows:

BEGINNING at a point, said point being located on the northeast most corner of Condominium Unit No. 2 and said point being located, the following 2 courses and distances from the northeast corner of lands now or formerly of Nick Loxas and Angela Loxas, Parcel 142 (Record Book 5936, Page 382): (1) South 70° 45' 00" West, a distance of 92.09 feet to a point; (2) South 19° 15' 00" East, a distance

of 67.06 feet to a point, said point being the point and place of beginning for Condominium Unit No. 2; thence along said Unit boundary, South 19° 15' 00" East, a distance of 72.49 feet to a point; thence South 70° 45' 00" West, a distance of 240.66 feet to a point; thence North 19° 15' 00" West, a distance of 72.49 feet to a point; thence North 70° 45' 00" East, a distance of 240.66 feet to a point, said point being the point and place of BEGINNING.

SAID AREA of Condominium Unit No. 2 containing 17,445 square feet or 0.4005 gross acres, more or less.

BEING a portion of the following Tax Parcel Identifiers:

68-024-120-000-0000

68-024-074-000-0000

68-024-142-000-0000

BEING a portion of the land acquired in fee simple by Nick Loxas and Angela Loxas, husband and wife, by the following deeds:

a. Deed of Stephen J. Petrina and Cheryl L. Petrina, husband and wife, dated April 15, 2004 and recorded in Record Book 5455, Page 459.

b. Deed of A. Alice Kaytor, et vir dated March 31, 2005 and recorded in Record Book 5936, Page 382.

SITUATE IN West Hanover, Dauphin County TAX PARCEL Numbers: 68-024-120-000-0000; 68-024-074-000-0000; 68-024-142-000-0000

PREMISES BEING: 265 N. Hershey Road in Harrisburg, Dauphin County, Pennsylvania

SEIZED AND SOLD: As leasehold estate and related non-fee interests held by V R Hospitality, LLC under judgment # 2020-CV-02311

NOTICE is further given to all parties in interest and claimants. Schedule of proposed distributions will be filed by the Sheriff of Dauphin County, on Monday May 10, 2021, 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

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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
February 4, 2021

m19-a2