

LEGAL NOTICES**APPEARANCE DOCKET**

Week Ending July 10, 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 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)

JUDGE ERIC J. TAYLOR - (EJT)

Abuse

ANDREW, DOMINIC SCOTT - Heisey, Amanda L; 26 11379; A. Heisey, IPP. (EJT).

CORAIZACA, MARIA L - Toledo, Ged

Wilger; 26 11389; G. Toledo, IPP. (EJT).

GONZALEZ, JOSE M MARTINEZ - Urena, Anamaria Alvarez; 26 11380; A. Urena, IPP. (EJT).

HUGHES, AUSTIN JAMES - Marquez, Shelianny Marie; 26 11506; S. Marquez, IPP. (TMB).

JOHNSON, JESOD E - Battle, Francine; 26 11388; F. Battle, IPP. (EJT).

JONES, STERLING J - Shingle, Heather N; 26 11381; H. Shingle, IPP. (EJT).

LOPEZ, JASON - Lopez, Justino; 26 11507; J. Lopez, IPP. (TMB).

MARTINEZ, VICTOR YARIEL - Martinez, Victor M Martinez; 26 11446; V. Martinez, IPP. (JMS).

MEJIA, CRISMELY - Delorenzo, Yonaima M Lachapell; 26 11360; Y. Delorenzo, IPP. (TMB).

MONTALVO, ILUMINADA - Montalvo, Jaily N D; 26 11445; J. Montalvo, IPP. (JMS).

MOYER, MYLES SCOTT - Sharadin, Belynda A; 26 11457; B. Sharadin, IPP. (JMS).

NIEVES, FARATHYOLANIA TORRES - Santiago, Miguel Lugo; 26 11393; M. Santiago, IPP. (EJT).

ORTIZ, LUISITO ALBERTO - Melendez, Brittany A; 26 11529; B. Melendez, IPP. (EJT).

PEREZ, HORACIO J BRACERO - Perez, Gawdie Z; 26 11373; G. Perez, IPP. (EJT).

PIERCE, MURICE - Pierce, Elaine; 26 11456; E. Pierce, IPP. (EJT).

RAMOS, SAMUEL - Hofmann, Kimberly A; 26 11359; K. Hofmann, IPP. (EJT).

SANTIAGO, MIGUEL LUGO - Nieves, Farathyolania Torres; 26 11391; F. Nieves, IPP. (EJT).

SANTOS, RUBEN RUIZ - Tijerino, Mahalia Rodriguez; 26 11521; M. Tijerino, IPP. (EJT).

STOCK, JOSEPH B - Villanueva, Crystal M; 26 11451; C. Villanueva, IPP. (JMS).

VELEZ, MISAEL DELVALLE - Torres, Gisela; 26 11397; G. Torres, IPP. (JMS).

YOUNG, MONTEL - Lance, Amber; 26 11357; A. Lance, IPP. (EJT).

Certified Copy of Foreign Divorce Decree
DELGADO, LEYMI HERNANDEZ - Feliz, Jose Manuel; 26 11546; J. Feliz, IPP.

VALDEZ, PERLA MASSIEL FERREIRAS - Garcia, Erick Antonio Hernandez; 26 11444; E. Garcia, IPP.

Complaint

ALVERNIA UNIVERSITY, DOE 1, JOHN,
DOE 2, JOHN - Nixon, Jodie; 26 11526;

07/23/2026

Vol. 118, Issue 43

Robert N. Braker. (JBN).
IANNUZZO, JANELLE, BLECKER, JERRY -
Santiago, Margaret A. Cuadra, Ruben M; 25
11426; Carmen R. Stanzola.

MUKTMUNI LLC - JC Residential & Light
Commercial LLC; 25 17778; Julian E.

Neiser, Jonathan A. Deasy.

Confidential Document Form

DISCOVER BANK, TORRES, LUZJAYLENE
- Capital One N A; 26 10444; Michael J.
Dougherty.

HOWARD, JUSTIN - Capital One N A,
Discover Bank; 26 11152; Michael J.
Dougherty.

Contract - Debt Collection: Credit Card

ARGUELLES, DINALYN - Pca Acquisitions
V LLC; 26 11372; Joel M. Flink. (JBN).

CONTERAS, STEVEN - Pca Acquisitions
V LLC; 26 11399; Michael F. Ratchford.
(JEG).

ESLINGER, DAVID A - Bank Of America N
A; 26 11404; Jonathan P. Cawley. (JBN).

FAUST, CLINTON R - Capital One N
A; 26 11403; Michael F. Ratchford. (MSF).

HORNING, MICHAEL - Pca Acquisitions
V LLC; 26 11401; Michael F. Ratchford.
(JBN).

JOHNSON, CHARLES - Bank Of America N
A; 26 11405; Jonathan P. Cawley. (JEG).

MARCINCIN, MARY - Spring Oaks Capital
Spv LLC; 26 11572; Frederic I. Weinberg.
(JBN).

MELLENDEZ, FRANKLYN - Pca Acquisitions
V LLC; 26 11513; Michael F. Ratchford.
(JEG).

PEREZ, ANEUDY A - Bank Of America N
A; 26 11459; Joel M. Flink. (JBN).

RIVERA, EDWIN BURGOS - Pca
Acquisitions V LLC; 26 11514; Michael F.
Ratchford. (MSF).

SANCHEZ, SUSANA - Pca Acquisitions
V LLC; 26 11402; Michael F. Ratchford.
(JEG).

WALSH, CHARLES - Pca Acquisitions V
LLC; 26 11400; Michael F. Ratchford.
(MSF).

Contract - Debt Collection: Other

CAHN, ALESIA - Credit Corp Solutions
Inc; 26 11525; Gregg L. Morris. (MSF).

Contract - Other

EL ENCANTO BAKERY INC - Cintas Corp;
26 11516; Richard W. Keifer, III. (JEG).

GRACIE'S RESTAURANT GROUP LLC -
Cintas Corp; 26 11515; Richard W. Keifer,
III. (JBN).

HERNANDEZ, JONATHAN GASTON,
ORTEGA, LAURIE EUNICE PAYAMPS,
OSORIA, GENESIS E GASTON -
Credential Leasing; 26 11524; Credential
Leasing, IPP. (JEG).

JOSH FOGARTY ELECTRICAL
CONTRACTOR LLC - Denney Electric
Supply Of Boyertown Inc; 26 11376;
Gretchen L. Petersen. (JBN).

KWARTENG, ALEX - Accelerated Inventory
Management LLC; 26 11561; Demetrios H.
Tsarouhis. (MSF).

Custody

ANYON, SAMANTHA - Shelton, William; 26
11407; Eric J. Fabrizio. (EJT).

BELK, III, FUNZO - German, Kayline; 26
11536; K. German, IPP. (EJT).

GARCIA, DANIELLE, BALDIERA, OSCAR,
BERKS COUNTY CHILDREN & YOUTH
SERVICES - Guzman, Yvette; 26 11512;
Roarke Aston. (TMB).

GIL, JR, JOSE MANUEL - Grace, Nicole
Marie; 26 11532; Susan K. Quirits. (EJT).

PORTER, GABRIELLE - Venzke, Lisa
Ann; 26 11500; L. Venzke, IPP. (SEL).

SIMMS, NEVAIAH - Romano,
Angelo; 26 11463; Kayla Renshaw. (TMB).

SMITH, CHRISTOPHER L - Smith, Stacy
N; 26 11538; Joseph A. Guillama. (JEG).

VAXTER, DANIEL E - Lord, Amy M; 26
11321; A. Lord, IPP. (JMS).

Custody Transfer from xxxx county

MCSORLEY, WILLIAM - Porter,
Gabrielle; 26 11504; G. Porter, IPP. (SEL).

Default Judgment

TORRES, SR, EDWIN SURIEL - JPMorgan
Chase Bank N A; 26 2586; Ian M. Lauer.

Divorce

ANGSTADT, TYLER W - Angstadt,
Ashley M; 26 11378; Brenna H.
Mendelsohn. (JEG).

ARGUETA, JAMIE PORTILLO - Pine,
Andrea; 26 11535; Douglas S. Wortman.
(EJT).

ARMAO, JOBB T - Armao, Lisa B; 26 11465;
Mark E. Zimmer. (JMS).

BALMER, ERIK - Balmer, Brittany; 26 11534;
Julie J. Marburger. (SEL).

CAMACHO, JUAN CARLOS - Camacho,
Dorothy; 26 11555; Bernard Mendelsohn.
(JMS).

CARLISLE, ELIZABETH - Miller, Greg; 26
11517; Rebecca Ann Smith. (EJT).

ELBIH, SEHAM MOHAMED HASSAN -
Aliwa, Mamdouh A; 26 11406; Joseph A.
Guillama. (TMB).

FERRO, RICHARD - Ferro,
Monica; 26 11556; Rebecca Ann
Smith. (JEG).

FORMICONI-GOMBAR, NANCY - Gombar,
Steven; 26 11358; Rebecca L. Bell. (EJT).

FRASCHILLA, JOSEPH ANTHONY -
Fraschilla, Caterina; 26 11543; C. Frascilla,
IPP. (TMB).

KRIEBEL, BROOKE - Bitler,
Laura; 26 11464; Rebecca Ann
Smith. (TMB).

KUBERSKI, MATTHEW - Kuberski, Emily
N; 26 11530; Jacob Mazur. (JEG).

MILLER, JESSICA - Miller,
Andrew; 26 11462; Lauren M.
Marks. (SEL).

MITCHELL, CHARLES - Feeney-Mitchell,
Kara; 26 11557; Lauren M. Marks. (EJT).

07/23/2026

PACHARIS, ERIC - Pacharis, Felicia; 26 11460; Michael R. Lessa. (EJT).

READINGER, ELEANOR - Leymeister, Ronald P; 26 11452; R. Leymeister, IPP. (JMS).

SARMIENTO, MONICA SILVANA - Bejarano, Daniel; 26 11539; Douglas S. Wortman. (EJT).

TROUT, ALEXANDER T - Trout, Alicia L; 26 11387; Jill M. Laskowitz. (SEL).

Divorce - Custody Count Complaint

ARMAO, JOBB T - Armao, Lisa B; 26 11466; Mark E. Zimmer. (JMS).

KUBERSKI, MATTHEW - Kuberski, Emily N; 26 11531; Jacob Mazur. (JEG).

MITCHELL, CHARLES - Feeney-Mitchell, Kara; 26 11558; Lauren M. Marks. (EJT).

PACHARIS, ERIC - Pacharis, Felicia; 26 11461; Michael R. Lessa. (EJT).

Magisterial District Justice Appeal

DEJESUS, BINNELLY - Capital One N A; 26 11386; Michael F. Ratchford. (MSF).

SOSNOWSKI, CAROL ANN - March, David A, Brouwer, Jaquelyn D; 26 11320; Richard P. Almquist, Jr. (JEG).

Miscellaneous - Other

DOLAN, DAVID J - Mohn, Rosemary; 26 11377; Edwin L. Stock. (JEG).

Petition for Issuance of Certificate of Title

COMMONWEALTH OF PENNSYLVANIA - Conrad, James; 26 11454; Carmen R. Stanzola. (MSF).

Real Property - Mortgage Foreclosure: Commercial

MERCEDES DEVELOPMENT LLC - Citibank N A, Bravo Residential Funding Trust 2024-nqm2; 26 11528; Yvonne C. Ganley. (MSF).

Real Property - Mortgage Foreclosure: Residential

ALVES, TROY A, CHOMP ENTERPRISES LLC - Deutsche Bank National Trust Company, Morgan Stanley Abs Capital I Trust 2005-nc1, Mortgage Pass-through Certificates Series 2005-nc1; 26 11533; Karin Schweiger. (MSF).

BELLEUE, KALE M, ROCUS, VICTORIA M - Rocus, David, Rocus, Christina R; 26 11396; Paul A. Prince. (MSF).

HAYES, JASON - Flying Hills Condominium III Association; 26 11573; Katharine A. Costlow. (MSF).

LILE, JIMMY D, LILE, JOAM M - Rocket Mortgage LLC; 26 11455; Timothy Cirino. (MSF).

SANES, SR, ERNESTO - Ndfi LLC; 26 11458; Emmanuel J. Argenterieri. (MSF).

Tort Motor Vehicle

ALTRECHE, JONATHAN LOPEZ, SANTIAGO-GOMEZ, MARVIN, CORTEZ, ERIKA LEE, PROGRESSIVE SPECIALTY INSURANCE COMPANY - Gomez, Nataly Castrillon; 26 11560; Nicholas C. Kapsimalis. (JEG).

Vol. 118, Issue 43

HEISEY, GLORIA - Dejesus, Perry A, Dejesus, Diane; 26 11371; J Christopher Froelich. (MSF).

HENNE, TRACIE L, HENNE, SHELDON W, HENNE, SUZANNE M - Brown-Walb, Joy L, Lutz, Janice Ann; 26 11522; Stephen H. Price. (MSF).

MORALES, MARIA GARCIA - Stronsick, Stephanie M; 26 11523; Ronald E. Cirba. (JBN).

SASTRE, NINEYSHKA SIACA, BERKS AREA REGIONAL TRANSIT AUTHORITY, DOE 1- 10, JOHN - Brown, Khajia; 26 11547; David B. Sherman. (MSF).

SHOLLENBERGER, BRANDON, SHOLLENBERGER, WENDY ANNE, SHOLLENBERGER, CHAD, DOE1, JOHN, DOE2, JOHN - Simons-Garcia, Geronima, Simons-Garcia, Geronima; 26 11374; Fredric S. Karpf. (JEG).

WHITETAIL DISPOSAL LLC, LONG, KEITH A - Hunter, Barbara A, Hunter, Robert H; 26 11527; Joel A. Ready. (JEG).

Tort Premise Liability

BERKSHIRE PA HOLDINGS LLC - Formando, Kathleen M; 26 11375; David R. Dautrich. (MSF).

FIGUEROA, MAYRA A FIGUEROA, MARTE, GUIDO, FELIZ, EZEQUIEL AYALA, CITY OF READING, DOES 1-3, JOHN - Rohrbacher, Tracey; 26 11398; Daniel P. Esquire Grandinetti. (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 **August 7, 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:

Second Publication

20-15284

Judgment Amount: \$500,316.62

Attorney: Hill Wallack, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground Situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of High Meadow Estate, Phase 2, drawn by Brinjac Engineering, Inc., dated January 24, 2003, said Plan recorded in Berks

07/23/2026

Vol. 118, Issue 43

County, Pennsylvania in Plan Book 301, Page 144, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Green Meadow Drive, said point being a corner of Lot No. 113 on said Plan; thence extending from said point of beginning along Lot No. 113 South 76 degrees 39 minutes 54 seconds East 155.70 feet to a point in line of lands now or late of Ruth E. Peterson Trustee; thence extending along said lands South 12 degrees 50 minutes 19 seconds West 128.26 feet to a point, a corner of Lot No. 111 on said Plan; thence extending along same North 76 degrees 39 minutes 54 seconds West 156.81 feet to a point on the Southeasterly side of Green Meadow Drive; thence extending along same North 13 degrees 20 minutes 06 seconds East 128.26 feet to the first mentioned point and place of beginning.

BEING LOT NO. 112 as shown on the abovementioned Plan.

BEING TAX PIN NO. 5364-08-89-4690.

BEING PART OF THE SAME PREMISES which Heritage-High Meadow, L.P., a Pennsylvania Limited Partnership, by Deed dated July 13, 2009 and recorded in Berks County, PA on July 27, 2009 as Instrument No. 2009035471, conveyed unto Shawn A. Reber and Tricia L. Reber, in fee.

To be sold as the property of: Shawn A. Reber and Tricia L. Reber

Case No. 20-16036

Judgment Amount: \$19,621.14

Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN two-story brick house with mansard roof with two-story brick building attached and lot of ground situate on the East side of Church Street, between Douglass (formerly Centre Street) and Windsor Streets, in the City of Reading, aforesaid, being No. 827, bounded and described as follows:

On the North by property of Martin Schnepf,
On the East by a ten feet wide alley,

On the South by property of John C. Immendorf, and

On the West by Church Street.

CONTAINING in front on Church Street thirteen (13) feet, four (04) inches more or less, and in depth, one hundred (105) feet more or less.

BEING THE SAME PREMISES WHICH John C. Nessuno and Jolyn Nessuno formerly Jolyn Kuser, Husband and Wife, by her Attorney-in-Fact John C. Nessuno, pursuant to Power of Attorney dated 9/07/99 and recorded in Berks County in Record Book 3124, Page 2311 by Deed dated September 7, 1999 and recorded in the Office of the Recorder of Deeds of Berks County on September 14, 1999 in Record Book 3124, page 2314, granted and conveyed unto Ivan D. Durham, in fee.

Property Address: 827 Church Street, Reading, PA 19601

Parcel ID #14530759842901

TO BE SOLD AS PROPERTY OF: Ivan D. Durham

Case No. 21-02783

Judgment Amount: \$15,181.69

Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN lot or piece of land together with the three story brick factory building erected thereon, being No. 213 North Tenth Street in the City of Reading, Berks County, Commonwealth of Pennsylvania, being more fully founded and described as follows, to wit:

BEGINNING at a point on the eastern topographical building line of North Tenth Street (60 feet wide) at the intersection with a fifteen feet (15 feet) wide alley, said corner being the southwestern corner of the herein described premises, thence in a northerly direction along the eastern topographical building line of North Tenth Street, a distance of twenty feet (20 feet) to a point, thence along No. 215 North Tenth Street, the two (2) following courses and distances viz: (1) leaving the aforesaid North Tenth Street, in an easterly direction along the northern side of the three story brick factory building, making an interior angle of ninety degrees three minutes (90 degrees, 03 minutes) with the last described line, a distance of seventy four and twenty five hundredths feet (74.25 feet) to a point, and (2) following along the western side of the aforesaid factory building, making an interior angle of two hundred sixty nine degrees fifty seven minutes (269 degrees 57 minutes) with the last described line, a distance of twenty four feet (24 feet) to a point, thence along No. 217 North Tenth Street and the northern side of the aforesaid factory building in an easterly direction, making an interior angle of ninety degrees three minutes (90 degrees 03 minutes) with the last described line, a distance of twenty seven and twenty five hundredths feet (27.25) to a point on the western side of a ten feet (10 feet) wide alley, thence in a southerly direction along the aforesaid alley, making an interior angle of eighty nine degrees fifty seven minutes (89 degrees 57 minutes) with the last described line, a distance of forty four feet (44 feet) to a point at its intersection with the northern side of a fifteen feet (15 feet) wide alley in a westerly direction making an interior angle of ninety degrees three minutes (90 degrees 03 minutes) with the last described line, a distance of one hundred and fifty hundredths feet (100 50 feet) to and making an interior angle of eighty nine degrees fifty seven minutes (89 degrees 57 minutes) with the first described line, the place of BEGINNING.

CONTAINING two thousand six hundred eighty four (2,684) square feet.

BEING known as 213 N. 10th Street, Reading, PA 19601

RESIDENTIAL PROPERTY

07/23/2026

BEING the same premises which Urban Spaces, LLC by Deed dated April 28, 2017 and recorded in the Office of the Recorder of Deeds of Berks County on April 28, 2017 to Instrument No. 2017015207 granted and conveyed to Charles Marchisotto

Property Address: 213 N. 10th Street, Reading, PA 19601

PARCEL ID NO.: 09531769016544

TO BE SOLD AS THE PROPERTY OF:
Charles Marchisotto

Docket #22-10787

Judgment Amount: \$240,532.83

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land together with the improvements thereon erected, being Lot No. 11 in Block "B", as said lot is shown on the Final Plan of "Whitford Hill", said Final Plan being recorded in Plan Book Volume 41, Page 9, Berks County records, situate on the Northerly side of Whither Road between Merrybells Drive and Danor Drive, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly lot line of Whitner Road (56.50 feet wide), said point being on the division line between Lot No. 11 and Lot No. 12 in Block "B" as said lots are shown on the aforementioned Final Plan of "Whitford Hill"; thence leaving the Northerly lot line of Whitner Road and extending in a Northerly direction along Lot No. 12 in Block "B" forming an interior angle of 90 degrees with the Northerly lot line of Whitner road, a distance of 100.00 feet to a point, a corner of Lot No. 2 in Block "B"; thence extending in an Easterly direction along Lot No. 2 in Block "B" forming an interior angle of 90 degrees with the last described line, a distance of 80.00 feet to a point, a corner of Lot No. 10 in Block "B"; thence extending in a Southerly direction along Lot No. 10 in Block "B", forming an interior angle of 90 degrees with the last described line, a distance of 100.00 feet to a point on the Northerly lot line of Whitner Road; thence extending in a Westerly direction along the Northerly lot line of Whitner Road, forming an interior angle of 90 degrees with the last described line, a distance of 80.00 feet to the place of beginning.

Thereon erected a dwelling house known as:

1021 Whitner Road

Reading, PA 19605

Tax Parcel #66439920801973

See Deed Book Instrument #: 2018015230

Sold as the property of:

JEREMIAH B. BATTICE and YESENIA

MARTINEZ SANTIAGO

Vol. 118, Issue 43

No. 24-04576 Judgment: \$185,257.05 Attorney: Leon P. Haller, Esquire LONG LEGAL ALL THAT CERTAIN lot or piece of ground together with the brick bungalow dwelling house and other buildings erected thereon, situate in the Township of Spring, (formerly West Lawn Borough) and known as House No. 2030 Penn Avenue, in said former Borough of West Lawn (formerly a part of Spring Township), County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by Wm. I-I. Karns and bearing dated October, 1907, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book Volume 3 page 19, and being further known as Lot No. 8, in said Plan known as "West Lawn", said lot being bounded on the North by Penn Avenue, on the East by Lot No. 7, on the South by Lebanon Valley Railroad and on the West by Lot No 9. HAVING a frontage of twenty-five feet and a depth of eighty-eight feet, two inches on the East, and eighty-nine feet eight and one-eighth inches to the West side to Railroad, 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: 2030 PENN AVENUE, READING, PA 19609 Mapped PIN: 4396-09-06-8983 Parcel ID 80439609068983 Account 80910633 BEING THE SAME PREMISES WHICH Ricky Dean Stelman, by Deed dated June 13, 2023 and recorded June 27, 2023, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2023-018568, granted and conveyed unto Timothy M. Abuiz and Tiffany R. McMullen-Abuiz. TO BE SOLD AS THE PROPERTY OF TIMOTHY M. ABUIZ AND TIFFANY R. MCMULLEN. ABUIZ

C.C.P. BERKS COUNTY, NO. 24-13812

Judgment - \$193,840.77

Steven P. Kelly, Esquire (308573)

Matthew Fleck, Esquire (330498)

Jessica N. Manis, Esquire (318705)

Matthew C. Fallings, Esquire (326896)

Daniel P. Jones, Esquire (321876)

Caroline P. Helton, Esquire (329932), Attorney for Plaintiff

All that certain tract of land situate in Lyons Borough, Berks County, Pennsylvania, bounded and described as follows:

07/23/2026

Vol. 118, Issue 43

PREMISES A:

ALL THAT CERTAIN two story frame dwelling house situate in the Borough of Lyons, Berks County, Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a corner of land late of Daniel Angstadt; thence by the same South seventy-nine and one-fourth degrees West ten and two-tenths perches (S. $79-1/4^{\circ}$ W. $10-2/10$ P.) to a stone corner of land late of John Haak; thence by the same North twelve degrees West two perches (N. 12° W. 2 P.) seven-tenths and one-half ($7/10$ and $1/2$) to a corner; thence North sixty-seven and one-half degrees East nine and eight-tenths perches (N. $67-1/2^{\circ}$ E. $9-8/10$ P.) to a corner; thence by land late of Jacob A. Haak South nineteen degrees East four perches (S. 19° E. 4 P.) six tenths and one-half ($6/10$ and $1/2$) to the place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN parcel of ground conveyed by Romane Richard and Ernest Richard, Co-Executors of the Estate of Rosa Alice Hess, Deceased, to Stanley R. Helbert and Kathy J. Helbert, his wife, by Dead dated 4/29/83 and recorded in Deed Book 1830, Page 677, Berks County records, and being more particularly described as follows:

ALL THAT CERTAIN message, tenement and lot of ground situate in the Borough of Lyons, County of Berks and State of Pennsylvania bounded as follows, viz:

- On the North by Hunter Street;
- On the West by lands of Benjamin Helfrich;
- On the South by land of Amos Barto; and
- On the East by property of Alice Welsler.

CONTAINING a frontage along Hunter Street of fifty feet (50 ft.) and a depth of forty-four feet (44 ft.)

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN parcel of ground conveyed by W. Edgar Schwoyer and Ronald G. Schwoyer to Clarence L. Geisinger and Anna May Geisinger, his wife, dated 3/4/70 and recorded in Deed Book 1562, Page 1105, Berks County records and being more particularly bounded and described as follows:

ALL THAT CERTAIN lot or piece of ground, together with the two story and attic frame dwelling house with one story frame addition and other out buildings erected thereon, situate on the South side of West Hunter Street Westwardly from its intersection with Kemp Street in the Borough of Lyons, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid West Hunter Street (50 feet wide), on the East by property belonging to Astor Welder and Minnie V. Welder, his wife, on the South by property belonging to Astor Welder and Minnie V. Welder, his wife and on the West by property belonging to Rosa A. Hess, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron

pin in the Southern topographical building line of West Hunter Street, as laid out on the topographical survey of the Borough of Lyons, the aforesaid point of beginning being the Northeastern corner of the herein described property; thence leaving the aforesaid West Hunter Street and along property belonging to Astor Welder and Minnie V. Welder, his wife, the two (2) following courses and distances, viz: (1) by a line being one and forty-five one-hundredths feet ($1.45'$) Westwardly from the Northwestern corner of the dwelling house on the aforesaid property belonging to Astor Welder and Minnie V. Welder, his wife, and ninety-four one-hundredths (0.94) of a foot Westwardly from the Southwestern corner of the aforesaid dwelling house, South seventeen degrees eight minutes East (S. 17° $08'$ E.), a distance of seventy-five and seventy-five one-hundredths feet ($75.75'$) to a corner marked by an iron pin at the corner of a concrete post, and (2) South eighty-three degrees sixteen minutes West (S. 83° $16'$ W.) a distance of seventy-five and seventy-five one-hundredths ($49.91'$) to a corner marked by an iron pin in line of property belonging to Rosa A. Hess; thence along same, North seventeen degrees three and one-half minutes West, (N. 17° $3-1/2'$ W.), a distance of sixty-six and forty-three one-hundredths feet ($66.43'$) to a corner marked by an iron pin in the Southern topographical building line of the aforesaid West Hunter Street; thence along the same, North seventy-two degrees thirty minutes East (N. 72° $30'$ E.), a distance of forty-nine feet ($49'$) to the place of BEGINNING.

PREMISES B

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

BEGINNING at a point on the Eastern boundary line of property now or late of Ellen Hess; thence North six degrees West seventy-six feet (N. 6° W. $76'$) along the Eastern side and property now or late of Ellen Hess to a point in line of property now or late of Henry Reppert and Astor Welder; thence along the same North eighty-three and one-half degrees East one hundred seven feet six inches (N. $83-1/2^{\circ}$ E. $107' 6''$) to a point in line of property now or late of said Henry Reppert and Astor Welder; thence along the same North fourteen degrees West ninety feet (N. 14° W. $90'$) to Hunter Street; thence North seventy-two and one-half degrees East fifty feet (N. $72-1/2^{\circ}$ E. $50'$) to an eighteen feet ($18'$) wide alley; thence along the Western side of said alley South six degrees East one hundred seventy-six feet (S. 6° E. $176'$) to a point at an eighteen feet ($18'$) wide alley; thence South eighty-four and one-half degrees West one hundred forty-two and three-tenths feet (S. $84-1/2^{\circ}$ W. $142-3/10$) to the place of BEGINNING.

BEING KNOWN AS 7 W Hunter Street, Lyon Station, PA 19536

07/23/2026

Vol. 118, Issue 43

PARCEL NO.: 60545214336854

BEING the same premises which Michael R. Banks and Anjela M. Banks by Deed dated October 4, 2021 and recorded in the Office of Recorder of Deeds of Berks County on October 5, 2021 as Instrument 2021049774 granted and conveyed unto Glenn Leonard and Teresa Gonzalez.

TO BE SOLD AS THE PROPERTY OF Glenn Leonard and Teresa Gonzalez

Docket #25-1466

Judgment Amount: \$186,405.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two story, brick and stucco semi-detached dwelling house thereon erected, situate on the South side of Cleveland Avenue, between Marwood and Logan Avenues, being No. 2058 in the suburb known as West Wyomissing (being also known as Lot No. 84 as shown on map or plan surveyed by William H. Dechant and bearing date April 1914, said map or plan recorded in the Recorder's Office in Plan Book 2 page 44), in the Township of Spring, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Cleveland Avenue;

ON the East by Lot No. 82;

ON the South by a twelve feet wide alley; and

ON the West by Lot No. 86.

CONTAINING in front along said Cleveland Avenue, a width of twenty feet (20') and in depth of equal width one hundred and twenty five feet (125') to said twelve feet wide alley.

Thereon erected a dwelling house known as:

2058 Cleveland Avenue

Reading, PA 19609

Tax Parcel #80439609164187

See Deed Book Page Instrument No: 2021058357

Sold as the property of:

HEATHER RATKIEWICZ as Executrix of the Estate of ANTHONY RATKIEWICZ, Deceased

LEGAL DESCRIPTION

Docket No: 25-04554

Attorney for Plaintiff: Orlans Law Group PLLC

Judgment Amount: \$247,179.64

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, Situate on the Southwesterly side of Garey Road, T-333, (33 feet wide legal right-of-way, 50 feet wide required Township right-of-way), in the Township of Union, County of Berks, and Commonwealth of Pennsylvania, being shown as Lot No. 3 on a Final Plan of Union Meadows, recorded in Plan Book Volume 198, Page 27, Berks County Records, prepared by Systems

Design Engineering, Inc., and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of the said Garey Road, said point being a corner of Lot 5, and said point also being the most Northeasterly corner of the herein described tract;

THENCE leaving the said Garey Road, along the said Lot 5 South 27 degrees 05 minutes 29 seconds West, a distance of 328.60 feet to a point; thence containing along Lot 5 North 62 degrees 54 minutes 31 seconds West, a distance of 157.58 feet to an iron pin, a corner of Lot 2;

THENCE along the said Lot 2 North 30 degrees 46 minutes 05 seconds East, a distance of 311.84 feet to a concrete monument on the said Southerly right-of-way line of Garey Road;

THENCE, along the said Southerly right-of-way line of Garey Road South 70 degrees 07 minutes 14 seconds East, a distance of 138.68 feet to the PLACE OF BEGINNING.

PARCEL ID. 88-5344-19-61-7550

88534419617550

TITLE TO SAID PREMISES VESTED IN Christopher M. Colfer and Kerri E. Colfer, by Deed from John Banks Jr. and Robin Fox-Banks and A/K/A Robin Banks, dated June 13, 2014, recorded June 25, 2014, instrument number 2014020265.

Tax Parcel No: 88534419617550

Premises known as: 348 Garey Road, Douglassville, PA 19518

To Be Sold as the property of Christopher M. Colfer and Kerri E. Colfer

Case Number: 25-04617

Judgment Amount: \$314,199.94

Attorneys: Robert P. Wendt, Esq.;

Nicholas J. Kiger, Esq.;

Chrisovalante P. Fliakos, Esq.

All that certain lot of ground together with the improvements erected thereon, being No. 1162 Tuckerton Road in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, shown as Lot No. 1, Block H on the plan of "Whitford Hill Townhouses" recorded in Plan Book 123, Page 29, being more fully described as follows:

Beginning at a point on the Southeast line of Tuckerton Road, said point being on the division line between Lot No. 1 and Lot No. 2 on the aforesaid plan and being 85.00 feet Northeast of the Northerly end of the curve connecting the Southeast line of Tuckerton Road with the Northeast line of River Road; thence along said Lot No. 2, South 32 degrees 56 minutes 59 seconds East, 100.00 feet to Lot No. 186; thence along Lot Nos. 186, 187 and 188, South 57 degrees 03 minutes 01 second West, 96.09 feet to a point on the Northeast line of River Road; thence along same the two following courses and distances: (1) North 41 degrees 56 minutes 58

07/23/2026

Vol. 118, Issue 43

seconds West, 74.32 feet to a point of curve and (2) continuing Northwesterly along a curve to the right, having a radius of 23.00 feet, a central angle of 98 degrees 59 minutes 59 seconds, the arc distance of 39.74 feet to a point on the Southeast line of Tuckerton Road; thence along same, North 57 degrees 03 minutes 01 second East, 85.00 feet to Lot No. 2, being the place of beginning.

APN: 66439919601993

Property Address: 1162 Tuckerton Rd, Reading, PA 19605

TO BE SOLD AS PROPERTY OF: Joanne Burno and Aaron Burno

Case Number: 25-15063

Judgment Amount: \$175,465.98

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two story brick dwelling house and lot of ground upon which the same is erected, situate on the North side of and known as No. 131 Elm Street, between Brobst and State Streets, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Elm Street at the corner of a fifteen (15) feet wide alley; Northward along said alley one hundred and thirty-five (135) feet to the South side of a twenty (20) feet wide alley; thence Eastward along said alley twenty-two (22) feet and six (6) inches to a point; thence Southward and through the middle of the partition wall between this property and other property of the grantors on the East being No. 133 Elm Street; one hundred and thirty-five feet to the North side of said Elm Street; thence Westward along said Street twenty-two feet and six inches to the place of Beginning.

BEING Lot No. 65 and part of No. 66.

BEING PARCEL NUMBER: 4395-07-79-2531

BEING THE SAME PREMISES WHICH Jan Fisher and Susan Fisher, husband and wife, by

Deed dated 5/13/1993 and recorded in Berks County in Record Book 2417 page 106 granted and conveyed unto Michael S. Bachman and Leanne Bachman, husband and wife.

BEING KNOWN AS: 131 E ELM ST, SHILLINGTON, PA 19607

PROPERTY ID: 77439507792531

TITLE TO SAID PREMISES IS VESTED IN RAYMOND S. COYLE BY DEED FROM MICHAEL S. BACHMAN AND LEANNE BACHMAN, HUSBAND AND WIFE, TENANTS BY ENTIRETIES, DATED OCTOBER 29, 2004 RECORDED NOVEMBER 10, 2004 IN BOOK NO. 4188, AT PAGE 918

TO BE SOLD AS PROPERTY OF: RAYMOND S. COYLE

Prothonotary # 25-15173

Judgment: \$200,691.23

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 43532719525265

ALL THAT CERTAIN lot or piece of land together with a two-story brick and frame townhouse erected thereon, being House No. 839 Rabbit Lane on the Southern side of Rabbit Lane, being known as Lot No. 10, Block D, Section 1 of Mountain Park Development as laid out by S. & H. on 11/25/1970 and recorded in Berks County Plan Book 32, page 79, in the Township of Exeter, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows:

BEGINNING at a corner on the Southern building line of Rabbit Lane (53 feet wide) said corner being two hundred ninety-one and fifty-eight hundredths feet measured Eastward from the end of a curve having a twenty feet radius connecting the Eastern building line of Deer Run (53 feet wide) and the Southern building line of Rabbit Lane, South forty-two degrees four minutes zero seconds East, a distance of twenty feet to a corner; thence leaving the aforesaid Rabbit Lane along Lot No. 11 passing through an eight-inch party wall, South forty-seven degrees fifty-six minutes zero seconds West, a distance of one hundred twenty-two and fifty hundredths feet to a corner in a fifteen feet wide easement for public utilities; thence along the same by a line being five feet Northwardly from and parallel to the Southern side of the aforesaid fifteen feet wide easement and along Lot Nos. 22 and 23, North forty-two degrees four minutes zero seconds West, a distance of twenty feet to a corner; thence along Lot No. 9 passing through and eight inch party wall North forty-seven degrees fifty-six minutes zero seconds East, a distance of one hundred twenty-two and fifty-one hundredths feet to the place of beginning.

Being known as: 839 RABBIT LANE, READING, PA 19606.

Title to said premises is vested in Aleasha S. Hayes by deed from STEVEN BODENWEISER AND ELIZABETH BODENWEISER, HUSBAND AND WIFE dated August 17, 2023 and recorded August 17, 2023 in Instrument Number 2023024404.

TO BE SOLD AS THE PROPERTY OF ALEASHA S. HAYES

Case Number: 25-16223

Judgement amount: \$15,904.27

Attorney: Jennie C. Shnyder, Esquire

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND THE LOT OF PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE

07/23/2026

Vol. 118, Issue 43

WEST SIDE OF AND KNOWN AS NO. 426 SOUTH SEVENTEENTH STREET, BETWEEN MUHLENBERG AND COTTON STREETS, IN THE CITY OF READING, BERKS COUNTY, PENNSYLVANIA, SAID LOT BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

On the North by property No. 424 South Seventh Street; on the East by said South Seventh Street; on the South by a fifteen (15') wide alley; and on the West by a ten feet (10') alley.

CONTAINING in front on said South Seventeenth Street, thirteen feet, six inches (13' 6") and in depth equal width to said ten feet (10') wide alley ninety (90') feet.

COMMONLY KNOWN AS 426 South 17th Street, Reading, PA 19606

BERKSCOUNTY; PARCEL 16531632473858

BEING the same premises which HMB Investments, LLC by deed dated August 5, 2022 and recorded August 24, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2022034093, granted and conveyed unto EMIGDIO DEJESUS MOLINA, as sole owner, its successors and assigns.

TO BE SOLD AS PROPERTY OF: Emigdio DeJesus Molina

Case Number: 25-17438

Judgement amount: \$15,137.57

Attorney: Jennie C. Shnyder, Esquire

ALL THAT CERTAIN a two story brick dwelling house with mansard roof and the lot or piece of ground upon which the is erected situate in the east side of north Twelfth Street, being No. 749 between ley and Douglas Street, 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 Jefferson Betz, on the East by ten feet wide alley; on the South by property now or late of Harry Cunnius; and on the West by property by North Twelfth Street.

CONTAINING in front on North Twelfth Street, North and South, fourteen feet (14'), and in depth East and West, of an equal width, one hundred ten feet (110')

COMMONLY KNOWN AS 749 North 12th Street, Reading, PA 19604

BERKSCOUNTY; PARCEL 12531754147540

BEING the same premises, which Joheny Perez by Deed dated July 14, 2021 and recorded July 20, 2021 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2021036258 granted and conveyed unto Jose D. Tineo

TO BE SOLD AS PROPERTY OF: Jose D. Tineo

LEGAL DESCRIPTION

Case Number: 25-17970

Judgment Amount: \$45,474.04

Attorney: Brock and Scott, PLLC

BEING PARCEL NUMBER 39439519616109

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

BEGINNING at a point on the Western side of the public road leading from Cedar Top toward Shillington, a corner of property about to be conveyed to John and Grace White; thence along said property in a westerly direction a distance of 100 feet to a point on the Eastern side of a 15 feet wide alley; thence along same in a southerly direction, forming a right angle with the last described line, a distance of 100 feet to a point, thence in an easterly direction along property about to be conveyed to Chester Brendle, forming a right angle with the last described line, a distance of 113.10 feet to a point on the Western side of the aforementioned public road; thence along same in a northerly direction, forming an interior angle of 82 degrees 32 minutes with the last described line, a distance of 100.85 feet to the place of BEGINNING.

There is erected on said premises a one and one-half story single brick and frame dwelling house.

Being the same premises which William L. Ney and S. Becky Ney, by Deed dated 02/24/2006 and recorded 03/17/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4828, Page 1694, granted and conveyed unto S. Becky Ney, in fee.

AND the said Shelba Becky Ney has departed this life on or about 06/08/2025, thereby vesting title of mortgaged premises unto James Clayton Hoffman, known heir of S. Becky Ney A/K/A Shelba Becky Ney A/K/A Shelda Becky Ney, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under S. Becky Ney A/K/A Shelba Becky Ney A/K/A Shelda Becky Ney, Deceased.

Tax Parcel: 39439519616109 AKA 4395-19-61-6109

Premises Being: 1563 Welsh Rd, Reading, PA 19607

To be sold as Property of: James Clayton Hoffman, known heir of S. Becky Ney A/K/A Shelba Becky Ney A/K/A Shelda Becky Ney, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under S. Becky Ney A/K/A Shelba Becky Ney A/K/A Shelda Becky Ney, Deceased

07/23/2026

Vol. 118, Issue 43

Case No.: 25-18555

Judgment Amount: \$117,669.40

Attorney: James C. Vandermark, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a three story brick, mansard roof, store stand and dwelling house, situate on the northwest (formerly called the southwest) corner of Kutztown Road and Jefferson Street, in Hyde Park, Muhlenberg Township, Berks County, Pennsylvania, and being known as No. 2426 Kutztown Road, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of Kutztown Road and Jefferson Street; thence southwardly for the distance of sixteen (16') feet to a point; thence westwardly at right angles to said Kutztown Road one hundred and twenty (120') feet to a point; thence northwardly, parallel to Kutztown Road two (2') feet and six (6") inches to an iron pin; thence eastwardly along the property of now or late Ammon Y. Schmeck, eighty-seven (87') feet nine (9") inches to an iron pin on the western line of Jefferson Street; thence southwardly along the western side of said Jefferson Street, sixty-six (66') feet and eleven (11") inches to a point.

Tax ID: 66-5308-16-93-7835

BEING the same property conveyed to Hippo Homes LLC, a Pennsylvania limited liability company, from Ysidro Rafael Nunez, by deed recorded December 7, 2017, as Instrument No. 2017045568 of the Berks County Records.

Property Address: 2426 Kutztown Road, Reading, Pennsylvania 19605

TO BE SOLD AS THE PROPERTY OF:
HIPPO HOMES LLC

Berks County No. 25-18660

Judgment Amount: \$207,668.51

Attorney: Powers Kirm, LLC

All that certain lot or piece of ground situate in the Township of Amity, County of Berks and State of Pennsylvania, bounded and described as Lot No. 161 according to a final plan of Rosecliff Pointe Subdivision drawn by Thomas R. Gibbons & Associates Inc., dated 2/6/2001 and last revised 3/21/2001 said plan recorded in Berks County in Plan Book 250, page 16, as follows, to wit:

Premises being known as 5013 Overlook Pointe, Douglassville, Pennsylvania 19518.

Beginning at a point on the northeasterly side of Overlook Pointe (50 feet wide) said point being a corner of Lot No. 160 on said plan; thence extending from said point of beginning along Lot No. 160, North 23 degrees 03 minutes 41 seconds East 200.00 feet to a point a corner of Lot No. 166 on said plan; thence extending along same South 66 degrees 56 minutes 19 seconds East 186.04 feet to a point a corner of

Lot No. 162 on said plan; thence extending along same South 23 degrees 03 minutes 41 seconds West 200.00 feet to a point on the northeasterly side of Overlook Pointe; thence extending along same North 66 degrees 56 minutes 19 seconds West 186.04 feet to the first mentioned point and place of Beginning.

Subject to a Metropolitan Edison Company right of way extending through premises, a proposed 20 feet wide utility easement extending along southeasterly side of premises and a proposed 20 feet wide drainage easement extending into premises.

Under and Subject to the declaration of covenants, conditions and restrictions covering development known as Rosecliff Pointe Subdivision recorded in Record Book 3477, Page 1784 Berks County records.

BEING THE SAME PREMISES which William Spannum and Staci Spannum, by Deed dated 5/26/2015 and recorded in the Office of the Recorder of Deeds of Berks County on 5/29/2015 in Instrument No. 2015017709, granted and conveyed unto Michael D. George and Deanna M. George.

BEING KNOWN AS: 5013 Overlook Pointe, Douglassville, Pennsylvania 19158.

TAX PARCEL NO. 24536513048367

See Instrument 2015017709.

To be sold as the property of Michael D. George and Deanna M. George.

Case Number: 26-00665

Judgment Amount: \$248,987.08

Attorney: Yvonne Ganley, Esq.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BERKS, AND TOWNSHIP OF MUHLENBERG AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN on and one-half story brick and frame dwelling and the lot or piece of ground upon which the same is erected, between Floret and Grandell Avenues, as shown on the Plan of "Riverview Park", Section 2, (said plan recorded in Plan Book Volume 7, Page 32, Berks County Records), in 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 Westerly building line of Rosewood Road sixty feet (60') Northwardly from a point of curve in the Westerly building line of Rosewood Road at Floret Avenue, thence in Westerly direction, forming a right angle with the Westerly building line of Rosewood Road, a distance of one hundred eighty feet and thirty-six hundredths of one foot (180.36') to a point on the Easterly building line of Grandell Avenue, thence in a Northeasterly direction along the Easterly building line of Grandell Avenue, forming an interior angle

07/23/2026

Vol. 118, Issue 43

of forty-one degrees fifteen minutes ($41^{\circ} 15'$) with the last described line, a distance of one hundredths ninety-five feet and seventy-five hundredths of one foot ($195.75'$) to a point of curve, thence by the aforesaid curve bearing to the right having a radius of twenty feet ($20'$), a central angle of one hundred thirty-one degrees fifteen minutes ($131^{\circ} 15'$), a tangent distance of forty-four feet and fourteen hundredths of one foot ($44.14'$) and a distance of forty-five feet and eighty-two hundredths of one foot ($45.82'$) along the arc to a point of tangency in the Westerly building line of Rosewood Road, thence in a Southerly direction along the Westerly building line of Rosewood Road a distance of one hundred fourteen feet and three hundredths of one foot ($114.03'$) to the place of BEGINNING.

PIN: 66439920906602

BEING THE SAME PREMISES which Carlos Batista by Deed dated November 2, 2023 and recorded November 6, 2023, in the Office of the Recorder Deeds in and for the County of Berks in Instrument No. 2023032989, granted and conveyed unto C.M.J.K. Properties, LLC, a Pennsylvania Limited Liability Company.

APN: 66439920906602

PROPERTY ADDRESS: 3808 ROSEWOOD AVENUE, READING, PA 19605

TO BE SOLD AS PROPERTY OF: C.M.J.K. Properties, LLC

No. 26-01399

Judgment: \$227,602.53

Attorney: Leon P. Haller, Esquire

LONG LEGAL

ALL THAT CERTAIN lot or piece of ground with the stucco dwelling house thereon erected, situate on the northern side of East Second Street and known as No. 43 East Second Street, in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on building range of the northern side of East Second Street, and a corner of property of No. 41 East Second Street; thence along said building range South 54 degrees 39 minutes East 18.00 feet 09 inches to a corner at a 20.00 feet wide alley; thence along the same North 35 degrees 46 minutes East 106.00 feet to a corner at a 14.00 feet wide alley; thence along the southern side of said alley North 54 degrees 21 minutes West 19 feet and 06 inches to a corner of property of No. 41 East Second Street; thence along the same and through the middle of a partition wall of the double dwelling house South 35 degrees 21 minutes West 106 feet and 01 inches to the place of BEGINNING.

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: 43 EAST 2ND STREET, BOYERTOWN, PA 19512

Mapped PIN: 5387-20-80-2387

BEING THE SAME PREMISES WHICH Doris Angstadt and Kyler Isaac DeAgostino, by Deed dated July 3, 2025 and recorded July 16, 2025 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2025-021093, granted and conveyed unto Doris Angstadt.

TO BE SOLD AS THE PROPERTY OF DORIS ANGSTADT

No. 26-02197

Judgment: \$200,170.93

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT TRACT OR PARCEL OF LAND situate in the County of Berks, State of Pennsylvania, to wit;

ALL THAT CERTAIN lot or piece of ground together with the two-story and basement brick and concrete block row type dwelling house erected thereon, situate on the southern side of and known as No. 2550 Grant Street, between North Twenty-Fifth Street and Endlich Avenue, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, bounded on the north by the aforesaid Grant Street, (40 feet wide), on the east by No. 2552 Grant Street, property belonging to Robert O. Jepsen, Sr. on the West by No. 2548 Grant Street, property belonging to Paul K. Littlehales and Marie Littlehales, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the southern topographical building line of Grant Street, as laid out on the topographical survey of the Borough of Mt. Penn, a distance of two hundred fifteen and twenty-nine one hundredths feet ($215.29'$) westwardly measured along the southern topographical building line of the aforesaid Grant Street from the southwestern topographical building corner of the intersection of the aforesaid Grant Street and Endlich Avenue; thence leaving and making a right angle with the aforesaid Grant Street and in a southerly direction along No. 2552 Grant Street, property belonging to Robert O. Jepsen, Sr. and passing through the center line of the ten inch (10") concrete block party wall between the buildings a distance of eighty-seven and five-tenths feet ($87.5'$) to a corner on the northern side of a fifteen feet ($15'$) wide alley; thence in a westerly direction along same, making a right angle with the last described line, a distance of nineteen and fifty-four one-hundredths feet ($19.54'$) to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid fifteen feet ($15'$) wide alley and in a northerly direction along No. 2548 Grant

07/23/2026

Vol. 118, Issue 43

Street, property belonging to Paul K. Littlehales and Marie Littlehales, his wife, passing through the brick and concrete block party wall between the dwellings, a distance of eighty-seven and five tenths feet (87.5') to a corner marked by a drill hole cut on a concrete wall in the southern topographical building line of the aforesaid Grant Street; thence in an easterly direction along same, making a right angle with the last described line, a distance of nineteen and fifty-four one-hundredths feet (19.54') to the place of Beginning

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 2550 GRANT STREET,
READING, PENNSYLVANIA 19606

TAX PARCEL: 64531608975885

See Deed Book: Instrument Number
2022047190

To be sold as the property of Elwood Davis

Docket #26-2585

Judgment Amount: \$404,820.81

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, as shown on the plan of Greenbriar Estates, Phase 2A, prepared by Bursich Associates, Inc., dated July 28, 1997 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 226 page 36, more fully bounded and described as follows:

BEGINNING at a point in the Southern right of way line of Chefield Court, a cul-de-sac having a 60 feet radius at a corner of Lot 10; thence along said lot South 30 degrees 36 minutes 25 seconds West a distance of 144.72 feet to a corner; thence North 78 degrees 25 minutes 40 seconds West a distance of 198.12 feet crossing a 10 feet wide landscape buffer easement to a corner in the Eastern Required right of way line of Hill Road (T-443); thence along said right of way line North 23 degrees 15 minutes 18 seconds East a distance of 213.25 feet to a corner in a 20 feet wide water main easement, thence crossing said 10 feet wide landscape buffer easement, through said water main easement South 74 degrees 58 minutes 25 seconds East a distance of 140.37 feet to a corner in the Western right of way line of said Chefield Court; thence by the arc of a curve deflecting to the left having a radius of 60.00 feet and an arc distance of 100.00 feet to a corner of Lot 10, the point and place of beginning.

Being Lot 8 on said plan.

Thereon erected a dwelling house known as:
108 Chefield Court
Douglassville, PA 19518

Tax Parcel #24535407794018

See Deed Book INSTRUMENT NO.:
2019029993

Sold as the property of:

NICHOLAS P. VITA and JOSEPH L. VITA
SR.

No. 26-02682

Judgment: \$70,642.47

Attorney: Leon P. Haller, Esquire

LONG LEGAL

ALL THAT CERTAIN Western half of a two-story double frame dwelling home and the lot of ground upon which the same is erected, situate on the North side of Penn Avenue, in the Borough of Robeson, County of Berks and State of Pennsylvania, being known as No. 131 East Penn Avenue, bounded and described as follow, to wit:

On the North by a twenty feet (20') wide alley; on the East by property of Howard C. Rump and Dorothy A. Rump, his wife; on the South by said Penn Avenue; and on the West by property of John W. Aulenbach and Pauline M. Aulenbach, his wife;

CONTAINING in front on said Penn Avenue thirty feet eleven inches (30' 11") more or less; and in depth of equal width two hundred and thirty feet (230') more or less to said twenty feet wide alley.

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: 131 EAST PENN AVENUE, ROBESON, PA 19551

Mapped PIN: 4357-13-04-9923

Parcel ID#: 74435713049923

BEING THE SAME PREMISES WHICH which Robert S. Derr, et ux., by Deed dated August 27, 2003 and recorded September 12, 2003 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Deed Book 3866, page 1138, granted and conveyed unto Kenneth W. Fischer and Christina A. Fischer.

TO BE SOLD AS THE PROPERTY OF
CHRISTINA A. FISCHER AND KENNETH
W. FISCHER

Berks County No. 26-2904

Judgment Amount: \$231,040.79

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN lot or piece of ground, being Lot No. 33-C Building 5, together with the improvements thereon erected, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Spot Survey of a portion of Plan of Beacon Court as recorded in Plan Book Volume 152, Page 81, Berks County Records, said Spot Survey prepared by Thomas R. Gibbons, Professional Land Surveyor, dated

07/23/2026

Vol. 118, Issue 43

June 12, 1989, and follows, to wit:

BEGINNING at an interior point in line of land now or late of Wingco Development Corp. said point being measured the following eleven (11) courses and distances from a Southeasterly corner of land of "Wilson Townhouse Apartments;" (1) South 35 degrees 35 minutes 33 seconds West, a distance of 101.74 feet to a point; (2) North 54 degrees 24 minutes 27 seconds West, a distance of 40.54 feet to a point; (3) North 77 degrees 30 minutes 36 seconds West, a distance of 14.65 feet to a point; (4) South 12 degrees 29 minutes 24 seconds West, a distance of 1.00 foot to a point; (5) North 77 degrees 30 minutes 36 seconds West, a distance of 14.70 feet to a point; (6) North 12 degrees 29 minutes 24 seconds East, a distance of 1.00 foot to a point; (7) North 77 degrees 30 minutes 36 seconds West, a distance of 14.65 feet to a point; (8) North 12 degrees 29 minutes 24 seconds East, a distance of 2.00 feet to a point; (9) North 77 degrees 30 minutes 36 seconds West, a distance of 14.65 feet to a point; (10) South 12 degrees 29 minutes 24 seconds West a distance of 1.00 foot to a point; and (11) North 77 degrees 30 minutes 36 seconds West a distance of 7.35 feet to the place of beginning; thence extending along lands now or late of Wingco Development Corp. the following three courses and distances: (1) North 77 degrees 30 minutes 36 seconds West a distance of 7.35 feet to a point; (2) North 12 degrees 29 minutes 24 seconds East a distance of 1.00 foot to a point; and (3) North 77 degrees 30 minutes 36 seconds West a distance of 14.65 feet to a point; thence extending along Lot No. 32 on said Plan North 12 degrees 29 minutes 24 seconds East a distance of 32.00 feet to a point in line of lands now or late of Wingco Development Corp.; thence extending along said lands South 77 degrees 30 minutes 36 seconds East 22.00 feet to a point; thence extending along Lot No. 34 South 12 degrees 29 minutes 24 seconds West 32.00 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Carriage House Investing Group, LLC, by Deed dated 12/5/2024 and recorded in the Office of the Recorder of Deeds of Berks County on 12/5/2024 in Deed Instrument 2024037363, granted and conveyed unto Robert D. Lucas and Robin A. Lucas, husband and wife, as tenants by the entirety.

BEING KNOWN AS: 2831 Sturbridge Court, Reading, Pennsylvania 19608.

TAX PARCEL NO. 80438618415324C33

See Deed Instrument 2024037363

To be sold as the property of Robert D. Lucas and Robin A. Lucas.

No. 26-03268

Judgment: \$40,457.18

Attorney: Leon P. Haller, Esquire

LONG LEGAL

ALL THAT CERTAIN lot or piece of ground with a two story brick mansard roof dwelling house thereon erected, situate on the East side of Tulpehocken Street between West Greenwich and West Oley Streets, and being West Oley Streets, and being No. 623 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Lizzie R. Haas; On the East by a fifteen feet wide alley; On the South by property now or late of James M. Gring; and On the West by said Tulpehocken Street.

CONTAINING in front or width on said Tulpehocken Street twelve feet ten inches (12 feet 10 inches) and a depth of equal width of one hundred and thirty-one feet six inches (131.6 feet) to said fifteen feet wide alley.

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: 623 TULPEHOCKEN STREET, READING, PA 19601

Mapped PIN: 5307-64-33-8512

Parcel ID #: 15530764338512

BEING THE SAME PREMISES WHICH Our City-Reading, Inc., by Deed dated December 21, 2012 and recorded December 28, 2012, in the Office of the Recorder of Deeds, Instrument No. 2012-054912, granted and conveyed unto Joshua A. Cohen and Rosemarie M. Kosma.

AND BEING the same premises which Rosemarie Margaret Kosma aka Rosemarie M. Kosma, and Joshua Albert Cohen aka Joshua A. Cohen, by Deed dated August 27, 2018 and recorded August 31, 2018, in the Office of the Recorder of Deeds, Instrument No. 2018-030263, granted and conveyed unto Joshua Albert Cohen aka Joshua A. Cohen.

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, September 4, 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

07/23/2026

real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION NONPROFIT

CHARTER: NON-PROFIT BUSINESS CORPORATION

The name of the proposed corporation is:
SMOOCHES & CO. INCORPORATED

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, pursuant to the provisions of Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended, on July 13, 2026.

Kelsey E. Frankowski, Esq.
4 Park Plaza, Suite 205
Wyomissing, PA 19610

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 (August 4, 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 August 5, 2026 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BRICE, JEAN C., - Michael J. Brice and Brenda L. Cullen, Co-Exrs., Jeffrey D. Bukowski, Esq.

GONCHER, JOAN C., aka GONCHER, JOAN - Patricia A. Schleicher, Extx., Robert R. Kreitz, Esq.

Vol. 118, Issue 43

GRIFFITH, CORINNE E., - Diane M. Smith, Extx., Dawn M. Palange, Esq.

Last day for filing Accounts for September

2026 is August 3, 2026.

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

CIVIL ACTION

STOCK ALFIERI

By: Edwin L. Stock, Esquire
Attorney I.D. No. 43787
50 N. 5th Street., 4th Floor, Ste. #4
Reading, Pennsylvania 19601
Telephone: (610) 372-5588
Fax: (484) 930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO. 20-16036

READING AREA WATER AUTHORITY,
Plaintiff
vs.

IVAN P. DURHAM, Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ivan P. Durham
827 Church Street
Reading, PA 19601

Your real estate located at 827 Church Street, Reading, Berks County, PA 19601 is scheduled to be sold at Sheriff's Sale on Friday, November 6, 2026 at a public on-line action conducted by Bid4Assets.com, at 10:00 a.m., prevailing time, by accessing the web address: <https://www.bid4assets.com/berkscountysheriffsales>, to enforce the Court Judgment of \$19,621.14 obtained by Reading Area Water Authority against you.

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

07/23/2026

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

1. The sale will be canceled if you pay to the Sheriff's Office the amount of the judgment, plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay you may call: Edwin L. Stock, Esquire at 610-372-5588.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Berks County Sheriff's Office at 610-478-6240.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Berks County Sheriff's Office at 610-478-6240.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff no later than 30 days from the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with the schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days

after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND
OUT WHERE YOU CAN GET LEGAL
HELP.**

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

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME
AND PLACE OF THE SALE OF YOUR
PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE
IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO
BE HELD, TO BE SOLD OR TAKEN TO
PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY. THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of

07/23/2026

Vol. 118, Issue 43

Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the proceeding paragraph must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

STOCK ALFIERI

By: Edwin L. Stock, Esquire

Date: 7/13/26

Attorneys for Plaintiff

Case No. 20-16036

Judgment Amount: \$19,621.14

Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN two-story brick house with mansard roof with two-story brick building attached and lot of ground situate on the East side of Church Street, between Douglass (formerly Centre Street) and Windsor Streets, in the City of Reading, aforesaid, being No. 827, bounded and described as follows:

On the North by property of Martin Schnepf,

On the East by a ten feet wide alley,

On the South by property of John C. Immendorf, and

On the West by Church Street.

CONTAINING in front on Church Street thirteen (13) feet, four (04) inches more or less, and in depth, one hundred (105) feet more or less.

BEING THE SAME PREMISES WHICH John C. Nessuno and Jolyn Nessuno formerly Jolyn Kuser, Husband and Wife, by her Attorney-in-Fact John C. Nessuno, pursuant to Power of Attorney dated 9/07/99 and recorded in Berks County in Record Book 3124, Page 2311 by Deed dated September 7, 1999 and recorded in the Office of the Recorder of Deeds of Berks County on September 14, 1999 in Record Book 3124, page 2314, granted and conveyed unto Ivan D. Durham, in fee.

Property Address: 827 Church Street, Reading, PA 19601

Parcel ID #14530759842901

TO BE SOLD AS PROPERTY OF: Ivan D. Durham

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

AUCHTER, JAMES, dec'd.

Late of 1152 Ben Franklin Hwy.,

Borough of Douglassville.

Executrix: MARGARET GIRARDI,

1 Avondale Dr.,

Wyomissing, PA 19610

BRAUN, JUSTIN MICHAEL also known as BRAUN, JUSTIN M., dec'd.

Late of 138 E. Elm St.,

Borough of Shillington.

Executrix: KELLY R. BRAUN.

c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,

KOZLOFF STOUDT,

2640 Westview Drive,

Wyomissing, PA 19610

HAMM, DAVID R., dec'd.

Late of Greenwich Township.

Executor: SHAUN E. O'TOOLE, ESQ.,

220 Pine Street,

Harrisburg, PA 17101

HEATH, BILLY GENE, dec'd.

Late of 398 Old Philadelphia Pike,

Douglas Township.

Administrators: JAMES A. HEATH and

LIZABETH A. ZIEGLER.

c/o ATTORNEY: DAVID G. GARNER, ESQ.,

2129 East High Street,

Pottstown, PA 19464

HUMMEL, HELEN M., dec'd.

Late of South Heidelberg Township.

Executor: JEFFREY R. HUMMEL.

c/o ATTORNEY: JESSICA FISHER GREENE, ESQ.,

WALTERS & GALLOWAY, PLLC,

39 West Main St.,

Mechanicsburg, PA 17055

07/23/2026

Vol. 118, Issue 43

KENDALL, SHARON A., dec'd.

Late of 107 W. Madison St.,
Mohnton.
Executors: TAMMY L. NAUGLE,
772 Imperial Dr.,
Mohnton, PA 19540 and
BRAD A. KENDALL,
79 West Madison St.,
Mohnton, PA 19540.
ATTORNEY: CARMEN R. STANZIOLA,
ESQ.,
LAW OFFICE OF CARMEN R.
STANZIOLA, LLC,
219 E. Lancaster Avenue,
Shillington, PA 19607

MENSCH, JAMES R., dec'd.

Late of 103 Grecian Terrace,
Borough of Sinking Spring.
Executrices: HOLLY J. MCDENNIS,
35 Michigan Dr.,
Sinking Spring, PA 19608 and
JULIE A. FOSTER,
2935 Belmont Ave.,
West Lawn, PA 19609.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

MERCER, JR., CHESTER M., dec'd.

Late of Muhlenberg Township.
Executrix: SUZANNE M. MERCER,
300 W. Bellevue Ave.,
Reading, PA 19605.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

MILLER, JR., ROBERT G., dec'd.

Late of Caernarvon Township.
Executrix: MIRIAM E. MILLER.
c/o ATTORNEY: ERIC S. ROTHERMEL,
ESQ.,
MAY HERR & GROSH, LLP,
49 North Duke,
Lancaster, PA 17602

RENNINGER, JR, JOHN BARTON also known as

**RENNINGER, JOHN B.,
RENNINGER, JR, JOHN B., dec'd.**
Late of 19 East Summit St.,
Mohnton Borough.
Executors: JOHN M. RENNINGER,
472 Wyomissing Rd.,
Mohnton, PA 19540 and
JENNIFER M. MYERS,
51 Guigley Dr.,
Mohnton, PA 19540.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

SANCHEZ, ADELFA, dec'd.

Late of City of Reading.
Executrix: CLAUDIA TORRES.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

SEYLER, JANE, dec'd.

Late of Alsace Township.
Executrix: LISA SEYLER,
2905 Pricetown Rd.,
Temple, PA 19605.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

SUPPLEE, JANET S., dec'd.

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

WHALEN, CONSTANCE M., dec'd.

Late of Exeter Township.
Executrices: PAMELA A. HOFFMAN,
115 Old Friedensburg Rd.,
Reading, PA 19606 and
JENNIFER R. NEIN,
550 Rock Hollow Rd.,
Birdsboro, PA 19508.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

Second Publication**ALLERS, ROGER W., dec'd.**

Late of 1801 Cambridge Ave., Apt. B20,
Borough of Wyomissing.
Executrix: HEATHER M. HARTKOPF,
314 Blandon Meadows Parkway,
Blandon, PA 19510.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

**BALLAS, PENELOPE X. also known as
BALLAS, PENELOPE, dec'd.**

Late of 9 Colin Court,
Exeter Township.
Executrix: MARIA L. BALLAS.
c/o ATTORNEY: JAMES S. ROTHSTEIN,
ESQ.,
ROTHSTEIN & SCULLIN, P.C.,
1124 Penn Avenue,
Wyomissing, PA 19610-2024

07/23/2026

Vol. 118, Issue 43

CARVAJAL-ALVAREZ, FLOR, dec'd.

Late of 932 N. 6th St.,
City of Reading.
Administrator: ROBERT H. CARVAJAL,
5615 Stoudts Ferry Bridge Rd.,
Reading, PA 19605.
ATTORNEY: MARK J. MEROLLA, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

CHANDLER, MARY C., dec'd.

Late of A8 Alpine Court,
City of Reading.
Executor: BRIAN K. CARL,
719 Maria Ave.,
Sinking Spring, PA 19608.
ATTORNEY: CARMEN R. STANZIOLA,
ESQ.,
LAW OFFICE OF CARMEN R.
STANZIOLA, LLC,
219 E. Lancaster Avenue,
Shillington, PA 19607

COOPER, NANCY GENE, dec'd.

Late of Tuckerton Rd.,
Borough of Temple.
Executor: MICHAEL A. MOLINA, JR.,
501 Tuckerton Rd.,
Temple, PA 19560.
ATTORNEY: STEVEN D.W. MILLER,
ESQ.,
718 Poplar Street, Suite 1,
Lebanon, PA 17042

CORZA, CUAHUTEMOC also known as CORZA, CUAHUTEMOC G., dec'd.

Late of 103 Tasker Ave.,
Borough of Shillington.
Executor: IRMA BASURTO-HUATO,
103 Tasker Ave.,
Shillington, PA 19607.
ATTORNEY: JOANN L. RUCHLEWICZ,
ESQ.,
1716 Olive Street,
Reading, PA 19604

CRAWFORD, MARY ELLEN, dec'd.

Late of Cumru Township.
Executors: BRUCE D. CRAWFORD and
RHONDA C. BEANE.
c/o ATTORNEY: JEFFREY P. OUELLET,
ESQ.,
APPEL, YOST LLP,
33 North Duke Street,
Lancaster, PA 17602

DENUNZIO, DARIUS, dec'd.

Late of 1368 Fox Run,
City of Reading.
Administrator: ADORJAN FIRESTONE,
20 Main St. Rear,
P.O. Box 4,
Ono, PA 17077.
ATTORNEY: TONYA A. BUTLER, ESQ.,
2312 Fairmont Avenue, Suite 402,
Reading, PA 19605

DONDORÉ, LINDA LEE, dec'd.

Late of Muhlenberg Township.
Executrix: LISA DAMORE.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

EHST, RICHARD W. also known as EHST, RICHARD WILBURG, dec'd.

Late of 450 Philadelphia Ave.,
Borough of Shillington.
Executrix: KIM WENNER,
508 Walnut Tree Dr.,
Blandon, PA 19510.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

ESPOSITO, ELIAS A., dec'd.

Late of 2405 Garden Lane,
Spring Township.
Administrator: ANTHONY E. ESPOSITO,
217 Winding Way,
Womelsdorf, PA 19567.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

FULMER, LISA F., dec'd.

Late of Borough of Wyomissing.
Executrix: SUSAN N. DENARO, ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

GARDECKI, ROBERT G., dec'd.

Late of Caernarvon Township.
Executor: ERIC ANDREW GARDECKI,
3345 Oley Turnpike Rd.,
Reading, PA 19606.
ATTORNEY: MISTY TOOTHMAN, ESQ.,
TWIN VALLEY LAW, PLLC,
P.O. Box 235,
Elverson, PA 19520

HARTLINE, JOYCE M., dec'd.

Late of Tulpehocken Township.
Executrix: BETH A. BRENSINGER,
10 Summer Mountain Rd.,
Bernville, PA 19506-9203.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

HERMANN, BETH B., dec'd.

Late of 2543 Joshua Dr.,
Spring Township.
Executor: CHAD R. HERMANN,
1203 Shady Ave.,
Pittsburgh, PA 15232.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

07/23/2026

Vol. 118, Issue 43

HIGH, JANET MARY, dec'd.

Late of 408 Spohn Rd.,
Spring Township.
Executor: CHRISTOPHER LEE HIGH,
408 Spohn Rd.,
Reading, PA 19608.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

**KEIPER, MANILA KAY also known as
KEIPER, MANILA K., dec'd.**

Late of 411 McArthur Ave.,
City of Reading.
Executrices: APRIL K. HART,
195 Irish Run Rd.,
Mohrsville, PA 19541 and
ELLA L. STEIGER,
1029 Broadway Blvd.,
Reading, PA 19607.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

**KNECHTLE, M. JANE also known as
KNECHTLE, MINA JANE, dec'd.**

Late of 100 W. 48th St.,
Exeter Township.
Executor: TOBIAS L. KNECHTLE,
1037 Brownsville Rd.,
Wernersville, PA 19565.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KUNKLE, GEORGE W., dec'd.

Late of 109 Fox Rd.,
Mohrsville.
Executrix: ROSANNE KUNKLE,
1055 Sleepy Hollow Dr.,
Mohrsville, PA 19541.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

LEAF, WILBUR A. also known as

LEAF, WILBUR and
LEAF, WILBUR ALAN, dec'd.
Late of 793 Shoemakersville Rd.,
Perry Township.
Executor: ROBERT B. LEAF,
33 Buchanan Rd.,
Metuchen, NJ 08840.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
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**MANION, PHYLLIS A. also known as
MANION, PHYLLIS and
MANION, PHYLLIS ANN, dec'd.**

Late of Borough of Boyertown.
Administrator: THOMAS A. MANION.
c/o ATTORNEY: JAMIE V. OTTAVIANO,
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PICARDI PHILIPS & OTTAVIANO,
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MENGEL, CHRISTINA M., dec'd.

Late of 210 Virginville Rd.,
Borough of Hamburg.
Administratrix: MEGAN CERQUEIRA,
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Philadelphia, PA 19152.
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MILLER, CRAIG A., dec'd.

Late of 601 Dorchester Ave.,
Spring Township.
Administratrix: MARILYN J. MILLER,
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West Lawn, PA 19609.
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MILLER, JR., RICHARD A., dec'd.

Late of City of Reading.
Administratrix: LINDA K. MILLER,
732 Lance Place,
Reading, PA 19604.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

MITCHELL, MAE J., dec'd.

Late of 120 W. 5th St.,
District Township.
Executor: GEORGE S. MITCHELL, JR.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
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MYERS, LEONARD L., dec'd.

Late of 9 Colin Court,
City of Reading.
Administrator: DENISE M. MYERS,
P.O. Box 460578,
San Francisco, CA 94146-0578

NAUGLE, KEITH T., dec'd.

Late of 772 Imperial Dr.,
Mohnton.
Executrix: TAMMY L. NAUGLE,
772 Imperial Dr.,
Mohnton, PA 19540.
ATTORNEY: CARMEN R. STANZIOLA,
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07/23/2026

Vol. 118, Issue 43

O'CONNELL, ALICE J., dec'd.

Late of 1067 Sage Ave.,
City of Reading.
Executors: KRISTINE A. GOODMAN,
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Wyomissing, PA 19610 and
CHARLES F. GOODMAN, JR.,
3 W. Pine St.,
Fleetwood, PA 19522.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
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PETERS, RONALD J., dec'd.

Late of Borough of Hamburg.
Administrator: MITCHELL J. PETERS.
c/o ATTORNEY: ZACHARY D.
GRIFFITH, ESQ.,
BARLEY SNYDER, LLP,
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RADIGAN, JOHN J., dec'd.

Late of 7355 Bernville Rd.,
Bernville Township.
Administratrix: NAHIR RADIGAN,
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Baltimore, MD 21213.
ATTORNEY: RUSSELL E. FARBIARZ,
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REIFSNYDER, CARMELA R., dec'd.

Late of Amity Township.
Executor: ALAN R. REIFSNYDER.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

REINHART, MARCELLA J., dec'd.

Late of 2000 Cambridge Ave., Apt 236,
Borough of Wyomissing.
Executor: CHRISTOPHER D. REINHART,
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ROTHERMEL, JAMES E., dec'd.

Late of 104 Jefferson Court,
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Executrix: AUDREE ROTHERMEL,
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SCHECKLER, ANN L. also known as SCHECKLER, ANN LOUISE, dec'd.

Late of Amity Township.
Executor: RANDY A. SCHECKLER.
c/o ATTORNEY: MELISSA V. BOND,
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BOND, BOND & MCCULLOUGH,
16 N. Franklin St., Suite 300,
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SCHULTZ, SR., JOHN J., dec'd.

Late of 688 Fairmont Ave.,
Borough of Wernersville.
Executrix: TERESA MOHLER,
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Wernersville, PA 19565.
ATTORNEY: ALEXA S. ANTANAVAGE,
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ANTANAVAGE FARBIARZ, PLLC,
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SEIDERS, MARILYN E., dec'd.

Late of Muhlenberg Township.
Executrix: PATRICIA A. GRAHAM.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
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SMITH, DOROTHY M., dec'd.

Late of Muhlenberg Township.
Administrator: JOHN A. SMITH.
c/o ATTORNEY: ELIZABETH
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E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

SPENCER, ELAINE H., dec'd.

Late of 15 Oley Meadows Dr.,
Oley Township.
Executor: TODD B. SPENCER,
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Bechtelsville, PA 19505.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
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STAUFFER, GEORGE J., dec'd.

Late of City of Reading.
Executrix: PAMELA PATILLE-BELLON,
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Reading, PA 19606.
ATTORNEY: LEAH B. ROTENBERG,
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STEPHAN, BETTY G., dec'd.

Late of 3000 Windmill Rd.,
Borough of Sinking Spring.
Executor: DOUGLAS F. SCHWENK,
255 Reinholds Rd.,
Denver, PA 17517.
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07/23/2026

Vol. 118, Issue 43

**STREET, PAULA A. also known as
STREET-WEGLAS, PAULA ANN, dec'd.**

Late of 2709 Hollywood Court,
City of Reading.
Executor: MITCHELL P. WEGLOS,
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STUFFLET, MARY JANE, dec'd.

Late of 1541 Moss St.,
City of Reading.
Executrix: JUDY QUINONES,
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SUBLETT, JOHN L., dec'd.

Late of Dauphin Pl.,
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Executrix: VIRGINIA GONZALEZ-
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**VACCARO, JOHN K. also known as
VACCARO, JOHN KEITH, dec'd.**

Late of 1037 N. 11th St.,
City of Reading.
Executor: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
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**WANSEL, DEXTER GILMAN also known
as**

WANSEL, DEXTER G., dec'd.
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Elverson Township.
Executrix: JUDITH C. WANSEL.
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KOZLOFF STOUTD,
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**WARRINGTON, WALTER T. also known as
WARRINGTON, III, WALTER T., dec'd.**

Late of Borough of Laureldale.
Administratrix: MARIAH C. GRAHAMER.
c/o ATTORNEY: VINCENT D.
MARGIOTTI, ESQ.,
PENNSYLVANIA PROBATE AND
ESTATE FIRM, LLC,
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WEISER, PATRICIA A., dec'd.

Late of Cumru Township.
Executrix: BETH A. ROTH.
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ZWEIG, NANCY B., dec'd.

Late of 10 Gaelsong Lane,
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Third and Final Publication**CASTELLO, MARVA JEAN, dec'd.**

Late of 1489 Cedar Top Rd.,
City of Reading.
Executor: ROBERT A. STEININGER,
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**CONNORS, III, JAMES W. also known as
CONNORS, III, JAMES WILLIAM,
dec'd.**

Late of Borough of West Lawn.
Executor: JEREMY C. MAURER.
c/o ATTORNEY: ZACHARY A. MOREY,
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**FAUST, JOAN F. also known as
FAUST, JOAN FRANCES, dec'd.**

Late of City of Reading.
Executrix: DEBORAH L. FAUST,
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ATTORNEY: RICHARD L.
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GUINThER, VIRGINIA M., dec'd.

Late of Borough of Fleetwood.
Executor: HAROLD L. GUINThER,
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JANES, DOLORES A., dec'd.

Late of Tulpehocken Township.
Executrix: RACHEL M. HETZEL,
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07/23/2026

Vol. 118, Issue 43

MILES, LARRY E., dec'd.

Late of 701 Evergreen Ct.,
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Executrix: KELLY M. CURTIS.
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MILLER, SHERYL L., dec'd.

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GESCHWINDT, ESQ.,
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REINERT, LARRY A., dec'd.

Late of Richmond Township.
Executrix: MICHELE L. DAVIS,
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Richboro, PA 18954.
ATTORNEY: RICHARD L.
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WALBERT, DENNIS L., dec'd.

Late of 2466 Roosevelt Ave.,
City of Reading.
Administratrix: AMANDA ESHELMAN,
2466 Roosevelt Ave.,
Reading, PA 19605.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
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Kutztown, PA 19530

MISCELLANEOUS**PARTNERSHIP NOTICE**

Notice is hereby given that the general partnership of Wuchter, Wuchter & Wuchter intends to file an Application for Registration of Fictitious Name with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 16th, 2026, as required by Pa. C.S. Section 311(g). The purpose for which it is organized is to carry on the business of owning and managing real estate.

Carl Wm. Mantz, Esquire
136 West Main Street
Kutztown, PA 19530-1712

07/23/2026

Vol. 118, Issue 43

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