
APPEARANCE DOCKET

The Berks County Law Journal learned on Oct. 6 that dockets were unavailable for publication. County personnel who previously compiled document information and provided that information to our Law Journal no longer have access to this information due to the launch of the Prothonotary's new e-filing system. On Oct. 9, Berks County Prothonotary Jonathan Del Collo informed us that his office is working with the e-filing system vendor, Paperless Solutions, to resolve this issue. No timeline has been provided regarding when the law journal will receive access to docket information. Therefore, we regret that the Appearance Docket will not be published until further notice.

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 November 6, 2026 at 10:00 o'clock A.M. .

**VIRTUAL SALES TO BE HOSTED BY
 BID4ASSETS.COM - PLEASE VISIT
 HTTPS://BERKS.PA.REALFORECLOSE.
 COM/ FOR MORE INFORMATION.**

The following described Real Estate. To wit:

First Publication

Case No. 25-01810
 Judgment Amount: \$77,676.28
 Attorney: Joseph L. Haines, Esquire

ALL THAT CERTAIN lot or piece of land, being all of Lot No. 1 as shown on the John K. Kooker, Jr. Subdivision Plan, said plan being xxxxxxxx/ and said lot being located on the Southwest corner of the intersection of Township Road No. T-760, Guldin Road and Township Road No. T-756, Grove Road, in the Township of Maidenecreek, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a spike in the center line of Township Road No. T-756, Grove Road, said spike being in the division line of Lot No. 2 and Lot No. 1; thence extending in a Northeasterly direction along the center line of said road on a line bearing North forty-eight degrees seventeen

minutes East (N. 48° 17' E.), a distance of five hundred fifty and six hundredths feet (550.06') to a spike on the center line of Township Road No. T-760, Guldin Road; thence extending in a Southerly direction in said road the three following distances and bearings: (1) On a line bearing South zero degrees seventeen minutes West (S. 0° 17' W.), a distance of one hundred six feet (106.00') to a spike; (2) On a line bearing South five degrees zero minutes five seconds West (S. 5° 0' 5" W.) a distance of one hundred twenty-five feet (125.00') to a spike; and (3) On a line bearing South twenty degrees forty-four minutes thirty-five seconds West (S. 20° 44' 35" W.), a distance of two hundred eighty-one and ninety-four hundredths feet (281.94') to a spike; thence leaving aforesaid road and extending in a Northwesterly direction along Lot No. 2, on a line bearing North sixty-six degrees forty-nine minutes twenty seconds West (N. 66° 49' 20" E.), a distance of three hundred twenty-five and fifty-nine hundredths feet (325.59') to a spike, the place of Beginning.

CONTAINING in area two and ten hundredths acres (2.10 A.) of land.

BEING PART OF THE SAME PREMISES WHICH John K. Kooker, Jr. and Wanda J. Kooker, his wife by Deed dated December 16, 1976, and recorded in Berks County in Deed Book 1703, page 931, granted and conveyed unto Cecil H. Peters and Patricia A. Peters, his wife, in fee.

And the said Cecil H. Peters died March 8, 2006, whereby title to said premises became vested in Patricia A. Peters, his wife, as surviving tenant by the entirety.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that certain land to be used for Township purposes situate in the Township of Maidenecreek, County of Berks and Commonwealth of Pennsylvania.

CONTAINING 3,235.36 square feet as conveyed in a deed from John K. Kooker, Jr. and Wanda J. Kooker, husband and wife to the Township of Maidenecreek dated November 5, 1959 and recorded in Deed Book Volume 1353, Page 592, Berks County Records.

ALSO, EXCEPTING & RESERVING Thereout and Therefrom: All That Certain tract or parcel of land being Lot No. 2 of the Peters Subdivision containing 19,715.85 square feet of land, conveyed from Cecil H. Peters and Patricia A. Peters, his wife, to Eric T. Peters and Barbara A. Peters, his wife, by Deed dated August 6, 1990 and recorded in Berks County Record Book 2163, page 166.

The said Patricia A. Peters died June 24, 2017, intestate leaving as her heirs-at-law Mark Peters, Denise Peters and Michelle Peters, Co-Administrators, to whom Letters of Administration were granted October 18, 2017 and entered in the Berks County Register of Wills

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under File No. 0617-1653.

BEING THE SAME PREMISES WHICH Patricia A. Peters, deceased, and Cecil Peters, deceased, by Administrators of the Estate by Mark Peters, Denise Peters and Michelle Peters, by General Warranty Deed dated September 15, 2025 and recorded September 15, 2025 in Berks County as Instrument No. 2025028330, granted and conveyed unto Kenwin LLC and JJM Acquisitions LLC of the City of Erie and Commonwealth of Pennsylvania, in fee.

TAX PARCEL ID: 61542005186431

Property Address: 139 Grove Road, Blandon, PA 19510 a/k/a 139 GROVE ROAD, LOT NO. 1, PETERS SUBDIVISION, MAIDCREEK TOWNSHIP, BERKS COUNTY, PA

TO BE SOLD AS THE PROPERTY OF: Kenwin LLC and JJM Acquisitions LLC , (formerly Estate of Patricia A. Peters)

C.C.P. BERKS COUNTY, NO. 25-14847

Judgment - \$128,391.41

Caroline P. Helton, Esquire (329932)

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE FRAME DWELLING HOUSE THEREON ERECTED, BEING THE EASTERN HALF OF A DOUBLE HOUSE, SINATED ON THE WESTLRN SIDE OF EAST SPRING STREET (40 FEET WIDE) 10 THE BOROUGH OF BECHTELSTVILLE, COUNTY OF BERKO, COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED ACCORDING TO A PLAN AND SURVEY AS PREPARED BY JOHN T. ASTON, REGISTERED SURVEYOR, BOYERTOWN, PENNSYLVANIA, PLAN NO. 78.3-0B DATED AUGUST 4, 1978, AND BOUNDED ON THE NORTH BY LOT NO. 1, IN THE ABOVE -MENTIONED PLAN, ON THE EAST BY SPRING STREET, ON THE SOUTH BY LAND (NOW OR LATE) OF CLIFFORD W. ESSIG AND KAREN L. ESSIG, HIS WIFE, AND ON THE WEST BY A 12 FEET WIDE ALLEY AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE PROPOSED CURB LINE ON THE WESTERN SIDE OF EAST SPRING STREET, A CORNER OF THIS AND LOT NO. 2; THENCE FROM THE POINT OF BEGINNING IN AND THROUGH THE BED OF EAST SPRING STREET, THE NEXT 3 COURSES AND DISTANCES, TO WIT: SOUTH 43 DEGREES 07 MINUTES 30 SECONDS EAST 27.78 FEET TO A POINT, A CORNER, THE LINE RUNNING ALONG THE PROPOSED CURB LINE; (2) NORTH 44 DEGREES 09 MINUTES EAST 14.01 FEET TO A POINT, A CORNER; AND (3) SOUTH 43 DEGREES 07 MINUTES 30 SECONDS EAST 12.36 FEET TO A POINT, A CORNER OF THIS AND LAND OF CLIFFORD W. ESSIG AND KAREN L. ESSIG, HIS WIFE (BEING

PREMISES 9178 EAST SPRING STREET) THE LINE RUNNING ALONG THE CENTER LINE OF SPRING STREET THENCE LEAVING THE BED OF SPRING STREET AND ALONG SAID LAND F CLIFFORD W. ESSIG AND KAREN L. ESSIG, HIS WIFE SOUTH 44 DEGREES 13 MINUTES 30 SECONDS WEST 139.40 FEET TO AN IRON PIN, A CORNER ON THE EASTERN SIDE OF A 12 FEET WIDE ALLEY, THE LINE PASSING OVER AN IRON PIN SET 20 FEET FROM THE FIRST MENTIONED POINT; THENCE ALONG THE EASTERN SIDE OF SAID 12 FEET ALLEY NORTH 4 DEGREES 39 MINUTES WEST 40.12 FEET TO A POINT, A CORNER OF THIS AND LOT NO. 1 ABOUT TO BE CONVEYED UNTO BRIAN KOCH; THENCE ALONG THE SAME AND RUNNING PARTLY THROUGH THE PARTY WALL OF THE DOUBLE HOUSE NORTH 44 DEGREES 13 MINUTES 30 SECONDS EAST 125.06 FEET TO THE POINT OF BEGINNING.

BEING KNOWN AS 104 E Spring St, Bechtelsville, PA 19505

PARCEL NO.: 26539809157227

BEING the same premises which Scott A Bender and Barbara J Bender by Deed dated October 13, 2005 and recorded in the Office of Recorder of Deeds of Berks County on December 19, 2005 at Book 04735, Page 0405 as Instrument 2005078187 granted and conveyed unto Colleen R Hock.

TO BE SOLD AS THE PROPERTY OF Colleen R. Hock

Case No. 25?15037

Judgment Amount: \$146,298.82

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street, being No. 1146 Cotton Street in the City of Reading, County of Berks, and State of Pennsylvania bounded and described as follows, to wit:

On the North by said Cotton Street, On the East by No. 1148 Cotton Street, the property now or late of J. Schein, On the South by an alley; and On the West by No. 1144 Cotton Street, the property now or late of Alfred E. Brossman. Containing in front on said Cotton Street, East and West, 15 feet and in depth of equal width 100 feet.

PIN: 10531630174795

PROPERTY DESCRIPTION:

1146 COTTON STREET
TOWNSHIP OF READING, PA 19602

Tax Parcel(s) 10?5316?30?17?4795, Township of READING, County of BERKS

Mailing Address: 1146 COTTON STREET,
READING PA 19602

TO BE SOLD AS THE PROPERTY OF:
ANDRES MEDINA

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Case Number: 25-18460
 Judgment Amount: \$193,444.53
 Attorney: Jennie C. Shnyder, Esquire

All that certain lot or piece of ground, together with the one-story frame dwelling house erected thereon, being No. 2420 McKinley Avenue, lying on the southern side of McKinley Avenue, 50 feet wide, west of Harrison Avenue, said lot being composed of the westernmost 17.00 feet of Lot No. 416, the whole of Lot No. 418 and the easternmost 12.00 feet of Lot No. 420 as shown on plan of lots known as "West Wyomissing" surveyed by William H. Dechant, C.E., dated April 1914, said plan recorded in Berks County recorded in Plan Book Volume 2, page 44, situate in the Township of Spring, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a point in the southern building line of McKinley Avenue, said point being a distance of one hundred sixty-eight and no one-hundredths feet (168.00') westwardly from the center line of Harrison Avenue, vacated, now being the center line of a 12 feet wide alley; thence leaving the southern building line of McKinley Avenue and extending in a southerly direction along the easternmost 3.00 feet of Lot No. 416 of said plan of lots, by a line making a right angle with the said building line of McKinley Avenue, a distance of one hundred twenty-five and no one-hundredths feet (125.00') to a point in the northern side of a twelve feet (12') wide alley; thence extending in a westerly direction along the northern side of said alley, by a line making a right angle with the last described line, a distance of forty-nine and no one-hundredths feet (49.00') to a point; thence leaving said alley and extending in a northerly direction along the westernmost 8.00 feet of Lot No. 420 of said plan of lots, by a line making a right angle with the last described line, a distance of one hundred twenty-five feet (125.00') to a point in the southern building line of McKinley Avenue; thence extending in an easterly direction along the southern building line of McKinley Avenue, buy a line making a right angle with the last described line, a distance of forty-nine and no one-hundredths feet (49.00') to the place of beginning.

COMMONLY KNOWN AS 2420 McKinley Avenue, West Lawn, PA 19609

BERKS COUNTY; PARCEL 80438616839949

BEING the same premises which Amy L. Spriggs by deed dated August 23, 2002 and recorded March 25, 2003 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2003020371, granted and conveyed unto Barbara A. Conrad, as sole owner, its successors and assigns.

Barbara A. Conrad departed this life on September 16, 2023

TO BE SOLD AS PROPERTY OF: The Unknown Heirs of Barbara A. Conrad, Deceased

Case Number: 26-01930
 Judgment Amount: \$210,084.72
 Attorneys: Robert P. Wendt, Esq.; Chrisova-Lante P. Fliakos, Esq.

ALL THAT CERTAIN lot or piece of ground being known as Lot 19 in "Valley View Heights", Brecknock Township, Berks County, Commonwealth of Pennsylvania, drawn by Blue Marsh Engineering dated 10/22/86 and recorded in Plan Book 149 page 33, as follows, to wit:

BEGINNING at a point on the Northerly side of Valley View Road at a point in common with Lot 18 on said plan; thence North 85 degrees 25 minutes 33 seconds West a distance of 170.00 feet along said Valley View Road; thence leaving Valley View Road and along Lot 20 North 1 degree 29 minutes 03 seconds West a distance of 163.06 feet to a point in line of lands of Stewart Meck Subdivision; thence along same North 19 degrees 03 minutes 29 seconds East a distance of 100.34 feet to a point in line of lands now or late of Eugene A. Hildreth; thence along same South 86 degrees 40 minutes 26 seconds East a distance of 164.81 feet to a point in line of Lot 18; thence along same South 5 degrees 09 minutes 12 seconds West a distance of 262.90 feet to a point of beginning.

BEING Lot No. 19 on said plan.

The improvements thereon being known as 5066 Valley View Road, Mohnton, Pennsylvania, 19540.

APN: 34439302757890

Property Address: 5066 Valley View Road, Mohnton, PA 19540

TO BE SOLD AS PROPERTY OF: Andrew Harris

Case Number: 26-02795
 Judgment Amount: \$142,900.52
 Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff
 A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 18, which is the third house Eastwardly in the Townhouse Group Number 4 in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the South (street side) of said townhouse and a 15.00 feet wide strip of land to the North (rear) of said townhouse, situate on the Northerly side of Pinchurst Court, a 20.00 feet wide private drive in the Development of Flying Hills Section Number 6, Township of Comm, County of Beaks

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and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North (rear) by common space;

On the East (side) by Townhouse Number 19;

On the South (front) by common space and Pinehurst Court; and

On the West (side) by Townhouse Number 17.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 17 and the herein described Townhouse Number 18 in a Eastwardly direction to a point in the center of the party wall between Townhouse Number 19 and the herein described Townhouse Number 18 containing a lot depth 62.00 feet, more or less, as measured from a point 10.00 feet southwardly from the front of said townhouse to a point 15.00 feet northward& from the rear of said townhouse

THE Southwest comer of the physical structure known as Townhouse Group Number 4, has a coordinate reference of Latitude 4297.6290, Departure 3548.2388, with reference to a marble monument on the northerly side of Green Number 17, which marble monument has a coordinate reference of Latitude 3248.579, Departure 3202.931, all as shown on Mast Engineering Co., Inc., Drawing No.13-3214-191.

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

THE above is more fully shown on Mast Engineering Co., Inc., Drawing No. 13-3214191.

BEING THE SAME PREMISES WHICH PETER F. STEINROCK, by Deed dated 10/24/2014 and recorded 10/31/2014 in the Office for the Recorder of Deeds in and for the COUNTY of REIMS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2014035939, granted and conveyed unto CHRISTOPHER FREDERICK.

BEING KNOWN AS: 18 PINEHURST COURT, READING, PA 19607

PROPERTY ID: 39-5315-17-10-5169

TITLE TO SAID PREMISES IS VESTED IN REID N. WILSON AND DIANA L. WILSON, HUSBAND AND WIFE BY DEED FROM CHRISTOPHER FREDERICK, DATED OCTOBER 29, 2021, RECORDED NOVEMBER 4, 2021, AT INSTRUMENT NO. 2022055213

THE SAID REID N. WILSON HAVING DEPARTED THIS LIFE ON 10/30/2021

TO BE SOLD AS PROPERTY OF: REID N. WILSON AND DIANA L. WILSON

Case Number: 26-03682

Judgment Amount: \$139,126.57

Attorney: Robert L. Saldutti, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick house

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and lot or piece of ground on which the same is erected, situate on the east side of Moss Street, No. 1419, between Pike and Amity Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the north by property now or late of John A. Bendel and Carrie Bendel, his wife, being No. 1421;

On the east by a twenty foot wide alley;

On the south by property now or late of Frederick D. Mantz; and

On the west by said Moss Street.

CONTAINING in front on Moss Street, north and south, thirteen feet four inches and in depth of equal width one hundred feet.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 1419 Moss Street, Reading, Pennsylvania 19604.

BEING THE SAME PREMISES which Carlos Rivera, by deed dated July 31, 2023 and recorded August 4, 2023 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania as Instrument No. 2023022982, granted and conveyed unto Alexander Davila Colon.

COUNTY TAX PARCEL #17-5317-29-08-3066

Property Address: 1419 Moss Street, Reading, PA 19604

TO BE SOLD AS PROPERTY OF: Alexander Davila Colon

Case Number: 26-04508

Judgment Amount: \$123,991.19

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

All that certain tract of land situate in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Lancaster Avenue, between Angelica and Noble Streets, being the Western half of a two story-twin dwelling house, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, the lot upon which the same is erected being Lot No. 9 in Plan of Lots laid out by Warren & Gougler, formerly in the Village of Oakbrook, Cumru Township, Berks County, Pennsylvania, (now the Eighteenth Ward in the City of Reading aforesaid), which said plan is recorded in the Recorder's Office

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of Berks County in Plan Book Vol. 3, Page 28, and which said lot is bounded and described as follows, to wit:

ON the North by property now or late of Samuel Shade,

ON the East by Lot No. 8, property now or late of Annie E. Egolf,

ON the South by said Lancaster Avenue, and

ON the West by Lot No.10, property now or late of Henry L. Clouser.

CONTAINING in front or width along said Lancaster Avenue, twenty (20) feet, and in length or depth of uniform width, one hundred twenty (120) feet.

PIN 18-5306-57-53-1769

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Berks County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

BEING KNOWN AS: 645 LANCASTER AVE, READING, PA 19611

PROPERTY ID: 18530657531769

TITLE TO SAID PREMISES IS VESTED IN DIANA ACEVEDO BY DEED FROM ANDREW GOMEZ, DATED MARCH 31, 2023, RECORDED APRIL 11, 2023, AT INSTRUMENT NO. 2023010251

TO BE SOLD AS PROPERTY OF: DIANA ACEVEDO

Case Number: 26-04702

Judgement Amount: \$321,715.79

Attorney: Jennie C. Shnyder, esquire

All those certain lots, pieces or parcels of ground, together with the two story stucco dwelling house, and detached one story two car cement block garage thereon erected, situate in the Borough of Wyomissing Hills, (formerly in the Township of Spring), County of Berks and State of Pennsylvania, as shown by the Map or Plan of Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said Map or Plan being duly acknowledged and recorded in the Office for the Recording of Deeds, etc., in and for the County of Berks and State of Pennsylvania, in Plan Book, Number 2, page 40, and being further known as all of Plot Number 24 and parts of Plots Numbered 23 and 25 in Block Numbered "F" as laid out by Wyomissing Hills, Incorporated, which said Map or Plan is hereby referred to and expressly made a part hereof, said lots, pieces or parcels of ground being more particularly bounded and described in two parcels as follows, to wit:

Parcel Number One - Beginning at a point in the Northern line of Park Road as laid out on the Plan of Lots known as Wyomissing Hills, said

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point being a distance of 119.81' West of and from the point of curve connecting said Park Road and Park Place, and said point being also a distance of 7' West of and from the original lot line between said Lots Numbered 23 and 24; Thence Northwardly by a line making a right angle with the Northern line of said Park Road a distance of 148.56' to a point in line of Lot Number 13 on said Plan; Thence Westwardly along the same and along Lot Number 12 on said Plan, by a line making an interior angle of 94 degrees 34-1/2' with the last described line, a distance of 50.16' to a point; Thence Southwardly by a line 7' West of and parallel to the original lot line between said Lots Numbered 24 and 25, making a right angle with the said Northern line of the aforementioned Park Road, a distance of 152.56' to a point in the said Northern line of said Park Road; Thence Eastwardly along the same a distance of 50' to a point, said point being the place of beginning.

Containing in area, 7528 square foot.

Parcel Number Two being the Eastern 7' lineal feet of said Plot Number 24 on said Plan, fronting on said Park Road and the Western 18' lineal feet of said Plot Number 23 on said Plan, fronting on said Park Road, bounded on the North by Plots Number 13 and 14 in said Block Numbered "F" on said Plan;

On the East by the remaining portion of said Plot Number 23 on said Plan;

On the South by said Park Road; and

On the West by the remaining portion of said Plot Number 24 on said Plan, (Parcel Number One hereinbefore described).

Containing in front or width on said Park Road, 25' and in length or depth of equal width, the lineal distance from said Park Road to said Plots Number 13 and 14 on said Plan.

County PIN NO. 4396-05-17-7928.

Tax Account Number 970158 (96)

Property Address: 65 Park Rd., Reading, Pa 19609

BEING the same premises which Walter B. Landis by deed dated July 22, 1983 and recorded July 22, 1983 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 1983014089, granted and conveyed unto Walter B. Landis and Elizabeth A. Landis, his wife, as sole owner, its successors and assigns.

Walter B. Landis departed this life on June 27, 2001 whereby title became solely vested in Elizabeth A. Landis by the right of survivorship.

Elizabeth A. Landis departed this life on August 19, 2024,

TO BE SOLD AS PROPERTY OF:

Elizabeth Lebo aka Elizabeth Landis, solely in her capacity as heir of Elizabeth A. Landis, Deceased

Bradford Landis, Solely in his capacity as heir of Elizabeth A. Landis, Deceased

David Landis, Solely in his capacity as heir of Elizabeth A. Landis, Deceased

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LEGAL DESCRIPTION

Case Number: 26-10399

Judgment Amount: \$60,819.85

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of South Eighteenth Street, City Number 324, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Rachel Fies (being City Number 322) ;

On the South by property now or late of Samuel Bobst (being City Number 326) ;

On the East by said South Eighteenth Street; and

On the West by a ten feet wide alley.

CONTAINING in front along said South Eighteenth Street fourteen (14) feet more or less, and in depth of equal width one hundred and ten (110) feet to said ten feet wide alley.

Being the same premises which Larry Medagila, Register of Wills and Clerk of the Orphans' Court of Berks County, for the Estate of Patricia A. Ouellette Late of Berks County, Pennsylvania, by Deed dated 07/12/2010 and recorded 07/26/2010, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2010028609, granted and conveyed unto Randy A. Ouellette, in fee.

Tax Parcel: 16531632489332

Premises Being: 324 S 18th St, Reading, PA 19602

To be sold as Property of: Randy A. Ouellette

Docket #26-10767

Judgment Amount: \$51,341.92

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Devon Green, drawn by Ludgate Engineering Corp., Engineers, Surveyors, Planners, dated June 22, 1987 and last revised August 17, 1987, said Plan recorded in Berks County in Plan Book 153, page 53, as follows, to wit:

BEGINNING at a point of reverse curve on the Northwestern side of Fairway Drive (54 feet wide), said point being the arc distance of 27.59 feet measured along the arc of a circle to the right having a radius of 20.00 feet from a point of curve on the Southwesterly side of Diane Lane (54 feet wide); thence extending from said point of beginning along the Northwestern side of Fairway Drive Southwesterly along the arc of a circle curving to the left having a

radius of 227.00 feet the arc distance of 88.15 feet to a point, a corner of Lot No. 36 on said Plan; thence extending along same North 32 degrees 24 minutes 40 seconds West 96.64 feet to a point, a corner of Lot No. 49 on said Plan; thence extending along same North 56 degrees 48 minutes 15 seconds East 114.82 feet to a point of curve on the Southwesterly side of Diane Lane; thence extending along same the two following courses and distances: (1) Southeastwardly along the arc of a circle curving to the right having a radius of 123.00 feet the arc distance of 20.62 feet to a point of tangent; and (2) South 22 degrees 13 minutes 40 seconds East 43.86 feet to a point of curve on the Southwesterly side of Diane lane; thence leaving Diane Lane along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 27.59 feet to the first mentioned point and place of Beginning.

CONTAINING 9.130 square feet of land.

BEING Lot No. 35 as shown on the abovementioned Plan.

The 5th line of the Beginning paragraph contained in Deed dated 11/26/99, recorded 12/3/99 in Book 3150, page 2251 inadvertently reflects "...said point of beginning..." instead of "...said point of beginning..."; the 15th line reflects "...East 43.06 feet..." instead of "...East 43.86 feet..." and the Containing paragraph refers to "...9.430 square feet..." instead of "...9.130 square feet..."; and is corrected above.

Thereon erected a dwelling house known as:

200 Fairway Drive

Reading, PA 19606

Tax Parcel #43533506288166

See Deed Book 3150, Page 2251

Sold as the property of:

MICHAEL GROGG AKA MICHAEL L. GROGG and

M. J. GROGG AKA MARY JILL GROGG

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, December 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 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 DISSOLUTION

Notice is hereby given pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania.

The name of the limited liability company is:

**Steel Town Garage, LLC,
Benjamin A. Leisawitz, Esq.
BARLEY SNYDER**

2755 Century Boulevard
Wyomissing, PA 19610-3346

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is
Flying Hills Beer Mart, Inc.

KELLY & HERRON PC

1500 Market St.
Center Sq., West Tower
Suite W3110
Philadelphia, PA 19102

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 26, 2026, for the purpose of obtaining a Certificate of Incorporation of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Drumroll Please Project**

The purposes for which it was organized are:
Charitable and educational purposes.

Anthony Cracchiolo
2002 Hampton Ct.
Morgantown, PA 19543

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 26-13639

NOTICE IS HEREBY GIVEN that on September 4, 2026, the Petition of Peter Giorgi and Malgorzata Podrecka on behalf of their minor child Jan Piotr Giorgi-Podrecki a/k/a Jan Piotr Podrecki and Jan Piotr Giorgi was filed in the above named Court, praying for a Decree to change their name to JAN PIOTR GIORGI.

The Court has fixed October 21, 2026, at 2:30 p.m. in Courtroom "4D" of the Berks County Services Center, 633 Court St., Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

RACHEL L. LEVY, ESQ.
JERNER LAW GROUP, P.C.,
5401 Wissahickon Ave.,
Phila., PA 19144

CIVIL ACTION

STOCK ALFIERI

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 2020-15903

READING AREA WATER AUTHORITY,
Plaintiff

vs.

DORISA COOPER, Defendant

TO: DORISA COOPER
235 N. 10th Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on September 18, 2020 in the amount of \$9,428.93, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within

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fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

If you do not have a lawyer or cannot afford one, you may contact, either in person or by telephone, the following office 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

STOCK ALFIERI

BY: Edwin L. Stock, Esquire
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50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 2019-19085

READING AREA WATER AUTHORITY,
Plaintiff
vs.
JULIO C. ZABALA
SONIA ZABALA, Defendants

To: Julio C. Zabala and Sonia Zabala
608 Tulpehocken Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on November 8, 2019 in the amount of \$2,925.11, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within

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fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 2024-16589

READING AREA WATER AUTHORITY,
Plaintiff
vs.
SMART DECISION DEVELOPMENT LLC,
Defendant

TO: SMART DECISION DEVELOPMENT
LLC
338 Madison Avenue
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 25, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on November 1, 2024 in the amount of \$4,578.07, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication

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date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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STOCK ALFIERI

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 19-04777

READING AREA WATER AUTHORITY,

Plaintiff

vs.

JUAN A. CAMPOS MARTINEZ, Defendant

TO: Juan A. Campos Martinez
437 Fern Avenue
West Reading, PA 19611

Juan A. Campos Martinez
409 S. 7th Street
Reading, PA 19602

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 27, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on April 24, 2019 in the amount of \$2,787.28, filed against your property set forth above, which is still due and owing. If you

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fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

If you do not have a lawyer or cannot afford one, you may contact, either in person or by telephone, the following office to find out where you can get legal help.

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Reading, PA 19601
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STOCK ALFIERI

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Attorney I.D. No. 43787
50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 2019-19120

READING AREA WATER AUTHORITY,

Plaintiff

vs.

KATHRYN ANN SCHNEIDER, Defendant

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 25, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on November 8, 2019 in the amount of \$2,805.74, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the

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Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

STOCK ALFIERI

By: Edwin L. Stock, Esquire

Attorney I.D. No. 43787

50 N. 5th Street, 4th Floor, Ste. #4

Reading, PA 19601

Phone: 610-372-5588

Fax: 484-930-0729

estock@estocklaw.com

Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 20-16443

READING AREA WATER AUTHORITY,
Plaintiff

vs.

MAGALI ORTA RAMIREZ

JOSE A. ORTA, Defendants

TO: Magali Orta Ramirez
422 Orange Street
Reading, PA 19602

Jose A. Orta
422 Orange Street
Reading, PA 19602

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 25, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on October 2, 2020 in the amount of \$13,751.49, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within

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fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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Telephone: 610-375-4591
www.BerksBar.org

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

BARTGES, HELEN M., dec'd.

Late of 219 Bordic Rd.,
City of Reading.
Executrix: EDITH M. BARTES.
ATTORNEY: ELIZABETH
TIMBERLAKE-NEWELL, ESQ.,
E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

CLARK, THOMAS L., dec'd.

Late of Exeter Township.
Administratrix: MARY B. MONASMITH,
32 Stitzer Rd.,
Oley, PA 19547.
ATTORNEY: NICOLAS F. METER, ESQ.,
METER LAW OFFICES, LLC,
1401 East High Street,
Pottstown, PA 19464

DONMOYER, TERRY RAY, dec'd.

Late of 171 Victoria Lane,
Borough of Wyomissing.
Executrix: JENNA L. GALAN,
153 Lucinda Lane,
Wyomissing, PA 19610.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

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DUNDA, GEORGE E. also known as**DUNDA, GEORGE, dec'd.**

Late of 1644 Wyomissing Rd.,
Brecknock Township.
Executrix: HOLLY N. DUNDA,
925 N. Ninth Street,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ECKENROTH, MARK G., dec'd.

Late of Lower Heidelberg Township.
Administrator: JOSEPH M. ECKENROTH.
c/o ATTORNEY: KEITH D. WAGNER,
ESQ.,
P.O. Box 323,
Palmyra, PA 17078

EDDINGER, RUTH P., dec'd.

Late of City of Reading.
Executor: MICHAEL L. EDDINGER.
ATTORNEY: THOMAS G. WOLPERT,
ESQ.,
WOLPERT SCHREIBER MCDONNELL
P.C.,
527 Main St.,
Royersford, PA 19468

EMERY, EDWARD R., dec'd.

Late of 1978 Meadow Lane,
Borough of Wyomissing.
Executrix: LISA EMERY-FOGEL.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

GRAEFF, HAROLD I., dec'd.

Late of Muhlenberg Township.
Executrices: HOLLY FOSTER and
KIMBERLY R. JONES.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

GRAFF, LOUANN E., dec'd.

Late of 24 Waxwood Rd.,
Borough of Shoemakersville.
Executor: JIMMY A. GRAFF,
104 Villa Court,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

GUSS, KENNETH R., dec'd.

Late of Douglass Township.
Executrix: RHONDA L. HOUCK,
907 S. Reading Ave.,
Boyertown, PA 19512.
ATTORNEY: JOHN A. KOURY, ESQ.,
OWM LAW,
1503 Sunset Dr., Ste. 201,
Pottstown, PA 19464

HIBBS, WYATT ANDREW also known as**HIBBS, WYATT A., dec'd.**

Late of Washington Township.
Administratrix: JANET MARIE HIBBS.
c/o ATTORNEY: NEVIN D. BEILER,
ESQ.,
BEILER LEGAL SERVICES PC,
105 S. Hoover Avenue,
New Holland, PA 17557

KEITH, JEAN C., dec'd.

Late of 122 N. Galen Hill Rd.,
South Heidelberg Township.
Executor: RUSSELL G. KEITH.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

LAUER, FRANCIS G., dec'd.

Late of Douglass Township.
Executrix: DONNA M. BUCELLI,
25 Walmont St.,
Douglassville, PA 19518.
ATTORNEY: REBECCA A. HOBBS, ESQ.,
OWM LAW,
347 Bridge St., Ste. 200,
Phoenixville, PA 19460

MIGNON, DALENE K., dec'd.

Late of Borough of Bernville.
Administrator: MICHAEL D. HARTMAN,
2815 Penn Ave.,
Reading, PA 19609.
ATTORNEY: ZACHARY D. GRIFFITH,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

MILEY, DALLAS ANIYA, dec'd.

Late of City of Reading.
Administrators: KAY E. MILEY,
540 Walnut St.,
Reading, PA 19601 and
ROBERT ONELL MILEY, JR.,
114 Chestnut St.,
Mohnton, PA 19540.
ATTORNEY: ROBIN J. MARZELLA,
ESQ.,
R.J. MARZELLA & ASSOCIATES,
3513 North Front Street,
Harrisburg, PA 17110

MINNICH, SR., WILLIAM L., dec'd.

Late of 9 Wyomissing Court,
Borough of Wyomissing.
Executor: JOSH D. MINNICH.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MONTGOMERY, CAROLE SUE, dec'd.

Late of 139 Old Swede Rd.,
Amity Township.
Executrix: DIANE S. CHUCK,
106 Jackson Lane,
Pottstown, PA 19464

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O'REILLY, JON M., dec'd.

Late of Exeter Township.
 Executrix: KATIE A. O'REILLY,
 6-6 Willow Way,
 Reading, PA 19606.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

PETERS, LOWELL E., dec'd.

Late of 1201 Fairview Dr.,
 Bern Township.
 Executors: MELODY P. WILSON,
 1189 Fairview Dr.,
 Reading, PA 19605 and
 KEITH L. PETERS,
 1156 Fairview Dr.,
 Reading, PA 19605.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

PORTER, ROXANNE, dec'd.

Late of Borough of Temple.
 Administrator: KEITH R. PORTER,
 526 Court St.,
 Reading, PA 19608.
 ATTORNEY: ROBERT TIMOTHY MILLS,
 ESQ.,
 526 Court Street,
 Reading, PA 19601

REHR, PATRICIA J., dec'd.

Late of 1511 Greenview Ave.,
 City of Reading.
 Administrator: THOMAS J. REHR,
 3904 Ardmore Ave.,
 Reading, PA 19605.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610-3202

ROGERS, PATRICIA A., dec'd.

Late of Washington Township.
 Executors: KENNETH L. ROGERS,
 76 Wilt Rd.,
 Bechtelsville, PA 19505 and
 TINA M. ROGERS,
 72 Wilt Rd.,
 Bechtelsville, PA 19505.
 ATTORNEY: DAVID A. MEGAY, ESQ.,
 OWM LAW,
 1503 Sunset Dr., Ste. 201,
 Pottstown, PA 19464

ROHRBACH, WILLIAM T., dec'd.

Late of Borough of Boyertown.
 Executrix: MICHELE E. FREY,
 101 W. 6th St.,
 Boyertown, PA 19512.
 ATTORNEY: THOMAS C. RENTSCHLER,
 ESQ.,
 RENTSCHLER LAW LLC,
 34 West Lancaster Avenue,
 Reading, PA 19607

SCHLEGEL, SUSANNE M., dec'd.

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

SHIREY, CHESTER PAUL also known as SHIREY, CHESTER P. and SHIREY, CHESTER, dec'd.

Late of Amity Township.
 Administrators, C.T.A.: EUGENE W.
 SHIREY,
 ANDREW M. SHIREY and
 BENJAMIN L. SHIREY.
 c/o ATTORNEY: GREGORY W. PHILIPS,
 ESQ.,
 Picardi Philips & Ottaviano,
 1129 E. High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

SICHER, WAYNE P., dec'd.

Late of Borough of Kutztown.
 Executor: RANDY L. SICHER,
 419 Freehall St.,
 Mertztown, PA 19539.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

SKORUPSKY, KATHARINA, dec'd.

Late of Borough of Kenhorst.
 Executrix: IRENE A. MAURER.
 c/o ATTORNEY: MICHAEL K.
 HOLLINGER, ESQ.,
 ROWE LAW OFFICES, P.C.,
 1200 Broadcasting Rd., Suite 101,
 Wyomissing, PA 19610

TSCHUDY, JOHN DANIEL, dec'd.

Late of Robeson Township.
 Executor: JOHN W. TSCHUDY.
 c/o ATTORNEY: ERIC L. B. STRAHN,
 ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606

VALERIO, FRANCES D. also known as VALERIO, FRANCES DIANE and VALERIO, FRANCES, dec'd.

Late of 120 W. 5th St., Apt. 202,
 Borough of Boyertown.
 Executrix: PATRICIA VALERIO,
 156 Eagles Watch S.,
 Bechtelsville, PA 19505.
 ATTORNEY: MICHAEL E. FUREY, ESQ.,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Ave.,
 Audubon, PA 19403

WAGNER, JR., JOHN E., dec'd.

Late of Caernarvon Township.
 Executor: RODNEY W. WAGNER,
 1476 Birdell Rd.,
 Coatesville, PA 19320.
 ATTORNEY: MISTY A. TOOTHMAN,
 TWIN VALLEY LAW, PLLC,
 P.O. Box 235,
 Elverson, PA 19520

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WEAVER, DONALD R. also known as**WEAVER, DONALD RAY, dec'd.**

Late of Amity Township.

Executor: DOUGLAS R. WEAVER,
12539 Champion Dr SW,
Olympia, WA 98512.ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610**WEAVER, JOAN L. also known as****WEAVER, JOAN LORRAINE, dec'd.**

Late of Amity Township.

Executor: DOUGLAS R. WEAVER,
12539 Champion Dr SW,
Olympia, WA 98512.ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610**WILD, DAVID CHARLES also known as****WILD, DAVE, dec'd.**Late of 1401 Walnut St., Apt. 8,
City of Reading.Executrix: LINDA W. BAILEY,
2732 Chestnut Ave.,
Ardmore, PA 19003**WILLIAMSON, JAMES H., dec'd.**

Late of Cumru Township.

Executor: EDWARD C. WILLIAMSON,
2016 Prout Farm Rd.,
Pottstown, PA 19464.ATTORNEY: JEFFREY D. BUKOWSKI,
ESQ.,SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610**Second Publication****ARNER, WILLIAM D., dec'd.**

Late of 6 E. 36th St.

Administrators: ARLENE F. ARNER,
1100 Shelbourne Rd.,
Reading, PA 19606 and
WILLIAM JAMES ARNER,
2613 Filbert Ave.,
Reading, PA 19606.

ATTORNEY: ROBERT D.

KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606**DAY, JEAN H. also known as****DAY, JEAN ISABELLE, dec'd.**

Late of Borough of Leesport.

Executrix: JUDITH E. JUZEFYK.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601**ELLEFSON, VALERIE H., dec'd.**

Late of South Heidelberg Township.

Executor: ANDREW M. ELLEFSON.
c/o ATTORNEY: HEIDI B. MASANO,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610**FISHER, DANIEL KARL, dec'd.**Late of 30 Skyline Dr.,
Borough of Temple.Executrix: THERESA LYNN O'MARA,
30 Skyline Dr.,
Temple, PA 19560.ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530**GENOVA, FREDA, dec'd.**

Late of City of Reading.

Administratrix: PATRICIA A. BEIL.
c/o ATTORNEY: FREDERICK R. MOGEL,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601**GROW, LILLIAN, dec'd.**

Late of 220 South 4th Ave.,

Borough of West Reading.
Executor: STEPHEN M. CISICK,
203 West Broadway,
Jim Thorpe, PA 18229.ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500**HAFER, CATHY L., dec'd.**

Late of Cumru Township.

Administratrix: SARA B. HAFER,
56 Steward Ave.,
Sinking Spring, PA 19608.
ATTORNEY: THOMAS C. RENTSCHLER,
ESQ.,
Rentschler Law LLC,
34 West Lancaster Avenue,
Reading, PA 19607**HENRY, RICHARD LEO, dec'd.**

Late of Centre Township.

Administratrix: KRISTINE DIANE
HENRY,16 Jimmy Lee Court,
Mohrsville, PA 19541.ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

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HILDEBRAND, DOLORES ANNE, dec'd.

Late of 418 Westbury Dr.,
Spring Township.
Executrix: SUSAN L. KEGERISE,
418 Westbury Dr.,
Wyomissing, PA 19610.

HOFFMAN, CHARLES R., dec'd.

Late of Washington Township.
Executor: DUANE S. HOFFMAN,
115 Pheasant Circle,
Barto, PA 19504.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

KOYST, ROSEMARY T., dec'd.

Late of 722 Old Wyomissing Rd.
Executrices: EILEEN L. PRICE,
61 Howard St.,
West Lawn, PA 19609 and
PAMELA A. HAEUSER,
134 S. Park Rd.,
Wyomissing, PA 19610.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

LESAGONICZ, HELEN, dec'd.

Late of Bern Township.
Executor: MARION BRENNER.
c/o ATTORNEY: ELIZABETH I. REED,
ESQ.,
GIBBEL KRABYBILL & HESS LLP,
P.O. Box 5349,
Lancaster, PA 17606

LINDSTROM, DOROTHY A., dec'd.

Late of 145 Five Points Rd.
Administrator: BRUCE J. WHEELER,
145 Five Points Rd.,
Macungie, PA 18062.
ATTORNEY: WARREN H. PRINCE, ESQ.,
PRINCE LAW OFFICES, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505

MCKINSTRY, VIRGINIA BENNETT also known as

MCKINSTRY, VIRGINIA B., dec'd.
Late of Colebrookdale Township.
Executrix: EILEEN P. HOFFMAN,
183 Hoffman Rd.,
Barto, PA 19504.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

PIEKOS, JR., JOHN Z., dec'd.

Late of 384 Black Matt Road,
Amity Township.
Executrix: CHRISTINE L. THOMPSON,
1609 S. Main St.,
Bechtelsville, PA 19505.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

STUPP, GARY D., dec'd.

Late of Tulpehocken Township.
Executor: JOHN ZEPPPOS,
105 Poplar St.,
Myerstown, PA 17067.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

Third and Final Publication**BENFER, DAVID REED, dec'd.**

Late of Exeter Township.
Administratrix: ELENA BENFER,
712 Bear Blvd.,
Reading, PA 19606.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

BOARDER, DONALD A., dec'd.

Late of City of Reading.
Executrix: TARYN J. KARAS.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

COBOURN, ELIZABETH, dec'd.

Late of 38 Hawthorne Lane,
Borough of Boyertown.
Executor: JANEL SINGER,
38 Hawthorne Lane,
Boyertown, PA 19512.
ATTORNEY: CHRISTINA BRESLIN
ROBERTS, ESQ.,
3305 Edgemont Ave.,
Brookhaven, PA 19015

**CULBERT, JOAN E. also known as
SEIGLER, JOAN, dec'd.**

Late of Colebrookdale Township.
Executrix: ANITA MERTZ,
10 Brook Dr.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

DREHS, MARY, dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: FULTON BANK, N.A.
c/o LAUREN KLIPA,
One Penn Square,
P.O. Box 7989,
Lancaster, PA 19604.
ATTORNEY: SARAH RUBRIGHT
MCCAHOON, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

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ENDY, ELAINE M., dec'd.

Late of Amity Township.
 Executrix: DEBRA L. ANGSTADT.
 c/o ATTORNEY: DR. ELIZABETH
 TIMBERLAKE-NEWELL, ESQ.,
 E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Ave.,
 Boyertown, PA 19512

FEICK, CLYDE L., dec'd.

Late of 191 Kerr Rd.,
 Exeter Township.
 Administrator: DAVID FEICK,
 9 Taylors Farm Dr.,
 Newark, DE 19711

FIRESTINE, DENNIS W., dec'd.

Late of Bethel Township.
 Executor: SEAN M. FIRESTINE,
 940 Houtztown Rd.,
 Myerstown, PA 17067.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

GOREY, GEORGE F., dec'd.

Late of 126 Bainbridge Circle,
 Spring Township.
 Executrix: RACHAEL M. MOON,
 130 Park Ave.,
 Mount Joy, PA 17552.
 ATTORNEY: JOSEPH J. KENNEFF, ESQ.,
 GOODMAN & KENNEFF,
 460 North George St.,
 Millersville, PA 17551

GRAEFF, BEVERLY A., dec'd.

Late of City of Reading.
 Executors: KIM HILDEBRANDT and
 MARK KERN.
 c/o ATTORNEY: SARA R. HAINES CLIPP,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

JAMES, MICHAEL ALLEN, dec'd.

Late of 10 Quintin Lane,
 Oley Township.
 Administrators: ZACHARY JAMES,
 608 N. 25th St.,
 Reading, PA 19606,
 CALEB JAMES,
 11 Elk Court,
 Reading, PA 19606 and
 ABIGAIL JAMES,
 2900 Oley Turnpike Rd., Apt. C2,
 Reading, PA 19606.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

KOBER, JUDITH LOUISE, dec'd.

Late of Borough of Fleetwood.
 Executors: ROBYN SMYK,
 5 Agata Dr.,
 Douglassville, PA 19518 and
 HEIDI O'BOYLE,
 1628 Westwood Dr.,
 Wyomissing, PA 19610.
 ATTORNEY: GRAZIELLA M. SARNO,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

MOCHON, AGNIESZKA E. also known as MOCHON, AGNIESZKA EWELINA, dec'd.

Late of 26 Winding Brook Dr.,
 Borough of Sinking Spring.
 Executor: JAKUB M. MOCHON.
 c/o ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

RADCLIFFE, BARBARA L., dec'd.

Late of Borough of Wyomissing.
 Executor: R. BRIAN RADCLIFFE,
 230 S. Baltimore St.,
 Dillsburg, PA 17019.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

REHR, III, WILLIAM H., dec'd.

Late of 1511 Greenview Ave.,
 City of Reading.
 Executor: THOMAS J. REHR,
 3904 Ardmore Ave.,
 Reading, PA 19605.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

RIEGEL, GARY also known as RIEGEL, GARY B., dec'd.

Late of City of Reading.
 Executor: GREATER READING MENTAL
 HEALTH ALLIANCE.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

ROMERO-LÉCO, JESUS, dec'd.

Late of City of Reading.
 Executrix: ROSA MARIA ROMERO.
 c/o ATTORNEY: COURTENEY A. HAHN,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

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SCHNELL, ALVIN GEORGE, dec'd.

Late of Exeter Township.
 Executrix: SHERRI LYNN ORLOFSKY,
 300 Ruskin Dr.,
 Altoona, PA 16602.
 ATTORNEY: LEAH B. ROTENBERG,
 ESQ.,
 1424 Penn Ave.,
 Wyomissing, PA 19610

SMITH, R. EARL also known as SMITH, ROBERT EARL, dec'd.

Late of Amity Township.
 Executrix: KAROL A. SMITH-
 WILLIAMSON.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

STRICKLER, JOAN E. also known as STRICKLER, JOAN ELLEN, dec'd.

Late of Marion Township.
 Executor: JOHN D. STRICKLER.
 c/o ATTORNEY: KEVIN M. RICHARDS,
 ESQ.,
 P.O. Box 1140,
 Lebanon, PA 17042-1140

STURDEVANT, JOHN C. also known as STURDEVANT, JOHN CHRIS, dec'd.

Late of Colebrookdale Township.
 Administrators: KATHERINE E.
 STURDEVANT,
 34 Warwick St.,
 Boyertown, PA 19512 and
 MATTHEW J. REAGAN,
 411 Mill St.,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

WEBER, JR., WARREN W. also known as WEBER, JR., WARREN WILSON, dec'd.

Late of 265 Ontelaunee Trail,
 Perry Township.
 Executrix: JODY WEBER,
 32 Gavilan Rd.,
 Santa Fe, NM 87508.
 ATTORNEY: CHRISTOPHER J.
 HARTMAN, ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

YACHERA, EUGENE L., dec'd.

Late of Exeter Township.
 Executors: TIMOTHY J. YACHERA and
 ELIZABETH A. DICOSTANZO.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

LIME HOUSE ERA POWERED with its principal place of business at 2100 E. Market Street, York, PA 17402.

The name and address of the person owning or interested in said business is: Pagoda Realty and Property Management, Inc., 2208 Quarry Drive, Suite 209, West Lawn, PA 19609.

The application was filed on October 1, 2026.
Jay W. Waldman, Esq.
WALDMAN LAW GROUP, P.C.
 1150 Berkshire Blvd., Suite 245
 Wyomissing, PA 19610

MISCELLANEOUS**NOTICE OF CONDEMNATION AND FILING OF DECLARATION OF TAKING**

TO: RANDY WEIDNER ("Condemnee")

PROPERTY: 913 OLEY ST., READING, PA, 19604, PARCEL ID #12531753041187

1. A Declaration of Taking was filed by the Redevelopment Authority of the City of Reading ("Authority") against the property located at 913 Oley St., Reading PA 19604, Parcel ID # 12531753041187 ("Property") in the Court of Common Pleas of Berks County, Pennsylvania on August 18, 2026, docketed at 26-12890.

2. The Condemnor is the Authority, a public body, corporate and politic, created under the Urban Redevelopment Law, 35 P.S. § 1701 et seq., with its principal office located at 815 Washington Street, City Hall, Suite 2-54, Reading PA 19601.

3. The Condemnee is Randy Weidner.

4. The condemnation is authorized by the Urban Redevelopment Law, 35 P.S. §1712.1(a)

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and the Eminent Domain Code, 26 Pa. C.S.A. §101 et seq.

5. Resolution No. 04-2026, authorizing the condemnation of the Property and authorizing the filing of the Declaration of Taking, was adopted by the Board of the Authority on May 21, 2026. A record of the proceedings and a certified copy of this Resolution may be examined during regular business hours at the office of the Authority located at 815 Washington Street, City Hall, Suite 2-54, Reading PA 19601.

6. The public purpose of the condemnation is to remediate blight and rehabilitate the Property.

7. The Property condemned by the Authority is identified as 913 Oley St., Reading, PA 19604, Parcel ID # 12531753041187.

8. The nature of the title to the Property acquired by the Authority is fee simple absolute.

9. A plan (in the form of a Property Tax Map) showing the Property may be examined during regular business hours at the office of the Authority located at 815 Washington Street, City Hall, Suite 2-54, Reading PA 19601 or at the Berks County Assessment Office, County of Berks South Campus, 400 E. Wyomissing Avenue, Mohnton, PA 19540.

10. Just compensation for taking the Property is secured by a bond in the amount of \$22,000.00, without surety, which bond was filed pursuant to section 303(a) of the Eminent Domain Code, 26 Pa. C.S.A. §303(a).

11. If the Condemnee wishes to challenge the power or the right of the Authority to appropriate the Property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnee must file Preliminary Objections with the Court of Common Pleas of Berks County within thirty (30) days after being served with notice of condemnation.

Thomas A. Rothermel Esquire
Attorney ID #92997
Bingaman Hess
Treeview Corporate Center, Suite 100
2 Meridian Blvd.

Wyomissing, PA 19610
(610) 374-8377
tarothermel@BingamanHess.com
Attorneys for the Redevelopment Authority of
the City of Reading

TRUST NOTICES

First Publication

THE EILEEN M. LOOSE IRREVOCABLE TRUST DATED DECEMBER 18, 2025

Eileen M. Loose, late of Birdsboro Borough, Berks County, PA

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

Trustee: Rosemary T. Swavely

709 Brighton Ave.
Reading, PA 19606

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

Third and Final Publication

PATRICIA E. BURKHART LIVING TRUST DATED FEBRUARY 28, 2013

Patricia E. Burkhardt, late of Centre Township, Berks County, PA

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

Trustee: Scott W. Burkart

2013 Centerport Rd.
Mohrsville, PA 19541

Trustee's Attorney: Russell E. Farbiarz, Esquire

Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

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