

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending December 5, 2025

**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 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 M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

Abuse

ACEVEDO, FIORDALISA CRUZ - Santos, Noel E; 25 17553; N. Santos, IPP. (JDB).

ADAMES, ARISMENDY A - Disla, Anny Henriquez; 25 17601; A. Disla, IPP. (JMS).

AVERILL, EDWARD MICHAEL - Oler, Lori A; 25 17558; L. Oler, IPP. (JDB).

BACKES, CHASE J - Kincaid, Katelyn M; 25 17761; K. Kincaid, IPP. (TMB).

CASTRO, DAMION C - Yoder, Olivia C; 25 17702; O. Yoder, IPP. (TMB).

CONNELL, JESSE JAMES - Krammes, Aleisha Ann; 25 17645; A. Krammes, IPP. (TMB).

CRUZ, KHARIFF A - Lopez, Glorivelisse; 25 17759; G. Lopez, IPP. (JDB).

ERTEL, DEREK L - Migliore, Megan C; 25 17639; M. Migliore, IPP. (JMS).

FERNANDEZ, JULIO C - Valdez, Evelin, F, J; 25 17642; E. Valdez, IPP. (JMS).

GORDON, JR, ROHAN K A - Oswald, Kaileen Meghan; 25 17548; K. Oswald, IPP. (JDB).

HECK, ALLEN LEE - Weidenhammer, Jessica L; 25 17617; J. Weidenhammer, IPP. (TMB).

HECK, JR, ALLEN L - Smith, Elizabeth M; 25 17620; E. Smith, IPP. (TMB).

HEDRICK, COLIN MATTHEW - Hedrick, Tiffani Nicole; 25 17555; T. Hedrick, IPP. (JDB).

JACKSON, JR, JERRY JEROME - Carter, Denise Darcel; 25 17600; D. Carter, IPP. (JDB).

KUILAN, JACOB DANIEL - Rosado, Damares; 25 17551; D. Rosado, IPP. (JDB).

MCKINNEY, MEGAN MARIE - Saniscalchi, Robert Patrick; 25 17700; R. Saniscalchi, IPP. (JDB).

NICKLEBERRY, MARQUAVIS D - Solis, Shaniel E; 25 17561; S. Solis, IPP. (JDB).

PEREZ, ROSEMARIE LUGO - Perez, Isaac G; 25 17633; I. Perez, IPP. (TMB).

RAMOS, MICHAEL MANUEL GARCIA - Marquez, Veronica Maria; 25 17699; V. Marquez, IPP. (TMB).

SANISCALCHI, ROBERT PATRICK - McKinney, Megan Marie; 25 17696; M. McKinney, IPP. (JDB).

STARON, WALTER J - Staron, Sandra J; 25 17621; S. Staron, IPP. (TMB).

TAMAYO, CESAR G - Tamayo, Norma I; 25 17697; N. Tamayo, IPP. (TMB).

Complaint

ALLSTATE FIRE AND CASUALTY

INSURANCE COMPANY - Hunter, Sheri, Hunter, Donald; 23 17800; Edith C. Rysdyk.

K MOOREA CO, JOHN DOE 1-10, JANE DOE 1-10, ABC BUSINESS ENTITIES 1-5 - Hayden, Antonio; 25 10820; Kyle A. Adams.

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PRINTZ, MARISA L - Cozy Creek Properties LLC; 25 16722; Benjamin J. Lewis.
RICE, MELONI, RICE, BRYAN - Regins-Romero, Miguel A; 25 16873; Shawn J. Lau.

Contract - Debt Collection: Credit Card

ALTMAN, JESSICA A - JPMorgan Chase Bank N A; 25 17622; Ian M. Lauer. (JEG).
BAYNES, MELISSA - Discover Bank, Discover Bank; 25 17770; EJ Sharif. (MSF).
CAPELLI, ANTHONY M - Bank Of America N A; 25 17775; Jonathan P. Cawley. (MSF).
COLON, JOSEPH - Capital One N A; 25 17618; Robert L. Baroska III. (MSF).

CONDE, BAKARY - Bank Of America N A; 25 17787; Jonathan P. Cawley. (JBN).

CREED, BENJAMIN M - JPMorgan Chase Bank N A; 25 17740; Ian M. Lauer. (JEG).

CRUZ-MAJOR, VIRGEN - JPMorgan Chase Bank N A; 25 17610; Ian M. Lauer. (JBN).

CUTTS, JOSHUA B - Bank Of America N A; 25 17746; Jonathan P. Cawley. (JEG).

GERMOSEN, JOSE H - Capital One N A; 25 17623; Robert L. III Baroska. (MSF).

HERNANDEZ, JORDAN - JPMorgan Chase Bank N A; 25 17781; Ian M. Lauer. (JBN).

HINKEL, ZACKERY M - JPMorgan Chase Bank N A; 25 17694; Ian M. Lauer. (MSF).

LE, NGAN - JPMorgan Chase Bank N A; 25 17628; Ian M. Lauer. (JBN).

MALLOY, RYAN - Bank Of America N A; 25 17776; Jonathan P. Cawley. (JBN).

MARTIN, THOMAS P - Bank Of America N A; 25 17751; Jonathan P. Cawley. (JEG).

PAPA, DANIELLE - Discover Bank, Discover Bank; 25 17788; EJ Sharif. (JEG).

RASSAS, AMY - Pca Acquisitions V LLC; 25 17790; Michael F. Ratchford. (JBN).

REYES, JOHN B - Citibank Na; 25 17643; Michael J. Dougherty. (JBN).

RIVAS, ELAINE - Capital One N A, Discover Bank; 25 17750; EJ Sharif. (JBN).

RODRIGUEZ, JENNIFFER - Capital One N A, Discover Bank; 25 17800; EJ Sharif. (JBN).

STEVENS, JENNIFER A - Bank Of America N A; 25 17701; Jonathan P. Cawley. (JBN).

WALDMAN, ZACHARY M - Capital One N A, Discover Bank; 25 17749; EJ Sharif. (MSF).

Contract - Debt Collection: Other

CASNER, RHONDA, YEAGER, HERMAN - Ncb Management Services Inc; 25 17804; Demetrios H. Tsarouhis. (MSF).

COSBY, CLARENCE - Ncb Management Services Inc; 25 17806; Demetrios H. Tsarouhis. (JBN).

GOLDSBOROUGH, MARLENE - Capital One N A, Discover Bank; 25 17764; Capital One N A, Discover Bank, IPP. (JBN).

ROSARIO, YISSELOTTE ALVAREZ, SANCHEZ, CRISLY M MARTE - Carmax Business Services LLC; 25 17802; Michael F. Ratchford. (JEG).

Contract - Other

ADAMS, WILLIAM - Marlette Funding Grantor Trust 2022-1; 25 17856; Michael F. Ratchford. (JBN).

SMITH, VINCENT, SMITH, SHEILA - Reading Tax Solutions LLC; 25 17657; Jeffrey R. Boyd. (JEG).

Custody

ERICKSON, SKYLAR, DAVIDHEISER, TREY - Davidheiser, Stanley, Davidheiser, Tracy; 25 17629; S. Davidheiser, IPP. (TMB).

MALINOWSKI, JR, THEODORE D - Chud, Jessica L; 25 17762; J. Chud, IPP. (TMB).
MORENO, YAMILE PINALES - Herrera, Alexander R Sanchez; 25 17857; George A. Gonzalez. (TMB).

VELANDIA, GEORGE JAVIER - Vargas, Desenia Endira; 25 17616; Ana Ferreira. (TMB).

Divorce

CARANNANTE, MARIO - Carannante, Beatriz; 25 17659; Ann E. Endres. (JEG).

ELBOURNE, SCOTT A - Elbourne, Jennifer L; 25 17773; Dawn M. L. Palange. (TMB).

GRAVES, ALEXIS - Bayer, Grant; 25 17739; Sara R. Haines Clipp. (TMB).

HEDRICK, COLIN MATTHEW - Hedrick, Tiffani Nicole; 25 17747; Joseph A. Guillama. (TMB).

JOHNSON, AMANDA A - Johnson, Jr, Craig A; 25 17805; Jamie V. Ottaviano. (TMB).

MARTIN, RYAN P - Gehringer, Audrey G; 25 17652; Nikolas David Capitano. (JDB).

PORTNER, DESIREE - Jesus, Kristin Marie De; 25 17660; K. Jesus, IPP. (JMS).

RICHARDSON, KEITH SAMUEL - McCoy, Amanda Lynn; 25 17743; Bernard Mendelsohn. (SEL).

ROSENBERG, ARI - Bauer, Juliann; 25 17559; Jacob T. Thielen. (TMB).

SACKS, SARA A - Sacks, Ryan; 25 17803; Julie J. Marburger. (SEL).

TROUTMAN, ADRIENNE J - Troutman, Michael A; 25 17625; Nikolas David Capitano. (TMB).

Divorce - Custody Count Complaint

BLISS, AMBER - Bliss, Scott; 25 17769; Ryan W. McAllister. (TMB).

HEDRICK, COLIN MATTHEW - Hedrick, Tiffani Nicole; 25 17748; Joseph A. Guillama. (TMB).

Magisterial District Justice Appeal

JENNINGS, ROBIN - Flying Hills Apartment Co; 25 17644; Flying Hills Apartment Co, IPP. (JEG).

MEDINA, SARAH - Reading Housing Authority; 25 17641; Reading Housing Authority, IPP. (MSF).

MOORE, ANDRIENNE, YOUNG, LORETTA - Wyomissing Health & Rehab; 25 17760; Wyomissing Health & Rehab, IPP. (MSF).

PENA, RAFAEL DELGADO - Capital One Bank N A, Discover Bank; 25 17635; Michael J. Dougherty. (JEG).

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RIOS, PATRICIA - Terra Nova Trade LLC; 25 17604; Terra Nova Trade LLC, IPP (JBN).
 ROCK, SHARON - Crown Asset Management LLC; 25 17777; Daniel J. Santucci. (JEG).

Miscellaneous - Replevin

GRIM REAPER TRUCKING LLC, WATTS, BRIAN - Koppenheffer & Son Trucking Co Inc; 25 17765; Nicole Plank. (JEG).

Petition

MORRIS, DILLON SCOTT - Commonwealth Of Pennsylvania; 25 17789; Commonwealth Of Pennsylvania, IPP. (MSF).

Petition for Protection from PFI/SVP

JACKSON, HAILAYA - Cuevas, Flavilla; 25 17653; F. Cuevas, IPP. (JMS).

Petition to Set Aside Tax Sale

BERKS COUNTY TAX CLAIM BUREAU, BERKS EQUITY HOLDINGS LLC - Master Ventures LLC; 25 17703; Russell E. Farbiarz. (MSF).

BERKS COUNTY TAX CLAIM BUREAU, VERAS INVESTMENTS LLC - Germosen, Carlos; 25 17738; Shawn J. Lau. (JBN).

Real Property - Eminent Domain/Condemnation

INGENIOUS CONSULTING SERVICES LLC - Redevelopment Authority Of The City Of Reading; 25 17646; Thomas A. Rothermel. (JBN).

ROSARIO, ETHAN EUGENE - Redevelopment Authority Of The City Of Reading; 25 17647; Thomas A. Rothermel. (JBN).

Real Property - Mortgage Foreclosure: Commercial

ITALIAN AMERICAN DEMOCRATIC CLUB OF WEST READING PA - Riverfront Federal Credit Union; 25 17783; Eden R. Bucher. (MSF).

Real Property - Mortgage Foreclosure: Residential

BEHM, BOBBI J, BEHM, SHANE A - U S Bank Trust National Association, Not In Its Individual Capacity But Solely As, Citigroup Mortgage Loan Trust 2021-rp5; 25 17693; Robert W. Williams. (MSF).

BURKEY, JASON, BURKEY, KELLEY - Carrington Mortgage Services LLC; 25 17609; Kayleigh Zeron. (MSF).

CADWALLADER, KYLE, FULMER, TINA M - U.S. Bank Trust National Association; 25 17779; Kayleigh Zeron. (MSF).

EATON, ANDREW L, EATON, MICHELLE P - Carrington Mortgage Services LLC; 25 17771; Dylan R. Chess. (MSF).

MOORE, MACHELLE A - Freedom Mortgage Corporation; 25 17744; Karin Schweiger. (MSF).

OCASIO, JR, RAMON - Pennymac Loan Services LLC; 25 17721; Geraldine M. Linn. (MSF).

PETRASSO, GINAMARIE THERESA, RHOADS, EILEEN, SCHIAVONI, ALLEN - U S Bank Trust National Association,

Vrmtg Asset Trust; 25 17763; Nicole M. Francese. (MSF).

TERRY, DAVID W - Federal Home Loan Mortgage Corporation, Freddie Mac Seasoned Credit Risk Transfer Trust Series 2020-3; 25 17720; Brian Gelbert. (MSF).

Real Property - Other

PHAN, DUNG - Penecostal Church Christ Is Risen Pa Inc; 25 17798; Larry W. Miller Jr. (MSF).

RHOADES, DENNIS - Highpoint Asset Management Llc; 25 17661; John J. Baranski. (MSF).

RODRIGUEZ, LISSETTE R PANIAGUA - Foster, Micheal; 25 17619; Ronald L. Clever. (JBN).

Real Property - Quiet Title

GEHRINGER, ALAN J, GEHRINGER, RENEE S, TRAINER, ROBERT W, TRAINER, KITTY L, RUHL, RAYMOND L, RUHL, MICHELLE L, MAUGER, LAWRENCE JOSEPH, MAUGER, CARROL CYNTHIA, KIRCH, KENNETH N, KIRCH, MARYELLEN, DEHAVEN, JR, JOHN D, HESPELL, JR, DOUGLAS J, HESPELL, KATIE E, MANOJ, SAMUEL, MANOJ, RACHELLE L - Gehringer, Matthew, Gehringer, Emma Lee; 25 17658; James M. Smith. (MSF).

Tort Motor Vehicle

DUTY, TRACEY - Lyons, Carmen H; 25 17772; Olivia Abed Elrazaq. (JBN).

ECHEVARRIA, LIZVETTE - Coreas, Maria Alicia Iraheta, C, D; 25 17662; Ariel Pina. (JEG).

GEDDES, PETER T - Serrano, Aaron, Serrano, Josalynn, Reinheimer, Stephen John, Yeager, Steven Michael; 25 17741; Michael D. Dautrich. (MSF).

GLASSIC, JR, EDWARD, GLASSIC, MARY, RIVERA, DIONICIO FRIAS, DOE(S) 1-3, JOHN - Jiminez, Sonyi; 25 17780; Jared S. Zafra. (MSF).

NEW JERSEY MANUFACTURERS INSURANCE COMPANY - Whyte, Shawlene; 25 17785; Nicole Hutton. (MSF).

RIJO, SHAENDRINA RODRIGUEZ, APONTE, RONALD RODRIGUEZ - Ressler, Hannah J; 25 17782; Richard T. Kupersmith. (JEG).

SIMION, MARIA, EVANGELISTA, BETH, DOE I, JOHN, DOE II, JOHN - Silaghi, Emilia; 25 17774; Jeffrey M. Rosenbaum. (JEG).

SPRINGHOFF, JR, LEZLIE R - Rojas, Agustin Carranza; 25 17603; Richard T. Kupersmith. (MSF).

Tort Other

CENTER FOR UROLOGIC CARE OF BERKS COUNTY PC - Perod, Skylar A; 25 17791; Liberato Verderame. (JEG).

LAUREL HOMEOWNER'S ASSOCIATION - Community Association Underwriters Of America Inc; 25 17745; Daniel J. De Luca.

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(JBN).

Tort Premise Liability

REDNER'S WAREHOUSE MARKETS,
REDNER'S MARKETS INC, REDNER
PROPERTIES LIMITED PARTNERSHIP,
REDNER DEVELOPMENT COMPANY
LLC, JOHN DOES 1-4 - Blake, Seford; 25
17768; Daniel P. Grandinetti. (JEG).

Zoning Board Appeal

COLEBROOKDALE TOWNSHIP ZONING
HEARING BOARD - Mohammed, Qaiss,
Tomline, Corinna; 25 17767; Mahlon J.
Boyer. (JBN).

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 9, 2026 at 10:00
o'clock A.M. .*

**VIRTUAL SALES TO BE HOSTED BY
BID4ASSETS.COM - PLEASE VISIT
WWW.BID4ASSETS.COM/BERKSCOUN-
TYSHERIFFSALES FOR MORE INFOR-
MATION.**

The following described Real Estate. To wit:

First Publication

Docket #18-00438
Judgment Amount: \$104,591.46
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story mansard
roof brick dwelling house and lot or piece of
ground upon which the same is erected situate
on the Northwest corner of Perry Street and
Church Street, in the City of Reading, County
of Berks and State of Pennsylvania, said house
being No. 529A Perry Street, said lot being more
particularly bounded and described as follows,
to wit:

On the North by a ten feet wide alley;
On the East by said Church Street;
On the South by Perry Street; and
On the West by property now or late of William
E. Fisher, being No. 529 Perry Street.

CONTAINING in front on said Perry Street 14
feet and extending in depth of equal width along
said Church Street, 100 feet to said 10 feet wide
alley, more or less.

TOGETHER with the use of the ten feet wide
alley on the north in common with the owners
and occupiers of the other properties adjacent
to said alley.

Thereon erected a dwelling house known as:
529 A Perry Street
Reading, PA 19601
Tax Parcel #14530743871411

See Deed Book 2009, Page 055149

Sold as the property of:
GILBERTO A. RIVERA

**LEGAL DESCRIPTION OF PROPERTY
TO BE EXECUTED UPON**

Case Numbers: 19-16052
Judgment Amount: \$175,970.23
(plus fees and interest)
Attorney: Amy J. Blumenthal, Esq.

BEING PARCEL NUMBER 55-5443-08-
88-8610

ALL THOSE CERTAIN tracts of land
and premises, situate, lying and being in the
Borough of Kutztown in the County of Berks
and Commonwealth of Pennsylvania, more
particularly described as follows:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground,
situate on the North side of East Main Street in
the Borough of Kutztown, County of Berks and
Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point on the North side
of East Main Street one hundred thirty-five
feet eight inches (135' 8") East of the Eastern
side of a twenty-two feet (22') wide street (said
twenty-two feet [22'] wide street lying east of
the Saucony Creek; said point being a corner
of property now or late of George P. Angstadt;
thence along said property in a Northernly
direction at right angles to the North side of East
Main Street, a distance of one hundred forty feet
(140') to a point in the South side of a ten feet
(10') wide alley; thence in an Easterly direction
and parallel with East Main Street a distance of
twenty-four feet four inches (24' 4") to a point
of property now or late of Howard Kutz; thence
along said property in a Southerly direction at
right angles to the North side of East Main Street,
a distance of one hundred forty feet (140') to
the North side of East Main Street; thence in a
Westerly direction along the North side of East
Main Street a distance of twenty-four feet four
inches (24' 4") to the place of Beginning.

CONTAINING in front on East Main Street
twenty-four feet four inches (24' 4") and in depth
of uniform width one hundred forty feet (140')
to the South side aforesaid ten feet (10') alley.

BEING four feet four inches (4' 4") of Lot
No. 11 and all of Lot No. 12 on Plan of Lots of
Edwin L. Miller.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of ground,
situate in Kutztown, Berks County, Pennsylvania,
bounded and described as follows, to wit:

BEGINNING at a point in the curblin of
East Main Street (formerly Park Avenue), and in
line of Lot No. 14 (on Plan of Lots laid out by
Edwin L. Miller, Executor of the Estate of Sarah
A. Miller, deceased), property now or late of

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Howard D. Kutz; thence along the same North 50 degrees 20 minutes West 150 feet to a 10 foot wide alley; thence along the same South 39 degrees 40 minutes West 20 feet to property late of Allentown and Reading Traction Company, thence along the same South 50 degrees 20 minutes East 150 feet to the curblin on said East Main Street (formerly Park Avenue); and thence along the same North 39 degrees 40 minutes East 20 feet to the place of Beginning.

BEING Lot No. 13 on said Plan of Lots of Edwin L. Miller

TRACT NO. 3

ALL THOSE two adjoining lots or pieces of ground, situate in Maxatawny Township (now Borough of Kutztown), Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curblin of Park Avenue (now East Main Street) and extending thence along lands of the Philadelphia and Reading Railway Company Northward on a curved line with a radius of 4,432.23 feet, 150.13 feet to a 10 foot wide alley; thence along the same South 39 degrees 40 minutes West 39.5 feet to Lot No. 13, now or late of John A. Schwoyer, thence along the same South 50 degrees 20 minutes East 150 feet to the curblin on said Park Avenue (now East Main Street); and thence along the same North 39 degrees 40 minutes East 45.7 feet to the place of Beginning. Comprising Lots Nos. 14 and 15 on said Plan of Lots of Edwin L. Miller.

BEING THE SAME PREMISES WHICH Annie E. Moyer, widow, by Deed dated July 22, 1977 and recorded in the Office of the Recorder of Deeds of Berks County in Deed Book 1717 page 87 granted and conveyed unto Moyer Plumbing and Heating Co., a Pennsylvania corporation.

PREMISES BEING: 103 E Main St., Kutztown, Pa 19530

TO BE SOLD AS PROPERTY OF: Moyer Realty Management LLP

Docket No. 23-14436

Judgment Amount: \$5,049.58

Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN lot or piece of ground, situate on the Northeastern side of the Macadam State Highway known as River Road, between Birdsboro and Monocacy, in the Township of Union, County of Berks and Commonwealth of Pennsylvania.

TAX PARCEL NO. 88534415742004

BEING KNOWN AS 1133 E. Main Street, Union Township, Pennsylvania 19518

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Benjamin E. Whiting and Samuel David Whiting

Case Number: 24-01204

Judgment Amount: \$273,946.49

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house with garage attached thereon erected, lying on the Southeasterly corner of the macadam Pennsylvania State Highway Legislative Route No. 06166 and the macadam Township Road T-784, said lot being composed of Lots Numbered 10 and 11 as shown on "Allendale Heights" Plan of Lots, laid out by Elmer D. Smith and Sarah E., his wife, dated February 23, 1968, and recorded in the Berks County Records in Plan Book 31, page 93, situate in the Township of Perry, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly building line of the aforementioned Township Road known as Allendale Road, being a corner of Lot No. 12 of said Plan of Lots; thence extending along the Easterly building line of Allendale Road North three (3) degrees eight (8') minutes forty (40") seconds East, a distance of two hundred forty-two and ten-hundredths (242.10') feet to a point of curve; thence extending in a Northeasterly direction along the arc of a curve deflecting to the right, having a radius of twenty (20') feet, a central angle of one hundred eight (108) degrees forty-four (44") minutes, a distance along the arc of thirty-seven and ninety-six hundredths feet (37.96') feet to a point of tangent in the Southerly building line of the aforementioned macadam State Highway known as Zion's Church Road; thence extending along the Southerly building line of Zion's Church Road South sixty-eight (68) degrees seven (7') minutes twenty (20") seconds East, a distance of two hundred nine and sixty-nine hundredths (209.69') feet to a marble stone in line of property belonging to Donald I. Smith and Faye E., his wife; thence leaving said Zion's Church Road and extending along said property belonging to Donald I. Smith and Faye E., his wife South three (3) degrees eight (8') minutes forty (40") seconds West, a distance of one hundred ninety-three and seventy-hundredths (193.70') feet to a marble stone, a corner of aforementioned Lot No. 12; thence along said Lot No. 12 belonging to Harold G. Alberson and Florence L., his wife North eighty-six (86) degrees fifty-one (51') minutes twenty(20") seconds West, a distance of two hundred twenty-five and no-hundredths (225.00') feet to the place of beginning, and passing through a marble stone on line at a distance of ten and no-hundredths (10.00') feet from the said place of beginning.

CONTAINING in area 1.20 acres.

BEING the same premises which Michael R. Coleman, by Deed dated 7/5/2018 and recorded

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7/13/2018 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2018023366, granted and conveyed unto Nicole M. Hoyas, in fee.

Tax Parcel: 70449302885913 aka 70-4493-02-88-5913

Premises Being: 13 Allendale Road, Shoemakersville, PA 19555

To be sold as Property of: Nicole M. Hoya

LEGAL DESCRIPTION

Case Number: 24-10341

Judgment Amount: \$34,313.18

Attorney: Brock and Scott, PLLC

The following described property:

All that certain Two-Story brick dwelling house and lot or piece of ground situate on the South side of Kenney Street, between Thirteen and Fourteen Streets, in the City of Reading, County of Berks and State of Pennsylvania, No. 1336 Kenney Street, bounded:

On the North by said Kenney Street;

On the East by Property now or late of Esther A. Holl;

On the South by a Ten (10) foot wide alley; and
On the West by Property now or late of Esther A. Holl.

Containing in front on Kenney Street Twelve (12') feet and in depth One Hundred (100') feet.

Assessor's Parcel No: c16531630274560

BEING the same premises which Bernard Shaw and Yvonne Shaw, husband and wife by Deed dated 1/13/2012 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2012002366, granted and conveyed unto Ronald G. Jackson, in fee.

Tax Parcel: 16531630274560

Premises Being: 1336 Kenney St, Reading, PA 19602

To be sold as Property of: Sabena A. Myers in her capacity as heir of the Estate of Ronald G. Jackson, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald G. Jackson, Deceased

Case Number: 24-13037

Judgment Amount: \$110,614.24

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

Being County Parcel No. 80438618403918C12

ALL THAT CERTAIN dwelling shown as Unit 12 and being part of a building shown as Unit 7-12 within the Oak Terrace Development, Final Plan recorded in Deed Book Volume 154, page 18, in the Berks County Court House being located on the southerly side of Iroquois Avenue (60' wide) West of Spohn Road situate in Spring

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Township, Berks County, PA, being more fully bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of the herein described Unit 12, a corner of the "Townhouse Area" as shown on the above referenced plan, said point of beginning being the two following courses and distances from the center line intersection of the said Iroquois Avenue and Spohn Road.

(1) North fifty-four degrees, five minutes, forty-three seconds West (N 54° 05' 43" W) nine hundred seventy-one feet and thirty-nine hundredths of one foot (971.39') along the centerline of Iroquois Avenue to a point, and

(2) Leaving the centerline of Iroquois Avenue and crossing the southerly right of way thereof, South thirty-five degrees fifty-four minutes, seventeen seconds West (S 35° 54' 17" W) one hundred sixty-four feet (164.00') to a point, the northeast corner of Unit 12 of the aforesaid building.

THENCE from the said point of beginning and along the said "Townhouse Area" the two following courses and distances, to wit:

(1) South thirty-five degrees, thirty-two minutes, fifty-nine seconds West (S 35° 32' 59" W) twenty-eight feet (28.00') to a point; and

(2) North fifty-four degrees, twenty seven minutes, one second West (N 54° 27' 01" W) twenty-two feet and five thousandths of one foot (22.005') to a point, a corner of Unit 11 of the aforesaid building.

THENCE along the said Unit 11, North thirty-five degrees, thirty-two minutes, fifty-nine seconds East (N 35° 32' 59" E) twenty-eight feet (28.00') to a point, a corner of the said Unit 11, a line of the aforesaid "Townhouse Area", thence along the said "Townhouse Area", South fifty-four degrees, twenty-seven minutes, one second East (S 54° 27' 01" E) twenty-two feet and five thousandths of one foot (22.005') to the first mentioned point and place of BEGINNING.

CONTAINING an area of six hundred sixteen square feet (616 square feet) being the same more or less.

BEING THE SAME PREMISES WHICH Eric C. Seidel and Eloise A. Seidel, husband and wife, by Deed dated October 31, 2012, and recorded January 9, 2013 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA under Instrument No. 2013000927, granted and conveyed unto Jennifer A. Thomas.

Tax parcel number: 51436604902446

Premises being: 22 Weaver Road Sinking Spring, PA 19608

To be sold as the property of: Eric C. Seidel and Eloise A. Seidel

NO. 24-13811

Judgment - \$309,694.34

Steven P. Kelly, Esq.,

Attorney for Plaintiff

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ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON, BEING 38 SOLLY LANE, SITUATE IN THE TOWNSHIP OF JEFFERSON COUNTY OF BERKS AND STATE OF PENNSYLVANIA, LOCATED ABOUT 1/2 MILE NORTHWEST OF BERNVILLE AND FRONTING ON THE NORTH SIDE OF THE PUBLIC TOWNSHIP TROAD (T-649), BOUNDED NAD DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE ABOVE-NAMED PUBLIC ROAD, SAID POINT BEING A CORNER OF PROPERTY OF LESLIE P. WEIDMAN AND SANDRA A. MANWILLER; THENCE IN AND ALONG SAID PUBLIC ROAD, NORTH 79 DEGREES 23 MINUTES WEST 276.1 FEET TO Received County of Berks Prothonotary's Office on 09/03/2025 10:10 AM Docket No. 24-13811 A POINT IN SAID ROAD; THENCE ALONG NORTH 04 DEGREES 20 MINUTES EAST 197.5 FEET TO AN IRON STAKE; THENCE ALONG LAND OF THE GRANTOR, SOUTH 81 DEGREES 58 MINUTES EAST 275 FEET TO AN IRON STAKE; THENCE ALONG LAND OF LESLIE P. WEIDMAN AND SANDRA A. MANWILLER, SOUTH 04 DEGREES 20 MINUTES WEST 210 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.283 ACRES OF LAND.

BEING KNOWN AS 38 SOLLY LANE, BERNVILLE, PA 19506

BEING PLAN #4450-0027-1531; ACCOUNT #008290(53)

TO BE SOLD AS THE PROPERTY OF The Unknown Heirs of Dorothy A. Yenelavage

Anthony J. Yenelavage having departed this life on May 20, 2002.

Dorothy A. Yenelavage having departed this life on February 29, 2024.

Case Number: 24-14309

Judgement amount: \$6,546.45

Attorney: Jennie C. Shnyder, Esquire

ALL THAT CERTAIN TWO STORY BRICK MANSARD ROOF DWELJING HOUSE AND THE LOT OR PIECE OF GROUND ON WHICH IT IS ERECTED, SITUATE ON THE WEST SIDE OF SOUTH FIFTEENTH STREET, BEING NO. 542 SOUTH FIFTEENTH STREET, BETWEEN COTTON AND FAIRVIEW STREET, 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 said South Fifteenth Street, said point being 316 feet South of the Southwestern corner of Fifteen and Cotton Streets; thence West along property now or late of William A. Sharp and George A. Ravel, 127 feet to a 13 feet wide alley; thence South along said alley 14 feet to a

point in line of property of William A. Sharp and George A. Ravel; thence East along said property 127 feet to a point in the Western building line of said South Fifteenth Street; thence North along said Western building line of South Fifteenth Street, 14 feet to the place of BEGINNING.

COMMONLY KNOWN AS 542 15th Street, Reading, PA 19602

BERKS COUNTY; PARCEL 16-5316-39-37-1456

BEING the same premises which Leon J. Zmroczek granted and conveyed unto Noemi Carela-Jhonson by deed dated June 11, 2015 and recorded July 6, 2015 at Instrument Number 2015022634, Berks County Records.

TO BE SOLD AS PROPERTY OF: Noemi Carela-Jhonson

No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story stone and frame ranch type dwelling house erected thereon situate on the North side of Oley Turnpike, between Jacksonwald and Limekiln, in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center line of said Oley Turnpike and on a line along the center of same bearing North 75 degrees 04 minutes East, said point being the Southeasterly corner of land about to be conveyed to Homer B. Wendling and Elda S. Wendling, his wife; thence along the same making an interior angle of 105 degrees 35 minutes with the said above-mentioned line North 30 degrees 31 minutes West 36.15 feet to an iron pipe marker and continuing thereon for a total distance of 727.04 feet to an iron pipe being a corner on line of lands of Alton Weist; thence along the same making an interior angle of 100 degrees 21 minutes with the last mentioned line North 49 degrees 08 minutes East 116.47 feet to an iron pipe being the northwest corner of land about to be conveyed to Joseph E. Dziki and Virginia M. Dziki, his wife; thence along same making an interior angle of 78 degrees 57 minutes with the said last mentioned line South 29 degrees 49 minutes East to an iron pipe marker located 34.14 feet from the center line of said Oley Turnpike and continuing thereon for a total distance of 776.02 feet more or less to a point in said center line of the Oley Turnpike; thence along the same making an interior angle of 75 degrees 07 minutes with the said last mentioned line South 75 degrees 04 minutes West 108.72 feet to the place of Beginning.

CONTAINING 1 acre 144 perches, more or less.

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

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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 HOUSE KNOWN AND NUMBERED AS: 5140 OLEY TURNPIKE ROAD, READING, PA 19606

Mapped PIN: 5337-03-40-2622

Parcel ID #: 43533703402622

BEING THE SAME PREMISES WHICH Nathan T. Lenker, et ux., by Deed dated September 27, 2016 and recorded October 4, 2016 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2016-035216, granted and conveyed unto Christopher E. Mower, III.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER E. MOWER, III

Case Number: 25-01879
Judgment Amount: \$239,081.51
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

Being County Parcel No. 66439916947385

ALL THAT CERTAIN lot or piece of ground, being Lot #40, as shown on the plan of "Heather Knoll", said plan being recorded in Plan Book 171, page 74, Berks County Records, situate on the Northeastly side of Frederick Boulevard in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly right-of-way line of Frederick Boulevard (53 feet wide) on the division line between Lot #40 and Lot #41; thence extending along the Northeastly right-of-way line of Frederick Boulevard, North 64 degrees 16 minutes West, a distance of 70.00 feet to a point; thence leaving said street and extending along Lot No. 39, North 25 degrees 44 minutes East, a distance of 105.00 feet to a point; thence extending along residue area for a storm drainage and public utilities, South 64 degrees 16 minutes East, a distance of 70.00 feet to a point; thence extending along Lot No. 41 South 25 degrees 44 minutes West, a distance of 105.00 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Robert M. Clervo and Debra M. Clervo, husband and wife, by Deed dated June 17, 2019 and recorded July 11, 2019, the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA under Instrument No. 2019022518, granted and conveyed unto Derrick A. Stuber.

Address: 1311 Frederick Blvd, Reading, PA 19605.

To be sold as the property of: Derrick A. Stuber.

Legal Description

Civil Action No. 25-09150

Judgment Amount: \$61,669.99

Attorney: Robert P. Wendt, Esq.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northern side of East Fifth Street, between North Franklin and North Jefferson Streets, and known as No. 327 East Fifth Street, in the Borough of Boyertown, Berks County, Pennsylvania, bounded on the North by property of Daniel K. East and Amy A. East, at the rear of #18 Stauffer Drive, on the East by property of Joseph W. Stitzel and Jean Stitzel, his wife, (being premises 411 East Fifth Street), on the South by the aforesaid East Fifth Street (50 feet wide), and on the West by property of Mark E. Reitnauer (formerly George Y. Schoenly) (being premises 319 East Fifth Street), and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Northern side of East Fifth Street on topographical building line, as laid out on the topographical survey of the Borough of Boyertown, the aforesaid point of beginning being the Southwestern corner of the herein described property and being South 57 degrees 31 minutes East, a distance of 230 feet measured along the Northern topographical building line of the aforesaid East Fifth Street from an iron pin on the Northeastern topographical building corner of the aforesaid East Fifth Street and North Franklin Street; thence leaving the aforesaid East Fifth Street and along property of Mark E. Reitnauer (formerly George Y. Schoenly) premises No. 319 East Fifth Street, crossing a 20 feet wide right-of-way, in which is installed a 30 inch concrete storm sewer, North 32 degrees 29 minutes East, a distance of 150.90 feet to a corner at the rear of No. 18 Stauffer Drive, the property of Daniel K. East and Amy A. East, his wife; thence along the same South 49 degrees 56 minutes East a distance of 70.62 feet to a corner of property of Joseph W. Stitzel and Jean Stitzel, his wife, premises No. 411 East Fifth Street; thence along the same and recrossing the aforesaid 20 feet wide right-of-way and a 30 inch concrete storm sewer, South 32 degrees 29 minutes West, a distance of 141.58 feet to a corner marked by an iron pin in the Northern topographical building line of the aforesaid East Fifth Street; thence along the same North 57 degrees 31 minutes West, a distance of 70 feet to the place of beginning.

CONTAINING 10,237.78 square feet.

UPI No. 33539717014093

MAP Pin No. 539717014093

BEING the same real property that Frank William Friz, Executor of the Estate of Frank R. Friz, Jr., Deceased, transferred to Russell J. Friz and Denise M. Friz, his wife on April 1, 1997,

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with the Deed being recorded on April 10, 197, in Book No. 2821, Page No. 1745.

The improvements thereon being known as 327 East 5th Street, Boyertown, Pennsylvania - 19512.

TO BE SOLD AS PROPERTY OF: Russell J. Friz and Denise M. Friz

Case Number: 25-9287

Judgment Amount: \$524,650.478

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN Lot or piece of ground situate in Brecknock Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Woodland Meadows, drawn by Vitillo Group, Inc., Engineers, Surveyors, Planners & Managers, dated November 11, 1996, and last revised May 19, 1997, said Plan recorded in Berks County in Plan Book 223, page 17, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Cinamon Court (44 feet wide), said point being a corner of Lot No. 12 on said Plan; thence extending from said point of beginning along Lot No. 12 North 58 degrees 22 minutes 20 seconds West 214.94 feet to a point in line of lands now or late of Lisa A. Peterson: thence extending partly along said lands and partly along lands now or late of Michael Novik and Peter Novik North 12 degrees 52 minutes 30 seconds East 299.08 feet to a point, a corner of Lot No. 10 on said Plan: thence extending along same the four following courses and distances: (1) South 43 degrees 43 minutes 08 seconds East 89.44 feet to a point, a corner; (2) South 01 degree 01 minute 00 seconds East 86.01 feet to a point, a corner; (3) North 88 degrees 50 minutes 59 seconds East 79.21 feet to a point, a corner; and (4) South 43 degrees 43 minutes 08 seconds East 141.27 feet to a point of curve on the Northwestern side of Cinamon Court; thence extending along same Southwestwardly along the arc of a circle curving to the left having a radius of 772.00 feet the arc distance of 197.44 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 11 as shown on the abovementioned Plan.

BEING KNOWN AS: 10 CINAMON CT, MOHNTON, PA 19540

PROPERTY ID: 34439202881815

TITLE TO SAID PREMISES IS VESTED IN HARRY BRADLEY MONTGOMERY, III MARRIED BY DEED FROM HARRY BRADLEY MONTGOMERY, III AND DONNA DEMPSTER MONTGOMERY, HUSBAND AND WIFE, DATE RECORDED JUNE 24, 2011 AT INSTRUMENT NO. 2011023687

THE SAID HARRY BRADLEY

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MONTGOMERY, III HAVING DEPARTED THIS LIFE ON 10/11/2024

TO BE SOLD AS PROPERTY OF: HARRY BRADLEY MONTGOMERY, III, DECEASED

Case Number: 25-11821

Judgment Amount: \$241,701.42

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground, situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Wilfox Acres, drawn by C. Wesley Seitzinger, Registered Surveyor, dated 7/11/2/1978, said plan recorded in Berks County in Plan Book 131D page 27, and a Plan of Wilfox Acres - Residue recorded in Plan Book Volume 193 page 16, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Road T-574, known as Stoudt's Ferry Bridge Road (53 feet wide), said point being a corner of Lot No. 16, Block B said plan; thence extending from said point of beginning, along Lot No. 16, Block B. South 69 degrees 27 minutes 30 seconds West, 130.15 feet to a point in line of Lot No. 14, Block B on said plan; thence extending along same and crossing a 25 feet wide sanitary sewer easement and crossing the Southeasterly side of a 50 feet wide City of Reading right of way. North 35 degrees 49 minutes 25 seconds West, 48.88 feet to a point in line of lands now or late of Ralph D. Gutshall, Jr. and Nancy A. Gutshall, said point being in the bed of the aforesaid City of Reading right of way; thence extending partly along lands now or late of Gutshall and along lands now or late of John S. Zuritis and Madeline E. Zuritis and along the bed of the aforesaid City of Reading right of way, North 35 degrees 51 minutes 30 seconds East, 171.77 feet to a point on the Southwesterly side of Stoudt's Ferry Bridge Road; thence extending along same and re-crossing the Southeasterly side of the aforesaid City of Reading right of way, South 20 degrees 32 minutes 30 seconds East, 142.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 15, Block B as shown on the above mentioned plan.

Being the same premises which Frank P. Sabatucci by Deed dated 9/11/1998 and recorded 9/25/1998 in Berks County in Record Book 2983 Page 1096 conveyed unto Russell L. Stoudt and Valerie D. Stoudt, husband and wife, in fee.

BEING KNOWN AS: 4330 STOUTS FERRY BRIDGE ROAD, READING, PA 19605

PROPERTY ID: 66439916837583

TITLE TO SAID PREMISES IS VESTED IN JUSTIN LUIGARD AND JENNIFER B. LUIGARD BY DEED FROM RUSSELL

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L. STOUTD AND VALERIE D. STOUTD
DATED 06/14/2021 RECORDED 06/25/2021
AT INSTRUMENT NO. 2021031942

TO BE SOLD AS PROPERTY OF: JUSTIN
LUIGARD; JENNIFER B. LUIGARD

LEGAL DESCRIPTION

Docket No. 25-11840

Judgment: \$78,414.90

Attorney:

Ed E. Qaqish, Esquire
Meredith H. Wooters,
Esquire

Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story imitation brick bungalow thereon erected, situate in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake along line of the Schuylkill Canal; thence in a northerly direction along lands now or late of Levi B. Cramp 310 feet to a low water mark of the Schuylkill River; thence along said river eastward 40 feet to a stake; thence southward along land now or late of Sallie Eshelman 310 feet to a stake in line of said Canal; and thence westward along same 40 feet to the place of beginning.

Being the same property conveyed to Scott A. Stump who acquired title by virtue of a deed from Margaret R. Rogers and Grace R. Killian, Executrices of the Estate of Helen E. Kochel, deceased, dated August 27, 2001, recorded September 17, 2001, as Document ID 51354, and recorded in Book 3397, Page 2145, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1425 OLD RIVER ROAD, BIRDSBORO, PA 19508.

Parcel No.: 73531502956015

Account: 73060000

See Deed Book 3397, Page 2145

TO BE SOLD AS THE PROPERTY OF
SCOTT A. STUMP

Case NO: 25-11924

JUDGMENT AMT.: \$107,500.28

ATTORNEY: Benjamin Hoen, Esquire

ALL THAT CERTAIN TWO STORY SEMI-DETACHED STUCCO AND BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF LINDEN STREET, BETWEEN MARION AND PERRY STREETS, IN THE CITY OF

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READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT

BEGINNING AT A POINT IN THE WESTERN BUILDING LINE OF SAID LINDEN STREET, TWO HUNDRED NINETY FEET (290 FEET) NORTH OF THE NORTHWEST CORNER OF LINDEN STREET AND MARION STREETS, THENCE EXTENDING WEST NINETY-FIVE FEET (95 FEET) TO A FIFTEEN FEET (15 FEET) WIDE ALLEY, THENCE NORTH ALONG THE SAME TWENTY FEET (20 FEET) TO A POINT, THENCE EAST NINETY-FIVE FEET (95 FEET) TO A POINT IN THE WESTERN BUILDING LINE OF SAID LINDEN STREET; THENCE SOUTH ALONG THE SAME TWENTY FEET (20 FEET) TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH WILLIAM M. HOSKING, JR. AND BARBARA RICH, HUSBAND AND WIFE, BY DEED DATED 01/28/2005, AND RECORDED 04/14/2005, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, BOOK 04560, PAGE 2390, INSTRUMENT NO. 2005018666, GRANTED AND CONVEYED UNTO ROBERTO RIVERA AND MARIA GARCIA-VAZQUEZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, IN FEE.

Property Address: 635 Furnace Road,
Wernersville, PA 19565

PIN: 17531738273192

To be sold as the property of Roberto P. Rivera

Case Number: 25-11948

Judgment Amount: \$62,084.08

Attorney: William Miller, Esquire

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 74, as shown on the Development of Oak Meadows Townhouses, formerly the Final Plan of Martin Farms Subdivision, as recorded in Plan Book Volume 205, page 40, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

Bounded on the South (front) by said common space; bounded on the East (side) by Townhouse Unit 75; bounded on the North (rear) by common space; and bounded on the West (side) by Townhouse Unit 73.

CONTAINING a lot width of 22 feet, more or less, as measured from the center of the party wall between Townhouse Unit 74 and 75 and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said lot corner located South thirty-two degrees thirty-eight minutes fifty seconds West (S. 32° 38' 50" W.) A distance of one thousand thirty-three and ten hundredths feet (1,033.10') from

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the northeasternmost corner of the Martin Farm Subdivision.

The herein described premises shall include a full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

Parcel ID: 80438618318926

Property Address: 228 Nicole Way, Sinking Spring, PA 19608

TO BE SOLD AS PROPERTY OF: JEFFERY C. HOGUE, DOLORES J. KAUFFMAN

Case Number: 25-12444

Judgment Amount: \$28,262.11

Attorney: Nicholas Poduslenko, Esquire and Samantha J. Koopman, Esquire

ALL THAT CERTAIN lot or piece of ground situated in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase 9B, drawn by McCarthy Engineering Associates, PC., dated November 12, 2003 and revised December 1, 2003, said Plan recorded in Berks County in Plan Book 270 page 6, as follows, to wit:

BEGINNING at a point on the Northwestern side of Atlantic Avenue (54 feet wide), said point being a corner of Lot No. 539 on said Plan; thence extending from said point of beginning along Lot 539 North 15 degrees 00 minutes 00 seconds West 129.44 feet to a point in line of lands now or late of Eugene P. Jakolka, Jr. and Ann M. Jaskolka; thence extending partly along said lands and partly along lands now or late of Michael S. Prutzman and Monica L. Prutzman North 71 degrees 31 minutes 15 seconds East 100.18 feet to a point, a corner of Lot No. 541 on said Plan; thence extending along same South 15 degrees 00 minutes 00 seconds East 135.46 feet to a point on the Northwestern side of Atlantic Avenue, thence extending along same South 75 degrees 00 minutes 00 seconds West 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,244 square feet of land.

BEING Lot No. 540 as shown on the abovementioned Plan.

SUBJECT TO a portion of a proposed 20 feet wide sanitary sewer easement extending along side of premises.

BEING THE SAME PREMISES WHICH FIORINO GRANDE, by Deed dated 8/10/2006 and recorded 8/18/2006 in the Office of the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Record Book 4949, Page 1389, granted and conveyed unto DAVID M. PREIKSZAS and LISA C. PREIKSZAS, husband and wife.

Parcel I.D. No.: 49437704710874

Property Address: 220 Atlantic Avenue, Sinking Spring, PA 19608

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TO BE SOLD AS PROPERTY OF: DANIEL J. GLOVER AND BRIGET L. GLOVER, Husband and Wife

LEGAL DESCRIPTION

Docket No. 25-13546

Judgment: \$257,256.44

Attorney:

Ed E. Qaqish, Esquire
Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

ALL THAT CERTAIN Lot of ground with garage erected thereon situated in Oley Township, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of Township Road Route No. T-616 leading from Township Route No. T-583 to Oley Furnace, said corner being the most Southwesterly corner of property herein described; thence along land of Luther J. Noll, Jr., North Sixty degrees, fifteen minutes East one hundred twenty-seven feet (127.00) to an iron pin, thence along same North thirty-one degrees, thirty minutes East sixty-six feet (66.00) to an iron pin, a common corner of now or late Joel Reider, thence along same North forty-two degrees, forty-five minutes East thirty-six and three tenths feet to an iron pin, a common corner of now or late John C. Rothenberger, thence along same South thirty-one degrees East seventy feet (70.00) to an iron pin, a common corner of now or late Luther J. Noll, Sr.; thence along the residue land of Luther J. Noll, Sr., South sixty-one degrees thirty-one minutes West two hundred twenty-three feet (223.00) to an iron pin in the center line of aforesaid mentioned road; thence along, center line of said road North twenty-six degrees fifteen minutes West twenty-one feet (21.00) to place of beginning.

Being the same property conveyed to Matthew Richard and Rebecca Richard, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Esther M. Noll, by her agent John L. Noll, dated October 29, 2024, recorded October 30, 2024, as Instrument Number 2024033175, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 21 MILL ROAD, FLEETWOOD, PA 19522.

Parcel No.: 67534902662929

Account: 67043900

See Instrument Number 2024033175, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF

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MATTHEW RICHARD AND REBECCA
RICHARD, HUSBAND AND WIFETax Parcel #80439609156393
See Deed Book Instrument No. 2017039303Docket #25-13624
Judgment Amount: \$163,890.49
Attorney: KML Law Group, P.C.Sold as the property of:
AISHA MARTINEZ GONZALEZ

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or parcels of land, together with the one story, brick, ranch type dwelling house erected thereon, situate on the northerly side of and known as Number 2037 Girard Avenue between Morwood and Logan Avenues, in the sub-division of "West Wyomissing", Township of Spring, County of Berks and Commonwealth of Pennsylvania; also being known as the westerly one-half of Lot number 67, the whole of Lots numbered 69 and 71, and the easterly one-half of Lot numbered 73, as shown on the Plan of West Wyomissing, and recorded in Berks County Records at Reading, Pennsylvania in Plan Book Volume 2, Page 44, and being more particularly described as follows, to wit:

BEGINNING at an iron pin on the northerly building line of Girard Avenue, said iron pin being a distance of one hundred fifty (150) feet, measured eastwardly in and along the said northerly building line of Girard Avenue from the northeasterly building corner of Girard and Morwood Avenue, the said iron pin marking the southwesterly corner of the herein described property; thence leaving the said Girard Avenue at right angles in a northerly direction along number 2043 Girard Avenue, property of Thomas Schrader, Sr. and Dorothy G. Schrader, his wife, a distance of one hundred twenty-five (125) feet to an iron pin on the Southerly line of an unnamed fifteen (15) feet wide alley; thence by the same in an easterly direction, at right angles to the last described line, a distance of sixty (60) feet to an iron pin, a corner of number 2031 Girard Avenue, property of Eugene C. Guydish and Madeleine V. Guydish, his wife; thence by the same, in a southerly direction, at right angles to the last described line, a distance of one hundred twenty five (125) feet to an iron pin on the northerly building line of Girard Avenue; thence by the same, in a westerly direction, at right angles to the last described line, a distance of sixty (60) feet to the place of beginning.

CONTAINING 7,500 square feet of land.

BEING the same premises which Thomas Grumbine, executor for the Estate of Russell A. Grumbine, deceased by Deed dated April 19, 2016 and recorded April 19, 2016 as Instrument No. 2016012644 granted and conveyed unto Advanced Loan Servicing LLC in fee.

Thereon erected a dwelling house known as:
2037 Girard Avenue
West Lawn, PA 19609

LEGAL DESCRIPTIONDocket No. 25-13630
Judgment: \$208,586.56

Attorney:

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

All that certain lot or piece of ground together with the improvements thereon erected, lying on the Northerly side of Craig Drive, 53 feet wide, West of Grande Valley Road, said lot being composed of a Westerly portion of Lot No. 418 and an Easterly portion of Lot No. 419 of Crestwood, Section No. 3 Plan of Lots, laid out by Richard H. Rimby, dated March 8, 1963, recorded in Plan Book 29 page 36, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a point in the curve of the Northern building line of Craig Drive, said point being Westwardly a distance of 25 feet along said building line of Craig Drive from a corner between Lot Nos. 417 and 418 as shown on said Plan of Lots; thence extending in a Westerly direction along said building line of Craig Drive, along the arc of a curve deflecting to the right having a radius of 680.00 feet, a central angle of 09 degrees zero minutes 56 seconds, a distance along the arc of 107.00 feet to a point; thence leaving said building line of Craig Drive and extending in a Northerly direction along the Westerly portion of Lot No. 419, now or formerly belonging to Robert J. Homan and Mabel M. Homan, husband and wife, by a line radial to the curve in said building line of Craig Drive, a distance of 131.16 feet to a point in line of Lot No. 410 on said Plan of Lots, now or formerly belonging to Crestwood Cliffs, Inc; thence extending in an Easterly direction along said Lot No. 410, now or formerly belonging to Crestwood Cliffs, Inc. by a line making an interior angle of 92 degrees 16 minutes 31 seconds with the last described line, a distance of 86.61 feet to a point, said point being Westwardly, a distance of 20.54 feet along said Lot No. 410 from a corner between aforesaid Lot Nos. 417 and 418 of said Plan of Lots; thence extending in a Southerly

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direction along the Easterly portion of Lot No. 418, now or formerly belonging to John A. Pfeffer and Janice E. Pfeffer, husband and wife, by a line making at interior angle of 96 degrees 44 minutes 25 seconds with the last described line, a distance of 127.78 feet to a point in the curve of the aforesaid Northern building line of Craig Drive, being the place of Beginning, said last described line being radial to the curve in the said building line of Craig Drive.

Being the same property conveyed to Lee E. Miller and Nicole M. Miller who acquired title, as tenants by the entirety, by virtue of a deed from Jon Frank Simchick, dated December 22, 2017, recorded January 3, 2018, as Instrument Number 2018000213, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 9 CRAIG DRIVE, READING, PA 19606.

Parcel No.: 43532618215364

Account: 43047069

See Instrument Number 2018000213, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF LEE E. MILLER AND NICOLE M. MILLER

No. 25-13800

Judgment: \$145,985.62

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a Final Plan of Lenape Valley recorded in Plan Book 220 page 42, Berks County records, as follows:

BEGINNING at a point on the northeast side of the cul-de-sac of Sioux Court (60' radius) a corner in common with Lot 54 on the abovementioned Plan; thence northwesterly along the northeast side of the cul-de-sac of Sioux Court along the arc of a circle curving to the left having a radius of 60.00 feet an arc distance of 30.00 feet to a point a corner in common with Lot 52 on the abovementioned Plan; thence along Lot 52 crossing a storm drainage easement North 21° 45' East a distance of 130.50 feet to a point a corner in common with Common Open Space on the abovementioned Plan; thence along said Common Open Space in and through said storm drainage easement South 53° 55' 30" East a distance of 94.27 feet to a point a corner in common with the aforementioned Lot 54; thence along Lot 54 in and through a 20 feet wide sanitary sewer easement South 50° 24' West a distance of 130.50 feet to a point on the northeast side of the cul-de-sac of Sioux Court, the place of beginning.

CONTAINING 7,800 square feet.

BEING Lot 53 on the abovementioned Plan.

NOTHING shall be placed, planted,

constructed and/or installed within any easements shown on the Final Plan of Lenape Valley recorded in Plan Book 220, page 42, Berks County records, which would, within the sole discretion of the Township of Spring and/or Borough of Sinking Spring, hinder the purposes for which such easements were created.

THE Grantee, for and on behalf of the Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees, which covenants shall constitute covenants running with the land, to pay to the Lenape Valley Homeowners Association such annual assessments or charges, and special assessments as may be assessed against him, her, it, them or said Lot in accordance with that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Lenape Valley Subdivision bearing date 2/12/97 as recorded in Record Book 2808 page 679, Berks County records, as amended, the Bylaws of the Lenape Valley Homeowners Association, and any other rules or regulations promulgated by said Association, and to pay such assessments or charges at the time and place, and in the manner prescribed by the said Declaration and the Bylaws and rules and regulations of the said Association.

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 HOUSE KNOWN AND NUMBERED AS: 342 SIOUX COURT, SINKING SPRING, PA 19608

Mapped PIN: 4386-13-14-6072

Parcel ID #: 79438613146072

BEING THE SAME PREMISES WHICH Trevor B. Lundquest, by Deed dated September 16, 2011 and recorded September 23, 2011 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2011-035525, granted and conveyed unto William Jacobs and Karen Jacobs.

TO BE SOLD AS THE PROPERTY OF KAREN JACOBS AND WILLIAM JACOBS

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, February 6, 2026 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.

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**ARTICLES OF INCORPORATION
NONPROFIT**

**NOTICE OF FILING OF ARTICLES OF
INCORPORATION
Ephrata Business Center**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed for **Ephrata Business Center**, a Pennsylvania non-profit corporation, pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation has been organized for the exclusive purpose of holding title to property, collecting income therefrom, and turning the entire amount hereof, less expenses to another Pennsylvania nonprofit corporation consistent with the requirements of Section 501(c)(2) of the Internal Revenue Code of 1986, as amended.

The Articles of Incorporation have been submitted to and accepted by the Pennsylvania Department of State.

Ephrata Business Center
Date: December 2025.

AUDIT LIST

First Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

To Claimants, Beneficiaries, Heirs and Kin,
and to all other parties in interest.

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (January 6, 2026) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on January 7, 2026 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BAILEY, GLENN C. - Thomas W. Frederick,
Exr., Jonathan B. Batdorf, Esq.

HOOVER, JANE F. - Randall C. Hoover, Exr.,
Graziella M. Sarno, Esq.

JONES, JEAN - Diane M. Waradzin, Extx.,
Jonathan B. Batdorf, Esq.

KRIZE, MICHAEL JUDE - Erika D. Krize,
Admx., Latisha B. Schuenemann, Esq.

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Last day for filing Accounts for February 2026
is January 5, 2026.

Suzanne M. Myers
Register of Wills and
Clerk of the Orphans' Court
Berks County, Pennsylvania

CIVIL ACTION

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.
78447

SAMANTHA GABLE, PA I.D. NO. 320695

STEVEN PALMER, PA I.D. NO. 334553

LESLIE J. RASE, PA I.D. NO. 58365

HEATHER RILOFF, PA I.D. NO. 309906

KEVIN T. TONCZYCZYN, PA I.D. NO. 332616

ELIZABETH L. WASSALL, PA I.D. NO. 77788

JOSEPH L. LoCASTRO, IV, PA I.D. NO. 314973

985 OLD EAGLE SCHOOL ROAD, SUITE 514

WAYNE, PA 19087

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. CGG 24-070901

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-12260

Carrington Mortgage Services, LLC,
Plaintiff

vs.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right,
Title or Interest from or under David R. Bride-
gam, deceased and
Defendant

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

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under David R.
Bridegam, deceased

1715 Myrtle Avenue
Reading, PA 19605

Your house (real estate) at:

1715 Myrtle Avenue, Reading, PA 19605
57531806296921

is scheduled to be sold at a public on-line
auction conducted by Bid4Assets, 8757 Geor-
gia Ave., Suite 520, Silver Springs, MD 20910
on March 6, 2026 at 10:00AM to enforce the

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court judgment of \$60,884.93 obtained by Carrington Mortgage Services, LLC against you.

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

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

The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

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

AHRENS, DONNA L. also known as
AHRENS, DONNA LOUISE, dec'd.

Late of 248 Mull Ave.,
Borough of Sinking Spring.
Executrix: PATRICIA A. BLANCHARD,
248 Mull Ave.,
Sinking Spring, PA 19608.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

ANGSTADT, DOROTHY P., dec'd.

Late of Borough of Kutztown.
Executor: RICHARD L. ANGSTADT,
51 Bortz Rd.,
Oley, PA 19547.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,

Reading, PA 19603

ARMS, RICHARD GEORGE, dec'd.

Late of Borough of Wernersville.
Administrator: CHRISTINE A. ARMS.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

BECKER, SR., RICHARD LEON, dec'd.

Late of Borough of Boyertown.
Executrices: LAURA E. FAIRBROTHER,
2937 Coventryville Rd.,
Pottstown, PA 19465 and
KIMBERLY A. COSTANZO,
2933 Coventryville Rd.,
Pottstown, PA 19465.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

DEANGELIS, RODNEY also known as
DEANGELIS, RODNEY L., dec'd.

Late of Bern Township.
Executrix: STACY M. BARBARY,
3561 St. Lawrence Ave.,
Reading, PA 19606.

ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

DEVLIN, SANDRA G. also known as
DEVLINE, SANDRA GRACE, dec'd.

Late of City of Reading.
Executrix: STACY A. KASPRZAK.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

DILLMAN, BRUCE D., dec'd.

Late of Borough of Wyomissing.
Executors: BRIAN C. DILLMAN and
LINDSAY T. WITT.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

ELGENDY, JENNIFER ANN, dec'd.

Late of Borough of Fleetwood.
Administratrix: JANE K. ZERAVSKY.
ATTORNEY: REBECCA M. YOUNG,
ESQ.,
LIA K. SNYDER, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

FREYLING, VIRGINIA S., dec'd.

Late of Cumru Township.
Executor: THOMAS DOLD.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,

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BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

HERMANY, ROGER D., dec'd.

Late of 1 Home Ave.,
Borough of Topton.
Executor: DONALD R. HERMANY,
1133 Brians Way,
Wayne, PA 19087.
ATTORNEY: DEIDRE A. AGNEW, ESQ.,
1450 East Boot Rd., Bldg. 400A,
West Chester, PA 19380

KITE, IV, JAMES ALLEN also known as

KITE, IV, JAMES A., dec'd.
Late of 528 S. 14th-1/2 St.,
City of Reading.
Executrix: PATRICIA VATH TUCCI,
804 Evergreen Dr.,
Wyomissing, PA 19610.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

KOCH, ALLEN, dec'd.

Late of 39 Westin Rd.,
Douglass Township.
Executrix: SHARON KOCH,
50 Fairview St.,
Stowe, PA 19464.

KORPASKI, JEAN K., dec'd.

Late of 171 Willow Rd.,
Ruscombmanor Township.
Executrix: KATHLEEN L. RHODE.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MENDEZ, RAMON, dec'd.

Late of City of Reading.
Executrix: LISETTE MENDEZ,
99 Pine St.,
Shillington, PA 19607.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

MOSZCIENSKI, FRANK E., dec'd.

Late of 217 Parkview Avenue,
Lower Alsace Township.
Executors: JEANNE H. LECK,
504 Boeing Ave.,
Reading, PA 19601 and
KENNETH E. MILLER,
2001 Hill Rd.,
Reading, PA 19602.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MOYER, KEVIN TODD, dec'd.

Late of Washington Township.
Administratrix: JOYCE K. MOYER.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

RADÉR, JANET R., dec'd.

Late of 105 Tower Court,
Borough of Topton.
Executrix: LORI G. MILLER,
5400 Old Rt. 22,
Hamburg, PA 19526.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603

REINERT, MARY T., dec'd.

Late of City of Reading.
Executor: KEITH E. TITTERMARY.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

SEGUINOT, KELVIN, dec'd.

Late of Maidencreek Township.
Administrators: PATRICIA SEGUINOT and
ERIC SEGUINOT.
c/o ATTORNEY: JESSICA R. GRATER,
ESQ.,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

SHARTLE, ROBERT RICHARD, dec'd.

Late of Borough of Womelsdorf.
Executrix: SHARON K. SHULTZ,
132 Sweetwater Lane,
Newmanstown, PA 17073.
ATTORNEY: THOMAS C. RENTSCHLER,
ESQ.,
Rentschler Law LLC,
34 West Lancaster Avenue,
Reading, PA 19607

SHUKER, WALTER A., dec'd.

Late of Borough of Hamburg.
Executors: BRIAN S. SHUKER and
NONA K. GEIGER.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
1150 Berkshire Blvd., Suite 245,
Wyomissing, PA 19610

SLOAN, RUTH H., dec'd.

Late of 400 Tranquility Lane,
Borough of Shillington.
Executor: FLETCHER S. MATLACK,
9503 Weston Rd.,
New Hartford, NY 13413.
ATTORNEY: DEIDRE A. AGNEW, ESQ.,
1450 East Boot Rd., Bldg. 400A,
West Chester, PA 19380

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WITTERS, GRACE A., dec'd.

Late of 416 Spring St.,
City of Reading.
Executor: VIKIE SEYFERT.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

ZWEIZIG, JOHN S., dec'd.

Late of Perry Township.
Executors: CRYSTAL L. HARTZ,
6012 Catherine St.,
Harrisburg, PA 17112 and
JASON A. ZWEIZIG,
41 Leshar Mill Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

Second Publication**BAER, JUNE J., dec'd.**

Late of Amity Township.
Executors: RANDY C. BAER and
JEANNE L. NUSS.
ATTORNEY: GREGORY W. PHILIPS,
ESQ.,
1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

COLAMARINO, JANICE KATHRYN also known as

COLAMARINO, JANICE K., dec'd.
Late of 2914 State Hill Rd.,
Spring Township.
Executor: DINO A. COLAMARINO,
P.O. Box 282,
Birdsboro, PA 19508.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

FRANEY, LORETTA F., dec'd.

Late of 2608 Filbert Ave.,
Borough of Mount Penn.
Executor: THOMAS P. FRANEY, III,
2608 Filbert Ave.,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

GAUL, WILLIAM W., dec'd.

Late of Borough of West Reading.
Administratrix: HEATHER A. MOORE.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

GENTRY, S. RICHARD also known as

GENTRY, STERLING RICHARD, dec'd.
Late of Borough of Wyomissing.
Executrix: GAIL E. GREAVES.
c/o ATTORNEY: STEPHEN H. PRICE,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

GOOD, RUSSEL JAMES, dec'd.

Late of 219 Mill Spring Rd.,
Borough of Womelsdorf.
Executor: KEVIN MARK SECHRIST,
219 Mill Spring Rd.,
Womelsdorf, PA 19567.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

GRAINGER, JR., JAMES T., dec'd.

Late of 59 Overlook Rd.,
Morgantown.
Executrix: KRISTEN A. GRAINGER,
59 Overlook Rd.,
Morgantown, PA 19543.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

HARTLINE, BETTY JUNE, dec'd.

Late of Robeson Township.
Executor: THOMAS HARTLINE,
19450 Sea Glass Cir.,
Land O Lakes, FL 34638

HINE, DELORES E., dec'd.

Late of Amity Township
Borough of Douglassville.
Executor: EDWARD J. HINE,
1085 Deer Run,
Reading, PA 19606.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

HOLZMAN, FERN L., dec'd.

Late of Borough of Womelsdorf.
Executors: KIM L. HOLZMAN and
KERRY L. HOLZMAN.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

JANKE, JR., RICHARD P., dec'd.

Late of City of Reading.
Administratrix: RACHEL P. PARESE,
3902 Kline Ave.,
Reading, PA 19606.
ATTORNEY: DAVID E. SCHWAGER,
ESQ.,
183 Market St., #100,
Kingston, PA 18704-5444

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KLEFFEL, ROY ALAN also known as**KLEFFEL, ROY A., dec'd.**

Late of 1055 Grange Rd.,
Borough of Leesport.
Administratrix: KAREN L. KLEFFEL,
1055 Grange Rd.,
Leesport, PA 19533.

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

KOHLER, JR., PAUL A., dec'd.

Late of Douglass Township.
Administratrix: JAMI KOHLER,
c/o KRISTEN L. BEHRENS, ESQ.,
DILWORTH PAXSON LLP,
1650 Market St., #1200,
Philadelphia, PA 19103.

KRALLIS, NOCHOLAS A., dec'd.

Late of City of Reading.
Executor: GEORGE A. KRALLIS.
c/o ATTORNEY: ALEXANDER J.
ELLIKER, ESQ.,
316 W. Main Street,
Kutztown, PA 19530

LLOYD, M. LUCILLE also known as**LLOYD, LUCILLE and****LLOYD, MARY LUCILLE , dec'd.**

Late of Washington Township.
Executor: MATTHEW S. LLOYD,
100 Schweitz Rd.,
Fleetwood, PA 19522.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

MARBURGER, RICKY L., dec'd.

Late of 58 Tritch Lane,
Brecknock Township.
Executrix: ELYSE M. KAUCHER,
58 Tritch Lane,
Reading, PA 19608.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

MOATZ, JR., PAUL, dec'd.

Late of Borough of Boyertown.
Executrix: MELANIE A. ROTH,
8 Estate Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

MURPHY, JR., JOHN W., dec'd.

Late of Borough of Wyomissing.
Executor: JOHN W. MURPHY, III,
50 Pearl Lane,
Gilbertsville, PA 19525.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

NAGLE, D. NANCY, dec'd.

Late of Borough of Wyomissing.
Executor: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

**NESTER, ANNA R. also known as
NESTER, ANN R., dec'd.**

Late of Borough of Boyertown.
Executor: JOHN R. NESTER.
c/o ATTORNEY: JAMIE V. OTTAVIANO,
ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 East High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

**PETERS, WILLIAM H. also known as
PETERS, JR., WILLIAM H., dec'd.**

Late of 3000 Windmill Rd.,
Spring Township.
Executors: JACQUE LYNN BROWN,
2010 Spring St.,
West Lawn, PA 19609 and
WILLIAM R. PETERS,
715 Cameron St.,
Reading, PA 19607.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**SCHWARTZ, SHIRLEY A. also known as
SCHWARTZ, SHIRLEY ANN, dec'd.**

Late of Wernersville.
Executor: TODD SCHWARTZ,
1436 Blue Jay Court,
Punta Gorda, FL 33950.
ATTORNEY: MATTHEW D. ROSSI, ESQ.,
Zane, Rossi, Conville & Harley,
38 St. John Street,
P.O. Box 96,
Schuylkill Haven, PA 17972

SHIRK, CLARENCE N., dec'd.

Late of 229 Quarry Rd.,
Borough of Kutztown.
Administrator: LOUISE B. SHIRK,
229 Quarry Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SOTOS, ANTIGONE, dec'd.

Late of Spring Township.
Executor: FANI L. POLYAK,
1423 Parkside Drive North,
Wyomissing, PA 19610.
ATTORNEY: JAMES M. POLYAK, ESQ.,
POLYAK LAW OFFICE,
645 Penn Street, Suite 500,
Reading, PA 19601

**WENRICH, ELIZABETH A. also known as
MICHALIK, ELIZABETH A., dec'd.**

Late of Borough of Fleetwood.

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Administrator: BART C. WENRICH,
412 Friendship Dr.,
Fleetwood, PA 19522.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

Third and Final Publication

BELL, ESTELL, dec'd.

Late of 131 Elm St.,
City of Reading.
Administratrix: LISA K. STAPLES,
705 Hain Ave.,
Reading, PA 19605.
ATTORNEY: TONYA A. BUTLER, ESQ.,
2312 Fairmont Avenue, Suite 402,
Reading, PA 19605

BOGERT, CATHY A. also known as BOGERT, CATHERINE A., dec'd.

Late of Borough of Bechtelsville.
Executrix: CORTNEY B. DALEN.
c/o ATTORNEY: REBECCA M. YOUNG,
ESQ.,
LIA K. SYNDER, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

BREIDIGAN, ELMER R., dec'd.

Late of Laurel Center,
125 Holly Rd.,
Borough of Hamburg.
Executor: DAVID BREIDIGAN,
42 Mountain View Rd.,
Bethel, PA 19507.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

DYKIE, CINDY M., dec'd.

Late of 112 Sandy Hill Rd.,
Earl Township.
Executrix: REBECCA FITZ,
905 Evergreen Dr.,
Wyomissing, PA 19610.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

ESPEJO, PABLO, dec'd.

Late of City of Reading.
Administratrix: ANA ESPERO,
136 Meadow Court,
Reading, PA 19608.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

FERN, MARGARET A. also known as FERN, MARGARET E., dec'd.

Late of 214 Tower Court,
Borough of Topton.
Executor: CHARLES B. FERN,
3865 Dogwood Ln.,
Doylestown, PA 18902.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GILBERT, GERALDINE E., dec'd.

Late of Hereford Township.
Executor: DAVID N. GILBERT.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

HERMAN, KATHLEEN S., dec'd.

Late of 120 Trexler Ave.,
Borough of Kutztown.
Executors: KELLY A. NEIMEYER,
24 Timothy Dr.,
Mertztown, PA 19539 and
KIM R. KILGUS,
554 Walker Rd.,
Macungie, PA 18062.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HETRICK, JOYCE VIRGINIA, dec'd.

Late of 123 Sommers Rd.,
Oley Township.
Executor: HARRY LEE HETRICK, JR.
A/K/A H. LEE HETRICK, JR.,
1002 Cherrington Dr.,
Harrisburg, PA 17110.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

LE, NGA VAN, dec'd.

Late of Borough of Wyomissing.
Executors: LIEN LAM and
NICK LAM,
831 E. Lamar Blvd., Ste. 105,
Arlington, TX 76011.

LORAH, BARBARA JANE, dec'd.

Late of Borough of Shillington.
Executors: DENNIS H. LORAH,
413 Caribbean Drive East,
Summerland Key, FL 33042 and
DAVID HOWARD LORAH,
520 W. Washington St.,
Wernersville, PA 19565.
ATTORNEY: STEPHEN H. PRICE, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

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

Deep Roots Cafe with its principal place of business at 1047 Irish Creek Road, Mohrsville, PA 19541.

The name and address of the person owning or interested in said business is: William C. Smith, 1047 Irish Creek Road, Mohrsville, PA 19541.

The application was filed on November 21, 2025.

Joshua A. Shoemaker, Esq.

277 Millwood Rd.
Lancaster, PA 17603

MISCELLANEOUS

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA

LEGAL NOTICE

NOTICE TO THE UNKNOWN HEIRS OF
TIM KUTZ, DECEASED

Notice is hereby given that Leah Gorr, Petitioner, has filed a legal action in the Berks County Court of Common Pleas regarding ownership and title to a trailer located at 1230 Hollywood Drive, Reading, PA 19606, formerly owned by Tim Kutz, now deceased.

If you are an heir or have any legal interest, claim, or right to the above-described trailer, you must file a response with the Court within thirty (30) days of the first date of publication of this notice.

Failure to file a response or claim within the required time may result in judgment being entered in favor of the Petitioner, including the granting of full legal title to the trailer.

For additional information regarding this action, you may contact the petitioner, Leah Gorr, at 484-769-2516.

PROFESSIONAL NOTICE

Jeffrey C. Karver will be retiring from the full-time practice of law with the firm of Boyd & Karver as of December 31, 2025. He will remain with the firm on an "Of Counsel" basis.

TRUST NOTICES

First Publication

TRUSTEE'S NOTICE OF
THE ROBERT R. SHARTLE AND ELSIE
E. SHARTLE REVOCABLE LIVING
TRUST AGREEMENT DATED MAY 9,
2008

All persons having claims or demands against the Trust of THE ROBERT R. SHARTLE AND ELSIE E. SHARTLE REVOCABLE LIVING TRUST AGREEMENT DATED MAY 9, 2008, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: SHARON K. SHULTZ

c/o Rentschler Law LLC

34 W. Lancaster Avenue

Reading, PA 19607

Trustee's Attorney: Thomas C. Rentschler

Rentschler Law LLC

34 W. Lancaster Avenue

Reading, PA 19607

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MOVING? Let Us Know!! If you are moving or you would like your
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