

LEGAL NOTICES

APPEARANCE DOCKET

**Week Ending March 13, 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)

WAH, JOHN D - Conde, Gibrilla; 25 15880; G. Conde, IPP.

Abuse

ALMONTE, XIOMARA BONILLA - Perez, Eddy DeJesus; 26 2574; E. Perez, IPP. (TMB).

BANKS, MARQUIS J - Johnson, Deja L; 26 2312; D. Johnson, IPP. (JMS).

CHURICO, XAVIOS ALEXANDER ORTIZ - Almanzar, Esmalinda; 26 2601; E. Almanzar, IPP. (JMS).

CORDERO, TAINO C - Bonilla, Rosa Yvonne; 26 2570; R. Bonilla, IPP. (TMB).

CUEVAS, MARY PAULINA CASTILLO - Cruz, Rainiel Rosario; 26 2316; R. Cruz, IPP. (EJT).

DEJESUS, DANIELA HENRIQUEZ - Depena, Katherine Esmerlin Bautista; 26 2573; K. Depena, IPP. (JMS).

DIAZ, GERTRUDIS MARTE - Concepcion, Christopher Junior Bonilla; 26 2517; C. Concepcion, IPP. (TMB).

DURAN, GABINO RAMIREZ - Murillo, Mercedes Zamudio; 26 2352; M. Murillo, IPP. (EJT).

DYCHES, ASHAKAYA HOLLY - Spencer, Keaira S; 26 2518; K. Spencer, IPP. (TMB).

EDWARDS, JAIA J - Edwards, Dana N; 26 2626; D. Edwards, IPP. (JMS).

FELIZ, VICTOR M - Reyes, Victor Manuel Feliz; 26 2416; V. Reyes, IPP. (EJT).

GEORGE, ELIZABETH S - George, Kayla E; 26 2318; K. George, IPP. (JMS).

HEIMBACH, REBEKAH S - Garrison, Stephen M, G, L, G, N; 26 2479; S. Garrison, IPP. (EJT).

HELLER, ROBERT EDMUND - Brown, Kelly Anmarie; 26 2360; K. Brown, IPP. (EJT).

HERBST, SEAN E - Reedy, Tonya Maria; 26 2354; T. Reedy, IPP. (EJT).

JERONIMO, JOVANNY - Herrera, Lizbeth Cordova; 26 2526; L. Herrera, IPP. (TMB).

KACHKOVSKY, ANDREW - Kachkovska, Angela, K, S; 26 2388; A. Kachkovska, IPP. (JEG).

LOPEZ, EDICKSON L TORRES - Valdez, Cristiana Delossantos; 26 2310; C. Valdez, IPP. (EJT).

MCCANN, DOUG - Anderson, Eric, A, K, A, N, A, K; 26 2359; E. Anderson, IPP. (EJT).

MENDEZ, EDWIN NUNEZ - Rivera, Yazmin Martinez; 26 2661; Y. Rivera, IPP. (TMB).

ROBLES, ELIANNIE - Aguilar, Carlos Adrian Martinez; 26 2662; C. Aguilar, IPP. (JMS).

ROMAN, JOSHUA N - Montanez, Melyris M Rosa; 26 2307; M. Montanez, IPP. (EJT).

SERRANO, ABIMELET RUPIZA - Ortiz, Angelina Maria; 26 2397; A. Ortiz, IPP. (EJT).

SMITH-GOLINSKI, QUENTIN J - Noecker, Alyssa Mae; 26 2305; A. Noecker, IPP. (EJT).

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SPENCER, KEAIRA S - Holly, Ashakeya Dyches; 26 2600; A. Holly, IPP. (TMB).
 STRAWN, PATRICK WILLIAM - McGuire, Marykate Bridget; 26 2465; M. McGuire, IPP. (JMS).
 STRAWN, PATRICK WILLIAM - Strawn, Mark Frederick; 26 2468; M. Strawn, IPP. (JMS).
 SWOYER, DAVID CHARLES - Swoyer, David George; 26 2436; D. Swoyer, IPP. (EJT).
 TOWLES, DAMONI LASHON - Juarbe, Jeimily M; 26 2391; J. Juarbe, IPP. (EJT).
 TRIBBLE, TALAHIA SALLAD - Flagg, Javian; 26 2472; J. Flagg, IPP. (JMS).
 UNANGST, KRISTINE MARIE - Mckenrick, Darien Bradley, M, J, C, M, N, R; 26 2402; D. McKenrick, IPP. (EJT).
 WALLER, BILLIE JADE - Bargher, Jared Andrew; 26 2495; J. Bargher, IPP. (JMS).
 WHITNEY-WILLIAMS, CRAIG B - Poland-Williams, Margaret R; 26 2433; M. Poland-Williams, IPP. (EJT).

Complaint

ALBRIGHT COLLEGE OF THE EVANGELICAL CHURCH, ALBRIGHT COLLEGE, MPG ALBRIGHT RESIDENCES LLC - Colonial Electric Supply Company (the); 24 2891; Voris M. Tejada, Jr.
 APIS SERVICES INC, CORNELL ABRAXAS GROUP LLC - Williams, Cynthia; 25 16931; Kay H. Seven.
 BERNSTEL, BRYAN J - Capital One N A; 26 2308; Michael J. Dougherty.
 HETRICK, VIRGINIA M - Portfolio Recovery Associates LLC; 26 1948; Michael J. Dougherty.

Confidential Document Form

SWABY, KEON L - Lebanon Federal Credit Union; 26 2155; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

BLANK, BARRY C - Capital One N A, Discover Bank; 26 2584; Michael J. Dougherty. (JEG).
 BRADY, DANIEL J - JPMorgan Chase Bank N A; 26 2446; Ian M. Lauer. (JEG).
 CRAWFORD, ROLSTON C - PNC Bank National Association; 26 2590; Nicole Collins. (JEG).
 DANEHOWER, BENJAMIN N - Midland Credit Management Inc; 26 2506; Kara G. Betzenberger. (JBN).
 DELEON, MARLENY - Capital One N A, Discover Bank; 26 2503; Michael J. Dougherty. (JBN).
 EVANS, JENNIFER L - Bank Of America N A; 26 2392; Jonathan P. Cawley. (MSF).
 LETOFSKY, MICHELE - Bank Of America N A; 26 2399; Jonathan P. Cawley. (MSF).
 MANWILLER, TYLER - Citibank N A; 26 2478; Michael J. Dougherty. (JEG).
 MARKS, MICHAEL A - Midland Credit Management Inc; 26 2476; Kara G. Betzenberger. (MSF).
 MONTANEZ, JUAN - Citibank N A; 26 2475; Michael J. Dougherty. (JEG).
 NAVE, NICHOLAS J - Citizens Bank N A; 26 2400; Ian M. Lauer. (JBN).
 PAWLIK, DAVID B - Midland Credit Management Inc; 26 2382; Kara G. Betzenberger. (JEG).
 PENA, JHOANNA NUNEZ - U S Bank National Association; 26 2679; Nicole Collins. (JEG).
 RAMBAY, GABRIEL - Bank Of America N A; 26 2387; Jonathan P. Cawley. (JBN).
 RIVERA, EFRAIN, MENDOZA AUTO CENTER LLC - American Express National Bank; 26 2628; Nicole Collins. (MSF).
 SANCHEZ, CRISTAL - JPMorgan Chase Bank N A; 26 2401; Ian M. Lauer. (JEG).
 TORRES, SR, EDWIN SURIEL - JPMorgan Chase Bank N A; 26 2586; Ian M. Lauer. (JBN).
 VAUGHN, NATHAN - JPMorgan Chase Bank N A; 26 2508; Ian M. Lauer. (JEG).
Contract - Debt Collection: Other
 STEIN, JOSEPH M, HOT HANDS HEAVY CUTTING LLC - Truist Bank; 26 2565; Michael J. Dougherty. (JEG).
 WEIDNER, DREW - Velocity Investments LLC; 26 2564; Demetrios H. Tsarouhis. (JBN).
Contract - Other
 BERMINGHAM, SCOTT - Community Bank N A; 26 2578; Robert P. Sheils, III. (JEG).
 BOAS, KAREN - Velocity Investments LLC; 26 2473; Demetrios H. Tsarouhis. (JBN).
 CANEPA, HEATHER - Velocity Investments LLC; 26 2504; Demetrios H. Tsarouhis. (JEG).
 CEBALLOS, GEORGINA - Velocity Investments LLC; 26 2594; Demetrios H. Tsarouhis. (JEG).
 COMALLI LLC, ARIZMENDI, KATELYN - Sysco Corporation; 26 2381; Richard W. Keifer, III. (JBN).
 DURHAM, JOSHUA T - Truist Bank; 26 2596; Michael J. Dougherty. (JBN).
 LESHAR ROOFING AND SIDING LLC, LESHAR, JOSEPH - Custom Family Builders LLC; 26 2466; Benjamin J. Lewis. (JBN).
 LLOPIS, RACQUEL - Velocity Investments LLC; 26 2502; Demetrios H. Tsarouhis. (MSF).
 MACORIS MINI MARKET LLC, BETANCES, MICHELLE - Keystone Enterprise LLC; 26 2680; Alex V. Alfieri. (MSF).
 MCGINNIS, PATRICIA - Velocity Investments LLC; 26 2510; Demetrios H. Tsarouhis. (MSF).
 PAFFHAUSEN, SCOTT - Velocity Investments LLC; 26 2477; Demetrios H. Tsarouhis. (JBN).
 SFS GROUP USA INC - Laney, Susan,

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- Others Similarly Situated; 26 2469; Mark Gottesfeld. (MSF).
- SMELTZ, BARRY, SMELTZ, ROBERT - Complete Care At Berkshire LLC; 26 2583; Andrew R. Eisemann. (JBN).
- SPONAGLE, KEVIN M - Trust Bank; 26 2595; Michael J. Dougherty. (MSF).
- STATE FARM FIRE AND CASUALTY COMPANY - Bennethum, David; 26 2398; Martin A. Durkin. (JEG).
- TAYLOR, ANTHONY - Velocity Investments LLC; 26 2480; Demetrios H. Tsarouhis. (MSF).
- THOMPSON, NICHOLAI - Velocity Investments LLC; 26 2592; Demetrios H. Tsarouhis. (MSF).
- TOY, JEFFREY - Velocity Investments LLC; 26 2520; Demetrios H. Tsarouhis. (JEG).
- Custody**
- BRADLEY, REGAN ELLEN - Dinnocenti, Anthony John; 26 2528; A. Dinnocenti, IPP. (SEL).
- COSTE, RAMON - Recarey, Gabriela Cristina Mendez; 26 2393; Joseph A. Guillama. (TMB).
- DE MALDONADO, LUCIA LOPEZ ORTIZ - Ortiz, Lorena Lopez; 26 2515; Sean M. Cooper. (SEL).
- DIAZ, AALIYAH - Gavilanes, Christopher; 26 2396; Susan K. Quiirts. (TMB).
- HENDEL, CAIDEN - Mosey, Landon; 26 2449; Roarke Aston. (TMB).
- HIMMELREICH, REECE - Gaspari, Dominic; 26 2317; Jeffrey R. Boyd. (JMS).
- HODGES, BRANDON TROY - Jacobs, Kelly A; 26 2309; William R. A Rush. (EJT).
- JOHNSON, DEJA - Banks, Marquis; 26 2448; Roarke Aston. (JMS).
- KULP, CHRISTOPHER - Kulp, Danielle; 26 2660; Rebecca Ann Smith. (SEL).
- LEE, SUZANNE - Patton, Trevor; 26 2577; T. Patton, IPP. (EJT).
- MCCRACKEN, JAYLYNN - Bridges, Jordan; 26 2576; Joseph A. Guillama. (TMB).
- PACHECO, JR, CESILIO - Nicholson, Adaysia L; 26 2368; Gregory D. Henry. (JMS).
- ROSADO, LIZ - Aponte, Joseph; 26 2394; Joseph A. Guillama. (TMB).
- WALLER, BILLIE - Bargher, Jared Andrew; 26 2575; J. Bargher, IPP. (JMS).
- Divorce**
- BRITT, JR, DONALD - Stewart-Britt, Kyrstin; 26 2560; K. Stewart-Britt, IPP. (EJT).
- BUCKS, THOMAS - Bucks, Angelyn M; 26 2519; Joseph A. Guillama. (JEG).
- BUFFONE, ERIC J - Jimenez, Jose Baltazar Chavez; 26 2598; Joseph A. Guillama. (EJT).
- BYBEL, BRIAN - Hyneman, Misty N; 26 2561; Joseph A. Guillama. (TMB).
- CACERES, ANGELITA - Caceres, Franklin; 26 2501; Dawn M. L Palange. (SEL).
- CAMPBELL, JR, CARLTON C - Rose, Akilah H; 26 2389; Jamie V. Ottaviano. (TMB).
- CARMACK, SAMUEL E - Settles, Khadijah A; 26 2471; Joseph A. Guillama. (EJT).
- COLON, GLORYVELIZ PEREZ - Alvarado, Carlos Junior; 26 2494; C. Alvarado, IPP. (TMB).
- FOSCONE, JULIE A - Foscone, Sr, Anthony M; 26 2447; David S. Sobotka. (JMS).
- FOTI, DANIELLE M - Foti, William Z; 26 2509; Rosina M. Ermilio. (TMB).
- GARCIA, DAISY RODRIGUEZ - Zavalá, Salvador Garcia; 26 2311; Ryan W. McAllister. (JEG).
- GEHRET, STACY - Gehret, Jr, Michael; 26 2474; Richard G. Jacoby, Jr. (EJT).
- GETZLOFF, TIMOTHY M - Getzloff, Ritta G; 26 2562; Frederick R. Mogel. (JMS).
- GUMBY, DEBRA I - Gumby, Jeffrey; 26 2678; James L. Davis. (TMB).
- HALLMAN, JR, CHARLES L - Hallman, Diane E, Lauer, Diane E; 26 2523; D. Hallman, IPP. (SEL).
- LETTERHOUSE, PAT - Letterhouse, Sr, Gary; 26 2456; Graziella M. Sarno. (JEG).
- MORALES, ANGEL SALVADOR JOA - Vicioso, Venus Victoria; 26 2500; George A. Gonzalez. (JMS).
- NEY, PHILIP - Buler, Lindsey; 26 2513; Rebecca Ann Smith. (JMS).
- REBER, ANTHONY - Reber, Krysta L; 26 2386; Dawn M. L Palange. (EJT).
- SEITZER, JOSHUA ROGER - Seitzer, Michelle Snyder; 26 2597; Bernard Mendelsohn. (SEL).
- SIERRA, LEANDRO ESNER BREA - Aracena, Ysara German; 26 2379; Bernard Mendelsohn. (SEL).
- TRINIDAD, FRANCIS GIL - Metz, Gaylynn; 26 2434; G. Metz, IPP. (SEL).
- Divorce - Custody Count Complaint**
- NEY, PHILIP - Buler, Lindsey; 26 2514; Rebecca Ann Smith. (JMS).
- Land Use Appeal**
- MOORE, JOSEPH L - Amity Township; 26 2567; Joan E. London. (MSF).
- License Suspension Appeal**
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVER LICENSING - Fofana, Alhaji; 26 2435; A. Fofana, IPP. (EJT).
- COMMONWEALTH OF PENNSYLVANIA OF TRANSPORTATION - Fana, Jose Alfonso; 26 2470; Kevin Feeney. (EJT).
- Magisterial District Justice Appeal**
- BERNSTEL, BRYAN J - Capital One N A; 26 2308; Michael J. Dougherty. (JEG).
- DUNCAN, WILLIAM - Simple Property Management Group LLC; 26 2663; Simple Property Management Group LLC, IPP.

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(JBN).
 SAKO, MARIAMA - Sako, Oumar; 26 2482;
 O. Sako, IPP. (JEG).
 WALLACE, TINA - Capital One N A,
 Discover Bank; 26 2625; Michael J.
 Dougherty. (JBN).
 WANNER, CRAIG B - Capital One Bank
 (USA) N A; 26 2627; Michael J. Dougherty.
 (JEG).

Miscellaneous - Mandamus

PENNSYLVANIA STATE UNIVERSITY
 (THE) - Acosta, Jhon Lopez; 26 2524; J.
 Acosta, IPP. (MSF).

Miscellaneous - Replevin

COVINGTON, MICHEAL J, COVINGTON,
 MONICA - Ally Bank; 26 2572; Leslie J.
 Rase. (JBN).

Petition for Issuance of Certificate of Title

ESPINAL, LUIS J - Master Tire's Auto
 Service 61 (the); 26 2505; Douglas S.
 Wortman. (MSF).

Petition for Protection from PFI/SVP

BECHTEL, CLAUDE - Lopez, Luis F Corado;
 26 2593; L. Lopez, IPP. (JMS).

TORRES, JULIAN - Barrett, Jamie L, B, O A;
 26 2459; J. Barrett, IPP. (JMS).

**Real Property - Mortgage Foreclosure:
Commercial**

OLIVER H SERVICES LLC - Citibank N
 A, Morgan Stanley Residential Mortgage
 Loan Trust 2025-dsc1; 26 2672; Yvonne C.
 Ganley. (MSF).

**Real Property - Mortgage Foreclosure:
Residential**

DIEROLF, KRISSY - Pennymac Loan Services
 LLC; 26 2700; Harry B. Reese. (MSF).

FISCHER, CHRISTINA A, FISCHER,
 KENNETH W - Midfirst Bank; 26 2682;
 Leon P. Haller. (MSF).

KEITA, JOSEPH - Carrington Mortgage
 Services LLC; 26 2507; Kayleigh Zeron.
 (MSF).

KLEIN, DANIEL B - Newrez LLC; 26 2668;
 Jacqueline F. McNally, Nicole M. Francese.
 (MSF).

KUENNEN, CHRISTOPHER A, KUENNEN,
 KIMBERLY A - Rocket Mortgage LLC; 26
 2512; Heather Riloff. (MSF).

VITA, NICHOLAS P, VITA, SR, JOSEPH
 L - Pennymac Loan Services LLC; 26 2585;
 Geraldine M. Linn. (MSF).

Real Property - Other

OVERBROOK HOMEOWNERS
 ASSOCIATION - Governor Mifflin
 Associates, Lp; 26 2511; H. Fintan
 McHugh. (JBN).

Real Property - Partition

SANCHEZ, FORBES - Brown, Marcia
 M; 26 2361; Zachary A. Morey. (MSF).

Real Property - Quiet Title

UNKNOWN HEIRS SUCCESSORS AND
 ASSIGNS (THE), KNOUSE, IRVIN L,
 KNOUSE, STEPHANIE, PENKUNAS,
 JAKE G, KNOUSE, GLENN R, KNOUSE,

DONNA, ALL PERSONS FIRMS OR
 ASSOCIATIONS WHETHER KNOWN OR
 UNKNOWN, CLAIMING ANY RIGHT
 TITLE OR INTEREST IN THE REAL
 PROPERTY SITUATE AT, 1763 ACORN
 DRIVE SINKING SPRING PA - Coastline
 Capital LLC; 26 2671; John R. Wilson.
 (JBN).

Tort Intentional

RATKIS, TIMOTHY M, HULTZ, RUSSELL,
 MLLISOCK, EMILY, YERGEY, KIRA
 - Van Industries Inc; 26 2385; Osmer S.
 Deming. (MSF).

Tort Motor Vehicle

BURKE, IZAAK - Oquendo,
 Cassandra; 26 2670; Brian Ruditys. (MSF).
 GILL, JEFFREY - Munoz, Melissa; 26 2444;
 Brandon H. Zanan. (JBN).

KIRKPATRICK, RICHARD T, WICKLEN,
 SHEILA VAN - Moss, Kerri P, Moss,
 Christopher; 26 2481; Matthew D. Colavita.
 (JBN).

STATE FARM INSURANCE COMPANY -
 Oxenford, Linsey; 26 2669; Brian Ruditys.
 (JEG).

STATE FARM MUTUAL AUTOMOBILE
 INSURANCE COMPANY - McIntyre,
 Mark, McIntyre, Deborah; 26 2582; Jeffrey
 R. Lessin, James E. Murphy. (JBN).

Tort Premise Liability

TONS OF FUN SHOWS, PFEFFER,
 BENJAMIN, PFEFFER, SUSAN, DOES,
 JOHN - Melcher, Kristi; 26 2467; K.
 Melcher, IPP. (JEG).

WILSON, PAULA J, JOHN DOE(S) 1-3 -
 Tavarez, Arnaldo; 26 2464; Jared S. Zafran,
 Randy M. Kenny. (MSF).

Zoning Board Appeal

ZONING HEARING BOARD OF
 GREENWICH TOWNSHIP (THE) -
 United Mobile Homes Inc; 26 2579; Keith
 Mooney. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of
 the Court of Common Pleas of Berks County,
 Pa. to me directed there will be sold at Public
 Vendue or Outcry, on April 10, 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

Case Number: 19 15046
 Judgment Amount: \$161,679.05
 Attorney: Robertson, Anschutz, Schneid, Crane

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& Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability
company

TO BE SOLD AS THE PROPERTY OF:
Cristian Y. Rivera Vasquez DBA Bella Bella
Boutique

Legal Description

ALL THAT CERTAIN lot or tract of land
situate in the Borough of Kenhorst, County of
Berks and Commonwealth of Pennsylvania,
being known as Lot No. 1, as shown on a certain
plan entitled Annexation Plan, Stephen E. and
Lois F. Savage to James M. Geiger, as recorded
in the Office of the Recorder of Deeds of Berks
County, Pennsylvania in Plan Book Volume
222, Page 12.

BEING KNOWN AS: 1206
COMMONWEALTH BLVD, READING, PA
19607

PROPERTY ID: 54530619500515

TITLE TO SAID PREMISES IS VESTED IN
MICHAEL C. BRUNNER AND BONNIE SUE
BRUNNER BY DEED FROM CHRISTENA
G. BERTOLET, DATED JUNE 2, 2017
RECORDED JUNE 6, 2017 AT INSTRUMENT
NO. 2017020297

TO BE SOLD AS PROPERTY OF: MICHAEL
C. BRUNNER AND BONNIE SUE BRUNNER

Case Number: 21-16842

Judgment Amount: \$45,356.73

Attorney: Matthew C. Samley, Esquire
Phillip A. Michael, Esquire

ALL THAT CERTAIN two story brick
dwelling house and the lot or piece of ground
upon which the same is erected, situated on
the West side of Eisenbrown Street, being No.
662, between West Greenwich and West Oley
Streets in the City of Reading, County of Berks,
Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

On the North by property now or late of Julia
and Vincenzo Rinonni,

being No. 664 Eisenbrown Street,

On the East by said Eisenbrown Street;

On the South by Property now or late of C. W.
Kissinger Real Estate Company, Inc.,

being No. 660 Eisenbrown Street, and

On the West by a five feet wide alley

CONTAINING in front on or width on
Eisenbrown Street, a distance of twelve feet
(12'), and in depth sixty feet (60'), to said five
feet (5') wide alley.

BEING the same premises which Alsenia
Martinez de Jesus, by Deed dated January 3,
2018, and recorded in the Office of the Recorder
of Deeds of Berks County on January 3, 2018,
as Instrument No. 2018000482, granted and
conveyed unto Cristian Y. Rivera Vasquez.

PARCEL: 15-5307-63-33-4564

Property Address: 662 Eisenbrown Street,
Reading PA 19601

Case No. 22-01620

Judgment Amount: \$238,093.66

Attorney: Law Office of Gregory Javardian,
LLC

ALL THAT CERTAIN lot or piece of ground
situate in the Lower Heidelberg Township, Berks
County, Pennsylvania, bounded and described
according to a Final Plan of Green Valley Estates,
Phase 9B, drawn by McCarthy Engineering
Associates, P.C., dated 11/12/2003 and revised
12/1/2003, said Plan recorded in Berks County
in Plan Book 270, page 6, as follows, to wit:

BEGINNING at a point on the Southeastly
side of Atlantic Avenue (54 feet wide), said
being a corner of Lot No. 533 on said Plan;
thence extending from said point of beginning
along Lot No. 533, South 15° East, 159.77 feet
to a point in line of Lot No. 520 on said Plan;
thence extending partly along same and partly
along Lot No. 519, South 78° West, 100.19 feet
to a point a corner of Lot No. 535 on said Plan;
thence extending along same North 15° West,
153.66 feet to a point on the Southeastly side
of Atlantic Avenue; thence extending along same
North 75° East, 100 feet to the first mentioned
point and place of BEGINNING.

CONTAINING 15,671 square feet of land.

SUBJECT TO a portion of a proposed 20 feet
wide storm drainage easement extending along
rear of premises.

BEING THE SAME PREMISES which
Fiorino Grande by Deed dated May 30, 2008
and recorded June 3, 2008 in the Office of the
Recorder of Deeds in and for Berks County in
Deed Book 4933, Page 1, granted and conveyed
unto Jimmy Conibear and Janet Conibear.

BEING KNOWN AS 225 Atlantic Avenue,
Reading a/k/a Sinking Spring, PA 19608.

TAX PARCEL NO. 49-4377-04-71-2763

ACCOUNT:

See Deed Book 5366, Page 1059

To be sold as the property of Janet Conibear
and Jimmy Conibear

Case Number: 22-16320

Judgment Amount: \$412,523.12

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or tract of land
situated on the west side of South Barbara Drive
in the Township of Longswamp, County of Berks,
and Commonwealth of Pennsylvania being
Lot 10 on the subdivision plan of south Ridge
Estates II, said plan recorded in the Berks County
Recorder of Deeds in Plan Book 157, page 42,
bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-

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of-way line of South Barbara Drive in line with the southerly property line of Lot 9, South Ridge Estates II; thence along the westerly right-of-way line of South Barbara Drive the following two courses and distance: (1) South 29° 35' 06" East 188.14 feet to a point, (2) curving to the left with a radius of 332.00 feet for a distance measured along the arc of the curve 31.38 feet to a point on the northerly property line of Lot 11, South Ridge Estates II; thence along the said northerly property line of Lot 11, South 55° 00' 00" West 669.13 feet to a point on the easterly property line of land N/F of Warren D. Bauer, D.B.V. 1526, page 87; thence along the said easterly property line of land N/F of Warren D. Bauer, North 43° 41' 05" West 229.58 feet to a point on the southerly line of land N/F of Michael E. Conrad, D.B.V 1858, page 389; thence along the said southerly property line of land N/F of Michael E. Conrad, North 46° 47' 49" East 254.65 feet to a point on the southerly property line of Lot 9, South Ridge Estates II; thence along the said southerly line of Lot 9, North 60° 24' 54" East 473.10 feet to a point, the place of beginning

CONTAINING 169,082.79 square feet or 3.88 acres

SUBJECT to easement, covenants and restriction which appear in the chain of title, and as shown on recorded plans of South Ridge Estates II as recorded in Misc. Book Volume 2030, page 2159 and as appear upon the ground from visual inspection of the premises.

BEING KNOWN AS BERKS COUNTY TAX PIN NO 5492-02-58-4448

Being the same which Dale C. Miller, by Deed dated 07/24/2006 and recorded 07/25/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4928, Page 2267, granted and conveyed unto Michael E. Seldow, in fee.

Tax Parcel: 59549202584448

Premises Being: 1106 S. Barbara Drive, Albutis, PA 18011

To be sold as Property of: Michael E. Seldow

LONG FORM DESCRIPTION
SCHEDULE "A"

Case Number: 24-13967
Judgment Amount: \$73,509.17
Attorney: Nicole Francese, Esq.

ALL THOSE CERTAIN TWO TRACTS OF LAND SITUATE IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT # 1:

ALL THAT CERTAIN TWO STORY MESSAGE AND LOT OF LAND SITUATE ON THE EAST SIDE OF SOUTH READING

AVENUE, BEING NO. 356 SOUTH READING AVENUE, IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON BUILDING RANGE ON THE EAST SIDE OF SOUTH READING AVENUE AND ALSO A CORNER OF NOW OR LATE PETER E. REPPERT, FORMERLY OF ALLEN M. IREY, AND RUNNING THENCE BY SAID LAND AND THROUGH THE MIDDLE OF THE PARTITION WALL OF THIS HOUSE AND THE ADJOINING HOUSE OF SAID NOW OR LATE PETER E. REPPERT IN A SOUTHEASTWARDLY DIRECTION 140 FEET TO A CORNER AT AN INTENDED ALLEY SIXTEEN FEET WIDE; THENCE ALONG THE SAME ON THE WEST SIDE OF SAID ALLEY IN A SOUTHWESTWARDLY DIRECTION 15 FEET TO A CORNER OF LAND NOW OR LATE OF ROYDEN L. FRY AND NORA FRY, HIS WIFE, FORMERLY OF ALLEN M. IREY; THENCE BY THE SAME AND THROUGH THE MIDDLE OF THIS HOUSE AND THE ADJOINING HOUSE OF THE SAID NOW OR LATE ROYDEN L. FRY AND WIFE IN A NORTHWESTWARDLY DIRECTION 140 FEET TO A CORNER ON SAID BUILDING RANGE ON THE EAST SIDE OF SOUTH READING AVENUE; THENCE ALONG SAID BUILDING RANGE IN A NORTHEASTWARDLY DIRECTION 15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

TRACT # 2:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, AND STATE OF PENNSYLVANIA, LYING TO THE REAR OF NO. 356 SOUTH READING AVENUE AND SEPARATED THEREFROM BY A 16 FEET WIDE ALLEY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF SAID 16 FEET WIDE ALLEY, THENCE ALONG THE SAME NORTH 68 DEGREES 30 MINUTES EAST 15 FEET TO A CORNER OF LOT NOW OR LATE OF ROYDEN L. FRY, THENCE ALONG THE SAME SOUTH 27 DEGREES EAST 107 FEET 4 INCHES TO A CORNER IN A LINE OF LANDS NOW OR LATE OF HORACE F. TYSON, THENCE ALONG THE SAME SOUTH 56 DEGREES 42 MINUTES WEST 10 FEET 6 INCHES TO A CORNER OF LANDS NOW OR LATE OF WILSON A. PETERS, THENCE ALONG THE SAME NORTH 33 DEGREES WEST 53 FEET TO A CORNER OF LANDS ABOUT TO BE CONVEYED TO PETER REPPERT, THENCE

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ALONG THE SAME NORTH 26 DEGREES 30 MINUTES WEST 57 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHT OF THE OWNERS OF PREMISES NO. 356 SOUTH READING AVENUE TO RUN SURFACE AND WASTE WATER OVER AND THROUGH THE SAID LOT.

BEING THE SAME PREMISES WHICH WILLIAM D'ANGELO A/K/A WILLIAM JOSEPH DEANGELO AND MARY S. D'ANGELO A/K/A MARY SUSAN DEANGELO, HIS WIFE, BY DEED DATED FEBRUARY 5, 1970, AND RECORDED FEBRUARY 9, 1970 IN DEED BOOK VOLUME 1561, PAGE 909, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO DAVID R. SHROM AND SHIRLEY A. SHROM, HIS WIFE.

SHIRLEY A. SHROM DEPARTED THIS LIFE ON OR ABOUT DECEMBER 11, 2018.

DAVID R. SHROM DEPARTED THIS LIFE ON OR ABOUT JUNE 16, 2023.

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS 356 SOUTH READING AVENUE, BOYERTOWN, PA 19512

PARCEL I.D. NO. 33538607698997

TO BE SOLD AS PROPERTY OF: BECKY MCNEAR, KNOWN HEIR OF DAVID SHROM, DECEASED; JAMIE LYNN RYAN, KNOWN HEIR OF DAVID SHROM, DECEASED; WENDY KAUFF, KNOWN HEIR OF DAVID SHROM, DECEASED; UNKNOWN HEIRS SUCCESSOR ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DAVID SHROM DECEASED

Docket #24-15458

Judgment Amount: \$84,590.06

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house with basement, garage and the lot or piece of ground upon with the same is erected, situate on the Northeastern side of Angelica Street, between Lancaster Avenue and Fern Avenue, being numbered 21 Angelica Street, in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being the Northwestern small strip of Lot No. 5 and the greater portion of Lot No. 6 on a map or plan of building lots laid out for John M. Kantner by Nuebling & Mast, C.E. bearing date September 29, 1927, said map or plan being recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Volume 6A page 6 and said Lot or piece of ground also being and consisting of the Northwestern portion of Lot No. 83 and the greater portion of Lot No. 84 on a map

or plan of building lots laid out by the George L. Bechtel Estate, said map or plan being also recorded in the said office for the said Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Volume 1 page 4, and said lot or piece of ground hereby conveyed being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northeastern side of said Angelica Street, said point being eighty-six feet and six three-eighth inches (86 feet 6-3/8 inches) Northwest of the Northern building corner of said Angelica Street and Fern Avenue; thence in a Northeasterly direction and at right angles to said Angelica Street and through the middle of the party wall separating the within described premises from premises numbered 23 Angelica Street, property of J. Harvey Miller and Annie E. Miller, his wife, a distance of one hundred forty feet (140 feet) to a point in the Southwestern side of twenty feet wide alley; thence in a Northeasterly direction along the same a distance of fifteen feet eleven and one-half inches (15 feet 11-1/2 inches) to a point in line of the remaining portion said Lot No. 5 of said John M. Kantner Plan; thence in a Southwesterly direction and at right angles to said last described line and through the middle of the party wall separating within described premises from premises numbered 19 Angelica Street, property now or late of Joseph A. Kurath and Carrie E. Karuth, his wife, a distance of one hundred forty feet (140 feet) to a point in the said Northeastern side of said Angelica Street, thence in a Southeasterly direction along the same a distance of fifteen feet eleven and one-half inches (15 feet 11-1/2 inches) to the place of Beginning.

Thereon erected a dwelling house known as:

21 Angelica Street
Reading, PA 19611

Tax Parcel #18530665534544

See Deed INSTRUMENT # 2023001532

Sold as the property of:

LUIS POLANCO and IBERCAA. POLANCO
AKA IBERCA POLANCO

Case No. 25?03991

Judgment Amount: \$175,630.11

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE ONE AND ONE-HALF STORY BRICK DWELLING HOUSE THEREON ERECTED, SITUATE ON THE WESTERN SIDE OF NORTH 25TH STREET, BETWEEN NAVELLA AVENUE AND PARKVIEW AVENUE, IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON PLAN OF PENNSIDE THIRD ADDITION BY

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MAST ENGINEERING COMPANY, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TO BE SOLD AS PROPERTY OF: Benjamin D. Andrade and Meghan N. Andrade

BEGINNING AT A POINT IN THE WESTERN SIDE OF NORTH 25TH STREET, 236 FEET NORTH OF THE NORTHERN SIDE OF NAVELLA AVENUE;

Case Number: 25-04635
Judgment Amount: \$15,919.93
Attorney: Timothy C. Bitting, Esquire

THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO NORTH 25TH STREET, A DISTANCE OF 100 FEET TO A POINT;

THENCE IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 116 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 100 FEET TO A POINT IN THE WESTERN SIDE OF NORTH 25TH STREET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE SAME AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 116 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 906 N 25TH STREET, READING, PA 19606

PARCEL ID: 23532713221647

TO BE SOLD AS THE PROPERTY OF CARL M. THREADGILL AND STRPHANIE THREADGILL

ALL THAT CERTAIN lot or piece of ground together with the two story and attic frame dwelling house erected thereon, situate on the Southeastern side of Mohrsville Road (Township Road T-754), formerly State Highway known as the Old Pottsville Pike, in the Village of Mohrsville, Township of Perry, County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No. 3 as laid out on the plan of lots by John Schneider on August 24, 1861, which aforesaid plan is recorded in the Office of the Register of Wills, in and for Berks County, at Reading, Pennsylvania, in Will Book 13, Page 72, bounded on the Northwest by said Mohrsville Road, on the Northeast by a private alley owned by Mastercraft Woodworking Co., Inc., and on the Southeast and Southwest by other properties of said Mastercraft Woodworking Co., Inc., and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Southeastern side of said Mohrsville Road, said corner being the Westerly most corner of property herein described:

THENCE along the Southeastern side of said Mohrsville Road, North 38 degrees 55 minutes 00 seconds East, 42.36 feet to an iron pin.

THENCE along a private alley on lands now or formerly of said Mastercraft Woodworking Co., Inc. the two following courses and distances: South 69 degrees 41 minutes 25 seconds East, 16.70 feet to an iron pin, South 53 degrees 18 minutes 00 seconds East, 1 23.89 feet to an iron pin.

THENCE continuing along lands now or formerly of said Mastercraft Woodworking Co., Inc. the two following courses and distances: South 38 degrees 35 minutes 00 seconds West, 47.76 feet to a point. North 53 degrees 01 minute 00 seconds West, 139.99 feet to the place of BEGINNING.

PARCEL ID. 70-4492-04-50-1337

BEING the same premises which Eric J. Weaknecht, Sheriff of the County of Berks, in the State of Pennsylvania, by Deed dated 12/16/2013 and recorded 12/16/2013 in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2013051736, granted and conveyed unto Federal Home Loan Mortgage Corporation.

BEING the same premises which Eric J. Weaknecht, Sheriff of the County of Berks, in the State of Pennsylvania, by Deed dated December 16, 2013, and recorded December 16, 2013, as Instrument No. 2013051736, granted and conveyed unto Federal Home Loan Mortgage

Civil Action No. 25-04161

Judgment Amount: \$111,935.22

Attorneys: Robert P. Wendt and Nicholas J. Kiger

ALL THAT CERTAIN lot or parcel of ground situate in Ruscombanor Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of the Subdivision of Golden Oaks recorded In Plan Book 244, Page 38 and Plan Book 245, Page 35, Berks County Records as follows:

Beginning at a point on the Northerly side of Augusta Lane, a corner of Lot No. 21, thence along said land north 75 degrees 00 minutes 00 seconds West, 83.68 feet to a point, and along a curve to the right having a radius of 173.50 feet and an arc of 89.40 feet to a point; a corner of Lot No. 19, thence along same; north 44 degrees 31 minutes 21 seconds East, 114.08 feet north 12 degrees 41 minutes 20 seconds east, 109.95 feet to, a point in line of land of Verlin S. Renner, Jr., thence along same, south 77 degrees 18 minutes 40 seconds east 117.49 feet to a point, a corner of Lot No. 21, thence along same. South 15 degrees 00 minutes 00 seconds West, 236.39 feet to the place of beginning

BEING KNOWN AS UPI NO. 76543004927696

BEING KNOWN AS MAP PIN NO. 543004927696

BEING KNOWN AS 49 Augusta Lane, Fleetwood, PA 19522

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Corporation, in fee.

PIN: 70449204501337

Property Address: 675 Mohrsville Road,
Shoemakersville, PA 19555TO BE SOLD AS PROPERTY OF: Rebecca
L. BattleDocket No. 25-11105
Judgment: \$226,500.00Attorney: Ed E. Qaqish, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

All that certain lot or parcel of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan Of "Heidelberg Run East" recorded in Plan Book 234, Page 33, Berks County Records, as follows:

Beginning at a point on the southeast side of Primrose Lane (54 wide) a corner in common with Lot 196 on the abovementioned Plan; thence northeasterly along the southeast side of Primrose Lane the following two courses and distances: (1) North 60 Degrees 31 Minutes 03 seconds East a distance of 54.82 Feet to a point, and (2) along the arc of a circle curving to the left having a radius of 177.00 Feet to an arc distance of 39.50 feet to a point a corner in common with Lot 198 on the abovementioned plan and in a 20' wide sanitary easement; thence along Lot 198 and in and through said 20' wide sanitary easement South 42 degrees 16 minutes 12 seconds East a Distance of 129.09 feet to a point on line of Lot 204 on the abovementioned plan; thence along Lot 204 South 84 degrees 04 minutes 40 seconds West a distance of 133.71 feet to a point a corner in common with the aforementioned Lot 196; theca along Lot 196 North 29 degrees 28 minutes 57 seconds West a distance of 68.05 feet to a point on the southeast side of Primrose Lane, the place of Beginning.

Containing 10,000 square feet.

Being the same property conveyed to Michael A. Rotkiske Jr. who acquired title by virtue of a deed from Nicholas A. Smith and April J. Sprague-Smith, dated December 5, 2014, recorded December 8, 2014, at Instrument Number 2014040284, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERÉCTED THEREON A DWELLING HOUSE KNOWN AS 6 PRIMROSE LANE, READING, PA 19608.

Parcel No.: 51437603417285

Account: 51000956

See Instrument Number 2014040284, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF

MICHAEL A. ROTKISKE JR.

LONG FORM DESCRIPTION
SCHEDULE "A"Case Number: 25-12367
Judgment Amount: \$496,045.32
Attorney: Yvonne Ganley, Esq.

ALL THAT CERTAIN tract of land, Situate on the North side of Route No. 662, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of Westbound Lane of PA Route No. 662, leading from Shoemakersville to Fleetwood; thence along a subdivision laid out by Herman C. Adam North 6 degrees East, a distance of 295.50 feet to an iron pin; thence along land belonging to Joseph Delacy, South 86 degrees 23 minutes East, a distance of 602.91 feet to a iron pin; thence along land of Eric and Carlene Kissinger South 6 degrees 41 minutes East, a distance of 103.23 feet to a railroad spike in said road; thence in and along said road the following four courses and distances: (1) South 78 degrees 49 minutes 30 seconds West, a distance of 105.29 feet to a PK Nail; (2) South 74 degrees 19 minutes West, a distance of 238.90 feet to a PK Nail; (3) South 80 degrees 07 minutes 74 degrees 19 minutes West, a distance of 199.70 feet to a PK Nail; (4) South 73 degrees 26 minutes 30 seconds West, a distance of 119.63 feet to a railroad spike, the place of beginning.

BEING the same premises which Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but SOLELY as Owner Trustee of The Residential Credit Opportunities Trust II, through is duly authorized Attorney in Fact Servis One Inc., dba BSI Financial Services, as Servicer, by Deed dated January 15, 2020 and recorded January 22, 2020 in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2020002693, granted and conveyed unto Shark Investments 1 LLC.

Known as: 617 Moselem Springs Road,
Shoemakersville, PA 19555

Parcel ID No. 70-5403-03-23-3561
TO BE SOLD AS PROPERTY OF:
Shark Investments 1 LLC

LEGAL DESCRIPTIONCase Number: 25-12475
Judgment Amount: \$134,659.37
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story brick dwelling house and cinder block garage middle lot or piece of ground On which the same is erected, Situate on the South side of Cumberland

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Avenue, between Endlich Avenue and Twenty-fifth Street, (and being the Western end of a row of five houses), in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Southern building line of Cumberland Avenue, said point being 190 feet East of Southeast building corner Cumberland Avenue and Twenty-fifth Street, in the said Borough of Mount Penn; thence at right angles in a Southern direction along property now or late of Stewart William Hartlieb and Helen K. Hartlieb, his Wife, and through the center line of a division wall separating the within described dwelling from the said dwelling now or late of Stewart William Hartlieb and Helen K. Hartlieb, his wife, to the East a distance of 100 feet to a point in the center line of a 10 feet wide alley; thence at right angles in a Western direction along the center line of said alley, a distance of 30 feet to a point; thence at right angles in a Northern direction along property now or late of Phillips and Kershner, being No. 2516 Cumberland Avenue, a distance of 100 feet to a point in the Southern building line of Cumberland Avenue; thence East along said Southern building line of Cumberland Avenue, a distance of 30 feet to a point, the place of Beginning.

Being the same premises which Carl Beiswenger and Carolyn Beiswenger, by Deed dated 05/07/2021 and recorded 06/02/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2021027393, granted and conveyed unto Jesus Delerme-Gavino and Kayla L. Rohrbach, in fee.

Tax Parcel: 64531608983038 AKA 64-5316-08-98-3038

Premises Being: 2518 Cumberland Avenue, Reading, PA 19606

To be sold as Property of: Jesus Antonio Delerme-Gavino A/K/A Jesus Delerme-Gavino and Kayla Lynn Rohrbach A/K/A Kayla L. Rohrbach

LEGAL DESCRIPTION

Docket No. 25-13116
Judgment: \$17,249.39

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

All that certain two story brick building and the lot or piece of ground on which the same is erected, situate on the East side of Schuylkill Avenue, being No. 407 Schuylkill Avenue (formerly No. 307), North of Buttonwood Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described

as follows, to wit:

On the North by property now or late of William E. Mills; on the South by property now or late of Rebecca J. Kramer; on the East by an alley; and on the West by Schuylkill Avenue.

Containing in front fifteen feet (15'), more or less, and in depth ninety eight feet (98'), more or less.

Subject, however, to the right of the public to ingress and egress over the said alley, which was recently widened by an additional five (5) feet over the property described herein, for a total width of fifteen (15) feet.

Being the same property conveyed to Dorothy Ortiz who acquired title by virtue of a deed from Nancy Santana aka Nancy Feliciano, dated February 27, 2002, recorded February 28, 2002, as Document ID 13584, and recorded in Book 3490, Page 2384, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 407 SCHUYLKILL AVENUE, READING, PA 19601.

Parcel No.: 06530773520422
Account: 06627025

See Deed Book Volume 3490, Page 2384

TO BE SOLD AS THE PROPERTY OF DOROTHY ORTIZ

Case Number: 25-15261

Judgment Amount: \$159,694.77

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two and one-half story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of Tulphocken Avenue, between Walnut and Elm Streets, being House Number 221 Tulphocken Avenue in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the East property line of Tulphocken Avenue whence the northeast intersection corner of Tulphocken Avenue and Walnut Street bears South twenty-two degrees fifty-six minutes East (S 22° 56' E) one hundred and ninety feet no inches (190' 0"); thence North twenty-two degrees fifty-six minutes West (N 22° 56' W) with said East line of Tulphocken Avenue, a distance of twenty feet no inches (20' 0") to the northwest corner of this survey and southwest corner of house Lot No. 223; thence North sixty-seven degrees four minutes East (N 67° 04' E) with the dividing line between this survey and said house Lot No. 223, a distance of one hundred and forty feet no inches (140' 0") to the West line of a fifteen feet wide alley for the northeast corner of this survey; thence South twenty-two degrees fifty-six minutes East (S 22° 56' E) with said West line of alley, a distance of twenty feet no inches (20' 0") to the southeast corner of this survey and northeast corner of

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house Lot No. 219; thence South sixty-seven degrees four minutes West (S 67° 04' W) with the dividing line between this survey and said house Lot No. 219, a distance of one hundred and forty feet no inches (140' 0") to the place of BEGINNING.

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 221 Tulpehocken Avenue, West Reading, Pennsylvania 19611.

Being the same premises which Paul G. Gartman and wife Yvonne E. Harman, by Deed dated 11/16/2018 and recorded 11/20/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018040233, granted and conveyed unto Saul Herrera-Bermudez, in fee.

Tax Parcel: 93530717210382 aka 93-5307-17-21-0382

Premises Being: 221 Tulpehocken Ave, West Reading, PA 19611

To be sold as Property of: Saul Herrera-Bermudez A/K/A Saul Herrera Bermudez

LEGAL DESCRIPTION

Docket No. 25-15420

Judgment: \$115,237.29

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

ALL THAT CERTAIN dwelling house and lot or piece of ground, situate on the East side of Moss Street Number 219 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the South by property now or late of Herman J. Croissant;

On the East by property now or late of G. William Fries and Herman J. Croissant,

On the North by property now or late of Isaiah Kline; and

On the West by said Moss Street.

CONTAINING in front on said Moss Street eighteen feet and in depth eighty-five feet.

Being the same property conveyed to Luz A. Martinez Santos who acquired title by virtue of a deed from Nancy E. Lomas and Juan G. Lomas, wife and husband, dated July 14, 2022, recorded July 15, 2022, as Instrument Number 2022028586, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A

DWELLING HOUSE KNOWN AS 219 MOSS STREET, READING, PA 19601.

Parcel No.: 09531769013641

Account: 09507525

See Instrument Number 2022028586, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF LUZ A. MARTINEZ SANTOS

Docket #25-16103

Judgment Amount: \$75,399.17

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PREMISES A:

ALL THAT CERTAIN lot or piece of ground together with the two (2) story semi-detached Stone and frame dwelling house erected thereon, situate on the southerly side of and known as **No. 244 Schuylkill Road**, between Furnace Street and the western borough line in the **Borough of Birdsboro**, County of Berks and State of Pennsylvania, bounded on the north by the aforesaid Schuylkill Road, on the east by No. 242 Schuylkill Road, property of the E & G Brooke Land Company, on the south by the Right of Way now or late of the Schuylkill Navigation Company (Schuylkill Canal), and on the west by No. 262 Schuylkill Road, property of Calvin N. Feick and Mary R. Feick, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the southern topographical building line of Schuylkill Road, a distance of twenty-six feet four and three eighth inches (26' 4-3/8") westwardly from an angle in the aforesaid Schuylkill Road, which aforesaid angle is approximately one thousand five hundred forty (1,540) feet westwardly from the western side of Furnace Street, thence leaving the aforesaid Schuylkill Road and along No. 242 Schuylkill Road, property of the E & G Brooke Land Company, passing through the center line of the frame stud party wall between the dwellings, south twenty-three degrees seventeen minutes west (S. 23° 17' W.) a distance of sixty-three feet eleven inches (63' 11") to a corner marked by a marble stone in the northerly Right of Way Line or the Right of Way now or late of the Schuylkill Navigation Company (Schuylkill Canal); thence along same north sixty-seven degrees fifty-six and one-half minute west (N. 67° 56-1/2" W.) a distance of ninety-eight feet eight and three-quarter inches (98' 8 3/4") to a corner marked by a marble Stone; thence along No. 262 Schuylkill Road, property of Calvin N. Feick and Mary R. Feick, his wife, passing through the center line of the semi-detached toilet north twenty-three degrees forty-one and one-half minutes east (N. 23° 41-1/2" E.) a distance of a seventy-six feet four and one-quarter inches (76' 4-1/4") to a

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corner marked by a marble stone in the southern topographical building line of the aforesaid Schuylkill Road; thence along same south sixty degrees forty-four and one-quarter minutes east (S. 60° 44'-1/4" E.) a distance of ninety-eight feet nine and one-half inches (98' 9'-1/2") to the place of BEGINNING.

CONTAINING six thousand nine hundred eight and fifty-nine one hundredths (6,908.59) square feet.

RESERVING, however to the E & G BROOKE LAND COMPANY and the Birdsboro Water Company (Corporations organized under the laws of the Commonwealth of Pennsylvania), the right to maintain, repair and replace an existing water main and the right to lay and install a new water main and to maintain, repair and replace said new water main; and the right of ingress, egress over the above described premises, for the purpose of laying installing, maintaining, repairing and replacing the said water forever.

PREMISES B:

ALL THAT CERTAIN unimproved strip of land on the south side of lands of Barry and Margaret Petrillo and abutting the north side of the ultimate right-of-way line of Pennsylvania Statement Highway Route #724 in the Borough of Birdsboro, Berks County, Pennsylvania, more particularly shown on State Highway Map 33, page 23 and identified as the parcel marked "(part of Tract No. 2)" on the drawing made for Howter & Zern by Aston Surveyors/Engineers, Inc. dated January 27, 2003, more fully bounded and described as follows:

BEGINNING at an iron pin being at the southwestern corner of land of Barry and Margaret Petrillo, described in Deed Book Volume 1617, page 352, Berks County Records, Grantees herein; thence along the lands of said Grantees in an easterly direction, South 67 degrees 19 minutes 28 seconds East a distance of 98.73' to an iron pin set at the southeastern corner of lands of the Grantees where their lands abut lands now or late of Henry S. and Doris K. Marmmarella; thence in a southerly direction, South 23 degrees 43 minutes 28 seconds West a distance of 9.50' to a spike in the northern ultimate right-of-way line of Pennsylvania Route #724; thence along said ultimate right-of-way line of Pennsylvania Route #724 in a westerly direction North 71 degrees 29 minutes 26 seconds West to an iron pin in said ultimate right-of-way line; thence in a northerly direction North 23 degrees 59 minutes 06 seconds East a distance of 16.71 feet, to an iron pin, the place of BEGINNING.

Thereon erected a dwelling house known as: 244 Schuylkill Road and Schuylkill Road Birdsboro, PA 19508
Tax Parcel #31534409060264 & 31534409060250

See Deed Instrument No.: 2011019691
Sold as the property of:
ROBYN M. HARRIS

Docket #25-16386
Judgment Amount: \$129,598.22
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being House No. 1506 Friedensburg Road, being the Westerly portion of Lot No. 5 and the Easterly portion of Lot No. 4 as shown on a revised plan of lots recorded in Plan Book Volume 6, Page 85, Berks County Records, situate on the Northerly side of Pennsylvania State Highway Route No. 73, known as the Friedensburg Road leading from Reading to Friedensburg, in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded, and described as follows, to wit:

BEGINNING at a point on the Northerly lot line of said Friedensburg Road said place of beginning being Eastwardly a distance of 120 feet from the point of curvature at the Westerly end of the curve in the Northerly lot line of Friedensburg Road measured along the arc of the curve in said Northerly lot line; thence extending in a Northerly direction along the Westerly portion of Lot No. 4 upon which is erected House No. 1504 Friedensburg Road radial to the curve in the Northerly lot line of Friedensburg Road, a distance of 139.25 feet to a point on the Southerly lot line of Kraemer Avenue (50 feet wide); thence extending in an Easterly direction along the Southerly lot line of Kraemer Avenue, forming an interior angle of 109 degrees 5 minutes with the last described line a distance of 22.13 feet to a point; thence extending in a Southerly direction along the Easterly portion of Lot No. 5 upon which is erected House No. 1508 Friedensburg Road forming an interior angle of 76 degrees 27-1/4 minutes with the Southerly lot line of Kraemer Avenue passing through the wall between House No. 1506 and House No. 1508 Friedensburg Road, the middle of said wall at its Northerly end being .06 foot West of the line and at its Southerly end being .04 foot West of the line, a distance of 145.47 feet to a point on the Northerly lot line of Friedensburg Road, the last described line being radial to the Northerly lot line of Friedensburg Road; thence, extending in a Westerly direction along the Northerly lot line of Friedensburg Road being along the arc of the curve deflecting to the right having a radius of 362.16 feet, a central angle of 5 degrees 32-1/4 minutes, a distance along the arc of 35 feet to the place of beginning.

Thereon erected a dwelling house known as: 1506 Friedensburg Road Reading, PA 19606

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Tax Parcel #23532710453837
See Deed Instrument#: 2021027586
Sold as the property of:
JESIAH CARE AKA JESIAH DAVID CARE

Case Number: 25-17039
Judgment Amount: \$194,278.46
Attorney: Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability
company

Legal Description

ALL THAT CERTAIN lot or parcel of ground, Situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, Phase 2 Highmeadow Estates, as shown on plat entitles, "Final Subdivision and Land Development Plan for Phase 2, Highmeadow Estates", recorded in the Office of the Recorder of Deeds in and for the county of Berks in Plan Book 301 page 144, as follows to wit:

BEING Lot #97, as shown on said plan
BEING Parcel #24-5364-07-79-4665

Having erected thereon a dwelling known as 142 Meadowside Drive, Douglassville, PA 19518.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING KNOWN AS: 142 MEADOWSIDE DR, DOUGLASSVILLE, PA 19518

PROPERTY ID: 24536407794665

TITLE TO SAID PREMISES IS VESTED IN MEGAN A SPILLANE, WIFE AND AIDAN S. HOLDEN, HUSBAND BY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS RYAN HOMES, DATED SEPTEMBER 28, 2011 RECORDED SEPTEMBER 29, 2011 AT INSTRUMENT NO. 2011036318

TO BE SOLD AS PROPERTY OF: MEGAN A. SPILLANE and AIDAN S. HOLDEN

Case Number: 25-17041
Judgment Amount: \$61,016.02
Attorney: Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability
company

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land situate on the western side of a 50 feet wide reservation of a right of way Northwest of Heidelberg Road, T-374, being Lot No. 3, as shown on Plan No. 8135-000-E-004, prepared by Spotts Stevens and McCoy, Inc., Consulting

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Engineers, Wyomissing, Pennsylvania and recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania in Plan Book Volume 43, page 22, in the Township of Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point, said point being on the northwestern right of way line of Heidelberg Road, T-374, and the western side of a 50 feet wide reservation of a right of way, said point also being the southeastern corner of the herein described premises; thence leaving the aforesaid Heidelberg Road, T-374, and the reservation of a 50 feet wide right of way and along property belonging to Howard C. Heck, South 87 degrees 15 minutes 00 seconds West, a distance of 576.00 feet to a point; thence along residue property belonging to Franklin R. Long and Georgiana Long, his wife, the two following courses and distances viz: (1) North 28 degrees 45 minutes 00 seconds East, a distance of 250.00 feet to a point; and (2) North 53 degrees 15 minutes 00 seconds East, a distance of 190.25 feet to a point on the western side of the aforesaid reservation of a 50 feet wide right of way; thence along the same the three following courses and distances, viz: (1) South 36 degrees 45 minutes 00 seconds East, a distance of 263.71 feet to a point; (2) by a curve bearing to the left having a radius of 175.00 feet, a central angle of 40 degrees 29 minutes 00 seconds, a distance along the arc of 123.65 feet and a chord bearing of South 56 degrees 59 minutes 30 seconds East, a distance of 121.09 to a point at a point of reverse curve; and (3) by a curve bearing to the right having a radius of 74.72, a central angle of 40 degrees 26 minutes 00 seconds, a distance along the arc of 52.73 feet and a chord bearing of South 57 degrees 01 minutes 00 seconds East, a distance of 51.64 feet to the place of Beginning.

CONTAINING 2.142 acres.

BEING KNOWN AS: 4 LONG LANE, WERNERSVILLE, PA 19565

PROPERTY ID: 48436701097375

TITLE TO SAID PREMISES IS VESTED IN CATHIE STRAUSE AND MICHAEL S. PETERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DOMINICK L. LONG, DATED JANUARY 16, 1998 RECORDED JANUARY 23, 1998 IN BOOK NO. 2902, AT PAGE 1807

TO BE SOLD AS PROPERTY OF: CATHIE J. PETERS N/K/A CATHIE STRAUSE; MICHAEL S. PETER

No. 25-17100

Judgment: \$156,928.37

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN piece, parcel or tract of land together with the two-story and

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attic semi-detached brick dwelling house with additions erected thereon, being known as No. 339 Main Street, Situate on the Northeastern side of concrete state highway leading from Leesport to Friedensburg in the Village of Blandon, Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, bounded on the Northwest by property belonging to Gerald C. Koller and Emma L. Koller, his wife, on the East by property belonging to the Maidencreek Township School District, on the Southeast by property now or late of Dean A. Allen and Wanda Allen, his wife, and on the Southeast by the aforesaid concrete state highway and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the center line of the concrete state highway leading from Leesport to Friedensburg, the aforesaid point of beginning being the most Westerly corner of the herein-described property and the most Southerly corner of property belonging to Gerald C. Koller and Emma L. Koller, his wife; thence leaving the aforesaid concrete state highway and along the aforesaid property belonging to Gerald C. Koller and Emma L. Koller, his wife, the two (2) following courses and distances, viz: (1) by a line passing through an arrow cut in the brick wall in front of the dwelling 37 feet 1/2 inch from the last described corner; passing through the center line of the 13 inch brick party wall between the dwellings, North 38 degrees 42 minutes East, a distance of 107 feet 2-1/2 inches to a corner marked by an arrow cut in the brick wall at the Northeastern corner of the dwelling, and (2) crossing a small tributary of Willow Creek, North 34 degrees 55 minutes East, a distance of 271 feet 2-7/8 inches to a corner marked by an iron pin in line of property belonging to the Maidencreek Township School District; thence along the same South 11 degrees 50 minutes East, a distance of 135 feet 8-3/8 inches to a corner marked by an iron pin; thence along property now or late of Dean A. Allen and Wanda Allen, his wife, recrossing the aforesaid small tributary of Willow Creek, passing through an iron pin, 31 feet 6-1/4 inches from the next described corner, South 36 degrees 06 minutes West, a distance of 287 feet 2-1/8 inches to a corner marked by a spike in the center line of the aforesaid concrete state highway leading from Leesport to Friedensburg; thence along the center line of same North 54 degrees West, a distance of 100 feet 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: 353 MAIN STREET,

BLANDON, PA 19510

Mapped PIN: 5410-08-98-0951

Parcel ID#: 61541008980951

BEING THE SAME PREMISES WHICH Nathan Kurtz, Executor of the Estate of Georgia Forrest Kurtz, by Deed dated March 25, 2022 and recorded April 21, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2022-016388, granted and conveyed unto Patrick J. Hofer and Shayna M. Roth.

TO BE SOLD AS THE PROPERTY OF
PATRICK J. HOFER AND SHAYNA M. ROTH

Case Number: 25-17268

Judgment Amount: \$190,709.44

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two and one-half story frame dwelling and other improvements together with the lot or piece of ground upon which the same are erected, situate on the Easterly side of Pennsylvania State Highway Route No. 100 leading from Bechtelsville to Bally in the Village of Eshbachs, Township of Washington, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike near the Westerly side of the macadam paving of Pennsylvania State Highway Route No. 100; North fifteen degrees forty-five minutes East, a distance of twenty-nine feet and eighty-hundredths of one foot to a railroad spike near the Westerly side of macadam paving; thence leaving said Pennsylvania State Highway Route No. 100 and extending along land now or late of Leslie S. Reitnauer and Bessie W. Reitnauer, his wife, the three following courses and distances: (1) South seventy degrees fourteen minutes East, passing along the Northerly face of the two and one-half story frame dwelling erected thereon, a distance of sixty-nine feet and six-hundredths of one foot to an iron pin at the rear porch of said dwelling; (2) South fifty-three degrees seventeen minutes East, a distance of one hundred fifteen feet and three-hundredths of one foot to an iron pin; (3) South thirty-six degrees eleven and one-half minutes West, a distance of twenty-one feet and eighty-eight hundredths of one foot to an iron post; thence extending along land now or late of Amandus M. Reppert and Mary H. Reppert, his wife, the two following courses and distances: (1) North fifty-five degrees twenty and one-quarter minutes West, a distance of one hundred four feet and seventeen hundredths of one foot to an iron pin at the corner of the two and one-half story frame dwelling erected on the property adjoining on the South; (2) North seventy-one degrees

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forty-nine and one-half minutes West, passing along the Northerly face of the two and one-half story frame dwelling erected on the property adjoining on the South, a distance of sixty-nine feet and sixty-four hundredths of one foot to the place of beginning.

BEING KNOWN AS: 2153 OLD RTE 100, BECHTELSVILLE, PA 19505

PROPERTY ID: 89539903303322

TITLE TO SAID PREMISES IS VESTED IN ZACHERY STAHR BY DEED FROM MARTIN J. SMITH AND PAMELA P. SMITH, HUSBAND AND WIFE, DATED JUNE 23, 2022 RECORDED JUNE 27, 2022 AT INSTRUMENT NO. 2022025679

TO BE SOLD AS PROPERTY OF: ZACHERY STAHR

Case Number: 25-17563

Judgment Amount: \$66,255.04

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground and the two-story brick dwelling house with mansard roof thereon erected, situate on the North side of Bingaman Street, between Pearl and South Sixth Streets, being No. 529, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING in the building line of said Bingaman Street, a distance of ten inches (10") South from the front wall of said house (said house being set back 10" North from the Northern building line of said Bingaman Street); thence along property now or late of Mary A. Schubert, Northwardly eighty-seven feet four inches (87' 4"), more or less, to the Eastern line of Pearl Street; thence along the same Northward, two feet seven inches (2' 7"), more or less, to the Southern line of a ten feet (10') wide alley; thence Eastwardly along the same thirteen feet two inches (13' 2"), more or less, to a corner of property now or late of Edward P. Geyer; thence Southwardly along the same eighty-five feet four inches (85' 4"), more or less to the Northern building line of said Bingaman Street; thence along the same fourteen feet (14') to the place of beginning.

PURPART NO.2

ALL THAT CERTAIN small parcel of ground situate in the city of Reading, county of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the building line of the Eastern side of Pearl Street, between Spruce and Bingaman Streets; thence in a Southeasterly direction along property now or late of Mary A. Schubert, five feet five inches (5' 5") to a corner; thence East one and three-eighths inches (1-3/8") to a point in the line between properties now or late of Mary A. Schubert and Purpart No.1, hereinbefore described; thence North along

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property hereinbefore described as Purpart No. 1, six feet nine inches (6'9") in the said Eastern building line of Pearl Street; in a Southwesterly direction along said Pearl Street, seventeen and one-half inches (17-1/2") to the place of beginning.

CONTAINING two (2) square feet and one hundred and thirty-seven (137) square inches.

Being the same premises which Frank Lima, by Deed dated 05/17/2019 and recorded 05/21/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019015817, granted and conveyed unto Cynthia Gonzalez, in fee.

Tax Parcel: 01530635881054 aka 01-5306-35-88-1054

Premises Being: 529 Bingaman St, Reading, PA 19602, AKA 529 Bingaman St, Reading, PA 19601

To be sold as Property of: Cynthia Gonzalez

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, May 8, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
No. 26-00431

TO: Isidro Reyes, and all persons having or claiming to have any right, lien, title, interest in or claim against 1018 Birch Street, City of Reading, County of Berks, Commonwealth of Pennsylvania.

TAKE NOTICE THAT Trademark Realty, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for

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against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE
(610) 375-4591

CLYMER MUSSER & SARNO PC
Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
No. 26-00412

TO: Samuel M. Irizarry, and all persons having or claiming to have any right, lien, title, interest in or claim against 141 North Front Street, City of Reading, County of Berks, Commonwealth of Pennsylvania.

TAKE NOTICE THAT Trademark Realty, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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

YOU SHOULD TAKE THIS NOTICE TO

YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE
(610) 375-4591

CLYMER MUSSER & SARNO PC
Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101

ARTICLES OF AMENDMENT

NOTICE

NOTICE IS HEREBY GIVEN that the Board of the Western Berks Water Authority (“Authority”), a Pennsylvania municipal authority with its registered address at 91 Water Road, Lower Heidelberg Township, Berks County, PA, has adopted a resolution proposing an amendment to its Articles of Incorporation; the Authority has submitted the proposed amendment to the Council of the Boroughs of West Reading, Shillington and Wyomissing (collectively, the “Boroughs”); the respective Councils of the Boroughs, each by duly enacted resolutions, have adopted and approved the amendment to the Articles of Incorporation; the Authority intends to file the Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania on or after March 30, 2026; such Articles of Amendment are to be filed under provisions of the Pennsylvania Municipalities Authorities Act of 1945; approved May 2, 1945, P.L. 382, as amended and supplemented; and the nature and character of the such proposed amendment is to amend the Articles of Incorporation to increase the term of the existence of the Authority to October 1, 2075.

WESTERN BERKS WATER AUTHORITY

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
Unicast Acquisition Corporation

ESTATE NOTICES

Letters Testamentary or Letters of

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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

**AUMAN, CAROLYN C. also known as
AUMAN, CAROLYN COBURN, dec'd.**

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: THEODORE W. AUMAN,
540 Brownsville Rd.,
Sinking Spring, PA 19608.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

BAILEY, HARLOW J., dec'd.

Late of 2439 State St.,
Longswamp Township.
Executor: TERRY L. SCHLENKER,
605 Mohrsville Rd.,
Shoemakersville, PA 19555.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

BUZZARD, DAVID A., dec'd.

Late of Caernarvon Township.
Executrix: LISA J. LANGE.
c/o ATTORNEY: ASHLEY GLICK, ESQ.,
GLICK, GOODLEY, DEIBLER &
FANNING, LLP,
131 W. Main Street,
New Holland, PA 17557

**CLOUSER, B. ARLENE also known as
CLOUSER, BEATRICE ARLENE, dec'd.**

Late of 1011 Berks Rd.,
Bern Township.
Executrix: ELIZABETH J. HALVONIK,
2412 Goddard Ave.,
Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**GANGEWERE, BARBARA D. also known
as
GANGEWERE, BARBARA DIEHL,
dec'd.**

Late of 927 Sunnyside Ave.,
Borough of Wyomissing.
Executrix: HEIDI B. SILVERMAN,
1417 Old Mill Rd.,
Wyomissing, PA 19610.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GIBSON, MARTY R., dec'd.

Late of Borough of Mohnton.
Executor: DAVID S. GIBSON.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

GILLEN, HENRIETTA, dec'd.

Late of Spring Township.
Executrix: LESLI RHOADS.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

HADNAGY, LASZLO, dec'd.

Late of 3405 Magnolia Ave.,
City of Reading.
Executrix: LORI K. BERNSTEIN,
317 Cordero Court,
Roseville, CA 95747.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

HARDING, WILLIAM L., dec'd.

Late of Borough of West Lawn.
Executrix: STACY L. MILLER,
123 Shire Lane,
Wernersville, PA 19565.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

HENNE, BETTY I., dec'd.

Late of Borough of Leesport.
Executrix: ROWENA F. HENDERSON,
56 Molasses Hill Rd.,
Bernville, PA 19506.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

HILL, JANET L., dec'd.

Late of 89 Moselem Church Rd.,
Borough of Kutztown.
Executor: WARREN HILL,
89 Moselem Church Rd.,
Kutztown, PA 19530.
ATTORNEY: JOHN M. HARTZELL, JR.,
ESQ.,
HOUSTON HARBAUGH, P.C.,
401 Liberty Ave., 22nd Fl.,
Pittsburgh, PA 15222-1005

HUNSAKER, MARILYN G., dec'd.

Late of Borough of Kempton.
Executor: KERRY SMITH.
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
PROKUP & SWARTZ,
7736 Main Street,
Fogelsville, PA 18051-1616

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KURTZ, JACOB E., dec'd.

Late of Caernarvon Township.
 Executor: ELVIN L. KURTZ.
 c/o ATTORNEY: PATRICK A. DEIBLER,
 ESQ.,
 Kling & Deibler, LLP,
 131 W. Main Street,
 New Holland, PA 17557

LAURITSEN, JOAN M., dec'd.

Late of 1 S. Home Ave.,
 Borough of Topton.
 Executor: VIRGINIA GRIM,
 114 S. Laurel St.,
 Kutztown, PA 19530.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,

SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

LUTZ, BETTY C., dec'd.

Late of Windsor Township.
 Administrator: DWAYNE M. LUTZ,
 1943 Old Route 22,
 Lenhartsville, PA 19534.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

MAYS, NANCY F. also known as

MAYS, NANCY FERN, dec'd.
 Late of 2125 Elizabeth Ave.,
 Muhlenberg Township.
 Executrix: GAYLENE A. PICKENS,
 1616 Vine St.,
 Laureldale, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MILLER, JR., CLINTON STUART also known as

MILLER, JR., CLINTON S., dec'd.
 Late of South Heidelberg Township.
 Executrix: ELIZABETH J. CLARK,
 c/o ATTORNEY: ERIC L. B. STRAHN,
 ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606-9600

NOGA, BRUCE A., dec'd.

Late of 1711 Cambridge Ave.,
 Borough of Wyomissing.
 Executrix: VERONICA LABATE,
 1711 Cambridge Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: KATHY S. GEES-LARUE,
 ESQ.,

1158 Stinson Drive,
 Reading, PA 19605

PARZANESE, LOIS MAE, dec'd.

Late of 803 Penn St.,
 City of Reading.
 Executrix: COLLEEN HAUSER,
 459 Kenny Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

PERALTA-ALMONTE, CONFESOR, dec'd.

Late of 838 North 11st St.,
 City of Reading.
 Executor: ROSMERY PERALTA,
 201 Oley St.,
 Reading, PA 19601.
 ATTORNEY: OSMER S. DEMING, ESQ.,
 DEMING LAW OFFICE LLC,
 38 North 6th Street,
 Reading, PA 19601

RAMOS, LYDIA E., dec'd.

Late of 20 S. Summit Ave.,
 Borough of Shillington.
 Administrator: PAULO KUCZER,
 20 S. Summit Ave., Apt. 110,
 Reading, PA 19607.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

ROTILLE, LIBRADO SERGIO, dec'd.

Late of 51 Misty Lane,
 Borough of Kutztown.
 Executor: MARINA SVETLANA
 ROTILLE,
 1422 Saucony Rd.,
 Kutztown, PA 19530.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

RUBY, BARBARA, dec'd.

Late of 601 Maplewood Dr.,
 Amity Township.
 Executors: MARK E. HILL,
 7 Mimosa Circle,
 Douglassville, PA 19518 and
 ERIC A. HILL,
 375 Jacksonville Rd., Apt. 2303,
 Warminster, PA 18974.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

SHOLLENBERGER, GRACE E., dec'd.

Late of Borough of Fleetwood.
 Executors: KAREN M. RAUDENBUSH
 and
 BILL R. SHOLLENBERGER.
 c/o ATTORNEY: SALLY L.
 SCHOFFSTALL, ESQ.,
 Schoffstall Elder Law,
 2987 Corporate Court, Suite 200,
 Orefield, PA 18069

SHUGARS, MATTHEW ALAN, dec'd.

Late of 400 Spruce St.,
 Borough of West Reading.
 Executrix: CHRISTINE SHUGARS,
 1101 Whitner Rd.,
 Reading, PA 19605.

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SHURR, DONNA D., dec'd.

Late of 240 Aldridge Court,
Exeter Township.
Executrix: JOANN LIGHTMAN,
25 East 34th St.,
Reading, PA 19606.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

SMITH, MARGARET J., dec'd.

Late of 120 W. 5th St.,
Borough of Boyertown.
Executor: PATRICIA A. CHRISTMAN,
685 Christman Rd.,
Kutztown, PA 19530.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

STEWART, FERN I., dec'd.

Late of 129 Houck Rd.,
Borough of Fleetwood.
Administrator, C.T.A.: IRENE LONG,
1256 Tilden Rd.,
Mohrsville, PA 19541.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

TOSO, GIANFRANCO, dec'd.

Late of City of Reading.
Executrix: KATHLEEN F. TOSO.
c/o ATTORNEY: HEIDI B. MASANO,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

VU, KINH T. also known as

VU, JOHN K., dec'd.
Late of Muhlenberg Township.
Administrator: PETER C. VU.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

WEIL, SR., DONALD L. also known as

WEIL, DONALD L., dec'd.
Late of Washington Township.
Executor: MICHAEL A. WEIL.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

WILLIAMS, LINDA L., dec'd.

Late of Temple.
Executrix: CRISTAL WILLIAMS,
1327 Ridgewood Ave.,
Temple, PA 19560.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

**ZAMBITO, DENNIS W. also known as
ZAMBITO, DENNIS WAYNE, dec'd.**

Late of Borough of Robesonia.
Executrix: WENDY L. ZAMBITO,
298 Honeysuckle Ln.,
Robesonia, PA 19551.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

ZUCHOWSKI, ROBERT H., dec'd.

Late of Borough of West Reading.
Administrator: GARY D. ZUCHOWSKI.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

Second Publication**BATDORF, CAROL J., dec'd.**

Late of 2000 Cambridge Ave., Apt. 620,
Borough of Wyomissing.
Executors: JONATHAN B. BATDORF,
317 East Lancaster Ave.,
Shillington, PA 19607 and
REBECCA BATDORF STONE,
301 East Lancaster Ave.,
Shillington, PA 19607.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

BLACK-RODRIGUEZ, EILEEN, dec'd.

Late of 409 S. Home Ave.,
Borough of Topton.
Administrator: ARNOLD RODRIGUEZ,
409 S. Home Ave.,
Topton, PA 19562.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

BLOSSICK, JOANNA, dec'd.

Late of 20 S. Summit Ave. Apt. 1016, .
Executor: BRIAN HAIN.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

BRICKER, JERE EUGENE, dec'd.

Late of 1152 Ben Franklin Hwy E,
Amity Township.
Executors: KEITH A. BRICKER and
CAROLYN A. OYLER.
ATTORNEY: DAVID G. GARNER, ESQ.,
2129 East High Street,
Pottstown, PA 19464

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BRUNELLE, LORI P., dec'd.

Late of 1 Bingaman Rd.,
Lower Alsace Township.
Executor: ROBERT SCHURR,
1 Bingaman Rd.,
Reading, PA 19606.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

BUEHLER, GRETCHEN H., dec'd.

Late of Douglass Township.
Administratrix: KIRSTEN BREHENY
STRICKER,
217 Douglass Dr.,
Douglassville, PA 19518.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

CRONRATH, CHRIS L., dec'd.

Late of Bern Township.
Administrator: RYAN B. GULDIN,
265 Seidel St.,
Reading, PA 19606.
ATTORNEY: ERIC C. DIGGAN, ESQ.,
519 Walnut Street,
Reading, PA 19601-3477

GRANDE, SR., UMBERTO, dec'd.

Late of 99 Santa Maria Dr.,
Exeter Township.
Executrix: MARIANGELA COYLE,
99 Santa Maria Dr.,
Reading, PA 19606.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

HAFER, JEAN LOUISE also known as**HAFER, JEAN L., dec'd.**

Late of 2461 Elizabeth Ave., Lot D9,
Lower Alsace Township.
Executors: ANDREW J. HAFER,
20 Elm St.,
Mohrsville, PA 19541 and
STEVEN L. HAFER,
12 Woodland Lane,
Mertztown, PA 19539.

ATTORNEY: SARAH RUBRIGHT
MCCAHOON, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

HAND, RODNEY LAWRENCE also known as**HAND, RODNEY L., dec'd.**

Late of Exeter Township.
Executrix: JEAN M. HAND.
ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

HERBINE, WILLIAM J., dec'd.

Late of 517 Berks Place,
Spring Township.
Executor: CHRISTOPHER A. HERBINE,
4920 Gloucester Dr.,
Doylestown, PA 18902.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL,
P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610-3202

HUME, PATRICIA A., dec'd.

Late of 2900 Lawn Terrace,
Muhlenberg Township.
Executrix: DEANN L. HERBERT,
610 Main St.,
Shoemakersville, PA 19555.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

KELLY, WILLIAM P., dec'd.

Late of 427 West Walnut St.,
Borough of Kutztown.
Administratrix, C.T.A.: FELICIA
D'ALONZO,
3046 Tulip St.,
Philadelphia, PA 19134.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KOCH, ELIZABETH A., dec'd.

Late of 215 Winding Way,
Borough of Womelsdorf.
Executors: LINDA A. MCMULLEN,
215 Winding Way,
Womelsdorf, PA 19567 and
DEBRA M. GALEN,
2644 Perkiomen Ave.,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

LEIBIG, CHRISTINE A., dec'd.

Late of Borough of Wyomissing.
Executrix: JOANN E. MARK,
80 Betty Dr.,
Bellville, OH 44813.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LOESSL, JAMES D., dec'd.

Late of 24 Magnolia Dr.,
Mertztown.
Administratrix: SHEILA E. LOESSL,
24 Magnolia Dr.,
Mertztown, PA 19539.
ATTORNEY: EMILY A. ZETTMAYER,
ESQ.,
Zettlemoyer Law Office, LLP,
53 North Third Street,
Emmaus, PA 18049

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LONG, WILLIAM A. also known as**LONG, WILLIAM ADAM, dec'd.**

Late of 4350 Prestwick Dr.,
Exeter Township.
Executrix: BETH ANN LONG,
241 S. Sterley St.,
Shillington, PA 19607.
ATTORNEY: LAWRENCE J. VALERIANO, JR.,
ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

LOOSE, ELIZABETH M., dec'd.

Late of 60 Pleasant Dr.,
Borough of Bernville.
Executrix: CYNTHIA L. HEINE,
801 S. 74th St.,
Broken Arrow, OK 74014.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

MCGUIRE, WILLIAM D., dec'd.

Late of 602 Carsonia Ave.,
Lower Alsace Township.
Executor: JOHN PATRICK MCGUIRE,
122 Spook Lane,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MERSINGER, ANNA M., dec'd.

Late of 1624 Concord Rd.,
Borough of Wyomissing.
Executors: RICHARD A. MERSINGER,
765 Floret Ave.,
Reading, PA 19605 and
DAVID A. MERSINGER,
2480 Roosevelt Ave.,
Reading, PA 19605.
ATTORNEY: GILBERT M. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

MOGYOROSSY, DIANE M., dec'd.

Late of City of Reading.
Administratrix: LAUREL WILLIAMS.
c/o ATTORNEY: MICHAEL J. GOMBAR, JR.,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

NAGEL, DANA LEE, dec'd.

Late of Borough of Boyertown.
Executor: RYAN A. NAGEL,
39 West Ridley Ave.,
Norwood, PA 19074.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

QUINTER, JOHN D., dec'd.

Late of 1500 N. 10th St., Apt. 2,
City of Reading.
Administratrix: NANCY J. QUINTER,
3133 McKently St.,
Reading, PA 19605.
ATTORNEY: LAWRENCE J. VALERIANO, JR.,
ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

SANDS, HENRY B., dec'd.

Late of Douglass Township.
Executor: PAUL HENRY SANDS,
635 South Reading Ave.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

SEEBURGER, LISA R., dec'd.

Late of Washington Township.
Executrix: ANGELA M. SMITH,
240 Hoffmansville Rd.,
Bechtelsville, PA 19505.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

SPOTTS, ROBERT S., dec'd.

Late of Borough of Boyertown.
Executor: DONALD L. LONGENECKER,
217 W. Michigan Ave.,
Folly Beach, SC 29439.
ATTORNEY: CAROLYN M. MARCHESANI,
ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

STINLEY, EILEEN G., dec'd.

Late of Oley Township.
Administratrix: NORA E. STINLEY
CHENOWETH.
c/o ATTORNEY: KELSEY E. FRANKOWSKI,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

WOOL, PATRICIA L., dec'd.

Late of Robeson Township.
Executrix: DEBRA A. BITLER.
c/o ATTORNEY: ASHLEY GLICK, ESQ.,
GLICK, GOODLEY, DEIBLER & FANNING,
LLP.,
131 W. Main Street,
New Holland, PA 17557

Third and Final Publication**BECKER, DARLENE S., dec'd.**

Late of 111 Berks Rd.,
Bern Township.
Executor: PAUL H. BECKER,
3529 West Kent Ave.,
Laureldale, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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BELL, LINDA A., dec'd.

Late of Bern Township.
 Executor: RICHARD MICHAEL BELL,
 402 S. Tulpehocken Rd.,
 Reading, PA 19601.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

BILSKI, NATHAN MATTHEW, dec'd.

Late of 2041 Crown Mill Dr.,
 Centre Township.
 Administrator: ERIC J. BILSKI,
 191 Gebhart School Rd.,
 Mohnton, PA 19540.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 WEILER & LEVENGOOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

BREITENSTEIN, TODD A., dec'd.

Late of Borough of Birdsboro.
 Executrix: PAMELA A. BREITENSTEIN,
 2317 Fairview St.,
 West Lawn, PA 19609.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 ALLERTON & BELL, P.C.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

BRESSLER, JUDITH L., dec'd.

Late of 1448 West Wyomissing Court,
 Spring Township.
 Executrix: MARCIA A. BUSER,
 207 Harvard Blvd.,
 West Lawn, PA 19609.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

BROOKS, ZACHARY T., dec'd.

Late of Heidelberg Township.
 Administratrix: DANIELLE SUE
 BROOKS.
 c/o ATTORNEY: BRUCE J.
 WARSHAWSKY, ESQ.,
 2320 N. 2nd Street,
 Harrisburg, PA 17110

BROWN, WILMER M. also known as

BROWN, JR., WILMER M., dec'd.
 Late of Maiden creek Township.
 Executor: MARK A. BROWN,
 317 Lobachville Rd.,
 Oley, PA 19547.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

CASE, GEORGE ALAN, dec'd.

Late of 205 W. 38th St.,
 Exeter Township.
 Executor: IAN G. CASE,
 518 Courtside Ave.,
 Gilbertsville, PA 19525.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 WEILER & LEVENGOOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

CHURCHMAN, JAMES ALPHONSO, dec'd.

Late of 1176 Wyomissing Rd.,
 Cumru Township.
 Administrator: LORINE CHURCHMAN.
 c/o ATTORNEY: WILLIAM R. BLUMER,
 ESQ.,
 KOZLOFF STOUDET,
 2640 Westview Drive,
 Wyomissing, PA 19610

COPELAND-WALCK, JUDITH A. also known as

COPELAND-WALCK, JUDITH, dec'd.
 Late of City of Reading.
 Executrix: KATHRYN I. DIETRICH.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

DENATALA, JR., ANTHONY G., dec'd.

Late of Windsor Township.
 Administrator: JOSEPH M. DENATALA,
 271 Oval Dr.,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

DEVLIN, DOROTHY J., dec'd.

Late of 1 Reading Dr., Apt. 163,
 Borough of Wernersville.
 Executrix: LINDA D. GRILL,
 250 Hunters Rd.,
 Mohnton, PA 19540.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ., P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

DWULET, AMANDA LYNN, dec'd.

Late of Cumru Township.
 Administrators: DONALD W. DWULET,
 JR. and
 CATHY S. DWULET.
 c/o ATTORNEY: KAREN H. COOK, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

FISHER, ALICE H., dec'd.

Late of Lower Heidelberg Township.
 Executrix: NATALIE A. FISHER.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

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GRANT, RICHARD J., dec'd.

Late of City of Reading.
 Executrix: DEBRA VELEZ OJEDA,
 1228 Douglass St.,
 Reading, PA 19604.
 ATTORNEY: KENNETH C. MYERS,
 ESQ.,
 534 Elm Street - 1st Floor,
 Reading, PA 19601

HASSENBEIN, JR., AUGUST W., dec'd.

Late of 111 Aspen Ave.,
 South Heidelberg Township.
 Executor: ERIK HASENBEIN,
 2192 Los Gatos Almeden Rd.,
 San Jose, CA 95124.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HEISER-STERNER, KIMBERLY K. also known as**HEISER-STERNER, KIMBERLY, dec'd.**

Late of Borough of Hamburg.
 Administrators: EVAGENE CRESSWELL,
 204 Penny Lane,
 Schuylkill Haven, PA 17972 and
 CHRIS C. GRUBE,
 662 Red Dale Rd.,
 Orwigsburg, PA 17961.

ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

HOPKINS, JR., FRANCIS P. also known as HOPKINS, JR., FRANCIS PATRICK, dec'd.

Late of Robeson Township.
 Executors: ALAYNE E. HILDITCH,
 JENECIS KELLY and
 KILROY A. MACLAUGHLIN.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

KAUFFMAN, BETTY J. also known as KAUFFMAN, BETTY JEAN, dec'd.

Late of Tilden Township.
 Executor: KEVIN ULRICH,
 19 Sholly Dr.,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

KLEFFEL, MARY C. also known as KLEFFEL, MARY CATHERINE, dec'd.

Late of 1055 Grange Rd.,
 Borough of Leesport.
 Executrix: KAREN L. KLEFFEL,
 1055 Grange Rd.,
 Leesport, PA 19533.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

KOENIG, KENNETH RAYMOND, dec'd.

Late of Borough of Leesport.
 Executor: MICHELLE K. EVANS,
 315 Ridge Ave.,
 Winchester, VA 22601

KOWALESKI, RONALD P. also known as KOWALESKI, RONALD PAUL, dec'd.

Late of 16 Camp Rd.,
 Borough of Wernersville.
 Administratrix: MARILYN J. KOWALSKI,
 16 Camp Rd.,
 Wernersville, PA 19565.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 P.O. Box 500,
 Shillington, PA 19607-0500

LINTON, DEBRA A., dec'd.

Late of 628 N. 25th St.,
 Lower Alsace Township.
 Executrix: MELISSA NYE.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

MENDEL, MARIAN M., dec'd.

Late of 550 N. 5th St.,
 Upper Bern Township.
 Executrix: RACHEL M. KERCHNER,
 251 Blue Rock Rd.,
 Lenhartsville, PA 19534.
 ATTORNEY: ZACHARY D. GRIFFITH,
 ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MILLER, RODNEY JOSEPH, dec'd.

Late of Robeson Township.
 Administrator: JONATHAN D. MILLER.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MOLLICA, MICHAEL J. also known as MOLLICA, MICHAEL JOSEPH and MOLLICA, MICHAEL, dec'd.

Late of City of Reading.
 Administrator: ANDREW D. MOLLICA,
 40 Park Rd.,
 West Lawn, PA 19609.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

NEWCOMB, JR., GEORGE, dec'd.

Late of Borough of Albutis.
 Executor: GEORGE A. NEWCOM.
 c/o FITZPATRICK LENTZ & BUBBA,
 Two City Center,
 645 West Hamilton St., Suite 800,
 Allentown, PA 18101
 or to his attorney at the above address

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NOECKER, BARBARA A., dec'd.

Late of 2513 Jefferson Ave.,
Spring Township.
Executrix: BEVERLY BARD,
2954 Oley Turnpike Rd.,
Reading, PA 19606.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

RUNYEON, MARCELLA J., dec'd.

Late of Borough of Wyomissing.
Executor: STÉPHEN R. RUNYEON.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

SKELTON, JAMES A., dec'd.

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

SONDAY, SANDRA E., dec'd.

Late of 63 Forest View Dr.,
Maxatawny Township.
Executors: LORI J. HELMS,
51 Hoch Ave.,
Topton, PA 19562 and
Leslie J. Soday,
P.O. Box 323,
Lyon Station, PA 19436.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WEIDMAN, CLYDE J., dec'd.

Late of Ruscombmanor Township.
Executrix: WENDY SEEGER.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

WEINHOLD, JACQUELYN L., dec'd.

Late of North Heidelberg Township.
Executor: GREGORY KOHL.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

WOLFE, JOANNE L., dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: MARK N. WOLFE,
21 Laura Court,
Sinking Spring, PA 19608.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

**WOLFE, MARIANNA WONDER also
known as**

WOLFE, MARIANNA W., dec'd.
Late of 9 Reading Dr., Apt. 115,
Borough of Wernersville.
Executrix: JAMIE LYNN WONDER
PIERSOL,
105 Wyoming Ave.,
Wyomissing, PA 19610.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

YOUNG, GERALDINE J., dec'd.

Late of 36 Crestview Dr.,
Borough of Fleetwood.
Administratrix: DEBRA A. MCNAMARA,
434 Bertolet Mill Rd.,
Oley, PA 19547.
ATTORNEY: WARREN H. PRINCE, ESQ.,
PRINCE LAW OFFICES, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505

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:

STILL POND NURSERY with its principal place of business at 948 Ben Franklin Highway East, Douglassville, PA 19518.

The name and address of the person owning or interested in said business is: Halter Home & Garden, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518.

The application was filed on March 11, 2026.

Jay W. Waldman, Esq.
WALDMAN LAW GROUP, P.C.
1150 Berkshire Blvd., Suite 245
Wyomissing, PA 19610

TRUST NOTICES**First Publication****GEORGE E. CONFER REVOCABLE
TRUST DATED AUGUST 18, 2025**

George Confer, late of Hamburg Borough, Berks County, PA

All persons having claims or demands against the Trust of George Confer, deceased to make known the same and all persons indebted to the

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decedent to make payment without delay to:

Trustee: George Holmes
63 N. 4th St.
Hamburg, PA 19526
Trustee's Attorney: Russell E. Farbiarz,
Esquire
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

**SUSAN SAPNA KLINE LIVING TRUST
DATED MAY 3, 2023**

Susan L. Sapna Kline, late of Bern Township,
Berks County, PA

All persons having claims or demands against
the Trust of Susan L. Sapna Kline, deceased to
make known the same and all persons indebted to
the decedent to make payment without delay to:

Trustee: Joshua Sapna
529 Linden St.,
P.O. Box 305
Leesport, PA 19533
Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

Third and Final Publication

**MARCIA R. SEIFERT REVOCABLE
TRUST DATED MAY 6, 2021, AS
AMENDED**

Marcia R. Seifert, late of Lower Heidelberg
Township, Berks County, PA

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

Trustee: Jill S. Tier
c/o 2045 Westgate Dr., Suite 404,
Bethlehem PA 18017
Trustee: Karen S. Borelli
c/o 2045 Westgate Dr., Suite 404,
Bethlehem, PA 18017
Trustee's Attorney: Timothy J. Duckworth,
Esq.
Mosebach, Funt, Dayton & Duckworth, P.C.
2045 Westgate Dr., Suite 404
Bethlehem, PA 18017

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