

LEGAL NOTICES**APPEARANCE DOCKET**

**Week Ending April 3, 2026
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 OF-
FICIAL 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 APPOINT-
MENTS 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)****JUDGE ERIC J. TAYLOR - (EJT)****Abuse**

**ALLENDE, JULIO C AMPARO - Laboy,
Vilma J; 26 3462; V. Laboy, IPP. (TMB).**
**APONTE, JOSHUAN DELAROSA - Salame,
Shaymarie; 26 3322; S. Salame, IPP. (EJT).**
**BARGHER, JARED A - Waller, Billie Jade; 26
3398; B. Waller, IPP. (JMS).**
**BENZ, NICHOLAS J - Cruz, Amber Lee; 26
3243; A. Cruz, IPP. (EJT).**
**CASTRO, AIDA - Castro, Luzsaida; 26 3264;
L. Castro, IPP. (EJT).**
**CASTRO, AIDA - Martins, Justino O; 26 3267;
J. Martins, IPP. (EJT).**
**CRUZ, JULIAN - Adames, Princess M; 26
3443; P. Adames, IPP. (JMS).**
**EBENTHAL, QUENTIN S - Sanchez-Cruz,
Keyla Zahira; 26 3323; K. Sanchez-Cruz,
IPP. (EJT).**
**ESTRADA, LUIS A MORALES - Morales-
Estrada, Jaqueline A; 26 3270; J. Morales-
Estrada, IPP. (TMB).**
**FULLER, LAURA NICOLE - Baez,
Miguel; 26 3440; M. Baez, IPP. (TMB).**
**GONZALEZ, ANTONIO JAVIER
HERNANDEZ - Myshel, Yelitza; 26 3466;
Y. Myshel, IPP. (TMB).**
**GUSLEY, DILLAN M - Mohler, Kylie
Raelynn; 26 3262; K. Mohler, IPP. (JMS).**
**HARRITY, STEVEN M - Harrity, Steven; 26
3334; S. Harrity, IPP. (JMS).**
**KEHOE, CHRISTOPHER ANTHONY -
Gonsalves, April L; 26 3261; A. Gonsalves,
IPP. (EJT).**
**KNEE, GEORGE - Knee, Darbara Lou; 26
3216; D. Knee, IPP. (EJT).**
**MARTIN, JR, SCOTT A - Martin, Heather; 26
3405; H. Martin, IPP. (EJT).**
**PETERSON, BRANDON G - Devoy, Sarah J,
D, S; 26 3448; S. Devoy, IPP. (JMS).**
**PIERCE, CHRISTOPHER O - Pierce, Elaine
B; 26 3425; E. Pierce, IPP. (EJT).**
**PIERCE, MAURICE ONEIL - Pierce,
Christopher Omar; 26 3324; C. Pierce, IPP.
(EJT).**
**ROHRBACH, KERSTIN L - Alderfer, Jesse
James; 26 3393; J. Alderfer, IPP. (JMS).**
**ROZANSKI, DESTRY B - Person, Barbara
L; 26 3244; B. Person, IPP. (TMB).**
**SANCHEZ, DALIA PIETRI - Pena, Edwin
Pizarro; 26 3315; E. Pena, IPP. (TMB).**
**SANTIAGO, JOSUE M RODRIGUEZ -
Martinez, Zuhay M Santiago; 26 3342; Z.
Martinez, IPP. (JMS).**
**SPARKS, STEVEN DALE - Sparks, Bobbie,
S, A; 26 3461; B. Sparks, IPP. (TMB).**
**STOLTFUS, LOGAN - Flores, Azzareyah
N; 26 3463; A. Flores, IPP. (TMB).**
**TEJEDA, KENNETH - Contreras, Alexandra;
26 3333; A. Contreras, IPP. (JMS).**
**TOBIAS, JR, GEORGE - Martzall, Kristen
Ann; 26 3459; K. Martzall, IPP. (TMB).**

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Appeal from Suspension of Official Inspection Station

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
(THE) - Entzminger, Kyle; 26 3420;
Matthew M. Setley. (EJT).

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
(THE) - North Performance And
Automotive; 26 3450; Matthew M. Setley.
(EJT).

Arbitration Award

GRIMM, ALEXIS, MAULICK, JONATHAN
- Steffy, Michael, Steffy, Phyllis, Kalbach,
Sam, Pillar To Post Home Inspectors; 20
2700; M. Steffy, IPP.

Certified Copy of Foreign Divorce Decree
DE JESUS, JUAN - Rivera, Emily, Valverde,
Emily Rivera; 26 3419; E. Rivera, IPP.

Complaint

INTEGRATED MEDICAL GROUP P C,
RAUENZAHN, KIMBERLY M - Muvdi, B
Charles; 26 1152; Jeffrey D. Bukowski.

P&D LEASING - Brandywine Bus Group; 26
1197; David K. Brennan.

Contract - Debt Collection: Credit Card

ANDRADE, JUAN C ESTRADA - Jpmorgan
Chase Bank N A; 26 3331; Ian M.
Lauer. (MSF).

BARTMAN, HARRY, HEMMY'S INC -
American Express National Bank; 26 3541;
Michael R. Lipinski. (MSF).

CABRERA, MARLENY - Capital One N
A, Discover Bank; 26 3501; Michael J.
Dougherty. (JEG).

CHENEY, ANDREW - Citibank Na; 26 3457;
Michael J. Dougherty. (MSF).

DEMENT, NICHOLAS - Capital One N
A, Discover Bank; 26 3545; Michael J.
Dougherty. (MSF).

DIAZ, GLORIBEL A DE JESUS - Citibank
Na; 26 3478; Michael J. Dougherty. (MSF).

DRUMMOND, SHENIERA - American
Express National Bank; 26 3455; Michael R.
Lipinski. (JBN).

ENGELMAN, SEAN - American Express
National Bank; 26 3539; Michael R.
Lipinski. (JBN).

ESTÉVEZ-GUZMAN, CARMEN J - Citibank
N A; 26 3437; Nicholas Deenis. (JBN).

GARMAN, BRANDON - Cavalry Spv I LLC;
26 3488; David J. Apothaker. (JBN).

HEGYESI, LYNN - Citibank N A; 26 3406;
Nicholas Deenis. (JEG).

HUEY, DRIU - Citibank N A; 26 3544;
Michael J. Dougherty. (JEG).

KANTOR, VANESSA - American Express
National Bank; 26 3454; Michael R.
Lipinski. (MSF).

KEPPLEY, TRACY - Portfolio Recovery
Associates LLC; 26 3487; Michael J.
Dougherty. (MSF).

KING, RICHARD T - Citibank Na; 26 3458;
Michael J. Dougherty. (JBN).

KRAMER, BETH - Capital One N A, Discover
Bank; 26 3491; Michael J. Dougherty.
(JBN).

LEAMAN, NATHAN M - Capital One N
A, Discover Bank; 26 3475; Michael J.
Dougherty. (MSF).

MANGOLD, GARY O - Jpmorgan Chase Bank
N A; 26 3416; Ian M. Lauer. (JEG).

MARMOLEJOS, MISAEL A - Capital One
N A, Discover Bank; 26 3504; Michael J.
Dougherty. (MSF).

MCCOWN, DUSTIN A - Capital One N
A, Discover Bank; 26 3489; Michael J.
Dougherty. (JEG).

MCDONALD, MELISSA - Capital One N
A, Discover Bank; 26 3481; Michael J.
Dougherty. (MSF).

MOHN, MERLE L - Capital One N A,
Discover Bank; 26 3479; Michael J.
Dougherty. (JBN).

NALLY, DENISE A - Jpmorgan Chase Bank N
A; 26 3507; Kaitlyn Claire Conway. (JEG).

ORTIZ, HECTOR - American Express
National Bank; 26 3493; Michael R.
Lipinski. (MSF).

ORTIZ, HECTOR, BLUE OCEAN DIGITAL
LLC - American Express National Bank; 26
3490; Michael R. Lipinski. (MSF).

PENNINGTON, ROSEMARY - Jpmorgan
Chase Bank N A; 26 3348; Ian M.
Lauer. (JBN).

POLANCO, AQUILINO - Capital One N A,
Discover Bank; 26 3435; Nicole Collins.
(JEG).

REYES, ISMAEL - Citibank Na; 26 3456;
Michael J. Dougherty. (JEG).

RODRIGUEZ, RAMON - Portfolio Recovery
Associates LLC; 26 3483; Kaitlyn Claire
Conway. (JEG).

ROWE, MICHAEL - American Express
National Bank; 26 3445; Michael R.
Lipinski. (MSF).

SANTANA, SANTIAGO - American Express
National Bank; 26 3444; Michael R.
Lipinski. (JEG).

SCHREFFLER, ELISABETH - U S Bank
National Association; 26 3474; Nicole
Collins. (JEG).

VALDEZ, AWILDA D - Portfolio Recovery
Associates LLC; 26 3480; Michael J.
Dougherty. (JEG).

VEGA, CARLOS - Citibank Na; 26 3477;
Michael J. Dougherty. (JEG).

VELAZQUEZ, OSCAR - American Express
National Bank; 26 3498; Michael R.
Lipinski. (JEG).

WEBBER, MATTHEW - Jpmorgan Chase
Bank N A; 26 3394; Ian M. Lauer. (JBN).

WEISS, HELEN M - Jpmorgan Chase Bank N
A; 26 3403; Ian M. Lauer. (JBN).

ZAGORODNA, OKSANA - Jpmorgan Chase
Bank N A; 26 3330; Ian M. Lauer. (JEG).

Contract - Debt Collection: Other
LETOFSKY, ROBERT - Velocity Investments

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- LLC; 26 3500; Demetrios H. Tsarouhis. (JBN).
- MORENO, JUSTO** - Ncb Management Services Inc; 26 3401; Demetrios H. Tsarouhis. (JEG).
- RIVERA, ABRIANA M, RIVERA, JUAN** - Southwood Financial LLC, Southwood Financial Trust I; 26 3508; Joshua Borer. (MSF).
- SIMMON, BRIAN** - Riverfront Federal Credit Union; 26 3272; Eden R. Bucher. (MSF).
- STAPLETON, JIRA** - Ncb Management Services Inc; 26 3402; Demetrios H. Tsarouhis. (MSF).
- Contract - Employer Dispute: Discrimination**
- PRIZER-PAINTER STOVE WORKS INC** - Gonzalez, Linsday; 26 3452; Ari R. Karpf. (JEG).
- Contract - Other**
- AROUNDADADE, TOLULOPE** - Riverfront Federal Credit Union; 26 3252; Eden R. Bucher. (JEG).
- BERKS CONSTRUCTION GROUP LLC** - Blass Construction LLC; 26 3400; Joel A. Ready. (JBN).
- BOYLE, JACOB** - First Portfolio Ventures Ii LLC; 26 3313; Demetrios H. Tsarouhis. (JEG).
- CAHN, MICHAEL** - Ncb Management Services Inc; 26 3310; Demetrios H. Tsarouhis. (MSF).
- CAROTHERS, BERTHA** - Ncb Management Services Inc; 26 3345; Demetrios H. Tsarouhis. (JBN).
- CONRAD WEISER AREA SCHOOL DISTRICT** - Hirneisen Electric Inc; 26 3325; Kevin A. Moore. (JEG).
- CORTEZ, III, WILLIAM** - Velocity Investments LLC; 26 3538; Demetrios H. Tsarouhis. (MSF).
- GERBER, THOMAS** - Capital One N A, Discover Bank; 26 3397; Nicole Collins. (MSF).
- HAGGERTY, LORRAINE T** - Southwood Financial LLC, Southwood Financial Trust I; 26 3494; Joshua Borer. (JBN).
- JESUS, ROYDARY** - Ncb Management Services Inc; 26 3346; Demetrios H. Tsarouhis. (JEG).
- MALATESTA, ANTHONY** - Velocity Investments LLC; 26 3472; Demetrios H. Tsarouhis. (MSF).
- MALATESTA, ANTHONY** - Velocity Investments LLC; 26 3542; Demetrios H. Tsarouhis. (JBN).
- MILLER, THOMAS** - Velocity Investments LLC; 26 3540; Demetrios H. Tsarouhis. (JEG).
- MONTELEONE, JOANNA** - Ncb Management Services Inc; 26 3312; Demetrios H. Tsarouhis. (JBN).
- ORTIZ, III, ADOLFO** - Ncb Management Services Inc; 26 3273; Demetrios H. Tsarouhis. (JBN).
- PEROTTO BUILDERS LTD, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA** - Construction Services International Inc; 26 3390; Matthew K. Myer. (MSF).
- PICHARDO, RAPHIEL JOSE** - Tower Federal Credit Union; 26 3434; Felix I. Nnumolu. (JBN).
- PLETZ, SCOTTY** - Velocity Investments LLC; 26 3476; Demetrios H. Tsarouhis. (JBN).
- SHIRLEY, DELOIS** - Cavalry Spv I LLC; 26 3492; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).
- UPADHYAY, KENIL** - American University Of The Caribbean School Of Medicine; 26 3482; Michael J. Dougherty. (JBN).
- VAIRO, LARRY** - Ncb Management Services Inc; 26 3347; Demetrios H. Tsarouhis. (MSF).
- Custody**
- ALDERFER, JESSE JAMES** - Rohrbach, Kerstin L.; 26 3464; Mark E. Zimmer. (JMS).
- AYALA, JOSE ORLANDO** - Cruz, Solmarie A.; 26 3242; S. Cruz, IPP. (JMS).
- DELGADO, RUBIDIA MAYELY, DOE, JOHN** - Kyle, Lynette; 26 3511; Stephanie D. Rauch-Mannino. (SEL).
- DELGADO, RUBIDIA MAYELY, ORTIZ, WILLIAMS ALEXANDER PEREZ** - Kyle, Lynette; 26 3512; Stephanie D. Rauch-Mannino. (SEL).
- ELLIS, KATIE** - Parsons, Travis; 26 3387; Joseph A. Guillama. (EJT).
- GRANT, AMY JEAN** - Cosseboom, R William Lawson; 26 3225; R. Cosseboom, IPP. (EJT).
- RIVERA, KIERRA** - Barretto, Letisia; 26 3404; L. Barretto, IPP. (EJT).
- STEININGER, DAKOTA** - Diaz, Brianny; 26 3269; B. Diaz, IPP. (JEG).
- Divorce**
- BROWN, JACOB S** - Kinney, Nancy; 26 3271; Leah Rotenberg. (JEG).
- COYLE, KELLY E** - Coyle, Patrick T.; 26 3316; Joseph A. Guillama. (TMB).
- FENSTERMACHER, ELAINE** - Fenstermacher, Kurt; 26 3399; Amanda O'Driscoil. (EJT).
- HODGE, KAREN M** - Hodge, Karl B; 26 3254; Joseph A. Guillama. (JMS).
- JULIUS, JENNYFER** - Julius, Ayo; 26 3266; Ryan W. McAllister. (SEL).
- KELLY, II, PATRICK SHAWN** - Kelly, Jacqueline Sue-Ann; 26 3224; J. Kelly, IPP. (EJT).
- KRAMER, ANYA** - Kramer, Kenneth; 26 3265; Bernard Mendelsohn. (EJT).
- LEONARDO, ANTONIA DE LA CRUZ** - Ortiz, Manuel Eligio De Los Santos; 26 3453; George A. Gonzalez. (TMB).

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LUKITY, MICHAEL P - Lukity, Adrienne S; 26 3414; Nicole C. Manley. (SEL).

RIVERA, GLORIA I - Rivera, Gerardo; 26 3429; Bernard Mendelsohn. (EJT).

SCHAPPELL, JR, ANTHONY G - Schappell, Lisa M; 26 3415; Gary R. Swavely, Jr. (JEG).

WALKER, LATISHA R - Dillard, Raashawn A; 26 3245; R. Dillard, IPP. (SEL).

WEBER, KYLE A - Weber, Lindsey K; 26 3388; Timothy B. Bitler, Jr. (JMS).

Divorce - Custody Court Complaint

WEBER, KYLE A - Weber, Lindsey K; 26 3389; Timothy B. Bitler, Jr. (JMS).

Magisterial District Justice Appeal

LOPEZ, RAFAEL, GONZALEZ, ALEXANDRA - Canabal, Pedro Jaime Gonzalez, De Gonzalez, Yolanda Giraldo; 26 3250; P. Canabal, IPP. (JBN).

MCCRACKEN, KELSEY - Capital One N A, Discover Bank; 26 3304; Michael J. Dougherty. (JEG).

RAY, JEFFREY, TORRES, JEREMIAH - Reserve At Wyomissing; 26 3449; R. Wyomissing, IPP. (JBN).

Miscellaneous - Other

DEVINE, ELIZABETH - Hoffman, Carolyn; 26 3436; Todd A. Mays. (MSF).

Miscellaneous - Replevin

EDDY, SHERI L, EDDY, MICHAEL, UNKNOWN OCCUPANTS AND OR TENANTS - Cm Sales LLC; 26 3509; David J. Demers. (JBN).

OTTO, SARAH - Readinger, Tyler; 26 3471; Benjamin J. Lewis. (JEG).

Petition for Protection from PFI/SVP

DERR, DANIEL A - Wasatonic, Alison N, M, L B; 26 3396; A. Wasatonic, IPP. (JMS).

Professional Liability - Medical

ST JOSEPH REGIONAL HEALTH NETWORK - Fiedler, Tracy L; 26 3505; Edwin L. Stock. (JBN).

Real Property - Ejectment

MCDADE, CHRISTIAN - Zahariadis, Thalia; 26 3499; Ryan W. McAllister. (MSF).

Real Property - Eminent Domain/Condemnation

315 S 6TH STREET LLC - Redevelopment Authority Of The City Of Reading; 26 3306; Thomas A. Rothermel. (JBN).

BURGER, BRIAN J, GLAUSER, RYAN, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF AGRICULTURE, ZIMMERMAN, STEPHANIE, BERKS COUNTY AGRICULTURAL LAND PRESERVATION BOARD, BURKARDSELL, AMANDA, CLM HOLDINGS LLC, HOOVER, CHAD D, SACKS, MICHAEL A, SACKS, LEANN L, SACKS, MIKE A, SCHULER, DAVID W, SCHULER, JAMES M, SCHULER, SAMUEL G - Commonwealth Of Pennsylvania Department Of Transportation; 26 3382;

Peter J. Haldeman. (JEG).

CASTANEDA-DIAZ, HUMBERTO - Redevelopment Authority Of The City Of Reading; 26 3309; Thomas A. Rothermel. (JBN).

HEFFNER, JOEL R, FOLK, CHERYL A, HEFFNER, STEPHEN R, HEFFNER, RONALD M, FITZ REALTY COMPANY LLC, FITZGERALD, MICHAEL W, BURKHOLDER, CLETUS S, BURKHOLDER, ESTHER H, CHARLIE NOVEMBER HOLDINGS LLC, RICHARD, CHARLENE L, SINCAVAGE, DAVID G, SINCAVAGE, GAYLE K - Commonwealth Of Pennsylvania Department Of Transportation; 26 3385; Peter J. Haldeman. (JBN).

KELLER FAMILY IRREVOCABLE TRUST, KELLER-GIERINGER, JULIA H, DYN-A-MITE AUCTIONS LLC, BASHOD, PAUL D, TEJADA, BRAULIO, FOREMAN, DONALD L, DOLGENCORP LLC, MARTIN, JR, HESFORD B, LEHIGH VALLEY HOSPITAL INC, NESTER, BRIAN A - Commonwealth Of Pennsylvania Department Of Transportation; 26 3386; Peter J. Haldeman. (JEG).

MORERA, ALEX R MADRIGAL, BAEZ, MARIA N - Redevelopment Authority Of The City Of Reading; 26 3305; Thomas A. Rothermel. (MSF).

PENN POWER GROUP LLC, FIELD, PHILIP M, FLEETWOOD LLC, BARSON, JODI B, RUSSO, SAMANTHA RENEE, KURUKOGLU, PROPDROMUS, KURUKOGLU, ASPASIYA, KURUKOGLU, MAKRIINA, YMCA OF READING AND BERKS COUNTY, BORUP, PHILLIP, HEFFNER, RONALD M, HEFFNER, DENNIS P - Commonwealth Of Pennsylvania Department Of Transportation; 26 3384; Peter J. Haldeman. (MSF).

Real Property - Mortgage Foreclosure: Commercial

EM SAPPHIRE REALTY LLC - Pacific Asset Holding LLC; 26 3497; Andrew T. Kravitz. (MSF).

Real Property - Mortgage Foreclosure: Residential

BURKHART, TRENTON, ROBINSON, KARIS - Summit Mortgage Corporation; 26 3465; Geraldine M. Linn. (MSF).

COHEN, JOSHUA A - Pennsylvania Housing Finance Agency; 26 3268; Leon P. Haller. (MSF).

FROEBEL, KURT - Pnc Bank National Association; 26 3495; Kristen Bleiweis. (MSF).

FUCHS, TRAVIS SPENCER, MOYER-FUCHS, TINA MARIE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT(THE) - Pennsylvania

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Housing Finance Agency; 26 3253; Leon P. Haller. (MSF).

GORDON, SR, BRANDON N, GORDON, SHANNAN D, SECRETARY OF HOUSING AND URBAN DEVELOPMENT U S DEPARTMENT OF HUD - Rocket Mortgage LLC; 26 3433; Heather Riloff. (MSF).

GUTIERREZ, KELVIN D, TORRES, KARINA - Crosscounty Mortgage LLC; 26 3349; Mehmet Basoglu. (MSF).

HAFER, KRYSTAL J, UNITED STATES OF AMERICA - Newrez LLC; 26 3335; Kaitlin D. Shire. (MSF).

HORVATH, MELISSA A, HORVATH, RYAN M - Rocket Mortgage LLC, Nationstar Mortgage LLC; 26 3543; Robert W. Williams. (MSF).

LEVAN, BRITTANY L, SECRETARY OF HOUSING AND URBAN DEVELOPMENT(THE) - Freedom Mortgage Corporation; 26 3204; Karin Schweiger. (MSF).

ROBINSON, MICHELE M, ROBINSON, BRIAN A - Selene Finance Lp; 26 3311; Jerome B. Blank. (MSF).

ROHRBACH, DIANE M - Wells Fargo Bank Na, Wachovia Bank National Association; 26 3484; E Edward Qaqish. (MSF).

ROSENDO-LAJARA, ELVIN - Lakeview Loan Servicing LLC; 26 3395; Kayleigh Zeron. (MSF).

Tort Motor Vehicle

DOMINICK, JAWAUN, MILLER TRANSPORTATION MANAGEMENT - Nunez, Yenny, Pacheco, Maria; 26 3328; Neil E. Durkin. (MSF).

HADDOCK, KYLE E, HADDOCK, RITA L - Pagan, Elizabeth; 26 3421; Natan M. Schwartz. (MSF).

TIMOAH, DIANA MABRU - Helen Agri-enterprises LLC; 26 3248; Stephen E. Geduldig. (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 **May 8, 2026** 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

Prothonotary # 19-17268
Judgment: \$120,587.38

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 23531702654326 & 23531702654455

ALL THAT CERTAIN LOT, TRACT OR PIECE OF GROUND, UPON WHICH IS ERECTED A TWO STORY STUCCO OVER FRAME DWELLING, SITUATE IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN LINE OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY LANDS LATE OF ALBERT THALHEIMER DECEASED, SOUTH 34 DEGREES 53 MINUTES WEST, 87.5 FEET TO A POINT; THENCE BY LANDS OF REBECCA GOODHART, BY A LINE MAKING AN INTERIOR ANGLE OF 103 DEGREES 45 MINUTES WITH SAID LAST MENTIONED LINE 234 FEET TO THE EASTERN LINE OF A PUBLIC ROAD; THENCE ALONG THE EASTERN LINE OF SAID PUBLIC ROAD, MAKING AN INTERIOR ANGLE OF 93 DEGREES 37 MINUTES WITH THE LAST MENTIONED LINE, 90 FEET MORE OR LESS, TO THE SOUTHERN LINE OF THE RIGHT OF WAY OF THE MOUNT PENN GRAVITY RAILROAD COMPANY; THENCE ALONG SAID SOUTHERN LINE OF THE RIGHT OF WAY AFORESAID, 120 FEET, MORE OR LESS, TO A CORNER OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY THE SAME SOUTH 41.25 MINUTES EAST 178.43 FEET, TO THE PLACE OF BEGINNING.

CONTAINING SEVENTY-ONE ONE HUNDREDTHS OF AN ACRE, MORE OR LESS.

PREMISES B

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER ALSACE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN ANGORA ROAD, BEING THE NORTHWESTERLY CORNER OF LAND OF GERTRUDE C. GOODHART, OF WHICH THIS IS A PART, AND THE SOUTHWESTERLY CORNER OF OTHER LAD OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER, HIS WIFE; THENCE ALONG SAID ROAD AND ALONG LANDS OF THE CITY OF READING, SOUTH 12° 23' WEST A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG OTHER LAND OF GERTRUDE C. GOODHART, IN A SOUTHEASTERLY DIRECTION AND BY A LINE PARALLEL TO THE SOUTHERLY

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BOUNDARY LINE OF THE AFORESAID PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE, A DISTANCE OF 220 FEET MORE OR LESS TO A POINT IN LINE OF PROPERTY OF THE CITY OF READING; THENCE ALONG THE SAME NORTH 34° 53' EAST A DISTANCE OF 60 FEET MORE OR LESS TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID OTHER PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION BY A LINE MAKING AN INTERIOR ANGLE OF 76° 15' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 234 FEET TO A POINT, THE PLACE OF BEGINNING.

Being known as: 810 ANGORA ROAD and ANGORA ROAD, READING, PENNSYLVANIA 19606.

Title to said premises is vested in Diane L. Bitzer and Heinz E. Klemm by deed from BENJAMIN L. HORNING dated June 26, 2013 and recorded June 26, 2013 in Instrument Number 2013026951.

TO BE SOLD AS THE PROPERTY OF DIANE L. BITZER AND HEINZ E. KLEMM

marked by an iron pin in line of Lot No. 836 Portland Avenue; then Eastwardly along the same and along Lot Nos. 838 and 840 Portland Avenue by a line making a right angle with the last described line, a distance of 50 feet to a point marked by an iron pin corner of Lot No. 847, property now or formerly of Leonard Drexel; thence Southwardly along the same by a line making a right angle with the last described line a distance of 120 feet to the place of BEGINNING. The last described line making a right angle with the line of Reading Avenue.

BEING THE SAME PREMISES which Karim Davidson and Reynelle Davidson, husband and wife and Albert Robinson and Katisha Robinson, husband and wife and Deanne Pineiro, by Deed dated 06/05/2019 and recorded 06/14/2019 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2019018911, granted and conveyed unto Luis M. Rivera, as sole owner, in fee.

Tax Parcel: 80-43-9610-26-5857

Premises Being: 1925 Reading Avenue, Reading, PA 19609

To be sold as Property of: Luis M Rivera; Luis Miguel Rivera Express Trust A 98-Foreign Express Trust; LUIS MIGUEL RIVERA EXPRESS TRUST A 98-FOREIGN EXPRESS TRUST; and LUIS MIGUEL RIVERA EXPRESS TRUST A 98-FOREIGN EXPRESS TRUST

LEGAL DESCRIPTION

Case Number: 22-03210

Judgment Amount: \$198,076.78

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Reading Avenue in the subdivision of West Wyomissing, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, said lot being further known as all of Lots Nos. 845 and 843 and the Eastern half of Lot No. 841, Reading Avenue, as shown on said Plan of West Wyomissing, which Plan is duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 2, page 44, said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the Northern line of Reading Avenue (50 feet wide) in the subdivision of West Wyomissing, said point being a corner in common between Lot No. 847 and Lot No. 845, and said point or place of beginning being 500 feet West of the Northwestern Corner of said Reading Avenue and Yost Avenue as they are shown on the said Plan of West Wyomissing; thence Westwardly along the northern line of Reading Avenue, a distance of 50 feet to a point marked by an iron pin, a corner of property now or formerly of Wayne P. Rigg and Kathryn M. Rigg, husband and wife; thence Northwardly along same by a line making a right angle with the line of Reading Avenue, said line being 10 feet East of the Western line of Lot No. 841, a distance of 120 feet to a point

Case Number: 24-18755

Judgment Amount: \$203,322.59

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot of land, with the improvements thereon, consisting of a two story frame dwelling, fronting on the West side of Pine Street, in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron stake in the building line of the West side of Pine Street, said point being ninety feet North of the building line of High Street; thence along other part of which this was a part, North sixty-eight degrees thirty-eight minutes West fifty-six feet to an iron stake; thence along land now or late of Paul Weatherholtz, North twenty-two degrees East seventy feet to an iron stake; thence along land of Ralph M. and Mary E. Bashore, South sixty-eight degrees thirty-eight minutes East fifty-six feet to an iron stake; thence along the building line of the West side of Pine Street South twenty-two degrees West seventy feet to the place of beginning;

BEING the same premises which RE Equity Investment, LLC, by Deed dated 06/20/2017 and recorded 06/21/2017 in the Office of the

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Recorder of Deeds in and for the County of Berks in Instrument No. 2017022333, granted and conveyed unto Timothy S. Bilak.

BEING the same premises which RE Equity Investment, LLC, by Deed dated June 20, 2017, and recorded June 21, 2017, in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania, as Instrument No. 2017022333, granted and conveyed unto Timothy S. Bilak, in fee.

BEING KNOWN AS: 4 N PINE ST, WOMELSDORF, PA 19567

PROPERTY ID: 95433707783786

TITLE TO SAID PREMISES IS VESTED IN JODY ERIC CAVACINI BY DEED FROM TIMOTHY S. BILAK, DATED JANUARY 6, 2021 RECORDED MARCH 5, 2021 AT INSTRUMENT NO. 2021009723

TO BE SOLD AS PROPERTY OF: JODY ERIC CAVACINI

Docket: 25-03969
 Attorney: Gross McGinley LLP
 Judgment: \$250,000.00

ALL THAT CERTAIN: triangular lot or piece of ground on which is erected a two-story brick dwelling house and garage, situate on the north side of Pine Street, twenty-five (25) feet and four (04) inches west of Seventh Street, and being numbered 649 Pine Street, in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on said Pine Street and the line of land now or late of John Kerby; thence along said Pine Street, thirty-seven (37) feet and four (04) inches, more or less, to a two-story brick house adjoining, being the property now or late of George Schmeck; thence along said two-story brick house and appurtenances, forty-six (46) feet and nine (09) inches, more or less, north to a corner in the line of lands now or late of John Kerby; thence along the same sixty (60) feet and three (03) inches, more or less, in a southeasterly direction to the place of beginning.

CONTAINING in front on said Pine Street thirty-seven (37) feet and four (04) inches, more or less, and in depth along the line of said Charles Schmeck, forty-six (46) feet and nine (09) inches, more or less, and along the line of said John Kerby, sixty (60) feet and three inches, more or less.

BEING PARCEL NUMBER 02530636888061

BEING THE SAME PREMISES which David C. Paul, by Deed dated March 1, 2014, and recorded on April 16, 2014, as Instrument No. 2014011672, Berks County Records, in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania, granted and conveyed unto Lillian Diaz and Jorge Diaz.

BEING THE SAME PREMISES which Lillian Diaz and Jorge Diaz, by Deed dated November 29, 2018, and recorded on November

29, 2018, as Instrument No. 2018041090, Berks County Records, in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania, granted and conveyed unto Leida L. Pacheco and Luis A. Pacheco.

Property: 649 Pine Street, Reading, Pa 19601
 To Be Sold As The Property Of: Leida L Pacheco & Luis A Pacheco

Case Number: 25-09736
 Judgment Amount: \$77,791.30
 Attorneys: Robert P. Wendt, Esq.;
 Nicholas J. Kiger, Esq.;
 Chrisovalante P. Fliakos, Esq.

All that certain lot or piece of ground, situate in the Borough of Womelsdorf, County of Berks and the Commonwealth of Pennsylvania, and more particularly as follows:

Beginning at a corner of South Second Street and lot of Mabel Herbino, thence by the Northwesterly two hundred sixty-four (264) feet intersecting an alley, thence by the same Southwesterly eighteen (18) feet three (3) inches to a corner of lot of Florence E. Weise, thence by the same Southeasterly two hundred sixty-four (264) feet, intersecting said South Second Street, thence by the same Northeasterly eighteen (18) feet three (3) inches to a corner, the place of beginning.

Tax ID: 95433707582741

Property Address: 42 S. 2nd Street Womelsdorf, PA 19567

TO BE SOLD AS PROPERTY OF:
 Christopher A. Hertzog and Stephanie Hertzog

Case Number: 25-10097
 Judgment Amount: \$223,168.80
 Attorneys: Robert P. Wendt, Esq.;
 Nicholas J. Kiger, Esq.;
 Chrisovalante P. Fliakos, Esq.

ALL those Certain lots or pieces of ground, together with the one-story single brick dwelling house known as No. 135 Madison Avenue, being the easterly 10' of Lot No. 10, all of Lots Nos. 11 and 12 and the westerly 10' of Lot No. 13 as shown on a Plan of lots laid out by Lloyd W. Schlegel and Fred H. Ludwig, in November 1925, said Plan recorded in Plan Book 5, page 19, Berks County Records, situate on the northerly side of Madison Avenue, between Centre Street and Raymond Street, in the Village of "Hyde Park" Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly lot line of Madison Avenue (60' wide) westwardly a distance of 73' 4-1/2" from the westerly end of the curve having a radius of 137' 7" connecting said northerly lot line of Madison Avenue with the westerly lot line of Centre Street (60' wide);

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Thence extending in a westerly direction along the northerly lot line of Madison Avenue, a distance of 60' to a point; Thence extending in a northerly direction along the westerly 10' of Lot No. 10 forming a right angle with the northerly lot line of Madison Avenue, a distance of 160' to a point on the southerly side of a 20' wide alley; Thence extending in an easterly direction along the southerly side of said 20' wide alley forming a right angle with the last described line, a distance of 60' to a point; Thence extending in a southerly direction along the easterly 10' of Lot No. 13 forming a right angle with the southerly side of said 20' wide alley, a distance of 160' to the place of beginning. The last described line forming a right angle with the northerly lot line of Madison Avenue.

Property Address: 135 Madison Avenue, Reading, PA 19605

PIN: 66530816848793

TO BE SOLD AS PROPERTY OF: Jose D. Mejia

Ralph V. DeAngelo and Anita DeAngelo in Deed Book 1775, page 975. South forty-five degrees thirty-six minutes fifty seconds West (S. 45° 36' 50" W.) one hundred ninety-nine and eighty-five hundredths feet (199.85') to a spike, the Place of Beginning.

BEING KNOWN AS: 15 RICHMAIDEN ROAD, FLEETWOOD, PA 19522

PROPERTY ID: 72542204502972

TITLE TO SAID PREMISES IS VESTED IN DARREN KLINE AND TAMI LYNN KLINE BY DEED FROM JAMES M YOUNKER AND SUSAN M YOUNKER, HUSBAND AND WIFE, DATED APRIL 3, 2018 RECORDED APRIL 5, 2018 AT INSTRUMENT NO. 2018010987

TO BE SOLD AS PROPERTY OF: DARREN KLINE AND TAMI LYNN KLINE

Berks County No. 25-15323
Judgment Amount: \$20,501.47
Attorney: Powers Kim, LLC

Case Number: 25-15077

Judgment Amount: \$231,903.43

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN message or tenement and lot or piece of land, together with the residence house and all other improvements erected thereon, situated on the Northerly side of Township Road T723, known as Richmaiden Road, in the Township of Richmond. County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in Township Road T723 a distance of 409.8 feet, more or less North forty-five degrees West (N. 45° W.) from an iron pin to U.S. Route 222; thence in Township Road T723 North forty-five degrees West (N. 45° W.) one hundred forty-five and no hundredths feet (145.00') to a p.k. in said road; thence leaving said road and along the line of Lot No. 2 North forty-five degrees thirty-six minutes fifty seconds East (N. 45° 36' 50" E.) one hundred forty-nine and seventy-six hundredths feet (149.76') to a pin; thence along Lot No. 2 North forty-five degrees West (N. 45° W.) two hundred ninety-one hundredths feet (291.00') to a pin; thence North forty-five degrees thirty-six minutes fifty seconds East (N. 45° 36' 50" E.) fifty and fourteen hundredths feet (50.14') to an iron pipe in line of land of timothy J. Downs and Carol L. Downs in Deed Book 1969, page 1641. Berks county records; thence along said line South forty-five degrees East (S. 45° E.) Four hundred thirty-six and no hundredths feet (436') to a monument; thence along the line of land of

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground situate in the Village of New Schaefferstown, in the Township of Jefferson, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the East by property now or late of John A. Derr, on the South by the Main Street of the Village of New Schaefferstown, on the West by property now or late of William Derr and on the North by a 20 foot wide alley.

CONTAINING in front of Main Street a width of 90 feet and in depth 260 feet.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN house or lot of ground situate on the North side of Township Road T-951, known as Main Street between Callowhill Street and a 16 foot wide alley in the Village of New Schaefferstown, Township of Jefferson, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North side of Main Street, a corner in common with property belonging to John A. and Mabel B. Derr, his wife, and the herein described property; thence along the North side of Main Street south 77 degrees 50 minutes west, a distance of 92.50 feet to a point a corner in common with property belonging now or late to Chester J. and Jean A. Luckenbill; thence along property belonging now or late to Chester J. and Jean A. Lukenbill, north 12 degrees 10 minutes west, a distance of 123.67 feet to a point a corner in common with residue property now or late of LeRoy A. and Arbie G. Derr, thence along residue property now or late of LeRoy A. & Arbie G. Derr, north 77 degrees 5 minutes 20 seconds east, 92.51 feet to a point in line of property belonging now or late to John A.

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& Mabel B. Derr; thence along property now or late to John A. & Mabel B. Derr, south 12 degrees 10 minutes east, a distance of 124.87 feet to the place of BEGINNING.

CONTAINING 11,494.823 square feet of land.

TRACT NO. 2:

ALL THAT CERTAIN house or lot of ground situate in the Township of Jefferson, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the North side of a 14 feet wide alley, thence along said alley, south 77 degrees 15 minutes west, 92.5 feet to a stake on the North side of said alley; thence along lot to be conveyed now or late to William Derr, north 12 degrees 45 minutes west, 57.7 feet to a point in the middle of a public road leading from Rehrersburg to Bernville, also known as Pennsylvania State Highway Route 83; thence along the middle of said public road, north 76 degrees 22 minutes east, 92.5 feet to a pin; thence along lot conveyed now or late to John A. Derr and Harry M. Derr south 12 degrees 45 minutes east, 59.2 feet to the place of BEGINNING.

CONTAINING 0.12 of an Acre.

BEING THE SAME PREMISES which Tiburcio Garcia Cervantes, single man, by Deed dated 3/17/2017 and recorded in the Office of the Recorder of Deeds of Berks County on 3/20/2017 in Instrument No. 2017009741, granted and conveyed unto Javier A. Bonilla and Monserrate Velez-Velazquez.

BEING KNOWN AS: 544 New Schaefferstown Road, Bernville, Pennsylvania 19506.

TAX PARCEL NO. 53444117024252

See Deed Instrument No. 2017009741

To be sold as the property of Javier A. Bonilla and Monserrate Velez-Velazquez.

of Beecham Road (extended) with the title line of Oley Turnpike Road (SR-2020); thence from the first mentioned point and place of beginning and continuing along the west line of Beecham Road the three following courses and distances: (1) South 02 degree 15 minutes 58 second East, 369.15 feet to a point, (2) South 10 degree 25 minutes West, 200.33 feet to a point and (3) South 00 degrees 19 minutes 45 seconds East, 173.57 feet to a corner of lot No.2 on the aforesaid plan; thence leaving the west line of Beecham Road and along Lot No.2 the ten following courses and distances: (1) South 86 degrees 37 minutes 43 second West, crossing an iron pin 11.01 feet therefrom, the distance of 192.07 feet to an iron pin; (2) South 03 degrees 22 minutes 17 seconds East, 255.00 feet to an iron pin; (3) South 86 degrees 37 minutes 43 seconds west, 175.00 feet to an iron pin; (4) North 03 degrees 22 minutes 17 seconds west, 255.00 feet to an iron pin; (5) North 15 degrees 21 minutes 45 seconds west, 453.17 feet to an iron pin; (6) North 74 degrees 26 minutes 40 seconds East, 256.57 feet to an iron pin; (7) North 07 degrees 10 minutes 18 seconds East, 96.93 feet to an iron pin; (8) North 49 degrees 21 minutes 27 seconds East, 60 44 feet to an iron pin (9) North 56 degrees 40 minutes 23 seconds East, 116.54 feet to an iron pin and (10) North 61 degrees 58 minutes 12 seconds East, crossing an iron pin 106.88 feet therefrom a distance of 118.51 feet to the place of BEGINNING.

BEING KNOWN AS: 30 BEECHAM RD, READING, PA 19606

PROPERTY ID: 43533704800572

TITLE TO SAID PREMISES IS VESTED IN JASON M. LUTZ AND TIFFANY R. LUTZ BY DEED FROM CITIMORTGAGE, INC., DATED OCTOBER 22, 2009 RECORDED NOVEMBER 6, 2009 AT INSTRUMENT NO. 2009052115

TO BE SOLD AS PROPERTY OF: JASON M. LUTZ AND TIFFANY R. LUTZ

Case Number: 25-15327
Judgment Amount: \$347,829.92
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Case Number: 25-16207
Judgment Amount: \$71,329.72
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

All That Certain tract of land together with the improvements erected thereon, situate on the west side of Beecham Road in the Township of Exeter, County of Berks and commonwealth of Pennsylvania shown as Lot No. 1 on the plan for 'Grace E. Falkenberg Estate' recorded in plan Book 216, page 47, being more fully bounded and described as follows:

BEGINNING at a point on the west line of Beecham Road, said point of beginning being South 02 degrees 15 minutes 58 seconds East, 458.18 feet from the intersection of the west line

Legal Description

ALL THAT CERTAIN TRACT OP LAND situate along the southerly side of Township Route #565 Known as (Mexico Road) connecting Township Route /606 with Pennsylvania Legislative Route #06054, in the Township of Alsace, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at an iron pin in the centerline of Township Route #565, said point being a corner of property of Dallas B. Ludwig and of

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the property herein described; thence in and along said Township Road, Route #565 South fifty-five degrees, thirty-five minutes and fifty-two seconds East (S,55°-35'-52" E.) a distance of one-hundred fifty and forty-five hundredths feet (150.45') to an Aron pin; thence leaving said Township Road and along the residue property of Walter Delp South twenty-four degrees twenty-three minutes eight seconds West (S.2h°-23'-08" w.) a distance of four hundred thirty-one and six tenths feet (431.60') to an iron pin in line of property of Bussel E. Delp; thence along the property of Bussel E. Delp North forty-seven degrees West (N.47° W) a distance of one hundred fifty feet (150.00') to a stone monument, a corner of property of Dallas B. Ludwig thence along the same North twenty-three degrees thirty-four minutes eight seconds East (N.23°-34'-08" E.) a distance of four hundred ten feet (410.00') to place of Begriming.

CONTAINING in area (1.4) more or less Acres of land.

BEING a part of the sase premises which William W. Miller and Pearl E. Miller, his wife, granted and conveyed unto Walter Delp and Uns B. Delp, his wife, recorded in deed dated (7-15-1948), in the office for the Recording of Deeds, in Beading, Berks County, Penna., in Deed Book Volume #1016, Page #366.

BEING KNOWN AS: 90 MEXICO RD, OLEY, PA 19547

PROPERTY ID: 22532904805140

TITLE TO SAID PREMISES IS VESTED IN GEORGE W. DE LONG AND PAULINE A DE LONG, HIS WIFE BY DEED FROM WALTER DELP AND UNA R. DELP, HIS WIFE, DATED MAY 8, 2026 RECORDED MAY 9, 1967 IN BOOK NO. 1506, AT PAGE 749 INSTRUMENT NO. 4290

THE SAID PAULINE A. DELONG HAVING DEPARTED THIS LIFE ON 3/29/2023 THE SAID GEORGE W. DELONG HAVING DEPARTED THIS LIFE ON 5/30/2025

TO BE SOLD AS PROPERTY OF: GEORGE W. DE LONG AND PAULINE A DE LONG, HIS WIFE

LEGAL DESCRIPTION

Case Number: 25-17272

Judgment Amount: \$67,046.16

Attorney: Brock and Scott, PLLC

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

BEGINNING at a corner in the center line of the Old State Highway Traffic Route No. 73, (said point being 158 feet northeast from the line of lands of Lawrence Bertolet) thence along the center line of said old Route No. 73, north 45 degrees 45 minutes east 142 feet to a corner of other lands of Clarence Geissler and Apama G.

Geissler, his wife, thence along the same south 43 degrees 30 minutes east 252 feet to a corner, thence south 45 degrees 45 minutes west 142 feet to a corner, thence north 43 degrees 30 minutes west 252 feet to the place of beginning.

CONTAINING 131.43 perches.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Being the same premises which Clarence Geissler and Apena Geissler, by Deed dated 5/10/1956 and recorded 7/25/1956, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1176, Page 608, granted and conveyed unto Russell Weller Jr., and wife Delores A. Weller, in fee.

AND the said Russell Weller Jr., has departed this life on or about 03/13/2001 thereby vesting title of the mortgaged premises unto Delores A. Weller.

AND the said Delores A. Weller has departed this life on or about 04/28/2019 thereby vesting title of the mortgaged premises unto Sharon L. Weller, Executrix of the Estate of Delores A. Weller A/K/A Dolores A. Weller, Deceased.

Tax Parcel: 67535904626758 A/K/A 67-5359-04-62-6758

Premises Being: 468 Bertolet Mill Road, Oley, PA 19547

To be sold as Property of: Sharon L. Weller, Executrix of the Estate of Delores A. Weller A/K/A Dolores A. Weller, Deceased

Case Number: 25-17609

Judgment Amount: \$264,592.08

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN parcel of ground on the northwest side of Faith Drive (54' wide), situate in Maiden Creek Township, Berks County, Pennsylvania, being known as Lot No. 80 of the Final Plan of "Maiden Creek Estates Phase IV", prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated 4/1/1987, and being more fully bounded and described as follows, to wit: BEGINNING at a point on the northern right of way line of Faith Drive, a corner of Lot No.

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79; thence along Faith Drive, South 63 degrees 31 minutes 05 seconds West, 81.50' to a point a corner of Lot No. 81; thence along Lot No. 81, North 26 degrees 28 minutes 55 seconds West, 108.00' to a point in line of lands of J. Merle and Elizabeth L. Stutzman; thence along lands of Stutzman, North 63 degrees 31 minutes 05 seconds East, 81.50' to a point a corner of Lot No. 79; thence along Lot No. 79, South 26 degrees 28 minutes 55 seconds East, 108.00' to a point the place of beginning.

BEING KNOWN AS: 306 FAITH DRIVE, BLANDON, PA 19510

PROPERTY ID: 61542113023888

TITLE TO SAID PREMISES IS VESTED IN JASON BURKEY KELLEY BURKEY BY DEED FROM DONNA K. YEAGER AND DANIEL T. LAPP, JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, DATED JANUARY 14, 2021 RECORDED MARCH 2, 2021 DOCUMENT ID. 2021008971

TO BE SOLD AS PROPERTY OF: JASON BURKEY; KELLEY BURKEY

No. 25-17693

Judgment: \$98,982.60

Attorney: Stephen M. Hladik, Esquire

ALL that certain Single Family Residential and lot or piece of ground situate on the East side of the Centre Turnpike, in the Borough of Leesport, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEING the same premises which John J. Henry, Jr., and Patricia A. Henry, Co-Executors of the Estate of Joseph H. Yeager, Deceased, by Deed dated July 31, 2000 and recorded on August 3, 2000, in the Berks County Recorder of Deeds Office at Deed Book Volume 3227 at Page 287 and Instrument# 36785, granted and conveyed unto Shane A. Behm and Bobbi J. Behm.

BEING KNOWN AS: 237 North Center Avenue, Leesport, Pa 19533

TAX PARCEL NO. 92449119520388

MAP PIN 449119520388

ACCOUNT: 92002910

TO BE SOLD AS THE PROPERTY OF

Shane A. Behm and Bobbi J. Behm

LEGAL DESCRIPTION

Case Number: 25-17929

Judgment Amount: \$25,235.16

Attorney: Brock and Scott, PLLC

BEING PARCEL NUMBER 10-5316-22-18-5757

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground situate on the West side of South Twelfth Street, No. 226 in the City of Reading, County of Berks and State of Pennsylvania, bounded and described

as follows:

On the North by property now or late of I.K. Grebe;

On the South by property now or late of Frederick Butler;

On the East by said North Twelfth Street; and On the West by a ten feet wide alley.

CONTAINING in front or width 16 feet and in length or depth 110 feet.

BEING the same premises which Stella Powaski and Carol Powaski, Co-Executrices of the Estate of Helen Slusser, deceased by Deed bearing date September 24,2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Record Book 4160 page 2021 granted and conveyed unto Mohan Rai Isaac, in fee.

Being the same premises which Shalini Isaac, Executrix of the Estate of Mohan Isaac, by Deed dated 06/01/2023 and recorded 02/28/2024, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2024005645, granted and conveyed unto Shalini Isaac, Nalini Isaac and Victoria Isaac, in fee.

Tax Parcel: 10531622185757 a/k/a 531622185757 a/k/a 10-5316-22

Premises Being: 226 South 12th Street, Reading, PA 19602

To be sold as Property of: NALINI ISAAC; VICTORIA ISAAC; and Shalini Isaac, Individually and in her Capacity as Executrix and Devisee of the Estate of Mohan Rai Isaac A/K/A Mohan R. Isaac A/K/A Mohan Isaac

Case Number: 25-18153

Judgment Amount: \$90,297.13

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

THE FOLLOWING LAND SITUATED IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, TO WIT

ALL THOSE CERTAIN 3 LOTS OR PIECES OF GROUND WITH A STUCCO BUNGALOW THEREON ERECTED, LYING AND BEING IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS 322, 323 AND 324 ON MAP OR PLAN OF READING GARDENS, DATED AUGUST 5, 1912, MADE BY A L. ELIOT, CIVIL ENGINEER AND FILED IN THE RECORDER'S OFFICE OF BERKS COUNTY IN PLAN BOOK VOL 4, PAGE 8, SITUATE ON THE SOUTHWEST CORNER OF HEIDELBERG AVENUE AND CROSS STREET, MORE PARTICULARLY BOUNDED

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AND DESCRIBED AS FOLLOWS, TO WIT. NORTHEASTERLY BY HEIDELBERG AVENUE; SOUTHEASTERLY BY CROSS STREET; SOUTHWESTERLY BY LOT NO. 345; AND NORTHWESTERLY BY LOT NO 325.

Recorder of Deeds of Berks County on 1/9/2018 in Deed Instrument No. 2018000943, granted and conveyed unto Rae Ann A. Schoedler.

BEING KNOWN AS: 200 Caravan Drive, Birdsboro, Pennsylvania 19508.

TAX PARCEL NO. 31-5344-13-03-2923

See Deed Instrument 2018000943

To be sold as the property of Rae Ann A. Schoedler.

CONTAINING A FRONTAGE ON HEIDELBERG AVENUE OF 90 FEET AND A DEPTH OF EQUAL WIDTH ALONG CROSS STREET OF 70 FEET

BEING KNOWN AS: 22 HEIDELBERG AVENUE, READING, PA 19606

PROPERTY ID: 23532714346452

TITLE TO SAID PREMISES IS VESTED IN DANIEL L GEBHARD AND SHEILA GEBHARD, HUSBAND AND WIFE BY DEED FROM DAVID L GEBHARD AND KATHRYN M. GEBHARD, HIS WIFE, DATED DECEMBER 29, 2004 RECORDED MAY 4, 2005 IN BOOK NO. 4572, AT PAGE 1490

TO BE SOLD AS PROPERTY OF: DANIEL L GEBHARD AND SHEILA GEBHARD, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS

LEGAL DESCRIPTION

Docket No. 25-18420

Judgment: \$111,333.55

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 piece, parcel of lot of ground, together with the improvements thereon erected, situate in the Borough of Wernersville, County of Berks and State of Pennsylvania, bounded and described, as follows, to wit:

On the Northwest by a proposed twenty feet wide alley;

On the Northeast by proposed Franklin Street; On the Southeast by Furnace Road; and

On the Southwest by land now or late of Samuel D. Hill.

Containing in width in a northeasterly and southwesterly direction, fifty feet and in depth in a northwesterly and southeasterly direction, one hundred and forty-two and three tenths feet measured from proposed building line.

Being the same property conveyed to Katrina Marie Anspach and Edward Charles Anspach, Jr., married to each other who acquired title, as tenants by the entirety, by virtue of a deed from Katrina Marie Anspach f/k/a Katrina Roth, dated March 19, 2022, recorded March 29, 2022, as Instrument Number 2022013031, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 104 FURNACE ROAD, WERNERSVILLE, PA 19565.

Parcel No.: 90436606279529

See Instrument Number 2022013031, Office of the Recorder of Deeds, Berks County, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF KATRINA MARIE ANSPACH AND EDWARD CHARLES ANSPACH, JR., MARRIED TO EACH OTHER

Berks County No. 25-18359
Judgment Amount: \$132,205.62
Attorney: Powers Kirm, LLC

ALL THAT CERTAIN parcel of ground on the South side of Carriage Drive (50 feet wide) and on the West side of Caravan Drive (50 feet wide), situate in the Borough of Birdsboro, Berks County, Pennsylvania, being known as Lot No. 89 on the Final Plan of Mansion Heights Revision, recorded in Plan Book Volume 146 page 76, Berks County Records, prepared by Robert B. Ludgate and Associates, Plan No. D-2246, dated 1/15/87, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right-of-way line of Caravan Drive, a corner of Lot No. 90, thence along Lot No. 90, North 61 degrees 22 minutes 50 seconds West, 93.62 feet to a point, a corner of Lot No. 107, thence along Lot No. 107 North 10 degrees 34 minutes 25 seconds East, 65.35 feet to a point, a Southern right-of-way line of Carriage Drive, thence along the Southern right-of-way line of Carriage Drive, South 85 degrees 22 minutes 53 seconds East, 93.85 feet to a point of curvature, thence by a tangent curve to the right, entering the Western right-of-way line of Caravan Drive, having a radius of 20 feet a central angle of 114 degrees 0 minutes 3 seconds, and an arc length of 39.79 feet to a point on the Western right-of-way line of Caravan Drive, thence along the Western right-of-way line of Caravan Drive, South 28 degrees 37 minutes 10 seconds West, 82.04 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Scott G. Schoedler and Rae Ann A. Schoedler, by Deed dated 12/22/2017 and recorded in the Office of the

Case Number: 25-18657
Judgment Amount: \$125,559.63
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

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Attorneys for Plaintiff
A Florida professional limited liability
company

Legal Description

PREMISES A - PURPART NO. 1

TRACT 1:

ALL THAT CERTAIN three story brick dwelling house and lot of ground upon which the same is erected, situate on the South side of Main Street, in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a stake in line of the land of the Philadelphia and Reading Railroad Company; thence along the same South 21-1/2 degrees East 200 feet to a stake; thence along lands now or late of Kate Collins and land now or late of the late Samuel H. Lenhart, deceased, South 56-3/4 degrees West 94 feet 9 inches to a stake; thence along land now or late of Samuel K. Lenhart, North 27-1/2 degrees West 196 feet to a stake; thence along said Main Street, North 56-3/4 degrees, East 115-1/2 feet to the place of beginning.

TRACT 2:

ALL THAT CERTAIN stable and lot of ground upon which the same is erected, situate in the Borough of Leesport County of Berks and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the North side of a 10 feet wide alley; thence North along property now or late of Kate Collins, et al, 120 feet more or less to an iron pin; thence West along Tract No. 1 herein and property now or late of Samuel K. Lenhart, 45 feet to an iron pin; thence South 18 degrees, East 104.8 feet along property now or late of Samuel K. Lenhart to an iron pin on the North side of said 10 feet wide alley; thence in an Eastern direction along the North side of said 10 feet wide alley, 48 feet 9 inches to the place of beginning.

BEGINNING at a point of curve of a curve connecting the South topographical building line of Main Street 42 feet wide with the West topographical building line of Lee Street, said point being the Northernmost corner of the herein described Lot No. 4; thence extending in a Southeasterly direction along said curve deflecting to the right having a radius of 10 feet, having a central angle of 101 degrees 22 minutes 05 seconds, having a tangent of 12.21 feet, having a chord of 15.47 feet and a chord bearing of South 68 degrees 18 minutes 57.5 seconds East a distance along the arc of 17.69 feet to the point of tangent on the West topographical building line

of Lee Street; thence extending in a Southeasterly direction along the West topographical building line of Lee Street on a line tangent to the last described curve and bearing South 17 degrees 37 minutes 55 seconds East a distance of 77.36 feet to a point, a corner of Lot No. 1 on the above mentioned recorded plan; thence extending in a Southwesterly direction along Lot No. 1 on a line bearing South 72 degrees 22 minutes 05 seconds West a distance of 106.66 feet to a point in line of property belonging to Charles J. Trois and Josephine (erroneously stated as Joseph in prior deed) H. Trois, his wife; thence extending in a Northwesterly direction along property belonging to Charles J. Trois and Josephine (erroneously stated as Joseph in prior deed) H. Trois, his wife, on a line bearing North 20 degrees 36 minutes 50 seconds West a distance of 67.51 feet to a point on the South topographical building line of Main Street; thence extending in a Northeasterly direction along the South topographical building line of Main Street on a line bearing North 61 degrees East a distance of 100.17 feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of land located on the West side of Lee Street and being Lot No. 1 on the "Josephine H. Trois Minor Subdivision" recorded in Plan Book 157, Page 11, Berks County Records, and situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West topographical building line of Lee Street; thence extending in a Southeasterly direction along the West topographical building line of Lee Street South 17 degrees 37 minutes 55 seconds East a distance of 100 feet to a point, a corner of lands now or late of Scott E. Roseberry and Veronica Rosa, his wife; thence extending in a Southwesterly direction along same on a line bearing South 72 degrees 45 minutes 52 seconds West a distance of 101.50 feet to a point in line of property belonging to Charles J. Trois and Josephine H. Trois, his wife; thence extending in a Northwesterly direction along property belonging to Charles J. Trois and Josephine H. Trois, his wife on a line bearing North 20 degrees 36 minutes 50 seconds West a distance of 99.43 feet to a point a corner in common with Lot No. 4; thence extending in a Northeasterly direction along Lot No. 4 on a line bearing North 72 degrees 22 minutes 05 seconds East a distance of 106.66 feet to the place of beginning.

BEING KNOWN AS: 216 MAIN STREET,
LEESPORT, PA 19533

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PROPERTY ID: 92449007585900
 TITLE TO SAID PREMISES IS VESTED
 IN ROBERT A. NORRIS AND KIMBERLY
 SMOLLAR, AS JOINT TENANTS WITH
 THE RIGHT OF SURVIVORSHIP BY DEED
 FROM SANGHA BROTHERS, LLC BY:
 RAMACHARAN SANGHA, AUTHORIZED
 MEMBER, DATED NOVEMBER 22, 2019
 RECORDED NOVEMBER 26, 2019 AT
 INSTRUMENT NO. 2019041507
 TO BE SOLD AS PROPERTY OF: ROBERT
 A. NORRIS; KIMBERLY SMOLLAR

CARPENTER (DECEASED)

YOU HAVE BEEN SUED IN COURT. You
 are hereby notified that on March 21, 2025,
 Plaintiff, Coastline Capital, LLC filed a Quiet
 Title action against you for the property located
 at 58 Wilson Street, West Lawn, PA 19609,
 Parcel ID 80-4386-12-77-7211. The Complaint
 was reinstated on May 8, 2025, in the Court of
 Common Pleas, Berks County, PA, docketed to
 NO. 25-3014.

NOTICE TO DEFEND

You have been sued in court. If you wish
 to defend against the claims set forth in the
 following pages, you must take action within
 twenty (20) days after this 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 INFORMATION
 ABOUT AGENCIES THAT MAY OFFER
 LEGAL SERVICES TO ELIGIBLE PERSONS
 AT A REDUCED FEE OR NO FEE.

Lawyers' Referral Service of the
 Berks County Bar Association
 544 Court Street
 Reading, Pennsylvania 19601
 Telephone (610)375-4591
 www.BerksBar.org

Taken in Execution and to be sold by
MANDY P. MILLER, SHERIFF
 N.B. To all parties in interest and claimants:
 A schedule of distribution will be filed by the
 Sheriff, June 5, 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.

First and Final Publication

ACTION TO QUIET TITLE
 IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 THE 23rd JUDICIAL DISTRICT
 OF THIS COMMONWEALTH

CASE NO. 2025-3014

COASTLINE CAPITAL LLC
 Plaintiff
 vs.
DONALD W. CARPENTER (DECEASED),
BY AND THROUGH HIS PERSONAL
REPRESENTATIVE, AND ANY
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING ANY
RIGHT, TITLE, OR INTEREST UNDER
DONALD W. CARPENTER (DECEASED)
 Defendants

NOTICE

To: DONALD W. CARPENTER
 (DECEASED), BY AND THROUGH HIS
 PERSONAL REPRESENTATIVE, AND
 ANY UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING ANY RIGHT,
 TITLE, OR INTEREST UNDER DONALD W.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN pursuant to the
 provisions of 15 Pa.C.S. §8875 that a Certificate
 of Termination was filed with the Department of
 State of the Commonwealth of Pennsylvania, at
 Harrisburg, Pennsylvania on April 9, 2026.

The name of the limited liability company is:
 Storage World Limited, LLC

Eden R. Bucher, Esq.
BARLEY SNYDER
 2755 Century Boulevard
 Wyomissing, PA 19610-3346

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NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on April 9, 2026.

The name of the limited liability company is: Storage World of NJ, LLC

Eden R. Bucher, Esq.
BARLEY SNYDER
2755 Century Boulevard
Wyomissing, PA 19610-3346

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
THE 23rd JUDICIAL DISTRICT
OF THIS COMMONWEALTH

CASE NO. 2026-00889

COASTLINE CAPITAL LLC
Plaintiff

vs.
**STEPHANIE KNOUSE AND ALL OTHER
OCCUPANTS OF 1763 ACORN DRIVE,
SINKING SPRING, PA 19608,**
Defendants

NOTICE

**TO: STEPHANIE KNOUSE AND ALL
OTHER OCCUPANTS OF 1763 ACORN
DRIVE, SINKING SPRING, PA 19608**

YOU HAVE BEEN SUED IN COURT. You are hereby notified that on January 28, 2026, Plaintiff, Coastline Capital, LLC filed an Ejectment action against you for the property located at 1763 Acorn Drive, Sinking Spring, PA 19608 [Instrument #2025041198]. The Complaint was reinstated on March 27, 2026, in the Court of Common Pleas, Berks County, PA, docketed to NO. 26-00889. The Complaint generally alleges that Coastline Capital is the sole record legal owner of the subject real property, that Stephanie Knouse and potentially others currently reside in the subject real property, and that despite communication by Coastline that Stephanie Knouse and other occupants must immediately vacate the subject real property, Stephanie Knouse and the other occupants have failed and refused to do so, and continue residing in the subject real property. The persons served hereby must plead on or before May 18, 2026, which is thirty days after the date of the last publication of this notice.

NOTICE TO DEFEND

If you wish to defend, you must enter a written

appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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544 Court Street
Reading, Pennsylvania 19601
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IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
DOCKET NO. 2026-02234

**PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF DANIEL BOONE AREA
SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY**

**NOTICE OF HEARING
ON THE PETITION OF THE BOARD
OF SCHOOL DIRECTORS OF DANIEL
BOONE AREA SCHOOL DISTRICT FOR
THE SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Daniel Boone Area School District for the Sale of Real Property ("Petition") and pursuant to Court Order, a hearing on the Petition will be held at 10:00 a.m. on May 5, 2026, in Court Room 4B of the Berks County Courthouse, 633 Court Street, Reading, PA 19601. The real property to be sold, and the subject of the Petition, consists of approximately ±6.73 acres, more or less, of land as more particularly identified as "LOT 2" on the plan entitled "RIVER ROCK ACADEMY MINOR SUBDIVISION", prepared by Boyer Engineering LLC, dated September 6, 2023, last revised August 29, 2025, as may be amended (?Plan?), located at 2144 Weavertown Road in Amity Township, Berks County, PA, which consists of a portion of property ID 24536509167910 and as aforesaid is identified as

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“LOT 2” on the Plan, which “LOT 2” is improved with a 78,220-square foot one- and partial two-story school building with a partially finished lower level and related improvements including paved parking areas, driveways and playing fields. For further information, you may contact:

McNees Wallace & Nurick LLC
David H. Comer, Esquire
401 Plymouth Road, Suite 620
Plymouth Meeting, PA 19462
484.533.0157

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

BARTMAN, JOAN E., dec'd.

Late of Douglass Township.
Kelli Ann Brown and
Kristi Ann Gilbert.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

BARTON, ESTHER E., dec'd.

Late of 6 Welsh Dr.,
Amity Township.
Executor: DARRELL W. BARTON.
c/o ATTORNEY: CHARICE D. CHAIT,
ESQ.,
PECKMAN CHAIT LLP,
29 Mainland Road,
Harleysville, PA 19438

BAUSHER, CAROL A., dec'd.

Late of 200 Tranquility Lane,
Cumru Township.
Executor: DANIEL E.P. BAUSHER,
108 Sturbridge Court,
Wyomissing, PA 19610.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

BAUSHER, DOUGLAS N., dec'd.

Late of 1403 Trolley Rd.,
Mohrsville.
Executrix: AMY HENSLEY,
66 Kennedy Dr.
Drums, PA 18222.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**DADAMIO, PAUL A. also known as
DADAMIO, PAUL ANTHONY, dec'd.**

Late of Borough of Sinking Spring.
Executrix: CATHARINE L. BRUNO,
129 Running Creek Dr.,
Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**HESS, JOLYN A. also known as
HESS, JOYN ANN, dec'd.**

Late of 109 Cascades Lane,
Bern Township.
Executor: MICHAEL D. FIERRO,
2043 Shartlesville Rd.,
Mohrsville, PA 19541.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HIGH, CHRISTOPHER JAY, dec'd.

Late of Exeter Township.
Administratrix: TARA A. HIGH.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

KANE, DENISE L., dec'd.

Late of 510 West Franklin St.,
Borough of Womelsdorf.
Administrator: JOHN JOSEPH MACK.
c/o ATTORNEY: DAVID G. GARNER,
ESQ.,
2129 East High Street,
Pottstown, PA 19464

KLINE, BRIAN L., dec'd.

Late of 29 Elm Ave.,
Alsace Township.
Administrator: NEAL A. KLINE,
1026 Meadow Dr.,
Reading, PA 19605.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

KOPIL, KARL F., dec'd.

Late of 540 Church Rd.,
Cumru Township.
Executor: MICHAEL KOPIL,
118 Westmoreland Dr.,
Coatesville, PA 19320.
ATTORNEY: ZACHARY D. GRIFFITH,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

LEVENGOD, SR., JOSEPH P., dec'd.

Late of Douglass Township.
Executrix: ROBIN L. LEVENGOD.
c/o ATTORNEY: MARY C. CROCKER,
ESQ.,
1296 East High Street,
Pottstown, PA 19464

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LIPSCOMB, MARGARET C., dec'd.

Late of Borough of Boyertown.
 Executrix: NICOLE C. MANLEY, ESQ.,
 c/o BINGAMAN HESS ATTORNEYS AT
 LAW,
 2 Meridian Blvd., Ste. #100,
 Wyomissing, PA 19610

LUTZ, JOHN P., dec'd.

Late of Mohrsville.
 Executrix: REBECCA L. LUTZ,
 1414A N. 11th St.,
 Reading, PA 19601.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**MARENSKI, SIEGRID J. also known as
MARENSKI, SIEGRID JOHANNA,
dec'd.**

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

MASENHEIMER, ELLEN M., dec'd.

Late of Greenwich Township.
 Administratrix: SARA FITZGERALD,
 5941 Musket Rd.,
 New Tripoli, PA 18066.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

MENGEL, SR., ROBERT, dec'd.

Late of 1471 Old Bernville Rd.,
 Bern Township.
 Executor: ROBERT C. MENGEL, JR.,
 717 Maria Ave.,
 Sinking Spring, PA 19608.
 ATTORNEY: KAREN ANN ULMER,
 ESQ.,
 174 Middletown Blvd., Ste. 300,
 Langhorne, PA 19047

MILLER, HELEN M., dec'd.

Late of Muhlenberg Township.
 Executrix: JUDY L. MILLER.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

**MILLER, KATHRYN E. also known as
MILLER, KATHRYN ELLEN, dec'd.**

Late of 156 Popodicken Dr.,
 Borough of Boyertown.
 Administrator: CHRISTY LEE MILLER.
 c/o ATTORNEY: JONATHAN B. YOUNG,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

NACHURSKI, HELEN T., dec'd.

Late of 528 South 12th St.,
 City of Reading.
 Executors: ANN L. NACHURSKI,
 528 South 12th St.,
 Reading, PA 19602 and
 CAROL A. NACHURSKI,
 528 South 12th St.,
 Reading, PA 19602.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

REITZ, CHRISTINE A., dec'd.

Late of 1224 Commonwealth Blvd.,
 Borough of Kenhorst.
 Executrix: MARIE A. MOSER,
 72 Oak Lane,
 Oley, PA 19547.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

RIPPLE, MILTON A., dec'd.

Late of 2000 Cambridge Ave., #148,
 Borough of Wyomissing.
 Executrix: DIANE LOUISE JARDEL,
 1150 South Colony Way PMB 567,
 Palmer, AK 99645.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

ROYLES, CONNIE L., dec'd.

Late of 45 E. High St.,
 Borough of Topton.
 Executor: STEVEN E. ROYLES,
 120 Wessner Rd.,
 Kutztown, PA 19530.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

RUMP, GLORIA LARUE, dec'd.

Late of 5355 Old Route 22,
 Upper Bern Township.
 Administrator: WILLIAM D. RUMP,
 5355 Old Route 22,
 Hamburg, PA 19526.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

SMITH, BRADFORD C., dec'd.

Late of Borough of Birdsboro.
 Executrix: KATHY JEAN SKERBETZ,
 19 Everttstown Rd.,
 Frenchtown, NJ 08825

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STURGIS, THOMAS D., dec'd.

Late of City of Reading.
 Executor: BRUCE STURGIS.
 c/o ATTORNEY: ANTHONY R.
 DISTASIO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

TRETTIN, BEN T., dec'd.

Late of 2703 Garfield Ave.,
 Spring Township.
 Administrator: CARL C. TRETTIN,
 2517 Sprucewood Road SW,
 Ronoake, VA 24015.
 ATTORNEY: ZACHARY D. GRIFFITH,
 ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

VANBILLIARD, DAVID H., dec'd.

Late of Borough of Topton.
 Executor: DANIEL LYN VANBILLIARD.
 c/o ATTORNEY: ERIC R. STRAUSS,
 ESQ.,
 GROSS MCGINLEY, LLP,
 33 South Seventh St.,
 P.O. Box 4060,
 Allentown, PA 18105-4060

Second Publication**CHARLSEN, LYNE R. also known as****CHARLSEN, LYNE and
MEJIA, LYNE R., dec'd.**

Late of Borough of Wernersville.
 Executor: GEORGE J. CHARLSEN, JR.,
 7846 Foxfarm Lane,
 Glen Burnie, MD 21061.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FLICKINGER, JEANETTE L., dec'd.

Late of Borough of Womelsdorf.
 Executor: IVY ROMIG.
 c/o ATTORNEY: SEAN J. O'BRIEN,
 ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

FREED, WILLIAM A. also known as**FREED, WILLIAM ANTHONY, dec'd.**

Late of Borough of Boyertown.
 Executrix: CRYSTAL M. DEAN,
 1519 Sumneytown Pike,
 Lansdale, PA 19446.
 ATTORNEY: ANDREW P. GRAU, ESQ.,
 911 Easton Rd.,
 P.O. Box 209,
 Willow Grove, PA 19090

HANGEN, JOYCE F., dec'd.

Late of 3121 State Hill Rd.,
 Borough of Wyomissing.
 Executrix: JOYCE L. KEFFER,
 107 Running Creek Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**HEINER, RAYMOND L. also known as
HEINER, RAYMOND LAWRENCE,
dec'd.**

Late of 1503 Dogwood Dr.,
 Spring Township.
 Executrix: PATRICIA L. HEINER,
 1503 Dogwood Dr.,
 West Lawn, PA 19609.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HYLAN, PATRICIA A., dec'd.

Late of Amity Township.
 Executor: DAVID M. GUADAGNO.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

KAUFFMAN, LUTHER F., dec'd.

Late of Muhlenberg Township.
 Executor: DAVID L. KAUFFMAN,
 191 Cornerstone Dr.,
 Mohrsville, PA 19541

MESSNER, MARY JANE, dec'd.

Late of Spring Township.
 Executors: GARSON MESSNER and
 KAREN MESSNER.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

SCHERRER, FAYE A., dec'd.

Late of Kohler Rd.,
 Maxatawny Township.
 Administrator: CONNIE MAYORYK.
 c/o ATTORNEY: HEATHER ALLISON
 PRINTZ, ESQ.,
 PRINTZ LAW,
 51 West End Trail,
 Box 424,
 Macungie, PA 18062

SHIRK, GRACE M., dec'd.

Late of Borough of Bernville.
 Executor: RAYMOND L. SHIRK,
 116 Focht Rd.,
 Bernville, PA 19506.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

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TRACEY, JOSEPH E. also known as TRACEY, JOSEPH EDWARD, dec'd.
Late of Tulpehocken Township.
Executrix: TAMMY JO RIVERA,
3916 Durham Rd.,
Harrisburg, PA 17110.
ATTORNEY: ADAM R. DELUCA, ESQ.,
STONE SHEKLETSKI & DECUA,
414 Bridge St.,
New Cumberland, PA 17070

VANINO, MICHAEL J., dec'd.
Late of Borough of Kenhorst.
Executrix: PATRICIA K. SCHMEHL,
1526 Fayette Ave.,
Reading, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

Third and Final Publication

BORTZ, SR., BRUCE H., dec'd.
Late of Berks County.
Administratrix: CAROL S. BORTZ.
c/o ATTORNEY: JUDITH A. HARRIS,
ESQ.,
NORRIS, MCLAUGHLIN, P.A.,
515 West Hamilton Street, Suite 502,
Allentown, PA 18101

BOWER, SR., WILLIAM L., dec'd.
Late of Muhlenberg Township.
Executrix: AMBER L. PAVLONNIS,
614 Penn Ave., Apt. 1,
West Reading, PA 19611.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

BROWN, ROBERT L., dec'd.
Late of 1273 County Line Rd.,
Gilbertsville.
Executors: PAMELA DEPRIEST and
TROY BROWN,
588 Township Line Rd.,
Bechtelsville, PA 19505.

CATALDI, LAWRENCE S., dec'd.
Late of Borough of Boyertown.
Administrator: ALBERT CATALDI,
4504 Hilldale Rd.,
Reading, PA 19606.

COSSA, CAROLE A. also known as COSSA, CAROLE ANN, dec'd.
Late of Amity Township.
Executrix: DENISE A. LISCUM,
12 Crabtree Lane,
Lewisburg, PA 17837.
ATTORNEY: DOUGLAS C. LOVISCKY,
ESQ.,
LOVISCKY & CRESSMAN, LLC,
1500 West College Ave.,
State College, PA 16801

DOYLE, PATRICK E. also known as DOYLE, PATRICK EARL, dec'd.
Late of Exeter Township.
Executrix: SUZANNE M. DOYLE,
4755 Killiam Ave.,
Reading, PA 19606.
ATTORNEY: JENNIFER M. MERX, ESQ.,
METTE,
3401 N. Front St.,
P.O. Box 5950,
Harrisburg, PA 17110-0950

DUGGAN, CYNTHIA L., dec'd.
Late of Alsace Township.
Executrix: JODIE M. MICHEWICZ,
140 Schmehl Rd.,
Fleetwood, PA 19522.

DUNKELBERGER, BARBARA, dec'd.
Late of Borough of Hamburg.
Administratrix: JOYCE BLANK.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

EGAN, ELAINE R., dec'd.
Late of 450 Philadelphia Ave.,
Borough of Shillington.
Executors: JEFFREY L. EGAN,
113 Montiethe Ave.,
West Lawn, PA 19609 and
KAREN S. RANKIN,
910 S. Temple Blvd.,
Temple, PA 19560.

EYRIC, NELSON EUGENE, dec'd.
Late of Gring Dr.,
Borough of West Lawn.
Executrix: LISA EYRICH.
c/o ATTORNEY: JOSEPH T. BAMBRICK,
JR., ESQ.,
529 Reading Avenue, Suite K,
West Reading, PA 19611

HIESTER, SR., HERBERT SAMUEL also known as HIESTER, HERBERT, dec'd.
Late of Exeter Township.
Executors: REBECCA LOPEZ and
SCOTT G. HOH, ESQ.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

HOFFMASTER, RICHARD, dec'd.
Late of Muhlenberg Township.
Administrator: MATTHEW E.
HOFFMASTER,
100 Colt St.,
Sinking Spring, PA 19608.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

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MARINACCIO, LOUIS A., dec'd.

Late of 9 Reading Dr.,
Borough of Wernersville.
Executrix: MARJORIE M. MARINACCIO.
c/o ATTORNEY: KIM L. LENGERT, ESQ.,
LENGERT LAW,
96 Commerce Drive, PMB 1012,
Wyomissing, PA 19610

MARMAROU, STRATTON P. also known

as
MARMAROU, STRATTON PETER,
dec'd.

Late of 1515 Linden St.,
City of Reading.
Executrix: STEPHANIE MARMAROU,
1515 Linden St.,
Reading, PA 19604.
ATTORNEY: JOHN M. STOTT, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,

11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

ROTHERMEL, MARJORIE A., dec'd.

Late of Exeter Township.
Executor: ZACHARY R. GILMORE,
140 Main St.,
P.O. Box 161,
Leesport, PA 19533.

ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

STEINER, ANITA L., dec'd.

Late of Borough of Mohnnton.
Executor: ROBERT MILLER.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

STRICKLER, MILDRED M., dec'd.

Late of Borough of Womelsdorf.
Executor: STEVEN H. STRICKLER.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

TEXTER, DAVID EDWARD also known as

TEXTER, DAVID E., dec'd.
Late of Spring Township.
Executrix: CYNTHIA A. TEXTER.
c/o ATTORNEY: WILLIAM B. COOPER,
III, ESQ.,
FOX RÖTHSCHILD LLP,
P.O. 673,
Exton, PA 19341-0673

VELAZQUEZ, ANTHONY also known as

VELAZQUEZ, ANTONIO, dec'd.
Late of Spring Township.
Administrator: ANTONIO DANIEL
VELAZQUEZ,
11 Windham St.,
Worcester, MA 01610.

WOLD, ARTHUR W., dec'd.

Late of West Wyomissing Blvd.,
Borough of West Lawn.
Administrator: LORI L. FITTERLING.
c/o ATTORNEY: JOSEPH T. BAMBRICK,
JR., ESQ.,
529 Reading Avenue, Suite K,
West Reading, PA 19611

WOODS, PHYLLIS M., dec'd.

Late of Borough of Barto.
Executrix: ANDREA KREISHER-TORR.
c/o ATTORNEY: CHRISTOPHER H.
MEINZER, ESQ.,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073

TRUST NOTICES**Second Publication****GERALD S. SEIDEL AND MILDRED M.
SEIDEL REVOCABLE LIVING TRUST
DATED NOVEMBER 21, 2005**

Mildred M. Seidel, late of Maxatawny
Township, Berks County, PA

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

Trustee: Troy S. Seidel

220 Long Lane Rd.

Kutztown, PA 19530

Trustee's Attorney: Christopher J. Hartman,
Esquire

Hartman, Valeriano, Magovern & Lutz, P.C.

1025 Berkshire Blvd., Suite 700

Wyomissing, PA 19610

**RAY S. AND MARJORIE E.
HARDING REVOCABLE TRUST
DATED SEPTEMBER 5, 2003; FIRST
AMENDMENT TO REVOCABLE
TRUST DATED JUNE 26, 2007; SECOND
AMENDMENT TO REVOCABLE TRUST
DATED NOVEMBER 4, 2009**

Ray S. Harding, late of Exeter Township,
Berks County, PA

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

Trustee: Gregory R. Harding

28 Pinehurst Court

Reading, PA 19607

Trustee's Attorney: Christopher J. Hartman,
Esquire

Hartman, Valeriano, Magovern & Lutz, P.C.

1025 Berkshire Blvd., Suite 700

Wyomissing, PA 19610

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**THE CAROLA A. GASPARI
IRREVOCABLE TRUST DATED JULY
25, 2023**

Carol A. Gaspari, late of Spring Township,
Berks County, PA

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

Trustee: Megan A. Dietrich
450 E. Baumstown Rd.
Birdsboro, PA 19508

Trustee's Attorney: Scott C. Painter, Esquire
906 Penn Ave., Suite 1
Wyomissing, PA 19610

Third and Final Publication

**RICHARD G. BRITIGAN LIVING TRUST
DATED JULY 1, 2021**

Richard G. Britigan, late of Exeter Township,
Berks County, PA

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

Trustee: JERI LYNN PIOTROWSKI
2635 Fairview Ave.
Reading, PA 19606

Trustee: SUZANNE L. ARCURI
6620 Jack's Court
Mt. Airy, MD 21771

Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

**THE EDWIN J. KELLEY REVOCABLE
TRUST**

Edwin J. Kelly, late of Robeson Township,
Berks County, PA

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

Trustee: Mark Kelley
c/o Rudolph L. Celli, Jr., Esq.
Celli & Associates
125 Strafford Ave., Ste. 115,
Wayne PA 19087

Trustee's Attorney: Rudolph L. Celli, Jr., Esq.
Celli & Associates
125 Strafford Ave., Ste. 115
Wayne, PA 19087

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