

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending December 1, 2023

The Defendant's Name Appears
First in Capital Letters

AS A CONVENIENCE TO THE BAR,
JUDGES ASSIGNED TO EACH CASE
ARE DESIGNATED IN ACCORDANCE
WITH THE KEY. THIS IS NOT AN
OFFICIAL LIST AND IS PUBLISHED
AS A CONVENIENCE ONLY. THE LAW
JOURNAL IS NOT RESPONSIBLE FOR
OMISSIONS, MISPRINTS, CHANGES
OR ERRORS WHICH APPEAR.
COUNSEL IS URGED TO VERIFY ALL
APPOINTMENTS THROUGH THE
OFFICE OF THE PROTHONOTARY.

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL -
(JGK)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

RATHS, MONET M - Portfolio Recovery
Associates LLC; 23 15871; Michael B. Volk.
Abuse

ARCHER, WAYNE JOSEPH - Barron, Jessica;
23 16721; J. Barron, IPP. (TMB).

BEAN, ANGELA - Keehn, Jennifer S; 23
16764; J. Keehn, IPP. (JAB).

BOYER, JILL E - Benene, Gerard C; 23
16742; G. Benene, IPP. (JAB).

CABRERA, JUSTIN MIGUEL - Rivera, Ana
Rosa; 23 16817; A. Rivera, IPP. (JMB).

CALDERON, KAILANI - Torres, Alisha L, O,
J J P; 23 16865; A. Torres, IPP. (JGK).

COKLEY, CORIANNO - Dunleavy, Aija J; 23
16765; A. Dunleavy, IPP. (JAB).

FERRIA, STEFANIE - Morales, Santos; 23
16884; S. Morales, IPP. (JGK).

FRYBERGER, TRACY O - Fryberger,
Danielle M; 23 16691; D. Fryberger, IPP.
(TMB).

GARCIA, ELIJAH STEFON - Maisonet, Carla
M Talavera; 23 16782; C. Maisonet, IPP.
(JMB).

GONZALEZ, IGNACIO GARCIA - Ortiz,
Latonya Lee; 23 16718; L. Ortiz, IPP.
(TMB).

KERRIGAN, JORDAN MICHEAL
ALEXANDER - Rivera, Rosa Elena Natal;
23 16735; R. Rivera, IPP. (JMB).

MEJIA, RAFAEL J VENTURA - Mejia,
Carolina Vasquez De; 23 16690; C. Mejia,
IPP. (TMB).

MERRILL, SAMUEL G - Merrill, Caryn; 23
16739; C. Merrill, IPP. (TMB).

MONTALVO, RAMON L RIVERA -
Montalvo, Francisca M Rivera; 23 16719; F.
Montalvo, IPP. (TMB).

NJOKU, UCHENNA B - Thornton, Malik; 23
16740; M. Thornton, IPP. (JAB).

PEREZ, FERNANDO MONGE - Rodriguez,
Keishla Sanchez; 23 16692; K. Rodriguez,
IPP. (JGK).

RAMIREZ, ROBERTO ORTIZ - Fernandez,
Georgina; 23 16693; G. Fernandez, IPP.
(TMB).

RAMOS, LUIS ROSA - Guzman, Marycelis;
23 16717; M. Guzman, IPP. (TMB).

RIVERA, ERIC - Vargas, William D; 23
16763; W. Vargas, IPP. (JAB).

SCHEIDT, BRYAN MICHAEL - Lovell,
Melanie N; 23 16889; M. Lovell, IPP.
(TMB).

VIERA, CHARISMA MIRAGE LARA -
Hakes, Brandon Lewis, H, A M V; 23
16872; B. Hakes, IPP. (JGK).

WADELINGTON, TYRESE EDWARD -
Drexel, Justice R; 23 16694; J. Drexel, IPP.
(TMB).

WILLIAMS, JULIE KATHLEEN - Williams,
Hale R; 23 16723; H. Williams, IPP. (TMB).
ZEIBER, SHAWN R - Williams, Jessica A; 23
16722; J. Williams, IPP. (TMB).

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Certified Copy of Foreign Custody Order

SCHEETZ, PENELOPE SUE - Davis, William J.; 23 16732; Joseph A. Guillama. (TMB).

Complaint

BUGAY, MICHAEL, BUGAY, ROXANNE - Kenhorst Borough; 23 16413; Jill E. Nagy. BUGAY, MICHAEL, BUGAY, ROXANNE - Borough Of Kenhorst; 23 16415; Jill E. Nagy.

KLINE, HOMER - Harper, Benjamin; 23 14982; Clark DeVere.

Contract - Buyer Plaintiff

WEALTH ACCELERATORS GLOBAL LLC - Somerville, Randall; 23 16881; Matthew M. Setley. (JEG).

Contract - Debt Collection: Credit Card

AGRAMONTE, ROSANNA - Cks Prime Investments LLC; 23 16813; Demetrios H. Tsarouhis. (MSF).

BITTNER, KODY C - Citizens Bank N A; 23 16743; Robert L. III Baroska. (JEG).

BROWN, DORIS A - U S Bank National Association; 23 16832; Andrew D. Loewy. (JBN).

EPLER, JILL M - Cks Prime Investments LLC; 23 16824; Demetrios H. Tsarouhis. (MSF).

HINE, LOIS M - Cks Prime Investments LLC; 23 16816; Demetrios H. Tsarouhis. (JBN).

HOFFMAN, BARRY - Discover Bank; 23 16924; Michael J. Dougherty. (MSF).

IRWIN, THOMAS W - Discover Bank; 23 16912; Michael J. Dougherty. (MSF).

JOHANSEN, DEBORAH JEAN - Bank Of America N A; 23 16737; Bryan J. Polas. (MSF).

MARINARI, LEANNA R - Cks Prime Investments LLC; 23 16826; Demetrios H. Tsarouhis. (JBN).

OPARE, JOJO - American Express National Bank; 23 16919; Jordan W. Felzer. (JBN).

PIERRE, CARLINE - Cks Prime Investments LLC; 23 16828; Demetrios H. Tsarouhis. (MSF).

RIVERA, ADRIANA - U S Bank National Association; 23 16902; Kirsten R. Armstrong. (JBN).

SIGMUND, ADA - Cks Prime Investments LLC; 23 16823; Demetrios H. Tsarouhis. (JEG).

STOKES, JR, MARK - Discover Bank; 23 16779; Andrew D. Loewy. (JBN).

VELEZ, PEDRO - Cks Prime Investments LLC; 23 16778; Demetrios H. Tsarouhis. (MSF).

Contract - Other

BOSTON MARKET 3605 LLC - Reacts LLC; 23 16688; Kimberly A. Bonner. (MSF).

FCA US LLC - Lanz, Ellise, Simpson, Noah; 23 16784; Robert M. Silverman. (JEG).

MONTALVO, ILUMINADA - Affinity Federal Credit Union; 23 16720; William B. Callahan. (MSF).

ROEBERG ENTERPRISES INC - Constellation Newenergy Inc; 23 16686; Richard W. Keifer, III. (JBN).

S POLLACK INC, POLLACK FURS INC, POLLACK, JUDY FAY, POLLACK, ROBERT S, ESPOSITO, SUSAN POLLACK, ESPOSITO, SUSAN POLLACK - Itria Ventures LLC; 23 16773; Jonathan Bender. (JEG).

STANCEA, VERONICA, STANCEA, SAMUEL, CIOCOIU, MARIA - Gery, Kyle E; 23 16762; George M. Lutz. (JBN).

WEXFORD COURT LLC, MARGUSITY, JOSEPH - Bogia Engineering Inc; 23 16774; Timothy C. Bitting. (JEG).

Custody

GIFT, SIERRA - Fontanez, Wilson; 23 16715; W. Fontanez, IPP. (TMB).

MOYES, JENNIFER - Moyes, Frank; 23 16815; Nikolas David Capitano. (TMB).

PETITT, TAYLOR - Grate, Jr, Russell; 23 16822; R. Grate, IPP. (JEG).

RIVERA, ERICA - Bajana, Christian; 23 16770; Timothy B. Bitler, Jr., (JGK).

SCHWARTZ, JAMES - Schwartz, Courtney; 23 16903; Graziella M. Sarno. (SEL).

SUBRAN, NICHOLE - Collymore, David; 23 16736; D. Collymore, IPP. (SEL).

Divorce

BAKER, DAVID WAYNE - Dutter, Sherri Ann; 23 16876; Brenna H. Mendelsohn. (JEG).

FRANTZ, ERICA LYNN - Kreiser, Seth Charles; 23 16850; Bernard Mendelsohn. (JEG).

GUIDICI, ANTHONY - Guidici, Cara; 23 16846; Margaret McDonough. (TMB).

HOFFMASTER, ERIC J - Holt, Michelle A; 23 16844; Ann E. Endres. (JEG).

HUBER, JAMES - Rothenberger, Jennifer; 23 16837; Rebecca Ann Smith. (SEL).

LLOYD, WILLIAM - Lloyd, Mary; 23 16871; K. Alicia Reiff. (JGK).

MCAULIFFE, JEFFREY A - McAuliffe, Shari L; 23 16814; Cheryl A. Rowe. (JGK).

ORTIZ, AIDITA - Landa, Lourdes J; 23 16775; Douglas S. Wortman. (TMB).

ORTIZ-PENA, LIGIA ALEXANDRA - Ozuna-Santos, Bartolo; 23 16769; Bernard Mendelsohn. (SEL).

RASOOL, DAVIAN MICHAEL - Ruiz, Jennifer Lopez; 23 16918; Michael D. Dautrich. (SEL).

ROCCAMANTA, NICHOLAS MAXX - Roccamanta, Kristen; 23 16840; K. Roccamanta, IPP. (JGK).

ROMANO, MARIO - Romano, Lauren Marie; 23 16761; L. Romano, IPP. (JGK).

SENKOWSKI, THOMAS E - Senkowski, Ashley L; 23 16848; Jacob Mazur. (SEL).

STRITTMATTER, ANNIE - Strittmatter, Timothy; 23 16729; John C. Pierce. (JEG).

URIBE, ROBERTO A - Uribe, Marleen Veronica; 23 16771; Mary C. Favinger. (JEG).

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YOUNG, FRANCIS - Young, Jennifer B; 23 16727; Dawn M. L Palange. (TMB).
 ZIMMERMAN, JOSEPH - Zimmerman, Kristin; 23 16780; Rebecca Ann Smith. (JEG).

Divorce - Custody Count Complaint

GUIDICI, ANTHONY - Guidici, Cara; 23 16847; Margaret McDonough. (TMB).
 SENKOWSKI, THOMAS E - Senkowski, Ashley L; 23 16849; Jacob Mazur. (SEL).
 SQUADRITO, JOSEPH F - Katzaman, Christina M; 23 16845; C. Katzaman, IPP. (JEG).
 STRITTMATTER, ANNIE - Strittmatter, Timothy; 23 16730; John C. Pierce. (JEG).
 URIBE, ROBERTO A - Uribe, Marleen Veronica; 23 16772; Mary C. Favinger. (JEG).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Keim, Jr, Steven Charles; 23 16831; S. Keim, IPP. (JBN).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Connor, Dennis R; 23 16781; Allan L. Sodomsky. (JBN).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brossman, Andrew A; 23 16783; Allan L. Sodomsky. (JBN).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Connor, Dennis R; 23 16836; Allan L. Sodomsky. (JBN).

Magisterial District Justice Appeal

ANDREJASIK, DAVID, ANDREJASIK, REBECCA - Townsend, Jared; 23 16734; Matthew M. Setley. (JEG).

DUBBLE, JENNIFER - Felton, Dawud F; 23 16867; D. Felton, IPP. (JEG).

FICHTHORN, RENAE - Aluminum Assoc Sloan Cor; 23 16733; Aluminum Assoc Sloan Cor, IPP. (JBN).

YOST, SHERRY, YOST, SHERRE - Berks County Housing Authority; 23 16842; Berks County Housing Authority, IPP. (MSF).

Miscellaneous - Declaratory Judgment

TROUTMAN, ZACHARY LEE, FRANSAM INC, ESPOSITO, FRANCO, LEON, ANGEL JR, LUIS - Erie Insurance Exchange; 23 16904; Dennis Chow. (JEG).

Notice to Plead/Defend

PIZARRO, JANE - Santiago, Yadira Diaz; 23 11907; Joseph P. Bradica.

Petition for Appeal Nunc Pro Tunc

OWENS, MICHAEL DAVID - Commonwealth Of Pennsylvania Department Of Transportation; 23 16880; ; Commonwealth of Pennsylvania Department Of Transportation, IPP. (JBN).

ROBESONIA - WERNERSVILLE MUNICIPAL AUTHORITY - Lower Heidelberg Township; 23 16882; Jonathan R. Long. (MSF).

Petition for Protection from PFI/SVP

LOPEZ, JAN CARLOS - Fick, Felecia, F, A; 23 16716; F. Fick, IPP. (TMB).

VARGAS, WILLIAM D - Rivera, Eric; 23 16738; E. Rivera, IPP. (JAB).

Petition to Set Aside Tax Sale

BERKS COUNTY TAX CLAIM BUREAU, AWINI AFFORDABLE HOMES 3 LLC - SI House LLC; 23 16768; Shawn J. Lau. (MSF).

Professional Liability - Other

SPRUCE MANOR NURSING & REHABILITATION CENTER LLC, SHG REWD LLC, SABER HEALTHCARE GROUP LLC, SABER HEALTHCARE HOLDINGS LLC, SABER MANAGEMENT INC, SHG MANAGEMENT LLC, SABER GOVERNANCE LLC - Tapia, Felix, Maldonado, Evelyn; 23 16825; William P. Murray III. (JEG).

Real Property - Mortgage Foreclosure: Residential

CARPENTER, MARCUS - National Cooperative Bank N A; 23 16818; Catherine Pena Aponte. (MSF).

JOHNSON, NESTA P - U S Bank National Association, Structured Asset Investment Loan Trust Mortgage Pass-through Certificates Series 2006-3 (the); 23 16744; Thomas C. Dyer. (MSF).

KIEFFER, JAN M, KIEFFER, JODI L - Barclays Mortgage Trust 2022-rp11, Mortgage-backed Securities Series 2022-rp11, U S Bank National Association; 23 16785; Christopher E. Cummings. (MSF).

MCCARTHY, PATRICK, SWOYER, VIRGINIA - Pennsylvania Housing Finance Agency; 23 16864; Leon P. Haller. (MSF).

ORTIZ, ASHLEY, ORTIZ, AARON A, DONNELLY, ANNE, DONNELLY, JOHN, BEARDEN, TREYVON - Amerisave Mortgage Corporation; 23 16952; Meredith Wooters. (MSF).

PLACENCIA, ANGELA M ACOSTA DE - Customers Bank; 23 16731; Robert L. Saldutti. (MSF).

SARANGOULIS, JOHN W, SARANGOULIS, SANDRA M, UNITED STATES OF AMERICA, DEPT OF THE TREASURY - IRS - Santander Bank N A; 23 16900; Carolyn Treglia. (MSF).

SMITH, BRANDON J - Newrez LLC; 23 16886; Thomas C. Dyer. (MSF).

SOMOGYI, PAULA, SOMOGYI, RAYMOND L - U S Bank National Association, Specialty Underwriting, Residential Finance Trust Mortgage Loan Asset-backed Certificates, Series 2006-bc5; 23 16741; Kayleigh Zeron. (MSF).

WILKINSON, FRANKLIN - Cmg Mortgage Inc; 23 16728; Geraldine M. Linn. (MSF).

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Real Property - Partition

LOPEZ, ENMANUEL - Tejada, Magdalena; 23 16915; Edwin L. Stock. (JEG).

Tort Motor Vehicle

MANWILLER, MILTON, ST JOSEPH REGIONAL HEALTH NETWORK, WILHELM, SARA - Reichart, William; 23 16873; Joseph M. Hauschildt Jr. (MSF).

REYES, FRANCIA - Rosario, Joel; 23 16827; Jared S. Zafran, Evan J. Benedon. (JEG).

SHAPPELL, JACOB D, REPPERT, KARLA K - Bayne, Trent O; 23 16767; David R. Dautrich. (JBN).

WEBBER, TODD - Wright, Marshall; 23 16917; Brian P. McGovern. (MSF).

Tort Other

COMPLETE CARE AT BERKSHIRE LLC, COMPLETE CARE MANAGEMENT LLC, PC PA OPCOS LLC, PC WTA OPCO HOLDCO LLC, PEACE CAPITAL HOLDINGS LLC (DE), DWINAL, LEE - Orth, Heidi, Wrongful Death Beneficiaries Of Hayes, Mary Ann; 23 16863; Douglas B. Chaffin. (JBN).

JOHN, BRIDGET - American Select Insurance Co. Parr, Ruth, Parr, Dennis; 23 16834; Douglas G. Aaron. (JEG).

Tort Premise Liability

SNYDER, LEON E, SNYDER, WENDY L, JOHN DOE CORPORATION #1 - Lombardo, Maria; 23 16766; Patrick C. Lamb. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **January 5, 2024** at 10:00 o'clock A.M. .*

VIRTUAL SALES TO BE HOSTED BY BID4ASSETS.COM - PLEASE VISIT WWW.BID4ASSETS.COM/BERKSCOUNTYSHERIFFSALES FOR MORE INFORMATION.

The following described Real Estate. To wit:

First Publication

Docket No. 10-05373

Judgment Amount: \$8,672.07

Attorney: Portnoff Law Associates, LTD

ALL THAT CERTAIN two and three-quarter story brick dwelling house with storeroom and lot or piece of ground upon with the same is erected, situate on the West side of South Ninth Street, being No. 274 South Ninth Street, between Bingaman and Muhlenberg Streets in the City of Reading, County of Berks and State of Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter story brick dwelling house, with storeroom and lot or piece of ground upon which the same is erected, situate on the West side of South Ninth Street, being No. 276 South Ninth Street, between Bingaman and Muhlenberg Streets in the City of Reading, County of Berks and State of Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter story brick store property together with all fixtures contained in said property which are a part of the building and lot or piece of ground upon which the same is erected, being No. 282 South Ninth Street, situate on the Northwest corner of Ninth and Muhlenberg Streets in the City of Reading, County of Berks and State of Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter story brick store property and all fixtures contained in said property which are a part of the building, and the lot or piece of ground on which the same is erected, situate on the West side of South Ninth Street, between Bingaman and Muhlenberg Streets, being No. 280 South Ninth Street, Reading, Berks County, Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the West side of South Ninth street, between Bingaman and Muhlenberg Streets, being No. 278 South Ninth Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NOS. 02-5306-36-98-9245; 02-5306-36-98-9241; 02-5306-36-98-9244; 02-5306-36-98-9240; 02-5306-36-98-9243

BEING KNOWN AS 274 S. 9th Street, Reading, Pennsylvania; 280 S. 9th Street, Reading, Pennsylvania; 276 S. 9th Street, Reading, Pennsylvania; 282 S. 9th Street, Reading, Pennsylvania; and 278 S. 9th Street, Reading, Pennsylvania

Single-family residential dwelling and lot TO BE SOLD AS THE PROPERTY OF David L. Boyer, Sr.

Case Number: 19-18149

Judgment Amount: \$244,495.91

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling house and all other buildings erected thereon, situate on the north side of First Street, between Water and Spruce Streets, being Number 411 East First Street (aka E. 1st Street), Tax Parcel No. 31-5344-10-25-9048, in the Borough of Birdsboro, County of Berks and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of said First Street as shown on

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the topographical survey of the said Borough of Birdsboro, said point being a distance of 101.48 feet East of and from the Northeast building corner of said First and Water Streets said point also being a corner in common with property now or late of Emma Weikel, thence in a northerly direction along said property now or late of said Emma Weikel and making an interior angle of 90 degrees with the said northern building line of said First Street a distance of 110.29 feet to a point in the southern side of a 10 feet wide alley; thence in an easterly direction following the said southern side of said ten feet wide alley and making an interior angle of 101degrees 18-1/2 minutes with the last described line, a distance of 39.28 feet to a point a corner of property now or late of Isaac Miller; thence in a southerly direction along said property now or late of Isaac Miller and making an interior angle of 78 degrees 41-1/2 minutes with the last described line, a distance of 118 feet to a point in the aforementioned northern building line of said First Street, thence in a westerly direction following the said northern building line of said First Street and making an interior angle of 90 degrees with the last described line, a distance of 38.52 feet to a point the place of beginning.

CONTAINING .1000 AC, more or less.

BEING the same premises which Rodney A. Webb, Jr. and Lauren B Webb, by deed, dated May 23, 2007, and recorded June 5, 2007 in the Berks County Recorder of Deeds in Deed Book Volume 4627, Page 2012, as Instrument No. 2007033903 granted and conveyed to Alice J. Janderchick and Terry Sheha III. Upon the death of Alice J. Janderchick, title vested in Terry Sheha III a/k/a Terry Sheha; Bari A. Sheha, known heir of Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased.

TO BE SOLD AS PROPERTY OF:

Terry Sheha III a/k/a Terry Sheha; Bari A. Sheha, known heir of Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased;

Docket #22-02650

Judgment Amount: \$204,391.23

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN message or tenement and lot of ground (heretofore described in two tracts) Situate in the Village of New Berlinville, Colebrookdale Township, Berks County, PA bounded and described as follows, to wit:

BEGINNING at a corner in the middle of a public road and thence along the same North 17-3/4 degrees East 84-1/2 feet to a corner of land of Randolph A. Henry (formerly Christian H. Bornemen); thence by the same South 53-3/4 degrees East 11 6/10 perches to a corner of land of Zion Evangelical Church and the middle of an 18 feet wide alley; thence along the middle of said alley South 36-1/4 degrees West 80 feet to a corner of land of Elmer H. Gilbert; thence by the same North 53-3/4 degrees West 10 perches to the place of beginning.

Thereon erected a dwelling house known as: 1200 Montgomery Avenue
New Berlinville, PA 19545

Tax Parcel #38539713145709

Account: 38017100

See Deed Book Instrument Number:
2018022666

Sold as the property of:

JONNA ALTMAN AKA JONNA M.
ALTMAN

Docket #22-9447

Judgment Amount: \$50,000.00

Attorney: Joel A. Ready, Esquire of
Cornerstone Law Firm, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land lying along the Northwestern side of the three lane concrete Pennsylvania State Highway U.S. Route 222, leading from Reading to Kutztown known as the Allentown Pike, situate in the Township of Maidenecreek, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to Wit:

BEGINNING at a point fifteen and seventeen one-hundredths feet (15.17') Northwestwardly from the edge of the concrete of the aforementioned highway marked by a drill hole, said point being North 37 degrees 55 minutes 30 seconds East a distance of one hundred feet (100') from a corner between property belonging to Joseph Kelchner and property belonging to Fred Bowman; thence leaving said highway and extending along property belonging to the said Joseph Kelchner North 52 degrees 04 minutes 30 seconds West a distance of two hundred ninety-three and ninety one-hundredths feet (293.90') to a point in line of property belonging to Wilbur S. Newcomer (formerly Katie and Mary Dries) passing through an iron pipe on line at a distance of eighteen and twenty-one one hundredths feet (18.21') from the last mentioned point; thence along the aforesaid property belonging to Wilbur S. Newcomer, North 52 degrees 27 minutes East a distance of one hundred three and thirty one hundredths feet (103.30') to a point; a corner of other property belonging to Wilbur S. Newcomer (formerly Edwin M. Kutz); thence along the same

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South 52 degrees 04 minutes 30 seconds East passing through an iron pipe on line at a distance of eighteen and twenty-one one hundredths feet (18.21') a total distance of two hundred sixty-eight and no one hundredths feet (268.00') to a point fifteen feet (15') Northwestwardly from the Northwestern edge of the concrete of the aforementioned Allentown Pike, passing through an iron pipe on line at a distance of ten and no one hundredths feet (10.00') from the last mentioned point; thence along the Northwesterly side of said highway South 37 degrees 55 minutes 30 seconds West a distance of one hundred and no one hundredths feet (100.00') to the place of Beginning.

BEING THE SAME PREMISES which vested in Robert L. Beissel and Alice H. Hawkins-Beissel, husband and wife by deed from John V. Bilboe dated 05/06/1996 and recorded with the Berks County Recording Office on 05/16/1996 in Record Book 2731, Page 958.

AND THE SAID Robert L. Beissel died 9/3/2020 whereupon title vested solely in Alice H. Hawkins-Beissel by right of survivorship.

AND THE SAID Alice H. Hawkins-Beissel a/k/a Alice H. Beissel died 8/8/2021 leaving an Estate filed in No. 0621-1679, Berks County Records, whereupon Letters Testamentary were granted unto Arthur B. Bowers.

Tax Parcel #61-5410-05-27-3547

Instrument #2022043073

TO BE SOLD AS THE PROPERTY OF: JOSE ALEJANDRO RAMIREZ.

22-13219

Judgment: \$87,835.42

Attorney: Patrick J Wesner, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground, together with the two and one-half story, semi-detached frame dwelling house thereon erected, being known as number 414 Pennsylvania Avenue, situate on the westerly side of Pennsylvania Avenue between Madison Street and Monroe Street, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania; also being known as Lot Number 73, Lot Number 74, and the Southernmost seven (7) feet of Lot Number 75, (erroneously described as a part of Lot Number 73, all of Lot Number 74, and a part of Lot Number 75 in prior deeds of record) according to the Plan of Building Lots laid out by William Umbenhauer and John Frymire, bounded and described as follows, to wit:

BEGINNING at a point on the westerly building line of Pennsylvania Avenue, the said point being the most northeasterly corner of the premises herein described and being a distance of thirty three(33) feet(erroneously described as nineteen (19) feet in prior deeds of record) and measured southerly in and along the said westerly line of Pennsylvania Avenue from the

southwesterly building corner of Pennsylvania Avenue and Birch Alley; thence from the said place of beginning and continuing along the westerly building line of Pennsylvania Avenue in a southerly direction, a distance of forty-seven(47) feet to an iron pin marking a corner of property of Raymond S. Wagner and E. Louise Wagner, his wife; thence along the same in a westerly direction and forming a right angle with Pennsylvania Avenue, a distance of two hundred twenty(220) feet to an iron pin in the easterly line of Acorn Alley; thence along the same in a northerly direction and forming a right angle with the last described line a distance of forty-seven(47) feet to an iron pin marking a corner of property of Mary E. Sheehan and Thomas M. Sheehan, her husband, and Chester V. Ustaszewski, known as number 416 Pennsylvania Avenue; thence along the same in an easterly direction and forming a right angle with Acorn Alley, and passing through the party wall of the semi-detached dwelling house erected hereon, a distance of two hundred twenty (220) feet to the place of beginning on the westerly building line of Pennsylvania Avenue and forming a right angle with the same.

CONTAINING 10,340 Square feet of land

Parcel: 66530812955322

Commonly known as: 414 Pennsylvania Avenue, Reading PA 19605

TITLE TO SAID PREMISES IS VESTED IN Michael Kantner and Kelly Kantner, Joint tenants, by Deed from Doris M. Kanter, dated 10/12/2007 and recorded on 10/18/2007, by the Berks County Recorder of Deeds Office as Instrument NO 2007063431. Kelly Kantner departed this life on June 20, 2020 so by operation of law the property vested solely into Michael Kantner.

To be sold as the property of: Michael Kantner and Kelly Kantner, deceased.

Docket #22-13419

Judgment Amount: \$186,066.26

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one half story frame dwelling and the lot or piece of ground, upon which the same is erected, being No. 102 South Whiteoak Street, situate in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Whiteoak Street; and extending thence along property now or late of Conrad Gehring, Northeastwardly, 11-1/2 perches to lands now or late of the Estate of Paul Hilbert, deceased; thence along the same, Southeastwardly, 25 feet to property now or late of Conrad Gehring; thence along the same, Southwestwardly, 11-1/2 perches to said Whiteoak Street; thence along the same, Northwestwardly, 25 feet to the place of beginning.

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Thereon erected a dwelling house known as:
102 South Whiteoak Street
Kutztown, PA 19530

Tax Parcel #5554431286614
Account: 55008585
See Deed Book Instrument No.: 2021049583

Sold as the property of:
CHRISTOPHER L. HILBERT and JESSICA
M. HILBERT

C.C.P. BERKS COUNTY, NO. 22-13653
Judgment - \$128,067.05
MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF BERKS, AND STATE OF PA AND BRING DESCRIBED IN A DEED DATED 12/23/2004 AND RECORDED 03/07/2005 IN BOOK 04541 PAGE 2187 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS ALL THAT CERTAIN ONE AND ONE-HALF (1 1/2) STORY SINGLE BRICK DWELLING HOUSE NO 2425 FAIRVIEW STREET, TOGETHER WITH THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, BEING LOTS NOS 774, 775, 776 AND 777 AS SHOWN ON TILE PLAN OF "WEST LAWN", SAID PLAN RECORDED IN PLAN BOOK VOLUME 3, PAGE 34, BERKS COUNTY RECORDS, SITUATE ON THE NORTHERLY SIDE OF FAIRVIEW STREET, WEST OF RIEGEL AVENUE, IN TILE BOROUGH OF WEST LAWN, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT BEGINNING AT AN IRON PIN ON THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET FIFTY FEET (50 FEET) WIDE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF WEST LAWN, WESTWARDLY A DISTANCE OF TWO HUNDRED NINETY FEET (290 FEET) FROM THE INTERSECTION OF SAID NORTHERLY BUILDING LINE OF FAIRVIEW STREET WITH THE WESTERLY BUILDING LINE OF RIEGEL AVENUE, FIFTY FEET (50 FEET) WIDE AS SHOWN ON THE AFORESAID TOPOGRAPHICAL SURVEY, THENCE EXPENDING IN A WESTERLY DIRECTION ALONG THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET, A DISTANCE OF ONE HUNDRED FEET (100 FEET) TO A MARBLE MONUMENT THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG LOT NO 773, FORMING A RIGHT ANGLE WITH THE NORTHERLY BUILDING

LINE OF FAIRVIEW STREET, THE LAST DESCRIBED MARBLE MONUMENT BEING FIVE HUNDREDTHS OF ONE FEET (0 05 FEET) NORTH OF THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET AND ON THE DIVISION LINE BETWEEN LOT NO. 773 AND LOT. NO 774 A DISTANCE OF NINETY-TWO FEET AND EIGHTY-SEVEN HUNDREDTHS OF ONE FOOT (92 87 FEET) TO A MARBLE MONUMENT, SAID MARBLE MONUMENT BEING ON THE DIVISION LINE BETWEEN LOT NO 773 AND LOT NO 774 AND BEING FIVE HUNDREDTHS OF ONE FOOT (0 05 FEET) NORTH OF THE SOUTHERLY SIDE OF FIFTEEN FEET (15 FEET) WIDE ALLEY, THENCE EXTENDING IN A EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID FIFTEEN FEET (15 FEET) WIDE ALLEY, FORMING AN INTERIOR ANGLE OF ONE HUNDRED DOM DEGREES (108 DEGREES) TWENTY-SIX MINUTES (26 FEET) WITH THE LAST DESCRIBED LINE, A DISTANCE OF ONE HUNDRED FIVE FEET AND FORTY-ONE HUNDREDTHS OF ONE FOOT (105 41 FEET) TO AN IRON PIN, THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG LOT NO 778 FORMING AN INTERIOR ANGLE OF SEVENTY-ONE DEGREES (71 DEGREES) THIRTY-FOUR MINUTES (34 FEET) WITH THE LAST DESCRIBED LINE, A DISTANCE OF ONE HUNDRED TWENTY-SIX FEET AND TWENTY HUNDREDTHS OF ONE FOOT (126 20 FEET) TO THE PLACE OF BEGINNING, THE LAST DESCRIBED LINE FORMING A RIGHT ANGLE WITH THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET BEING PR4 NO 4186-0888-3241 TAX ID NO 91.0086{16 BEING THE SAME PREMISES WHICH ALPHONSO LACK SON, ACTING SECRETARY OF U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BY DEED DATED FEBRUARY 4, 2004, RECORDED FEBRUARY 25, 2004 IN RECORD BOOK 3999, PAGE 2067, GRANTED AND CONVEYED UNTO ALLEN D DAVIDHEISER, SR. IN FEE UNDER AND SUBJECT TO RESTRICTIONS OF RECORD TAX PARCEL: 25630906372774

Fee Simple Title Vested in FRED C. WILKINSON by deed from ALLEN D. DAVIDHEISER, SR, dated 12/23/2004, recorded 03/07/2005, in the Berks County Clerk's Book 4541 Page 2187.

ALSO KNOWN AS 2425 Fairview Street, West Lawn, PA 19609

PARCEL ID 80438608883241

TO BE SOLD AS THE PROPERTY OF The Unknown Heirs of Fred C. Wilkinson a/k/a Frederick Charles Wilkinson, deceased and Zachary Wilkinson as heir of Fred C. Wilkinson a/k/a Frederick Charles Wilkinson, deceased

12/14/2023

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C.C.P. BERKS COUNTY, NO. 23-01784
Judgment - \$62,122.84
MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

All that certain lot or piece of ground, together with building thereon erected situate on the northeastern side of south ninth street, and known as no. 15 south ninth street, between main street and walnut street, in the Borough of Bally, Berks county, Pennsylvania, bounded on the northeast by property of Norman Schell and Norman Schell, Jr., on the southeast by property of Arlan Bernhard (formerly Daniel J. Grimm and Nancy J. Grim, his wife), on the southwest by said south ninth street (46 feet wide) and on the northwest by a 12 feet wide alley, and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by an iron pin on the northeastern topographical building line of south ninth street at the intersection with the southeastern side of a 12 feet wide alley/ said corner being the most western corner of the herein described property; thence leaving the aforesaid south ninth street, along the southeastern side of the aforesaid 12 feet wide alley, passing through an iron pin 56.83 feet from the last described corner, north 42 degrees east a distance of 113.67 feet to a corner marked by an iron pin; thence leaving the aforesaid 12 feet wide alley, along property of Norman Schell and Norman Schell, Jr., south 48 degrees east a distance of 50.33 feet to a corner marked by an iron pin; thence along property of Arlan Bernhard (formerly Daniel J. Grim and Nancy J. Grim, his wife) passing through an iron pin 56.83 feet from the next described corner, south 42 degrees west a distance of 113.67 feet to a corner marked by an iron pin on the northeasterly topographical building line of the aforesaid south ninth street; thence along the same north 48 degrees west a distance of 50.33 feet to the place of beginning.

TAX PARCEL: 25630906372774

Fee Simple Title Vested in Jennifer L. Martin by deed from Betty J. Bechtel, by Marriage Betty J. Martin, now a widow, dated 09/27/2000, recorded 09/28/2000, in the Berks County Clerk's Book 3247 Page 824.

ALSO KNOWN AS 15 South 9th Street, Bally, PA 19503

TO BE SOLD AS THE PROPERTY OF Jennifer L. Corson, A/K/A Jennifer L. Martin A/K/A Jennifer Lyn Corson

Docket #23-3773

Judgment Amount: \$69,018.23
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the East side

of North 10th Street, being No. 1217, between Marion and Perry Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Amos Dehart;

On the East by Hickory Alley;

On the South by property now or late of William J. Gruber and Jacoby R. Boyer;

On the West by said North 10th Street.

CONTAINING in front on said North 10th Street, North and South, 15 feet and in depth of equal width, East and West, 100 feet.

Thereon erected a dwelling house known as: 1217 North 10th Street Reading, PA 19604

Tax Parcel #17531737066947
Account: 17147875
See Deed Book 5109, Page 0005

Sold as the property of:
VICTOR MUNOZ BERAS

Docket No. 23-9804
Judgment: \$220,397.22

Attorney: Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire
Ed E. Qaqish, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, situate on the Eastern side of Penndale Avenue, between Navella Avenue and Sweigart Lane, as shown on Plan of Pennside Third Addition by Mast Engineering Company, in the Township of Lower Alsace, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

Beginning at a point in the Eastern side of Penndale Avenue, 274.00' (erroneously stated as 247.00' in prior deed) South of the Southern side of Navella Avenue;

Thence in an Easterly direction at right angles to the Eastern side of Penndale Avenue, a distance of 100.00' to a point;

Thence in a southerly direction, at right angles to the last described line, a distance of 58.00' to a point;

Thence in a Westerly direction, at right angles to last described line, a distance of 100.00' to a point in the Eastern side of Penndale Avenue;

Thence in a Northerly direction along the same, at right angles to the last described line, a distance of 58.00' to the place of Beginning.

Being the same property conveyed to David F. Mieczkowski and Brenda Mieczkowski, husband and wife who acquired title by virtue of a deed from Richard Menet, dated August 31,

12/14/2023

2020, recorded September 9, 2020, at Instrument Number 2020031855, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 815 PENNDALE AVENUE, READING, PA 19606.

Parcel No.: 23532717214660

Account: 23141650

Instrument #: 2020031855

TO BE SOLD AS THE PROPERTY OF DAVID F. MIECZKOWSKI AND BRENDA MIECZKOWSKI, HUSBAND AND WIFE

23-11248

JUDGEMENT: \$40,198.57

ATTORNEY: BROCK 7 SCOTT, PLLC.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the 2 story semidetached brick dwelling house erected thereon, situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue and being known as No 1137 Gregg Avenue in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being a portion of Lot Nos 142 and 143 as shown on a Map or Plan of building lots known as "Brookline" as laid out by E Richard Meinig In March 1928 and recorded in the Office for the Recording of Deeds in and for Berks County, Reading, Pennsylvania, In Plan Book Volume 8 page 21, bounded on the North by a portion of Lots 134 and 135, on the East by residue portion of Lot No 143, upon which is erected No 1135 Gregg Avenue, on the South by the aforesaid Gregg Avenue, and on the West by residue portion of Lot No 142, upon which is erected No 1139 Gregg Avenue, being more fully bounded and described as follows, to wit

BEGINNING at a corner in the Northern topographical building line of Gregg Avenue a distance of 195 feet 1-5/8 inches Westwardly from a point of curve, which aforesaid point of curve is a distance of 337 feet 8-3/4 inches Westwardly from the Northwestern topographical building corner of the intersection of the aforesaid Gregg Avenue and Brookline Plaza, thence in a Westerly direction along the Northern topographical building line of the aforesaid Gregg Avenue by a curve bearing to the right having a radius of 958 feet 5-3/8 inches a central angle of 1 degree 57 minutes 9 seconds and a distance along the arc of 32 feet 7-7/8 inches to a corner, thence leaving the aforesaid Gregg Avenue and In a Northerly direction by a line being radial to same and along residue portion of Lot No 142 upon which is erected No 1139 Gregg Avenue a distance of 20 feet 0 inches to the front of the walls of the dwellings, thence making an interior angle of 181 degrees 0 minutes 20 seconds with the last described line and continuing in a Northerly direction along residue portion of Lot No 142 upon which is erected No 1139

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Gregg Avenue passing through the center line of the 9 inch building block party wall between the dwelling a distance of 28 feet 0 inches to a corner at the rear of the dwellings, thence making an interior angle of 178 degrees 57 minutes 48 seconds with the last described line continuing in the Northerly direction by a line being radial to the aforesaid Gregg Avenue and along residue portion of Lot No 142 a distance of 120 feet 1 inch to a corner in line of Lot No 135, thence in an Easterly direction along same and along a portion of Lot No 134 making an interior angle of 88 degrees 20 minutes 1 second with the last described line a distance of 27 feet 4-3/4 inches to a corner, thence making an interior angle of 93 degrees 39 minutes with the last described line and in a Southerly direction along residue portion of Lot No 143 upon which is erected No 1135 Gregg Avenue a distance of 166 feet 10-5/8 inches to the place of beginning

Being the same premises which Michael D. Schmidt, by Deed dated 03/19/2012 and recorded 05/01/2012 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument No. 2012017279. granted and conveyed unto Andrew Bensinger.

Tax Parcel: 18530663227548

Premises Being: 1137 Gregg Ave, Reading, PA 19607

TO BE SOLD AS THE PROPERTY OF: ANDREW M. BENSINGER A/K/A ANDREW BENSINGER.

Case No: 23 12003

JUDGMENT AMT.: \$60,165.25

ATTORNEY: Benjamin Hoen, Esquire

ALL that certain brick front, concrete block, frame asbestos shingle, split-level dwelling with built in garage, together with the lot or piece of ground upon which the same is erected, being lot no. 185 as shown on the plan of "Wilshire Development", section no. 4, said plan recorded in plan book volume 20, page 2, Berks County records, situate on the southeasterly side of St. Albans Drive, formerly known as Sunset Drive, southwest of Wilshire Boulevard, Wilshire Hills, in the Township Of Spring, County Of Berks and Commonwealth Of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly lot line of St. Albans Drive (53 feet wide) on the division line between lot no. 185 and lot no. 186; thence extending in a northeasterly direction along the southeasterly lot line of St. Albans Drive being along the arc of a curve deflecting to the right, having a radius of 1,634.99 feet, a central angle of 2 degrees 37 minutes 42 seconds, a distance along the arc of 75.00 feet to a point; thence extending in a southeasterly direction along lot no. 184, radial to the curve in the southeasterly lot line of St. Albans Drive, a distance of 133.69 feet to a point; thence extending in the southwestly direction partly

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along lot no. 206 and partly along lot no. 205, forming an interior angle of 95 degrees 15 minutes 24 seconds with the last described line, a distance of 68.92 feet to a point; thence extending in a northwesterly direction along lot no. 186, forming an interior angle of 87 degrees 22 minutes 18 seconds with the last described line, a distance of 138.43 feet to the place of beginning, the last described line being radial to the curve in the southeasterly lot line of St. Albans Drive.

BEING the same premises which Dean C. Putt and Maria D. Putt, Husband And Wife, by Deed dated 08/18/1993, and recorded 08/25/1933, in the Office of the Recorder of Deeds in and for the County of Berks, Book 2451, Page 158, Instrument No. 45412, granted and conveyed unto William W. Trate, Jr. and Robin A. Trate, Husband And Wife, in fee.

To be sold as the property of William W. Trate, Jr.

Docket #23-12915
Judgment Amount: \$242,558.32
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story stone dwelling house, and two car brick garage erected thereon, SITUATE on the West side of North Thirteenth Street, known as 1506 North Thirteenth Street, between Amity and Union Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of North Thirteenth Street, one hundred and forty (140') feet North of the Northwest corner of North Thirteenth and Amity Streets; thence West along property now or late of Daniel L. Rhoads and Annie E. Rhoads, his wife, one hundred (100') feet to an alley, thence North along the same eighty (80') feet to a point in line of property now or late of William A. Rhoads and Edna M. Rhoads, his wife; thence East along the same, passing through the center of the division wall between the brick garages erected on the herein described property and property now or late of William A. Rhoads and Edna M. Rhoads, his wife, and along the center line of the joint driveway between said two properties, from said garages to North Thirteenth Street, a distance of one hundred (100') feet to a point in the Western building line of said North Thirteenth Street; thence South along the same eighty (80') feet to a point, the PLACE OF BEGINNING.

CONTAINING in front or width on said North Thirteenth Street, North and South, eighty (80') feet, and in depth of equal width, one hundred (100') feet to said alley.

Thereon erected a dwelling house known as: 1506 North 13th Street Reading, PA 19604

Tax Parcel #17531730281602
Account: 17210025
See Deed Instrument No: 2021014563

Sold as the property of:
DAVID JOHNSON

Taken in Execution and to be sold by **ERIC J. WEAKNECHT, SHERIFF**
N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, February 2, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is **Crooked Hen Corp.**

The Articles of Incorporation have been filed on November 20, 2023.

Gary R. Swavely, Jr., Esq.
38 North Sixth Street,
P.O. Box 1656
Reading, PA 19603-1656

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 1, 2023, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Birdsboro Transportation Fund**

The purposes for which it was organized are: To provide funding for transportation services to assist in the education of school children attending anabaptist community schools.

Blakinger Thomas, P.C.
28 Penn Square,
P.O. Box 1889
Lancaster, PA 17608

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CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-16901

NOTICE IS HEREBY GIVEN that the Petition of JIBRIL ADEN MIKAIL RIVERA was filed in the above named Court, praying for a Decree to change his name to ADEN MIKAIL RIVERA.

The Court has fixed February 23, 2024, at 1:30 p.m. in the Courtroom of The Honorable James E. Gavin of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Victoria A. Gallen Schutt, Esq.
Kreitz Gallen-Schutt
1210 Broadcasting Road, Suite 103
Wyomissing, PA 19610

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-16535

NOTICE IS HEREBY GIVEN that the Petition of Susan Rivera, on behalf of Genevieve Ann Estevez, a minor was filed in the above named Court, praying for a Decree to change their name to GENEVIEVE ANN RIVERA.

The Court has fixed February 23, 2024, at 1:30 p.m. in the Courtroom of The Honorable James E. Gavin at the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Lisa J. Cappolella, Esq.
1236 East High Street
Pottstown, PA 19464

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-11571

MORTGAGE ASSETS MANAGEMENT,
LLC, Plaintiff
vs.

H. DAVE MANN A/K/A DAVE MANN,
IN HIS CAPACITY AS HEIR OF BENNIE W.
MANN A/K/A BENNIE W. MANN, SR.; ET
AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
BENNIE W. MANN A/K/A BENNIE W. MANN,
SR. Defendant(s), 813 DOUGLASS DRIVE
BOYERTOWN, PA 19512

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County, PA docketed to No. 23-11571, seeking to foreclose the mortgage secured on your property located, 813 DOUGLASS DRIVE BOYERTOWN, PA 19512.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Referral Service
Berks County Bar Association
544 Court St
Reading PA, 19601
610-375-4591

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company

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ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

First Publication

BATZ, THOMAS M., dec'd.

Late of Tulpehocken Township.
Executor: KYLE M. BATZ,
125 Stone Rd.,
Womelsdorf, PA 19567.
ATTORNEY: EDWARD J. COYLE, ESQ.,
Buzgon Davis Law Offices,
525 S. 8th Street,
Lebanon, PA 17042.

BLASZCZYNSKI, DOLORES also known as

**BLASZCYNKA, DOLORES and
BLASZCZYNSKA, DOLORES M., dec'd.**
Late of City of Reading.
Executor: MICHAEL J. TEREFENKO.
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

BOESHORE, MARY J., dec'd.

Late of 3 Cardinal Way,
Borough of Fleetwood.
Executor: DAVID C. DELONG,
3361 Cross Creek Dr.,
Sarasota, FL 34231.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BRYAN, VIRGINIA H., dec'd.

Late of Borough of Boyertown.
Executor: JEFFREY C. KARVER, ESQ.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

CISNEROS, RAFAEL, dec'd.

Late of 11 Monroe St.,
Muhlenberg Township.
Administrator D.B.N.: JOSE MARES.
c/o ATTORNEY: RICHARD A. RAIDERS,
ESQ.,
RAIDERS LAW PC,
606 North 5th Street,
Reading, PA 19601

DEEDS, BILLIE JEAN, dec'd.

Late of Borough of Laureldale.
Executrices: DEBRA E. CALVARES, I,
107 Shartlesville Rd.,
Bernville, PA 19506 and
EILEEN N. CALABRIA,
28 Coliseum Dr.,
Eastampton, NJ 08060.

ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

FIORINI, SANDRA JEAN, dec'd.

Late of Amity Township.
Executrix: SHEILA FIORINI,
201 Holly Dr.,
Douglassville, PA 19518.
ATTORNEY: JOHN A. KOURY, JR., ESQ.,
OWM LAW,
41 East High Street,
Pottstown, PA 19464

FRITZ, BETTY M., dec'd.

Late of 4128 Kutztown Rd.,
Muhlenberg Township.
Executrix: CHARLOTTE J. FIDLER,
308 Melrose Ave.,
Reading, PA 19606.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

GEISE, SYLVIA A., dec'd.

Late of 523 Pine St.,
Borough of Leesport.
Executors: CYNTHIA A. SEISLER,
6431 Somerby Dr.,
Murrells Inlet, SC 29576 and
JIMMY J. GEISE,
523 Pine St.,
Leesport, PA 19533.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HAIN, THOMAS R., dec'd.

Late of Caernarvon Township.
Executor: KIM J. HAIN,
45 Columbus Ave.,
Littlestown, PA 17340.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,

BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

HAMILTON, JUDITH K., dec'd.

Late of Borough of Lyons.
Executrix: KAYLYNN HAMILTON.
c/o ATTORNEY: NICOLE MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

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HOFFMAN, LEAH M., dec'd.

Late of Muhlenberg Township.
 Executors: NAN L. HOLDER and
 DAVID R. FAGER.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

JONES, KENNETH S., dec'd.

Late of Amity Township.
 Administrator: K. BRENT JONES.
 c/o ATTORNEY: JESSICA R. GRATER,
 ESQ.,
 MONASTRA & GRATER, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464

KELLER, LISA ANN also known as

KELLER, LISA A., dec'd.
 Late of Washington Township.
 Administratrix: ALLISON KULP,
 295 E. Moyer Rd.,
 Pottstown, PA 19464.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE OF HEATHER L. TURNER,
 LLC,
 137 Narbeth Ave.,
 Narbeth, PA 19072

KOPICZ, DAVID A., dec'd.

Late of Borough of Kutztown.
 Administratrix: LYNN C. KOPICZ,
 103 E. Main St.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

LEIGHTHEISER, MARILYN A., dec'd.

Late of Borough of Wyomissing.
 Executor: JAMES E. LEIGHTHEISER.
 c/o ATTORNEY: EMMAROSE M.
 STROHL, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MALDONADO, EVELYN, dec'd.

Late of Borough of West Reading.
 Administrator: FELIX TAPIA,
 1425 N. 10th St.,
 Reading, PA 19604.
 ATTORNEY: JOHN B. ZONARICH, ESQ.,
 SKARLATOS ZONARICH,
 320 Market St., Ste. 600W,
 Harrisburg, PA 17101

MCCARTY, AMELIA ANN, dec'd.

Late of 255 Barclay St.,
 Mertztown.
 Administrator: LISA VAZQUEZ,
 255 Barclay St.,
 Mertztown, PA 19539.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

MCCONNELL, JEAN A., dec'd.

Late of 710 N. 5th St.,
 City of Reading.
 Executor: DAVID A. MCCONNELL,
 710 N. 5th St.,
 Reading, PA 19601.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

MEINHART, STEWART JOHN, dec'd.

Late of Borough of Wyomissing.
 Executor: S. JOHN MEINHART, JR.,
 313 Oak Hill Lane,
 Wyomissing, PA 19610.
 ATTORNEY: VICTOR M. FREDERICK,
 IV, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

REIGNER, HAROLD L., dec'd.

Late of Borough of Boyertown.
 Executor: KARL R. FAUST,
 230 Gilbertsville Rd.,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

ROWE, JR., WILLIAM J., dec'd.

Late of 9 Colin Drive,
 Exeter Township.
 Executor: KRISTIN D. FREEMAN,
 406 Longview Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: JOHN M. STOTT, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY, P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

RUFFNER, RICHARD, dec'd.

Late of Brecknock Township.
 Executors: MICHAEL RUFFNER and
 BRIAN RUFFNER.
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,
 536 Court Street,
 Reading, PA 19601

SHERMAN, BERNA J., dec'd.

Late of 1976 Meadow Lane,
 Borough of Wyomissing.
 Executor: BARRY J. SHERMAN,
 218 Emerald Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SLAMON, NANCY J., dec'd.

Late of Cumru Township.
 Executrix: JANET COVELY.
 c/o ATTORNEY: SARA R. HAINES CLIPP, ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

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**STANLEY, ANN E. also known as
EBNER, ELSIE ANNA, dec'd.**
Late of 210 Crest Dr.,
Borough of Boyertown.
Executor: JONATHAN C. STANLEY,
890 Old Post Lane,
Columbia Crossroads, PA 16914.
ATTORNEY: CASANDRA K. BLANEY, ESQ.,
BRAN, WILLIAMS, CALDWELL & BLANEY,
1090 West Main St.,
Troy, PA 16947

**STIGURA, BETTY S. also known as
STIGURA, BETTY ARLINE, dec'd.**
Late of Earl Township.
Executrix: FAY M. LUPACCHINI,
349 Diener Dr.,
Boyertown, PA 19512.
ATTORNEY: MISTY A. TOOTHMAN, ESQ.,
OWM LAW,
41 E. High St.,
Pottstown, PA 19464

**TRIMBUR, ELLEN M. also known as
TRIMBUR, ELLEN MARIA, dec'd.**
Late of Pike Township.
Executor: EDWARD W. TRIMBUR, JR.,
c/o ATTORNEY: JAY G. FISCHER, ESQ.,
342 East Lancaster Avenue,
Downingtown, PA 19335

**ZOOK, DAVID MERLE also known as
ZOOK, DAVID M., dec'd.**
Late of Brecknock Township.
Administratrix: GABRIELLA R. ZOOK.
c/o ATTORNEY: NEVIN D. BEILER, ESQ.,
BEILER LEGAL SERVICES, P.C.,
105 S. Hoover Ave.,
New Holland, PA 17557

Second Publication

BREITEGAM, DOROTHY D., dec'd.
Late of Lower Alsace Township.
Executors: ROBERT A. BREITEGAM and
WENDY B. HAGERMAN.
ATTORNEY: CHERYL A. ROWE, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Road, Suite 101,
Wyomissing, PA 19610

BRESSLER, JACQUELYN J., dec'd.
Late of Colebrookdale Township.
Administrator: DAVID D. WELD.
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
LAW OFFICES OF TIMOTHY B. BITLER,
3115 Main Street,
Birdsboro, PA 19508

COYLE, MARY ANNE, dec'd.
Late of 501 Walnut St.,
City of Reading.
Executor: MICHAEL J. MURPHY, JR.,
3615 Quincy Lane,
Bethlehem, PA 18017.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

**FRONCZAK, NANCY RUTH also known as
FRONCZAK, NANCY R., dec'd.**
Late of Marion Township.
Executrix: JODY L. HOOVER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

FRONCZAK, RICHARD WILLIAM, dec'd.
Late of Marion Township.
Executrix: JODY L. HOOVER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

GILES, MARY, dec'd.
Late of Muhlenberg Township.
Executrix: SUSAN E. FIES,
524 Floret Ave.,
Reading, PA 19605.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

GOOD, FERN A., dec'd.
Late of Windsor Township.
Executor: DOUGLAS A. GOOD,
1409 Pennscott Dr.,
Landisville, PA 17538.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GRAMMES, DONALD R., dec'd.
Late of Borough of Fleetwood.
Administrator: STEVEN GRAMMES.
c/o ATTORNEY: MS. STEPHANIE
RAUCH-MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

HAYES, GLORIA A., dec'd.
Late of Perry Township.
Executrix: LINWOOD C. GIFT.
c/o ATTORNEY: MS. STEPHANIE
RAUCH-MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

HESS, CARLA., dec'd.
Late of 117 Poplar St.,
Borough of Hamburg.
Executrix: AUDREY HESS,
117 Poplar St.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

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JENKS, LILLIAN C., dec'd.

Late of 4373 Sutton Circle,
Exeter Township.
Executrix: CYNTHIA KENNEDY,
4373 Sutton Circle,
Reading, PA 19606.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

KUNKEL, MABEL D., dec'd.

Late of 302 Wentz Street,
Borough of Kutztown.
Executor: CARL L. KUNKEL,
11 Gilmore Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

LYNCH, WAYNE W., dec'd.

Late of City of Reading.
Executrix: DEBORAH L. DESCARO,
417 Briarwood Dr.,
Elverson, PA 19520.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

MARKO, JOHN M., dec'd.

Late of Centre Township.
Executors: PAMELA D. SOLT,
650 Ridge Rd.,
Georgetown, PA 15043 and
JEREMY S. MARKO,
443 Hickory Rd.,
Mohrsville, PA 19541.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

MILLER, H. DAVID, dec'd.

Late of Spring Township.
Executors: RICHARD MILLER,
118 Elmwood Ave.,
Lincoln Park, PA 19609 and
DONNA PITKOFF,
35 Aspen Way,
Schwenksville, PA 19473.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

RHEIN, MARGARET FAY, dec'd.

Late of 110 Woodland Ave.,
Lower Alsace Township.
Executor: ELWOOD RHEIN,
110 Woodland Ave.,
Reading, PA 19606.

SCHADE, SHARON A., dec'd.

Late of 429 Main St.,
Borough of Shoemakersville.
Administrators: BRIAN SCHADE and
TAMMY BECKER.
c/o ATTORNEY: ALEXANDER J.
ELLIKER, ESQ.,
LAW OFFICE OF ALEXANDER J.
ELLIKER,
316 W. Main Street,
Kutztown, PA 19530

SHOEMAKER, CAROL A., dec'd.

Late of City of Reading.
Executor: RAUL F. DRIGGS.
ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

WEAVER, LUKE W., dec'd.

Late of Tulpehocken Township.
Administratrix: LOIS J. WEAVER.
c/o ATTORNEY: JOHN M. ZIMMERMAN, ESQ.,
466 Jonestown Road,
Jonestown, PA 17038

Third and Final Publication**ADAM, ROBERTA M., dec'd.**

Late of 217 Mabel Lane,
Borough of Hamburg.
Executor: NATHAN DUNLEAVY,
P.O. Box 504,
Shartlesville, PA 19554.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

CHIMENKO, KAREN M., dec'd.

Late of Phoebe Berks,
1 Reading Ave., Apt. 144,
Lower Heidelberg Township.
Executrix: KATHERINE E. PETRICOIN,
5053 County Road 37,
Hemlock, NY 14466.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

CLARKSON, JUDITH G., dec'd.

Late of Tilden Township.
Executor: KIM M. HINKLEY.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

DUNKELBERGER, JOAN A., dec'd.

Late of Cumru Township.
Executor: ROBERT M. BIRMINGHAM,
1204 Dogwood Dr.,
Reading, PA 19609.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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GOMBAR, JOSEPH L., dec'd.

Late of 5485 Perkiomen Ave.
 Executrix: HELEN R. BOONE,
 2243 Dengler St.,
 Reading, PA 19606.

ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

GREEN, ROBERT A., dec'd.

Late of Maiden creek Township.
 Executrix: LORI A. KEMMERER,
 4829 Bellman's Church Rd.,
 Mohrsville, PA 19541.

ATTORNEY: FREDERICK M. NICE, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

HOOVER, HERBERT HENRY also known as**HOOVER, HERBERT H., dec'd.**

Late of Heidelberg Township.
 Executors: CANDACE Y. HOOVER,
 129 Main St.,
 Stouchsburg, PA 19567 and
 DOUGLAS H. HOOVER,
 7 Main St.,
 Womelsdorf, PA 19567.

ATTORNEY: TIMOTHY T. ENGLER,
 ESQ.,
 Steiner & Sandoe,
 36 West Main Avenue,
 Myerstown, PA 17067

MOYER, JOHN W., dec'd.

Late of Borough of Wyomissing.
 Executor: JASON MOYER,

1022 Penn Ave., Apt. 2,
 Wyomissing, PA 19610.
 ATTORNEY: LEAH B. ROTENBERG, ESQ.,
 1235 Penn Avenue, Suite 202,
 Wyomissing, PA 19610

NELSON, JAMES HARVEY also known as**NELSON, JAMES H., dec'd.**

Late of Cumru Township.
 Executrix: CAROLYN C. NELSON,
 300 Tranquility Lane, Apt. 308L,
 Mohnton, PA 19607.
 ATTORNEY: TIMOTHY T. ENGLER,
 ESQ.,

Steiner & Sandoe,
 36 West Main Avenue,
 Myerstown, PA 17067

RIPPLE, KARL A., dec'd.

Late of Keystone Villa,
 501 Hoch Rd.,
 Maiden creek Township.
 Executor: MILTON A. RIPPLE,
 2000 Cambridge Ave. #148,
 Wyomissing, PA 19610.

ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SMITH, JAMES H., dec'd.

Late of Tilden Township.
 Administrator: JAMES H. SMITH, II,
 212 Yocum Rd.,
 Douglassville, PA 19518.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 ALLERTON & BELL, P.C.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

SZOKE, GLORIA M., dec'd.

Late of Maiden creek Township.
 Executors: MICHELE A. LENHART,
 SCOTT A. SZOKE and
 STEVEN C. SZOKE.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

**TORRES, MARIA E. also known as
TORRES, MARIA E. MOLINA, dec'd.**

Late of Spring Township.
 Executrix: LILLIAN T. RODRIGUEZ.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

WALDMAN, CARL A., dec'd.

Late of Tilden Township.
 Executor: MICHAEL WALDMAN.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

YOUNG, PETER D., dec'd.

Late of Muhlenberg Township.
 Administrator: MARY JANE
 BERGSTRESSER,
 61 Reading Dr.,
 Wernersville, PA 19565.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

ZELLEKE, GIRMA, dec'd.

Late of 533 E. Wesner Rd.,
 Maiden creek Township.
 Executor: JOSEPH T. BAMBRICK, JR.,
 ESQ.,
 529 Reading Avenue,
 West Reading, PA 19611

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for

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the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

Mystic Cottage Candle Company with its principal place of business at 358 Main St., Apartment 2, Blandon, PA 19510.

The name of the person owning or interested in said business are: Kasey Lynn Lorah and The Candle Chef, LLC.

The application was filed on November 28, 2023.

Salvatore Folino, Esq.
BRENNAN & ASSOCIATES, P.C.
 2 Woodland Road
 Wyomissing, PA 19610

TRUST NOTICES

First Publication

THE ROBERT J. NAGLE RESIDUARY TRUST DTD 10/29/2012

Doris M. Nagle, late of 100 N. Park Road, Wyomissing Borough, Berks County, PA

All persons having claims or demands against the Trust of Doris M. Nagle, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Cheryl L. Nagle
 2817 Boas Street
 Harrisburg, PA 17103

Trustee's Attorney: Victoria G. Schutt,
 Esquire
 Kreitz Gallen-Schutt

1210 Broadcasting Rd., Ste. 103
 Wyomissing, PA 19610

Third and Final Publication

ADAM FAMILY TRUST DATED DECEMBER 5, 2022

Roberta M. Adam, late of Tilden Township, Berks County, PA.

All persons having claims or demands against the Trust of Roberta M. Adam, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Nathan Dunleavy
 P.O. Box 504
 Shartlesville, PA 19554

Trustee's Attorney: Russell E. Farbiarz
 Antanavage Farbiarz, PLLC
 64 North Fourth St.
 Hamburg, PA 19526

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