

Berks County Law Journal

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Commonwealth of Pennsylvania v. Tyrone Courts
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The Berks County Bar Association and Law Foundation of Berks County

Berks County Law Journal

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CONTAINING THE DECISIONS, ORDERS AND RULES OF THE COURTS
OF BERKS COUNTY, LEGAL NOTICES AND ADVERTISEMENTS OF SAID COUNTY,
AND BERKS COUNTY BAR ASSOCIATION NEWS

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BAR NEWS

Calendar of Events

**CLE: Property Valuation, the Right to Convert, and
Fraudulent Conveyance**

Wednesday, October 1st, 2025 @ 12:00 p.m.
Berks County Bar Association and via Zoom

CLE: Decoding Net Disposable Income

Thursday, October 2nd, 2025 @ 12:00 p.m.
Berks County Bar Association and via Zoom

Berks Bar Association Hispanic Heritage Restaurant Tour

Thursday, October 2nd, 2025 @ 5:00 p.m.
Berks County Bar Association

Berks County Bar Association Annual Meeting

Thursday, October 30th, 2025 @ 5:00 p.m.
Berkshire Country Club

Berks County Bar Association New Members Ceremony

Thursday, November 6th, 2025 @ 3:00 p.m.
Berks County Courthouse Courtroom 5A
Welcome Reception to follow at the Berks County Bar Association

Register online at www.berksbar.org



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CONFLICT COUNSEL

The Berks County Court of Common Pleas is accepting applications for an attorney to serve as Conflict Counsel in the Criminal Court. Applicants must have criminal law experience. Please send resumes to: Judge Patrick T. Barrett, Berks County Courthouse, 8th Floor, 633 Court Street, Reading, PA 19601.

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CLE: Property Valuation, the Right to Convert, and Fraudulent Conveyance

This seminar will review what debtors' counsel should know in the wake of *Shubert v. Swartz*, including the takeaways on property valuation and an interesting take on a Trustee's fraudulent conveyance action. Leading the discussion are George Lutz, Esquire, and David Tidd, Esquire.

Approved for 1 Substantive CLE Credit

WHEN:

Wednesday, October 1, 2025

WHERE:

Bar Association or via Zoom 12:00 PM

COST:

\$40 for Members and Partner Counties

\$80 for Not-Yet Members

\$30 for Judges/Paralegals/No Credit



CLE: DECODING NET DISPOSABLE INCOME

This seminar will delve into how Net Disposable Income (NDI) differs from gross and net income and examine key adjustments that factor into calculating NDI, including taxes, health insurance, and retirement contributions. In addition, the panel of presenters will share insights about how to handle self-employment income and pass-thru entities. Panelists from Herbein + Co include Mark Caltagirone, Randy Raftsnider, Corey Robinson, & Keith Hoffman.

Where:
Berks County Bar Association or
Via Zoom

When:
Thursday, Oct. 2 | 12 PM

\$40 Member (CLE Credit)
\$80 Non-Members (CLE Credit)
\$30 Judges/Paralegals (No Credit)



Will count towards one (1) substantive CLE credit

DEADLINE TO REGISTER: Tuesday, September 30th @ 4 PM



www.berksbar.org



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Berks Bar Association Minority Section at the annual

HISPANIC HERITAGE RESTAURANT TOUR

Featuring

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- Mi Pasaquito
- Mi Casa Sa Casa
- La Gringa Kant
- Delicias

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OPEN TO ALL BAR MEMBERS
and FRIENDS/FAMILY

THURSDAY

October 2, 2025 at 5:00 PM

Kicking off our crawl at the Bar Association
544 Court Street Reading, PA 19601

Registration Fee

\$20

Throughout this celebration, we will be offering a variety of
dishes that represent the diverse cultures, histories, and
communities. Including Dominican, Salvadoran, Puerto Rican,
Colombian, and Mexican.



Berks County Bar Association's Annual Membership Meeting

Join us for the induction of
Peter F. Schuchman Jr. as the 93rd President of the
Berks County Bar Association.

Members will be voting on the following candidates, recommended by the
Nominating Committee.

President-Elect: Andrew F. Fick
Liever, Hyman & Potter

Vice President: Lauren M. Marks,
Palange, Endres & Marks, P.C.

Director (3-year term): Joseph R. Speece, III,
Assistant District Attorney, County of Berks

Director (3-year term): Pamela VanFossen,
Masano Bradley Attorneys at Law

WHEN: Thursday, October 30, 2025, at 5 pm

WHERE: Berkshire Country Club

Kindly register by **Thursday, October 21st**

*Indicate your meal option during registration.

JOIN US FOR A SPECIAL
CELEBRATION
**BERKS COUNTY
BAR
ASSOCIATION'S
NEW MEMBER
CEREMONY**

**WELCOMING OUR NEWEST
MEMBERS TO THE FAMILY**

NOVEMBER 6TH

AT 3 PM IN COURTROOM 5A OF THE
BERKS COUNTY COURTHOUSE.

ALL NEW ATTORNEYS WHO WISH TO
PARTICIPATE IN THE CEREMONY MUST

EMAIL **ALISA R. HOBART, NEW
MEMBER CHAIR, AT**

**AHOBART@BERKSPA.GOV BY FRIDAY,
OCTOBER 10TH.**

MEMBERS AND THEIR FAMILIES ARE
INVITED TO ATTEND.

A WELCOME RECEPTION WILL FOLLOW
THE CEREMONY AT THE BAR
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**Thursday, September
25th at 12PM**

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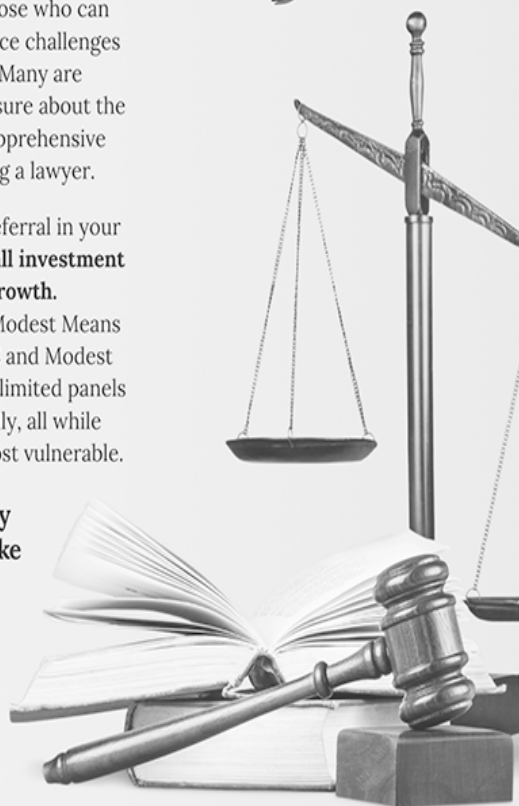
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By working with an Aging Life Care Manager, they can help you transform an overwhelming experience into one that rallies resources and helps you feel that your needs and preferences are being dealt with the best possible way.

They provide an invaluable resource for people who have no families, whose family members live far away, or who have changing circumstances or complex problems that are difficult for the family to manage on their own.

Program Benefits:

- + **Create** customized care plans for older adults to age confidently
- + **Connect** clients to providers and community resources
- + **Support** caregivers to alleviate stress

Their role. The Aging Life Care Manager determines how to help you and your family by:

- Doing an assessment of how the client is functioning at home and the help that is already available to them.
- Documenting any medical conditions and treatments already in place.
- Evaluating financial resources.
- Recommending ways to improve daily functioning

After the assessment, the client and family together with the Life Care Manager will agree on a plan of care to improve the clients daily functioning, quality of life and the peace of mind of the client and family. The Aging Life Care Manager will arrange for agreed upon services and provide ongoing monitoring and reassessment as circumstances change over time.

What are the costs involved?

- There is a complimentary initial phone call consultation.
- A Comprehensive Assessment and Care Plan = \$299.00
- Follow up Engagement for Care Plan Implementation = \$110/hour
- Low income seniors may be eligible to receive service on a sliding scale. Discounted service is available, as capacity of the program allows.

Visit us at berksencore.org for
further information, or contact
our Aging Life Care Managers
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Commonwealth of Pennsylvania v. Tyrone Courts

COMMONWEALTH OF PENNSYLVANIA V. TYRONE COURTS**Criminal Law – Post Conviction Relief Act Petition – Notice of Intent to Dismiss**

Summary: Petitioner filed a Petition for Relief under the Post Conviction Relief Act (PCRA). After a review of the record, the Court concluded that there were no genuine issues of material fact entitling him to relief and intended to dismiss the matter without a hearing.

IN THE COURT OF COMMON PLEAS OF BERKS COUNTY, PENNSYLVANIA
CRIMINAL DIVISION

NO. 1411-22; 1834-22; 3984-22; 0736-23

Commonwealth of Pennsylvania v. Tyrone Courts

OPINION DIMITRIOU GEISHAUSER, J. AUGUST 11TH, 2025

FACTUAL AND PROCEDURAL HISTORY

On May 3, 2023, Petitioner entered guilty pleas in four separate docket numbers to retail theft . He was subsequently sentenced by the Honorable Stephen B. Lieberman to five years of intermediate punishment/probation with participation in drug treatment court. On July 5, 2023, the Commonwealth of Pennsylvania filed a motion to terminate Petitioner from treatment court. Following a treatment court removal hearing, Petitioner was removed from treatment court on December 11, 2023.

Petitioner subsequently filed a mental health court application, which was denied on January 16, 2024, due to noncompliance with program requirements. A Gagnon II hearing was scheduled for February 9, 2024, and Petitioner was resentenced after his probation was revoked. Another Gagnon II hearing was scheduled for April 29, 2024. The matter did not proceed informally, so it was rescheduled for May 29, 2024, for a formal, contested Gagnon II hearing.

At the hearing on May 29, 2024, Petitioner was sworn and the court notified him that three Commonwealth witnesses were present and prepared to testify. (N.T. Gagnon II hearing, 5/29/24, at 3). Petitioner's counsel then informed the court that Petitioner would proceed informally, and that Petitioner admitted the violations. (N.T. at 4). The Commonwealth and Petitioner's counsel both made sentencing recommendations. (N.T. at 4-9). Petitioner's counsel also informed the court that Petitioner wished to speak on his own behalf. (N.T. at 9). After Petitioner concluded his remarks, the court resentenced him to one to four years of incarceration in a state correctional facility. (N.T. at 10-12). Finally, Petitioner executed forms notifying him of his post-sentence rights, and copies were provided to Petitioner for his own records. (N.T. at 12-13).

Commonwealth of Pennsylvania v. Tyrone Courts

Petitioner did not file post-sentence motions and only filed an appeal in docket number 1411-22. On July 15, 2024, an application to withdraw the appeal was filed with the Superior Court of Pennsylvania, which granted that request on July 22, 2024. On March 24, 2025, Petitioner filed a pro se PCRA petition. This court appointed Douglas J. Waltman, Esquire, to represent Petitioner. After his careful review of the record, counsel was directed to file either an amended petition pursuant to Pennsylvania Rule of Criminal Procedure 905 detailing Petitioner's eligibility for relief, or a Finley petition detailing the reasons why this court should allow counsel to withdraw. *Commonwealth v. Finley*, 379 Pa. Super. 390, 550 A.2d 213 (Pa. Super. 1988); *Commonwealth v. Turner*, 518 Pa. 491, 544 A.2d 927 (Pa. 1988).

PCRA counsel reviewed the entire official file and communicated with Petitioner. On June 9, 2025, Petitioner's PCRA counsel filed a petition for leave of court to withdraw as counsel and filed a brief in support of said petition. Within the Finley petition, counsel expressed that after a careful review of the record, in his professional judgment there were no meritorious issues that could be raised within Petitioner's petition based on all relevant excerpts from the record. Following an independent review, it is also the opinion of this court that Petitioner's petition is lacking in merit.

APPLICABLE LAW

Disposition of Petitioner's petition is governed by the PCRA and the decisional law that flows from the PCRA and its predecessor, the Post Conviction Hearing Act. The PCRA was enacted as a means of providing collateral relief for persons who have either been convicted of crimes they did not commit, or persons who are serving illegal sentences. 42 Pa. C.S.A. § 9543(a)(2). Pennsylvania law provides that in order to qualify for relief under the PCRA, a petitioner must plead and prove by a preponderance of the evidence that his conviction or sentence resulted from one or more of the enumerated errors or defects found listed in 42 Pa. C.S.A. § 9543(a)(2). A petitioner is also required to establish that the issues raised in his PCRA petition have not been previously litigated or waived. 42 Pa. C.S.A. § 9543(a)(3), § 9544; see also *Commonwealth v. Zook*, 887 A.2d 1218, 1227 (Pa. 2005).

The standard of review of a PCRA court's grant or denial of relief is limited to examining whether the court's determination is supported by the evidence of record and whether it is free of legal error. *Commonwealth v. Owens*, 750 A.2d 872 (Pa. Super. 2000), see also, *Commonwealth v. Basemore*, 560 Pa. 258, 744 A.2d 717 (Pa. 2000); *Commonwealth v. Lantzy*, 558 Pa. 214, 736 A.2d 564 (Pa. 1999).

Pennsylvania Rule of Criminal Procedure 907(1) requires that a judge promptly review a petitioner's petition, any answer by the Commonwealth, and other matters of record relating to a petitioner's PCRA claims. If the court

Commonwealth of Pennsylvania v. Tyrone Courts

concludes that there are no genuine issues concerning material fact, that the petitioner is not entitled to post conviction relief, and that no purpose would be served by further proceedings, the petitioner has no right to an evidentiary hearing. See Rule 907(1). Here, Petitioner has no right to an evidentiary hearing on his PCRA petition because his claims could not possibly entitle him to relief. See *Commonwealth v. Johnson*, 841 A.2d 136, 140 (Pa Super. 2003).

PETITIONER'S PCRA ISSUES

Counsel characterizes Petitioner's alleged PCRA issue as follows:

1. Counsel at the May 29, 2024, Gagnon II hearing was ineffective for admitting the violations on [Petitioner's] behalf when [Petitioner] was, in fact, innocent of the violations.

(Finley petition at 4).

INEFFECTIVE ASSISTANCE OF COUNSEL

The Petitioner alleges that his attorney at his May 29, 2024, Gagnon II hearing was ineffective. When a petitioner alleges ineffective assistance of counsel under § 9543(a)(2)(ii) of the PCRA, he is eligible for post-conviction relief only where counsel's act or omission "so undermined the truth determining process that no reliable adjudication of guilt or innocence could have taken place." The same standard governs ineffectiveness claims regardless of whether the petitioner was represented by privately retained counsel, court-appointed counsel, or by a member of the public defender's office. *Commonwealth v. Smith*, 467 A.2d 1307 (Pa. Super. 1983).

Counsel is presumed to have been effective and the burden of proving counsel's ineffectiveness rests on the petitioner. *Commonwealth v. Cox*, 556 Pa. 368, 382, 728 A.2d 923, 929 (Pa. 1999). In order to prevail on a claim of ineffective assistance of counsel, a petitioner must "rebut the presumption of professional competence by demonstrating that: (1) his underlying claim is of arguable merit; (2) the particular course of conduct pursued by counsel did not have some reasonable basis designed to effectuate his interests; and (3) but for counsel's ineffectiveness, there is a reasonable probability that the outcome of the proceedings would have been different." *Commonwealth v. Morrison*, 878 A.2d 102, 105 (Pa. Super. 2005).

As previously discussed, the record reflects that the Commonwealth had three witnesses present on May 29, 2024, and that the Commonwealth was prepared to proceed with a formal Gagnon II hearing. Petitioner's counsel spoke to Petitioner and subsequently informed the court that they would proceed informally, and that Petitioner admitted the violations. The violations were: Rule 2, failure to notify change of residence; Rule 3, failure to report upon release; and Rule 10, failure to refrain from assaultive behaviors. (N.T. at 3).

As PCRA counsel noted in his Finley petition, Petitioner did not voice

Commonwealth of Pennsylvania v. Tyrone Courts

any concern or objection to proceeding informally after being informed of the evidence that the Commonwealth was prepared to present. Moreover, as PCRA counsel also noted, when Petitioner was permitted to speak, he admitted the assaultive behavior for which the Commonwealth was prepared to present evidence, stating, “And, I mean, I didn’t mean to hit that man because he’s provoked me yelling in my face.” (N.T. at 10). PCRA counsel explained in his Finley petition that his review of the record revealed “no apparent meaningful and demonstrable probability that Petitioner would have been found to not be in violation of his supervision at the conclusion of a formal hearing.” (Finley petition at 7). Following an independent review, this court agrees with counsel’s assessment that Petitioner’s claim is without merit.

THEREFORE, it is hereby **ORDERED AND DECREED** that counsel’s request for leave to withdraw as court-appointed counsel for Petitioner is **GRANTED**.

Petitioner shall have twenty (20) days from the date of this Notice of Intent to Dismiss to respond to the proposed dismissal. If this court receives no response within the twenty-day time period, an order dismissing the Petition for Post Conviction Collateral Relief will be filed with the Clerk of Courts.

ORDER AND NOTICE OF INTENT TO DISMISS

AND NOW, this 11th day of August, 2025, notice is hereby given by the undersigned, the Honorable Eleni Dimitriou Geishauser, of her intention to dismiss Petitioner’s Petition for Relief under the Post Conviction Relief Act (hereinafter “PCRA”), 42 Pa. C.S.A. § 9541 et seq., pursuant to Pennsylvania Rule of Criminal Procedure 907(1). After a careful review of the petition and the record, this court concludes that there are no genuine issues concerning material fact, that Petitioner has presented no meritorious issues entitling him to post conviction relief, and that no purpose would be served by any further proceedings in this matter.

BY THE COURT:

/s/ Eleni Dimitriou Geishauser, J.

ELENI DIMITRIOU GEISHAUSER, J.

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending September 5, 2025

The Defendant's Name Appears
First in Capital Letters

AS A CONVENIENCE TO THE BAR, JUDGES ASSIGNED TO EACH CASE ARE DESIGNATED IN ACCORDANCE WITH THE KEY. THIS IS NOT AN OFFICIAL LIST AND IS PUBLISHED AS A CONVENIENCE ONLY. THE LAW JOURNAL IS NOT RESPONSIBLE FOR OMISSIONS, MISPRINTS, CHANGES OR ERRORS WHICH APPEAR. COUNSEL IS URGED TO VERIFY ALL APPOINTMENTS THROUGH THE OFFICE OF THE PROTHONOTARY.

KEY

PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

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)

GREEN ANCHOR PROPERTY

MANAGEMENT LLC, SLATEHOUSE
GROUP LLC - Banks, Maurice; 24 18432;
M. Banks, IPP.

SANCHEZ, BRITNEY - Diamond Credit
Union; 25 13548; Michael J. Dougherty.

Abuse

ARIZMENDI, ERWIN A - Miller, Cassie
I; 25 13893; C. Miller, IPP. (TMB).

BRYANT, ELIZABETH M - Birtch, Nicholas
E; 25 13967; N. Birtch, IPP. (TMB).

CARR, AUSTIN DENNIS - Espedido, Justina
L Galvan; 25 14049; J. Espedido, IPP.
(JDB).

CLARK, JUAN M - Clark, Quiana
M; 25 13892; Q. Clark, IPP. (TMB).

COLON, JERMIAH JADEN - Oyola, Adianes
Laboy; 25 13990; A. Oyola, IPP. (TMB).

DEIHM, KATIE L - Moore, James M; 25
13896; J. Moore, IPP. (JDB).

FERNANDEZ, JOSE LUIS - Lozano,
Janet; 25 13891; J. Lozano, IPP. (TMB).

GARCIA, DANIEL TENORIO - Valentin,
Jailene Valle; 25 13874; J. Valentin,
IPP. (TMB).

GEORGE, STEVEN ANDREW - George,
Elizabeth Suzanne; 25 13927; E. George,
IPP. (JMS).

GUIA, LUIS FERNANDO HERNANDEZ -
Segaline, Adriana, S, G, H-s, H A; 25 13872;
A. Segaline, IPP. (TMB).

HILBERT, CHRIS A - Stoudt, Jennifer J; 25
14008; J. Stoudt, IPP. (JDB).

HINE, ALAN G - Leardi, Sylvia
Lee; 25 13895; S. Leardi, IPP. (TMB).

JORDAN, WARREN W - Cannon, Tavia
S; 25 13982; T. Cannon, IPP. (TMB).

LOPEZ, ANTHONY JASON - Lopez, Andrea
Lea; 25 13862; A. Lopez, IPP. (TMB).

LOPEZ, ANTHONY JASON - Corum, Aleah
Loretta; 25 13865; A. Corum, IPP. (TMB).

LORENZO, PEDRO JUNIOR - Winters,
Danica Ann Patricia; 25 13985; D. Winters,
IPP. (TMB).

LOUBRIEL, JULIO R - Vargas, Maritza
I; 25 13984; M. Vargas, IPP. (TMB).

MELENDEZ, JESUS ANTONIO VELEZ -
Rivera, Victoria L; 25 13907; V. Rivera, IPP.
(JMS).

MORALES, JASON J VEGA - Cancel,
Jennifer Cruz; 25 13870; J. Cancel,
IPP. (TMB).

MORGAN, III, JOSEPH R - Morgan, Saidah;
25 14042; S. Morgan, IPP. (JDB).

MOYER, AMBER JUSTINE - Moyer,
Quarrie E; 25 13999; Q. Moyer, IPP.
(JDB).

NIEVES, EZEQUIEL COSME - Lopez,
Karina; 25 13989; K. Lopez, IPP. (TMB).

NOWAK, CASEY D - Nowak, Tracey A; 25
13938; T. Nowak, IPP. (JMS).

9/18/2025

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NUNEZ, JOVOHN - Davis, Maribel; 25 13884; M. Davis, IPP. (TMB).
 NWOMONOH, OGE - Jordan, Jerome E; 25 13964; J. Jordan, IPP. (TMB).
 ORTIZ, CHRISTOPHER FELIX - Ortiz, Keishla M; 25 13931; K. Ortiz, IPP. (JMS).
 PACHECO, CARMELO ANTONIO - Santos, Jennifer, R, J R; 25 13922; J. Santos, IPP. (JMS).
 PADILLA, EDWARD M - Checo, Alicia Jocely; 25 13991; A. Checo, IPP. (TMB).
 PENDERGRASS, BRIAN J - Stuckey, Amie L; 25 13875; A. Stuckey, IPP. (TMB).
 REGINS, NURYE - Quiles, Valerie I; 25 14045; V. Quiles, IPP. (JMS).
 REGINS, NURYE - Regins, Mariseli; 25 14046; M. Regins, IPP. (JDB).
 RIVERA, ROLANDO THOMAS - Caruso, Ashley M; 25 13877; A. Caruso, IPP. (TMB).
 ROHRBACH, PRESTON JAMES - Kuhlman, Athena Maria, L, K F, L, K Ra; 25 13853; A. Kuhlman, IPP. (JDB).
 SEVERSON, JAMEELAH M - Royster, Grant E; 25 14043; G. Royster, IPP. (TMB).
 SPRADLEY, MELVIN CHARLES - Campbell, Mary E Royster; 25 13852; M. Campbell, IPP. (TMB).
 VILLAGOMEZ, ANTHONY - Vega, Heavenly E; 25 13970; H. Vega, IPP. (TMB).
 VILLANUEVA, JOSE L - Flores, Angelique L; 25 13879; A. Flores, IPP. (JMS).
 VILLANUEVA, JOSE L - Villanueva, Stephanie J; 25 13881; S. Villanueva, IPP. (JMS).
 WYMAN, JR, RANDY SCOTT - Barnett, Felicia M, W, A; 25 13886; F. Barnett, IPP. (TMB).
Arbitration Award
 COLLADO, CARLOS D - State Farm Mutual Automobile Insurance Company; 24 16071; State Farm Mutual Automobile Insurance Company, IPP.
 KISESEWA, PETER MAILU, KISESEWA, MARY N - First Commonwealth Federal Credit Union; 24 18400; First Commonwealth Federal Credit Union, IPP.
Complaint
 MESSER, SHAREN - Raibeck, William, Raibeck, Jenilee; 23 9986; Stephen T. Carpenito.
 MONDELICE, DANIEL - More For Less LLC; 25 13345; Timothy C. Bitting.
 REDNERS MARKETS INC, REDNER DEVELOPMENT COMPANY LLC, REDNER PROPERTIES LIMITED PARTNERSHIP - Rosa-Rodriguez, Luz; 24 18315; Joseph P. Bradica.
 YOM, KYO-UN - Aston Investment Group Inc; 25 13475; Alex V. Alfieri.
Contract - Debt Collection: Credit Card
 ACOSTA, JOSE - Lvnv Funding LLC; 25 13909; Thomas J. Nolan. (JEG).
 BARCELONA, A - JPMorgan Chase Bank N

A; 25 14005; Sean P. Stevens. (JEG).
 BASHORE, JEREMY T - Capital One NA; 25 13908; Michael F. Ratchford. (JBN).
 COMPRES, MICAEL - Elavon Inc; 25 13905; Christopher D. Penco. (JEG).
 EPPS, KIM - Citibank NA; 25 14079; Michael J. Dougherty. (JBN).
 FREDERICK, MICHELLE M - Cks Prime Investments LLC; 25 14048; Demetrios H. Tsarouhis. (JBN).
 KANOWICZ, JR, ROBERT ERROLL - Bank Of America N A; 25 14004; Frederic I. Weinberg. (JEG).
 KRAMER, STEPHANIE L - Citibank N A; 25 14088; Michael J. Dougherty. (JBN).
 LEIBY, ANYA M - JPMorgan Chase Bank NA; 25 14013; Michael R. Lipinski. (JBN).
 PAYANO, VERONICA - JPMorgan Chase Bank NA; 25 13996; Michael R. Lipinski. (MSF).
 REED, PATRICK - Citibank NA; 25 14027; Michael J. Dougherty. (JBN).
 RODRIGUEZ, LEOCADIO - Citibank NA; 25 14034; Michael J. Dougherty. (JBN).
 ROSARIO, ARIEL - JPMorgan Chase Bank NA; 25 13957; Ian M. Lauer. (JBN).
 ROSARIO, GERALDO - Citibank NA; 25 14092; Michael J. Dougherty. (JEG).
 SURDESKI, MELISSA - Citibank NA; 25 14085; Michael J. Dougherty. (JEG).
 WATSON, HORACE GEORGE - First Commonwealth Federal Credit Union; 25 13960; Michael R. Nesfeder. (MSF).
 WEIR, COREY D - Bank Of America N A; 25 13995; Joel M. Flink. (JEG).
Contract - Debt Collection: Other
 GRIER, SILVINA - Velocity Investments LLC; 25 14003; Demetrios H. Tsarouhis. (JBN).
 MARTINEZ-LOPEZ, MIGUEL A - First Commonwealth Federal Credit Union, Bellco Federal Credit Union; 25 13932; First Commonwealth Federal Credit Union, IPP. (JEG).
 ROSADO, JOVAN LUIS - First Commonwealth Federal Credit Union; 25 13993; Michael R. Nesfeder. (MSF).
 VERDE, ANNA M - Good Will Steam Fire Engine Company No 1; 25 14025; Kimberly A. Bonner. (MSF).
Contract - Other
 BERKSHIRE PA HOLDINGS LLC - Clean Eatz Reading - Daniz LLC; 25 13948; Jeffrey D. Bukowski. (MSF).
 DISLA, LUISA ALTAGRACIA MARTINEZ, CRUZ, MAXIMO ROMAN PAZ - First Commonwealth Federal Credit Union; 25 13890; Michael R. Nesfeder. (JBN).
 GONZALEZ, JESSE MIGUEL - First Commonwealth Federal Credit Union; 25 13906; Michael R. Nesfeder. (MSF).

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JEFFERS, JOHN J - First Commonwealth Federal Credit Union; 25 13952; Michael R. Nesfeder. (JEG).

KOLI, WALLY N - Berks Fire Water Restorations Inc; 25 13992; Nicole Plank. (JEG).

KULSUM, JUDITH VICTORIA - First Commonwealth Federal Credit Union; 25 13889; Michael R. Nesfeder. (MSF).

NIEVES, VIRGINIA - Velocity Investments LLC; 25 13987; Demetrios H. Tsarouhis. (JBN).

RAMIREZ, JULIANA BAUTISTA - First Commonwealth Federal Credit Union; 25 14014; Michael R. Nesfeder. (JEG).

ROSADO, CRISTOPHER IVAN - First Commonwealth Federal Credit Union; 25 13951; Michael R. Nesfeder. (JBN).

SADLER, FAITH HOPE - First Commonwealth Federal Credit Union; 25 13911; Michael R. Nesfeder. (MSF).

SALVADOR-SANTOS, YOBEL - First Commonwealth Federal Credit Union; 25 13956; Michael R. Nesfeder. (MSF).

SUNRISE VALLEY COATING LLC, GLICK, SAMUEL K - Specialty Distribution Group LLC; 25 14021; John D. Purdy. (JBN).

WARREN, ANTWINE D - Carmax Business Services LLC; 25 13953; Michael F. Ratchford. (MSF).

YOUNG, DOUGLAS G, YOUNG, KENNETH BUCHALTER - Sun East Federal Credit Union; 25 13986; Gregory J. Allard. (MSF).

Custody

FILI, JAMISON ADAMS - Fili, Thomas C; 25 14070; Rebecca L. Bell. (JEG).

FONSECA-PEREZ, MIRANDA - Mathews, Justin; 25 13913; Carmen R. Stanzola. (JMS).

MANDIC, JOSHUA MICHAEL - Mandic, Lori-Anne Theresa; 25 13883; L. Mandic, IPP. (JMS).

RIJO-MOTA, FELICINDO - Garcia, Iris Nereida; 25 13972; I. Garcia, IPP. (SEL).

Divorce

BAEZ, ELOISA VIVIANA - Diaz, Juan Fernando Baez; 25 13947; Bernard Mendelsohn. (JDB).

BRETON, CARLOS ENMANUEL MARTINEZ - Rodriguez, Kayla; 25 13959; Rebecca Ann Smith. (JMS).

BUNTING, RYAN WILLIAM - Barnett-Bunting, Judith; 25 13929; J. Barnett-Bunting, IPP. (JDB).

CALCAGNI, GREGORY - Calcagni, Colleen A; 25 13949; Cheryl A. Rowe. (JDB).

CARRASQUILLO, ESMERALDA - Carrasquillo, Brandon; 25 13963; B. Carrasquillo, IPP. (JDB).

FERNANDEZ, ANGLE PAMELA CASTILLO - Sanchez, Jose Oscar; 25 13903; Bernard Mendelsohn. (JEG).

GUIDA, JANE - Guida, David; 25 13966; D. Guida, IPP. (SEL).

IRIZARRY, MATTHEW - Morales, Ariana M; 25 13983; Cheryl A. Rowe. (JMS).

JAMIESON, CHRISTINE - Jamieson, Chad; 25 13943; C. Jamieson, IPP. (SEL).

LEWIS, DAVIS - Williams, Lorine; 25 14019; L. Williams, IPP. (SEL).

LOPEZ, ANTHONY J - Lopez, Andrea L; 25 13944; Joseph A. Guillama. (JMS).

MCKINNEY, MEGAN MARIE - Saniscalchi, Robert Patrick; 25 13882; R. Saniscalchi, IPP. (JDB).

STRAIT, SHANNON - Strait, David; 25 13899; D. Strait, IPP. (SEL).

VIDAL, SHANNON LEIGH - Vidal, Glauco F S; 25 13933; G. Vidal, IPP. (JEG).

ZARTMAN, MARY FRANCIS - Zartman, Scott; 25 13988; Robin J. Gray. (JDB).

Divorce - Custody Count Complaint

CALCAGNI, GREGORY - Calcagni, Colleen A; 25 13950; Cheryl A. Rowe. (JDB).

LOPEZ, ANTHONY J - Lopez, Andrea L; 25 13945; Joseph A. Guillama. (JMS).

License Suspension Appeal

HEREDIA, DARLING ANTONIO FIGUEROA - Commonwealth Of Pennsylvania Department Of Transportation; 25 13910; Commonwealth Of Pennsylvania Department Of Transportation, IPP. (JMS).

Magisterial District Justice Appeal

RUPPERT, JOEL D - Capital One NA; 25 14030; Capital One NA, IPP. (JEG).

VASQUEZ, GABRIELLE Y - Midland Credit Management Inc; 25 13898; Midland Credit Management Inc, IPP. (MSF).

Miscellaneous - Replevin

KC TOWING INC - Ally Bank; 25 13887; Michael J. Dougherty. (JEG).

LOOSE, ANNE E - Vanderbilt Mortgage And Finance Inc; 25 14063; Sarah A. Elia. (JEG).

Motion/Petition for/to

SUAREZ, DENNIS DEL CARRNEN REYES - Solano, Freddy Antonio Stephen; 25 13946; Antonio A. Maturano III. (JMS).

Petition for Protection from PFI/SVP

MARC, ZAIR - Dilella, Corey F; 25 14001; C. Dilella, IPP. (JDB).

PACHECO, CARMELO A - Santos, Jennifer; 25 14039; J. Santos, IPP. (JMS).

Petition to Set Aside Tax Sale

TAX CLAIM BUREAU OF BERKS COUNTY (THE), PARK INVESTMENT INC - Kennedy-Gambler, Barbara Q; 25 14052; Joseph T. Bambrick Jr. (JBN).

Real Property - Ejectment

HARRIS, DARREN L, OCCUPANTS - Carrington Mortgage Services LLC; 25 13958; Samantha Gable. (JEG).

KIRKLAND, AMANDA, CASTANEDA, JORGE LUIS FLORES - Castaneda, Jose Juan Flores; 25 13997; Matthew M. Setley. (JBN).

Real Property - Mortgage Foreclosure: Residential

ALLEN, PAULA L, ALLEN, DAVID L - Citizens Bank N A; 25 13968; Nathalie Paul. (MSF).

FREDERICKS-CLEMENS, KIMBERLY - Wells Fargo Bank N A; 25 14091; Paige Zirrieth. (MSF).

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SWEEPER, DARRYL S - Bank Of New York Mellon Trust Company NA (the), JPMorgan Chase Bank NA, Mastr Alternative Loan Trust 2005-2, Mortgage Pass-through Certificate Series 2005-2; 25 14041; Steven P. Kelly. (MSF).

Real Property - Partition

FONDA, TYLER J - Torres, Natasha E; 25 13912; James M. Smith. (JBN).

Tort Motor Vehicle

FILEK, RAYMOND M - Simmons, III, James F, Simmons, Bridget; 25 14016; Frank G. Procyk. (MSF).

REITNAUER, GAVINA C, SAGACITY

MANAGEMENT LLC - Anderson, Jenica D; 25 14059; Michael S. Bechtold. (JEG).

RENE, ANTOINE, AURELUS, GERMANIE

RENE - Castro-Ortiz, Carmen; 25 14033; Cory A. Trobman. (MSF).

RODGERS, CYANIA CARLISLE, KOONS,

CATHERINE SNYDER, MORALES, FELIX - Morales, Myra Maldonado; 25 13954; Russell Krause. (JBN).

WOTAPKA, DANIEL - Modungo,

Eric; 25 13955; Todd Felzer. (JEG).

Tort Other

CHERY, VENEL - Nationwide Property & Casualty Ins Co, Lopez-Gonzalez, Jose; 25 13994; Douglas G. Aaron. (JBN).

PENNSYLVANIA DEPARTMENT OF

TRANSPORTATION - State Farm Mutual Automobile Ins Co, Werner, Jennifer, Werner, Michael; 25 14022; Douglas G. Aaron. (JEG).

Tort Premise Liability

GUTIERREZ, TERESA RUIZ, ESCOBAR CONTRERAS, JOSE - Reyes, Nelson; 25 14040; Scott J. Schleifer. (MSF).

Tort Product Liability

ENERSYS, WIRTZ MFG CO INC, DOE, JOHN, DOE - Strong, Levi; 25 13894; L. Strong, IPP. (JEG).

LEGAL DESCRIPTION

All that certain tract or land, together with the dwelling house thereon erected, being known as Lot 36 in Development of Linstead Section 4 and Glamaur, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as shown on Drawing No. 50238, dated November 15, 1971 and revised April 1, 1972, prepared by Pannoni Associates, Inc.

Beginning at a point in the Northerly right of way line of Glen Road (50 feet wide), said point being located the following two courses and distances from the most easterly point of a 20 foot radius curve connecting the Easterly right of way line of Pennsylvania Avenue (60 feet wide) with the aforesaid Northerly right of way line of Glen Road; (1) along the Northerly right of way line of Glen Road, in a Southeasterly direction, along a curve to the right with a radius of 394.78 feet, the arc distance of 123.93 feet to a point of tangency; (2) still along the Northerly right of way line of Glen Road, South 68 degrees 31 minutes East, a distance of 96.24 feet to aforesaid point of beginning; thence from said point of beginning, extending along Lot No 35, North 21 degrees 29 minutes East a distance of 100 feet to a point, a corner; thence extending South 68 degrees 31 minutes East 87.50 feet to a point, a corner of Lot 37; thence extending along the same South 21 degrees 29 minutes West, a distance of 100 feet to a corner in the Northerly right of way line of Glen Road aforesaid; thence extending along the same South 21 degrees 29 minutes West a distance of 100 feet to a corner in the Northerly right of way line of Glen Road, aforesaid; thence extending along the Northerly right of way line of Glen Road, North 68 degrees 31 minutes West a distance of 87.50 feet to the place of beginning.

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 **October 10, 2025** at 10:00 o'clock A.M. .*

**VIRTUAL SALES TO BE HOSTED BY
BID4ASSETS.COM - PLEASE VISIT
WWW.BID4ASSETS.COM/BERKS-
COUNTYSHERIFFSALES FOR MORE
INFORMATION.**

The following described Real Estate. To wit:

First Publication

Docket #16-18526
Judgment Amount: \$246,319.54
Attorney: KML Law Group, P.C.

Theoreon erected a dwelling house known as:
6107 Glen Road
Reading, PA 19606
Tax Parcel #43533510378194
Account: 43015469
See Deed Book 5149, Page 0347
Sold as the property of:
HELEN BARON

Case Number: 18-03964
Judgment Amount: \$287,702.77
Attorney: Robert Flacco, Esq.

ALL THAT CERTAIN tract or piece of land, together with the buildings thereon erected, situate along the northerly side of the Public Township Road leading from Longsdale to Hancock in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

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BEGINNING at an iron pin at the intersection of the aforesaid public Township Road leading from Longsdale to Hancock and Mabry Road, thence in and along Mabry Road, North twenty-six (26) degrees fifty-two (52) minutes East a distance of one hundred thirty-five (135) feet to an iron pin; thence leaving the aforesaid Mabry Road and along property now or late of Minerva Gracely the next two (2) courses and distances, viz: (1) South sixty-three (63) degrees eight (8) minutes East a distance of one hundred sixty-five (165) feet to an iron pin; and (2) North twenty-six (26) degrees fifty-two (52) minutes East a distance of ninety-two and forty hundredths (92.40) feet to an iron pin; thence along property now or late of Glenroy Rhode, South forty-nine (49) degrees twenty-eight (28) minutes East a distance of three hundred thirty-four (334) feet to an iron pin; thence along property now or late of Claude Fairchild, South forty-two (42) degrees fifteen (15) minutes West a distance of two hundred ninety-seven (297) feet to an iron pin in the Public Township Road leading from Longsdale to Hancock; thence in and along the same the next three (3) courses and distances, viz: (1) North sixty-two (62) degrees fifteen (15) minutes West a distance of one hundred fifty (150) feet to an iron pin; (2) North thirty-nine (39) degrees fifty-two (52) minutes West a distance of one hundred twenty (120) feet to an iron pin; and (3) North thirty-eight (38) degrees twenty-eight (28) minutes West a distance of two hundred four (204) feet to the place of Beginning.

CONTAINING two (2) acres, one hundred three and fifty-nine hundredths (103.59) perches, more or less.

TAX PARCEL NO 59548303104900

BEING KNOWN AS 61 MABRY STREET, MERTZTOWN, PA 19539

TO BE SOLD AS PROPERTY OF: Patrick S. Coine and Kathy A. Coine

Case Number: 22-09756
Judgment Amount: \$354,758.99
Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN parcel of land situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, being known and designated as:

Shown on the Final Plan of "Beacon Hill" drawn by John W. Hoffert, P.L.S., No. E-88-22-S1, dated June 5, 1989, recorded in Berks County in Plan Book 171, page 47, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Beacon Hill Road (50' wide), a corner of Lot No. 19 as shown on the aforesaid Plan; thence along said Beacon Hill Road the three (3) following courses and distance. (1) South 39 deg. 30' 36" West, 170.00 feet to a point; (2) along a curve to the right having a radius of 9.00 feet and an arc distance of 11.25 feet to a point; and (3) North 68 deg. 52' 24" West, 197.47 feet to a point of curve

connecting Chestnut Hill Road, thence along said curve to the right having a radius of 9.00 feet and an arc distance of 14.14 feet to a point on the Easterly side of Chestnut Hill Road; thence along same the two (2) following courses and distances: (1) North 21 deg. 07' 36" East, 66.00 feet to a point; and (2) along a-curve to the left having a radius of 175.00 feet and an arc distance of 74.13 feet to a point, a corner of Lot No. 25 as shown on the aforesaid Plan; thence along said Lot No. 25, North 86 deg. 51' 21" East, 50.00 feet to a point, a corner of Lot No. 19 as shown on the aforesaid Plan; thence along said Lot No. 19, South 68 deg. 52' 24" East, 238.51 feet to the above first mentioned point and place of beginning.

BEING Lot No. 20 as shown on the above-mentioned Plan.

Property ID: 22-5319-02-95-374

Property Address: 122 Beacon Hill Road, Temple, PA 19560

TO BE SOLD AS PROPERTY OF: CHRISTINA M. BRAY, AS EXECUTRIX OF THE ESTATE OF CHRISTOPHER FARAH

NO. 22-14925

Judgment: \$119,515.65

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of South Fourth Street, being No. 75, in the Borough of Hamburg, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by property now or late of Anna S. Fichthorn; on the East by Primrose Alley; on the South by property now or late of John W. Shollenberger; and on the West by said South Fourth Street.

CONTAINING in front on said South Fourth Street twenty-seven (27) feet, and in depth of that width one hundred eighty (180) feet.

PARCEL # 46449405193456

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 75 South Fourth Street, Hamburg, PA 19526.

BEING THE SAME PREMISES which Ralph E. Shollenberger and Lenore E. Shollenberger, husband and wife, by Deed dated August 5, 2016 and recorded August 15, 2016 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2016028335 granted and conveyed unto Christopher W. Huntsinger and Leticia J. Huntsinger, husband and wife, in fee.

TAX PARCEL NO 46449405193456

BEING KNOWN AS 75 South Fourth Street, Hamburg, PA 19526

Residential Property

To be sold as the property of Christopher W. Huntsinger a/k/a Christopher Huntsinger and Leticia J. Huntsinger a/k/a Leticia Huntsinger

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DOCKET NO: 22-15908
 JUDGMENT AMOUNT: \$4,510.64
 ATTORNEY: ROBERT P DADAY, ESQUIRE

ALL THAT CERTAIN property located at 8 Queen Anne Drive, Boyertown, in the Township of Colebrookdale, County of Berks and State of Pennsylvania, in Deed Book 2623 page 2359 as follows to wit:

BEGINNING at a point on the Southeasterly side of Queen Anne Drive (50 feet wide) which point of beginning is measured the 2 following courses and distances from a point of curve on the Southwesterly side of Alan's Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 37.93 feet to a point; (2) South 33 degrees 12 minutes 19 seconds West of 81.93 feet to the place of beginning; thence extending from said point of beginning along Lot No. 119 on said Plan, Southeasterly on a line forming an interior angle of 90 degrees with the last described line, 118.61 feet to a point in line of Lot No. 120 on said Plan; thence extending along the same, Southwesterly on a to a point in line of Lot No. 117 on said Plan; thence extending along the same, Northwesterly on a line forming an interior angle of 108 degrees 39 minutes 7 seconds with the last described line, 93.29 feet to a point on the said Southeasterly side of Queen Anne Drive; thence extending along the same, North 33 degrees 12 minutes 19 seconds East, 75 feet to the first mentioned point and place of beginning.

TAX PARCEL NO. 38-5387-10-35-5770
 PROPERTY ADDRESS: 8 Queen Anne Drive,
 Colebrookdale, Pennsylvania 19512

TO BE SOLD AS THE PROPERTY OF:
 Andrea Marie Aston

Prothonotary # 23-00338
 Judgment: \$596,209.72
 Attorney: McCabe, Weisberg & Conway, LLC
 TAX I.D. #: 52-6402-00-30-0637

ALL THAT CERTAIN MESSAGE, TENEMENT AND TRACT OR PIECE OF LAND, SITUATED IN HEREFORD TOWNSHIP, BERKS COUNTY AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE SET FOR A CORNER IN A LINE OF FRANK B. GEHMAN'S LAND, AND RUNNING THENCE BY THE SAME NORTH SEVENTY-ONE DEGREES AND THREE-FOURTHS EAST, FORTY-FOUR PERCHES AND EIGHT-TENTH OF A PERCH TO A STONE, THENCE NORTH EIGHTY-EIGHT DEGREES EAST, FORTY-TWO PERCHES AND FIVE-TENTHS OF A PERCH TO A STONE IN A LINE OF JONAS GERHARD'S LAND, THENCE BY THE SAME

SOUTH, FORTY-TWO DEGREES EAST, SIX PERCHES TO A STONE IN A LINE OF JOHN MILLER'S LAND, THENCE BY THE SAME SOUTH SIXTY THREE DEGREES AND A QUARTER WEST, SEVENTEEN PERCHES AND FIVE-TENTHS OF A PERCH TO A STONE, THENCE PARTLY BY THE SAID JOHN MILLER'S LAND, AND PARTLY BY LAND OF CALVIN CHRISTMAN, SOUTH FORTY-EIGHT DEGREES AND A HALF EAST, FIFTY-SIX PERCHES AND FIVE-TENTHS OF A PERCH TO A STONE, A CORNER OF JAMES MOITZER'S LAND, THENCE BY THE SAME SOUTH FORTY-TWO DEGREES AND A HALF WEST, ONE HUNDRED AND EIGHTY-SEVEN PERCHES TO A STONE, THENCE PARTLY BY SAID JAMES MOITZER'S LAND, AND PARTLY BY LAND OF HIRAM S. SCHANTZ, NORTH FORTY-EIGHT DEGREES AND A HALF WEST, FORTY EIGHT PERCHES AND THREE-TENTHS OF A PERCH TO A STAKE, THENCE BY LAND OF WILLIAM BERTCH THE TEN FOLLOWING COURCES AND DISTANCE, TO WIT:- NORTH TWENTY-SIX DEGREES AND A HALF EAST, FIFTY-TWO PERCHES AND FIVE-TENTHS TO AN IRON PIN, THENCE SOUTH FIFTY-EIGHT DEGREES EAST EIGHT PERCHES AND SEVENTY-FIVE ONE-HUNDREDTHS OF A PERCH TO A STONE, THENCE NORTH THIRTY DEGREES AND THREE-FOURTHS EAST, TEN PERCHES AND FOUR-TENTHS OF A PERCH NEAR A ROCK, THENCE SOUTH EIGHTY-FOUR DEGREES AND ONE-FOURTH EAST, EIGHT PERCHES AND FIVE-TENTHS TO AN IRON PIN, THENCE NORTH TWENTY-NINE DEGREES EAST NINE PERCHES AND FIVE-TENTHS TO A CORNER, THENCE NORTH TWENTY-NINE DEGREES AND THREE-FOURTHS WEST, FIFTEEN PERCHES TO A STONE, THENCE NORTH, TWENTY-EIGHT DEGREES AND A HALF EAST EIGHT PERCHES AND TWENTY-FIVE ONE-HUNDREDTHS OF A PERCH TO A STONE, THENCE NORTH SEVENTY-TWO DEGREES AND ONE-FOURTH EAST, TWELVE PERCHES AND NINE-TENTHS OF A PERCH TO A STONE, THENCE NORTH THIRTEEN DEGREES AND ONE-FOURTH WEST, TWENTY-EIGHT PERCHES TO A STONE, THENCE NORTH ONE-HALF DEGREE EAST TWENTY-EIGHT PERCHES AND THREE-TENTHS OF A PERCH TO THE PLACE OF BEGINNING.

CONTAINING EIGHTY-SIX ACRES AND FORTY-FIVE PERCHES, STRICT MEASURE.
 PARCEL #52-6402-00-30-0637

Being known as: 142 TOWNSHIP ROAD, MACUNGIE, PENNSYLVANIA 18062.

Title said premises is vested in Erwin G. Hoffmann and Robert A. Hoffmann by deed from Erwin G. Hoffman, an un-remarried widow dated May 20, 2003 and recorded August 21, 2003 in Deed Book 3845, Page 808. The said Erwin G.

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Hoffmann died on July 3, 2011, thereby vesting title in Robert A. Hoffmann by operation of law.

TO BE SOLD AS THE PROPERTY OF
ROBERT A. HOFFMANN

Case Number: 24-03592

Judgment Amount: \$217,280.20

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN building lot with semi-detached dwelling thereon erected, situated in the Borough of West Lawn aka Township of Spring, in the County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEING designated as No 625 on a certain plan or draft made for Dill and Fenstermacher, beginning at a point a corner in the western line of Woodside Avenue in line of Lot No 624, thence extending along said Lot No 624 in a western direction one hundred forty feet nine and one-eighth inches to a point a corner in the eastern line of a fifteen feet wide alley, thence along said alley in a northern direction twenty-five feet to a point a corner in line of Lot No 626, thence along Lot No 626 in an eastern direction one hundred forty feet eight and seven-eighths inches to a point a corner in the western line of said Woodside Avenue, thence along the said line of Woodside Avenue in a southern direction twenty-five feet to the place of beginning

UNDER AND SUBJECT to covenants, easements and restrictions of record

BEING KNOWN AS: 106 WOODSIDE AVENUE READING, PA 19609

PROPERTY ID: 80438612973302

TITLE TO SAID PREMISES IS VESTED IN LONDON MCMILLIN, ADULT INDIVIDUAL BY DEED FROM MICHELLE MCMILLIN, NOW BY MARRIAGE MICHELLE DEAN, ADULT INDIVIDUAL, DATED March 11, 2013 RECORDED MARCH 13, 2013 INSTRUMENT NO. 2013010155

TO BE SOLD AS PROPERTY OF: LONDON MCMILLIN, ADULT INDIVIDUAL

LEGAL DESCRIPTION

Docket No. 24-17518

Judgment: \$154,494.92

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

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All that certain lot or piece of ground with the two-story stucco dwelling house thereon erected, being the Western half of a twin house situate in the Borough of Mt. Penn, Berks County, Commonwealth of Pennsylvania, and known as No. 11 Penn Mawr Court in said Borough, designated as Lot No. 12 Penn Mawr Court on Plan recorded in Plan Book Volume 1, Page 33, more particularly described as follows. to wit:

Beginning at a point in the Northern side of Penn Mawr Court, as laid out on the Plan of Lots known as Penn Mawr Court by the Penn Mawr Realty Company, said point being sixty (60) feet East of the Northeast corner of Penn Mawr Court and Carsonia Avenue; thence in a Northerly direction and at right angles with the Northern building line of Penn Mawr Court, a distance of sixty-one and one-half (61-1/2) feet to a corner; thence in an Easterly direction at right angles with the last described line, a distance of twenty-five (25) feet to a point; thence in a Southerly direction at right angles with Penn Mawr Court and at right angles with the last described line a distance of sixty-one and one-half (61-1/2) feet to a point in the Northern building line of said Penn Mawr Court; thence in a Westerly direction along the Northern building line of said Penn Mawr Court and at right angles with the last described line, a distance of twenty-five feet (25) to the place of beginning.

Being the same property conveyed to Samantha Green who acquired title by virtue of a deed from M.A.S.E Homes Corporation, dated August 18, 2022, recorded August 31, 2022, as Instrument Number 2022035068, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 11 PENN MAWR COURT, READING, PA 19606.

Parcel No.: 64531608897049

Account: 64086600

See Instrument Number 2022035068, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF
SAMANTHA GREEN

Case NO: 25-2019

JUDGMENT AMT.: \$32,306.78

ATTORNEY: Benjamin Hoen, Esquire

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE ON THE NORTHWESTERN SIDE OF THE MACADAM STATE HIGHWAY LEADING FROM WERNERSVILLE TO SOUTH MOUNTAIN MANOR, IN THE TOWNSHIP OF SOUTH HEIDELBERG, COUNTY OF BERKS AND

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COMMONWEALTH OF PENNSYLVANIA,
BOUNDED:

ON THE NORTHWEST BY PROPERTY BELONGING TO THE COMMONWEALTH OF PENNSYLVANIA WERNERSVILLE STATE HOSPITAL; ON THE NORTHEAST BY PROPERTY BELONGING NOW OR LATE TO FLOYD D. KRICK AND PHYLLIS L. KRICK, HIS WIFE; ON THE SOUTHEAST BY THE AFORESAID MACADAM STATE HIGHWAY AND PROPERTY BELONGING NOW OR LATE TO JOHN E. WILLETTTS, AND EVELYN B. WILLETTTS, HIS WIFE; AND ON THE SOUTHWEST BY PROPERTY BELONGING NOW OR LATE TO STEPHEN HOMYACK AND MARGARET HOMYACK, HIS WIFE, AND BEING MORE FULLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY WALTER E. SPOTTS AND ASSOCIATES, REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, IN FEBRUARY 1958, AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER MARKED BY AN IRON PIN IN THE MACADAM STATE HIGHWAY LEADING FROM WERNERSVILLE TO SOUTH MOUNTAIN MANOR AND IN LINE OF PROPERTY NOW OR LATE OF JOHN E. WILLETTTS AND EVELYN B. WILLETTTS, HIS WIFE, THE AFORESAID POINT OF BEGINNING BEING THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHEASTERN CORNER OF PROPERTY BELONGING NOW OR LATE TO FLOYD D. KRICK AND PHYLLIS L. KRICK, HIS WIFE; THENCE IN AND ALONG THE AFORESAID MACADAM STATE HIGHWAY AND ALONG THE AFORESAID PROPERTY BELONGING NOW OR LATE TO JOHN E. WILLETTTS AND EVELYN B. WILLETTTS, HIS WIFE, SOUTH 47 DEGREES 07 MINUTES WEST A DISTANCE OF 110 FEET 9-1/8 INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE LEAVING THE AFORESAID MACADAM STATE HIGHWAY AND ALONG PROPERTY BELONGING NOW OR LATE TO STEPHEN HOMYACK AND MARGARET HOMYACK, HIS WIFE, PASSING THROUGH AN IRON PIN 42 FEET 3-7/8 INCHES FROM THE LAST DESCRIBED CORNER AND PASSING THROUGH ANOTHER IRON PIN 100 FEET NO INCHES FROM THE NEXT DESCRIBED CORNER, NORTH 49 DEGREES 36 MINUTES WEST A DISTANCE OF 296 FEET 6-1/4 INCHES TO A CORNER MARKED BY AN IRON PIN IN LINE OF PROPERTY BELONGING TO THE COMMONWEALTH OF PENNSYLVANIA-WERNERSVILLE STATE HOSPITAL; THENCE ALONG SAME, NORTH 44 DEGREES 21 MINUTES EAST A DISTANCE OF 110 FEET 3-1/8 INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE ALONG THE AFORESAID

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PROPERTY BELONGING NOW OR LATE TO FLOYD D. KRICK AND PHYLLIS L. KRICK, HIS WIFE, PASSING THROUGH AN IRON PIN 85 FEET 2-3/8 INCHES FROM THE LAST DESCRIBED CORNER AND THROUGH ANOTHER IRON PIN 114 FEET 9 1/4 INCHES FROM THE NEXT DESCRIBED CORNER, SOUTH (HERETOFORE ERRONEOUSLY DESCRIBED AS NORTH) 49 DEGREES 36 MINUTES EAST A DISTANCE OF 301 FEET 10-1/2 INCHES TO THE PLACE OF BEGINNING.

CONTAINING 0.755 OF AN ACRE, MORE OR LESS.

BEING THE SAME PREMISES WHICH MARIO ILLIANO, JR. AND MARCIAROSE ILLIANO, HUSBAND AND WIFE, BY DEED DATED 10/21/2011, AND RECORDED 10/24/2011, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, INSTRUMENT NO. 2011039502, GRANTED AND CONVEYED UNTO ADRIAN DANIEL WITMER, IN FEE.

PIN: 51436603048410

Property Address: 635 Furnace Road,
Wernersville, PA 19565

To be sold as the property of Adrian D. Witmer

LEGAL DESCRIPTION

Docket No. 25-2953
Judgment: \$249,576.37

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 tract of land together with the improvements erected thereon, in Wernersville Borough, Berks County, Pennsylvania, shown as Lot 40 of Bryn Mawr II, Phase 1 recorded in Plan Book 223, Page 66, being more fully bounded and described as follows:

BEGINNING at a point on the Northeast line of Woodrow Court, said point being on the division line between Lot 40 and 39 of the aforesaid plan; thence along the Northeast line of Woodrow Court, North 39 degrees 06 minutes 03 seconds West, 75.00 feet to a point; thence along Lot 41, North 50 degrees 53 minutes 57 seconds East, 126.19 feet to a point; thence along Lots 42 and 43 and through the center of a 20-foot wide drainage easement, South 39 degrees 06 minutes 03 seconds East, 75.00 feet to a point; thence along Lot 39, South 50 degrees 53 minutes 37 seconds West, 126.19 feet to a point on the Northeast line of Woodrow Court, being the place of BEGINNING.

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Being the same property conveyed to Mirlene Septama and Marcel Dhaiti, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from John E. Eger and Gail E. Eger, husband and wife, dated August 1, 2019, recorded August 19, 2019, as Instrument Number 2019027711, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 623 WOODROW COURT, WERNERSVILLE, PA 19565.

Parcel No.: 90436703204184

Account: 90000175

See as Instrument Number 2019027711, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF MIRLENE SEPTAMA AND MARCEL DHAITI, HUSBAND AND WIFE

Prothonotary # 25-09332

Judgment: \$77,620.49

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 5443-11-56-2962

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE ONE AND ONE-HALF STORY BRICK DWELLING ERECTED THEREON, BEING LOT NO. 36 AS SHOWN ON THE PLAN OF "COLLEGE GARDENS", SAID PLAN RECORDED IN PLAN BOOK VOLUME 9, PAGE 63, BERKS COUNTY RECORDS, SITUATE ON THE SOUTHERLY SIDE OF COLLEGE GARDENS DRIVE (FORMERLY WENTZ STREET), WEST OF COLLEGE BOULEVARD, IN THE BOROUGH OF KUTZTOWN, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF COLLEGE GARDENS DRIVE, FORMERLY WENTZ STREET, FIFTY FEET (50 FEET) WIDE, WESTWARDLY A DISTANCE OF SIX HUNDRED SIXTY-SEVEN FEET AND EIGHTY HUNDREDTHS OF ONE FOOT (667.80 FEET) FROM THE INTERSECTION OF SAID SOUTHERLY LOT LINE OF COLLEGE GARDENS DRIVE, FORMERLY WENTZ STREET, WITH THE WESTERLY LOT LINE OF COLLEGE BOULEVARD, SIXTY FEET (60 FEET) WIDE; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG LOT NO. 37, FORMING A RIGHT ANGLE WITH THE SOUTHERLY LOT LINE OF COLLEGE GARDENS DRIVE, FORMERLY WENTZ STREET, A DISTANCE OF ONE HUNDRED FORTY-SEVEN FEET AND SIXTY-FOUR HUNDREDTHS OF ONE FOOT (147.64 FEET) TO A POINT; THENCE

EXTENDING IN A WESTERLY DIRECTION ALONG LAND NOW OR LATE OF THE COMMONWEALTH OF PENNSYLVANIA, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF SIXTY FEET (60 FEET) TO A POINT; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG LOT NO. 35, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF ONE HUNDRED FORTY-SEVEN FEET AND SIXTY-FOUR HUNDREDTHS OF ONE FOOT (147.64 FEET) TO A POINT ON THE SOUTHERLY LOT LINE OF COLLEGE GARDENS DRIVE, FORMERLY WENTZ STREET; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LOT LINE OF COLLEGE GARDENS DRIVE, FORMERLY WENTZ STREET, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF SIXTY FEET (60 FEET) TO THE PLACE OF BEGINNING.

Being known as: 590 COLLEGE GARDEN DRIVE, KUTZTOWN, PENNSYLVANIA 19530.

Title to said premises is vested in Ronald L. Wieser by deed from RAYMOND A. WEISER AND DORIS J. WEISER, HUSBAND AND WIFE dated October 29, 2004 and recorded November 19, 2004 in Deed Book 4193, Page 892 Instrument Number 85814.

PARCEL: 55544311562962

TO BE SOLD AS THE PROPERTY OF RONALD L. WIESER

NO 25-09681

Judgment: \$104,275.49

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot, piece or parcel of land together with the improvements thereon erected, containing three tracts or adjacent lots, situate in the Town of Gouglersville, Township Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

TRACT NO. 1 - BEGINNING at a post in the Reading and Lancaster Road; thence along land now or late of Solomon Gaul estate, due North 195 feet; thence Southeast by land formerly of Samuel M. Hornberger, 170 feet to a stake at said road; thence along said road, South 57-1/2 degrees West 90 feet to the place of beginning.

TRACT NO. 2 - BEGINNING. at a stone, a corner in said Reading and Lancaster Road and land now or late of Richard Hornberger; thence along the same, Northwest 170 feet to a stake in line of land now or late of Solomon Gaul; thence along said Solomon Gaul's land Northeast to a stake; thence along land now or late of Elizabeth Hartz to a stake; thence along land formerly of Franklin Freehaffer, Southeast 200 feet to a corner in said road; thence along same Southwest 30 feet

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to the place of beginning. The said lot must be 30 feet broad in the middle of the depth thereof.

TRACT NO. 3 - BEGINNING at a stone corner at the said Reading and Lancaster Road and land now or late of said Francis Coleman; thence along the same Northwest 200 feet; thence Northeast 32 feet to a stone; thence southeast 200 feet to a stone corner in line of land now or late of Elizabeth Hartz in said road; thence along said road 32 feet to the place of beginning.

CONTAINING 23-1/2 perches of land, more or less.

The improvements thereon being commonly known as 1871 Old Lancaster Pike, Reading, PA 19608.

Parcel ID: 39438409169778

Being the same lot or parcel of ground which by Deed dated September 18, 2000 and recorded September 22, 2000 among the Land Records of Berks County, State of Pennsylvania, in Book: 3245, Page: 1395 or Instrument: , was granted and conveyed/assigned by and between SANDRA D MOYER, EVELYN G. ZEIBER (NOW EVELYN G. HURST), unto SANDRA D MOYER.

Being the same lot or parcel of ground which by Deed dated June 9, 1994 and recorded April 4, 1995 among the Land Records of Berks County, State of Pennsylvania, in Book: 2664, Page: 1880 or Instrument: , was granted and conveyed/assigned by and between CHARLES W MOYER AND SANDRA D MOYER, EVELYN G ZIEBER (NOW EVELYN G. HURST), unto SANDRA D MOYER & EVELYN G ZIEBER (NOW EVELYN G HURST).

Being the same lot or parcel of ground which by Deed dated October 11, 1979 and recorded October 11, 1979 among the Land Records of Berks County, State of Pennsylvania, in Book: 1770, Page: 138 or Instrument: , was granted and conveyed/assigned by and between FLOYD WANNER, EXECUTOR OF THE LAST WILL AND TESTAMENT OF ANNIE M WANNER, DECEASED, unto CHARLES W MOYER & SANDRA D MOYER, EVELYN G ZIEBER.

TAX PARCEL NO 39438409169778

BEING KNOWN AS 1871 Old Lancaster Pike, Reading, Pa 19608

Residential Property

To be sold as the property of Sandra D Moyer

Docket #25-09933

Judgment Amount: \$243,497.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land and the dwelling and improvements thereon, located at the Northwest corner of N. Reading Avenue (R/W width = 40ft.) and Brickyard Lane (R/W width - 24 ft.), in Colebrookdale Township, Berks County, Pennsylvania, described according to the 603 N. Reading Avenue Final Plan of Minor

Subdivision as prepared by Aston Surveyors / Engineers, Inc., Boyertown, Pennsylvania, being plan no. 2311-TGP-SA dated December 7, 2021 as last revised, being LOT 1 thereon and being more fully described as follows:

BEGINNING at a monument set at the intersection of the street right-of-way lines of N. Reading Avenue and Brickyard Lane. Thence from the point of beginning, along the side of Brickyard Lane, North 45 degrees 29 minutes 26 seconds West 98.50 ft. to an iron pin set at a corner of this and LOT 2 of the said plan.

Thence along LOT 2, North 45 degrees 32 minutes 15 seconds East 39.00 ft. to an iron pin set in the line of the land of Molly Dixon, a corner.

Thence along the land of Dixon, South 45 degrees 29 minutes 26 seconds East 98.50 ft. to a monument set on the side of N. Reading Avenue, a corner.

Thence along the side of N. Reading Avenue, South 45 degrees 32 minutes 15 seconds West 39.00 ft. to the point of beginning.

Thereon erected a dwelling house known as:

603 North Reading Avenue

Boyertown, PA 19512

Tax Parcel #38539713047237

Account: 38065335

See Deed INSTRUMENT NO.: 2022013992

Sold as the property of:

DARRIN EIDLE and BOBBI STULL

Docket #25-10122

Judgment Amount: \$988,914.14

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain tract or piece of ground with an existing two story house erected thereon on the South side of the intersection of Robert Road and Deborah Drive situate in the Borough of Wyomissing Berks County, Commonwealth of Pennsylvania, shown as "Lot 35R" and "Parcel A" on a "Sketch Plan of Record for Franco and Rosanna DiBiase" prepared by Terry R. VonNeida, P.L.S. Drawing No. 9-3-94 dated October 10, 1994 and being more fully described as follows, to wit:

Beginning at an iron pin on the Southerly right-of-way line of Deborah Drive (50 feet wide), said iron pin being the most Northeasterly corner of the herein described parcel and a Northwesterly corner of Lot 33R; thence in a Southerly direction along Lot 33R South 21 degrees 22 minutes 44 seconds West 112.21 feet to an iron pin a point in line of lands now or formerly of Robert A. Endy and Elsie L. Endy; thence along lands of Endy North 68 degrees 37 minutes 16 seconds West 95.50 feet to an iron pin, a corner of lands now or formerly of Louis L. Maiero and Helen J. Maiero; thence along lands of Maiero North 74 degrees 36 minutes 54 seconds West 100.00 feet to an iron pin, said iron pin being the Southeasterly corner of lands of Dennis J. Pellecchia and Eve

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W. Pellecchia;

Thence along lands of Pellecchia North 18 degrees 10 minutes 27 seconds West 74.65 feet to a point on the Southerly right-of-way line of Robert Road (50 feet wide); thence along said right-of-way line of Robert Road in a Easterly direction by a curve to the left having a chord bearing of North 77 degrees 14 minutes 08 seconds East a distance of 145.37 feet, a radius of 575.00 feet, a central angle of 14 degrees 31 minutes 29 seconds an arc distance of 145.77 feet to a point of reverse curvature; thence entering the Southerly right-of-way line of Deborah Drive by a curve to the right having a radius of 20.00 feet, a central angle of 68 degrees 15 minutes 30 seconds an arc distance of 23.83 feet, a chord bearing of South 75 degrees 53 minutes 51 seconds East a distance of 22.44 feet to a point of reverse curvature; thence along the Southerly right-of-way line of Deborah Drive by a curve to the left having a radius of 179.37 feet, a central angle of 26 degrees 51 minutes 10 seconds an arc distance of 84.06 feet, a chord bearing of South 55 degrees 11 minutes 41 seconds East and a distance of 83.30 feet to a point of tangency; thence South 68 degrees 37 minutes 16 seconds East 18.89 feet to a point, the place of beginning. Containing 24,448 square feet.

Theorem erected a dwelling house known as:
101 Robert Road
Reading, PA 19610
Tax Parcel #96439605093483
Account: 96970107
See Deed Instrument #: 2022042445
Sold as the property of:
ALEXANDER JOHN MCCARRAHER

No. 25-10220

Judgment: \$121,965.85

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or parcel of land situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania being Lot No. 5 in Phase V of the Development of "South Temple Heights" and being more particularly bounded and described according to a Final Subdivision Plan recorded in Plan Book 302, page 286, Berks County records, as follows:

BEGINNING at a point in Sefranka Road (T-617) a corner in common with Lot 6 on the abovementioned Plan; thence leaving Sefranka Road and along the same South 83° 13' 15" West a distance of 169.92 feet to a point on line of Annexation Parcel "A"; thence along the same North 47 degrees 22 minutes 22 seconds West a distance of 44.78 feet to a point in line of Lot No. 4 on the abovementioned Plan; thence along Lot No. 4 North 83° 13' 15" East a distance of 200.56 feet to a point in Sefranka Road; thence along, in, and through Sefranka Road South 4° 13' 35" seconds East a distance of 34.03 feet to the point and place of Beginning.

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CONTAINING 6298 sq. ft (gross) and 5452 sq. ft. (net).

BEING Lot No. 5 on the abovementioned Plan.

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: 4208 SEFRANKA ROAD, TEMPLE, PA 19560 (f/k/a 4524 B Sefranka Road, Temple, PA 19560)

Mapped PIN: 5319-13-14-2578

Parcel ID #: 66531913142578

BEING THE SAME PREMISES WHICH Donald D. Quinter, et ux., by Deed dated August 30, 2007 and recorded September 12, 2007, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2007-055999, granted and conveyed unto David J. Kreiser and April L. Cole, now known as April L. Kreiser.

TO BE SOLD AS THE PROPERTY OF DAVID J. KREISER AND APRIL L. KREISER F/K/A APRIL L. COLE

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, November 7, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

As required by the laws governing corporations in the Commonwealth of Pennsylvania, and in pursuance of a Resolution of Dissolution by its Board of Directors, the corporation known as LAMOTHE CONSULTING, INC., hereby gives notice that it is undertaking Winding-Up Proceedings and doing so in a manner consistent with all the laws of the Commonwealth of Pennsylvania applicable thereto.

Lamothe Consulting, Inc.
c/o Ronald G. McNeil, Esquire
1333 Race Street
Philadelphia, PA 19107-1585
(215) 564 - 3999

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**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 25, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Ghostbusters: South East Pennsylvania Division, Inc.**

The purposes for which it was organized are: **Fundraise throughout Southeastern Pennsylvania in order to provide monetary assistance to other charitable organizations, including but not limited to, organizations focused on assisting and mitigating child food insecurities, and pediatric ailments and research.**

Elizabeth M. Wetzler, Esq.

LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 East Broad St.,
P.O. Box 64769
Souderton, PA 18964

AUDIT LIST**First Publication****AUDIT NOTICE - ORPHANS' COURT**

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (September 30, 2025) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on October 1, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ANDERLONIS, NICOLE M., Robin E. Drumheller, Admx., Eugene Orlando, Jr., Esq.

Last day for filing Accounts for November 2025 is October 6, 2025.

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

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-02653

FIRST COMMONWEALTH BANK,
Plaintiff

vs.

TARYN ASHLEIGH SHILLADY,
Defendant

TO: TARYN ASHLEIGH SHILLADY

On March 14, 2025, Plaintiff filed a Complaint in Replevin against you in the Court of Common Pleas of Berks County, PA docketed at Case No. 25-02653 as a result of your payment default in connection with the Sale Contract dated February 5, 2022.

NOTICE

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

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

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

Berks County Bar Association
544 Court Street
Reading, PA 19603
610-375-4591

STOCK ALFIERI

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

First Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 21-3533

READING AREA WATER AUTHORITY,
Plaintiff

vs.

GILBERT MARTINEZ, Defendant

TO: GILBERT MARTINEZ
1706 Cotton Street
Reading, PA 19606

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 14, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on April 22, 2021 in the amount of \$7,986.34, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

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

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

DECISCO, JR., JOHN, dec'd.

Late of City of Reading.
Administrators: JOSEPH J. DECISCO and
SCOTT C. PAINTER.
c/o ATTORNEY: SCOTT C. PAINTER,
ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

FURHMAN, HELEN P., dec'd.

Late of 489 Christmas Village Rd.,
Borough of Bernville.
Executor: DEANNA FURHMAN,
94 Cross Key Rd.,
Bernville, PA 19506.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

KERCHER, JOYCE A., dec'd.

Late of City of Reading.
Executor: GARY T. KERCHER,
121 Kensington Blvd.,
Blandon, PA 19510.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER, P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

**KUHN, JOSEPH H. also known as
KUHN, JR., JOSEPH H., dec'd.**

Late of 1 Reading Dr., Apt. 353,
Borough of Wernersville.
Executor: PAUL F. KUHN,
399 Gaul Rd.,
Sinking Spring, PA 19608.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

**LAFFERTY, MARLYN P. also known as
LAFFERTY, MARLIN P., dec'd.**

Late of 700 Leesport Ave,
Borough of Leesport.
Executors: KEVIN B. LAFFERTY,
2990 Highland Ave.,
Broomall, PA 19008 and
GREGORY P. LAFFERTY,
103 Davenport Rd.,
Kennett Square, PA 19348.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MAST, LARRY W., dec'd.

Late of City of Reading.
Executrix: LIZETTE NEWKIRK,
1218 Union St.,

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Reading, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

**MILLER, MILDRED also known as
MILLER, MILDRED PAT and
MILLER, MILDRED O., dec'd.**

Late of Earl Township.
Executor: WILLIAM L. PAUP, JR.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyetown, PA 19512

PEFFER, DOROTHY IRENE, dec'd.

Late of 309 Degler Ave.,
Borough of Leesport.
Executor: JOHN PATRICK PEFFER,
120 Center St.,
Reading, PA 19606.

REIDNAUER, SHIRLEY E., dec'd.

Late of Borough of Boyertown.
Executor: JAMES E. REDNAUER,
182 Main St.,
Oley, PA 19547.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

**SCHLOSSER, BARBARA S. also known as
SCHLOSSER, BARBARA SCHMIDT,
dec'd.**

Late of Borough of Shillington.
Executor: DONALD K. SCHLOSSER,
35 Kings Blvd.,
Shillington, PA 19607.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

TREBY, SERENA L. , dec'd.

Late of 803 Penn St.,
City of Reading.
Executor: KELLY STEPHENSON,
112 N. Rosewood Court,
Wernersville, PA 19565.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WASILEWSKI, ANTHONY J., dec'd.

Late of 1355 Ligget Ave.,
City of Reading.
Executor: CELESTE WASILEWSKI,
220 North 5th St.,
Bangor, PA 18013.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

Second Publication

BURKHART, RONALD L., dec'd.

Late of 350 Grove Rd.,
Centre Township.
Executor: MITCHELL A. BURKHART,
225 Bootleg Rd.,
Bernville, PA 19506.
ATTORNEY: ROBERT R. KREITZ,
ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

CARVER, CLIFFORD H., dec'd.

Late of Borough of Bernville.
Executor: PETER H. CARVER,
1669 University St.,
Ferndale, MI 48220.
ATTORNEY: CHERYL J. ALLERTON,
ESQ.,
ALLERTON BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

CORMIER, SANDRA L., dec'd.

Late of Borough of Bernville.
Executor: CHARLES A. WAGNER, JR.,
106 Grande Blvd.,
Sinking Spring, PA 19608.
ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,
BINGAMAN HESS,
Treeview Corporate Center,
Suite 100, 2 Meridian Blvd.,
Wyomissing, PA 19610

ECKENROTH, CORVITA P., dec'd.

Late of 5485 Perkiomen Ave.,
Exeter Township.
Executrix: ANN FERRARELLO,
4702 Saint George St.,
Reading, PA 19606

FINK, PAUL A., dec'd.

Late of Tilden Township.
Executrix: DEBRA A. HEFFNER.
c/o ATTORNEY: SARAH RUBRIGHT
MCCAHON, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GROFF, SHIRLEY, dec'd.

Late of 9 Pine Forge Rd.,
Amity Township.
Executor: HARRY D. SCHAEFFER,
9 Pine Forge Rd.,
Douglassville, PA 19518.
ATTORNEY: SARAH RUBRIGHT
MCCAHON, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

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HARLOW, MARLENE W., dec'd.

Late of 210 W. 48th St.,
Exeter Township.
Executor: JEFFREY A. HARLOW.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

JACOBS, THOMAS C., dec'd.

Late of Borough of Boyertown.
Executrix: MARY ELLEN MALONEY.
c/o ATTORNEY: ANDREW C. LAIRD,
ESQ.,
KING LAIRD, P.C.,
360 West Main Street,
Trappe, PA 19426

LUTZ, HELEN M., dec'd.

Late of Maiden creek Township.
Executrix: WENDY GHESSI.
c/o ATTORNEY: BARBARA REIST
DILLON, ESQ.,
Nikolaus & Hohenadel, LLP,
212 North Queen Street,
Lancaster, PA 17603

MILLER, JOHN W., dec'd.

Late of 5867 Old Route 22,
Borough of Bernville.
Administrator: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MITCHELL, DENNIS, dec'd.

Late of 820 Noble St.,
Borough of Kutztown.
Executrix: BETTY KUTZ,
602 College Garden Dr.,
Kutztown, PA 19530.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MORAN, REGINA A., dec'd.

Late of 5039 Valley View Rd.,
Borough of Mohnton.
Executor: CHRISTOPHER P. MORAN,
1060 Telegraph Rd.,
Coatesville, PA 19320

MOYER, JUNE ROSE, dec'd.

Late of Borough of Shillington.
Executor: GREGORY L. YOST.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

MURRAY, CARRIAN, dec'd.

Late of 1003 Hickory Lane,
Exeter Township.
Executor: NEAL MURRAY,
1003 Hickory Lane,
Reading, PA 19606.
ATTORNEY: JOSEPH L. QUINN, ESQ.,
RQP LAW,
192 S. Hanover St., Suite 101,
Pottstown, PA 19464

OXENREIDER, EVA E., dec'd.

Late of 4336 Penn Ave.,
Borough of Sinking Spring.
Executors: STEVEN L. OXENREIDER,
23 Wynnwood Ave.,
Sinking Spring, PA 19608 and
DENISE A. STINE,
41 Cacoosing Ave.,
Sinking Spring, PA 19608.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

SECHRIST, ARTHUR A., dec'd.

Late of Oley Township.
Executrix: LISA J. HOFFMAN.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

STEFFY, HELEN M., dec'd.

Late of Borough of Wyomissing.
Executor: RICHARD A. STEFFY,
110 Balthaser Rd.,
Sinking Spring, PA 19608.
ATTORNEY: FREDERICK R. MOGEL,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

TOMASI, JAMES F., dec'd.

Late of 3002 Leisz's Bridge Rd., .
Executor: GEORGE TOMASI,
3002 Leisz's Bridge Rd.,
Reading, PA 19605.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

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WALTER, GERTRUDE L., dec'd.

Late of 605 James St.,
Borough of Sinking Spring.
Executors: GREGG G. WALTER,
506 Apple St.,
Northampton, PA 18067 and
EILEEN M. ROTH
257 E. Walnut St.
Ephrata, PA 17522

WARD, SR., WALTER L., dec'd.

Late of Longswamp Township.
Executor: DOUGLAS WARD,
c/o FRIEDMAN SCHUMAN LAYSER, P.C.,
275 Commerce Dr., Suite 210,
Ft. Washington, PA 19034.

Third and Final Publication**BROWN, JOAN M., dec'd.**

Late of 519 Calabria Dr.,
Borough of Blandon.
Executrix: LEONE BROWN,
519 Cambria Dr.,
Blandon, PA 19510.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

DECOUX, LORENA A., dec'd.

Late of Berks County.
Executrix: ANDREA L. DIETRICH,
939 E. Mountain Rd.,
Hegins, PA 17938.
ATTORNEY: PAUL W. KILGORE, ESQ.,
Spitler, Kilgore & Enck, PC,
522 South 8th Street,
Lebanon, PA 17042

ECKERT, DIANE A. also known as

ECKERT, DIANE L., dec'd.
Late of Borough of Wernersville.
Executor: ADAM J. DREIBILBIS.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

FEGLEY, LOTUS G., dec'd.

Late of Borough of Laureldale.
Executor: MARK A. FEGLEY,
233 Pond View Dr.,
Hamburg, PA 19526.
ATTORNEY: RICHARD L. GESCHWINDT,
ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

FITZSIMMONS, GARY JOHN, dec'd.

Late of 120 W. 5th St., Apt. 415,
Borough of Boyertown.
Executrix: DEBRA ANN CHERRIE,
2315 Grandview Blvd.,

West Lawn, PA 19609.

ATTORNEY: MARIA K. MABRY, ESQ.,
DETHLEFS-PYKOSH LAW GROUP, LLC,
2132 Market St.,
Camp Hill, PA 17011

FRETZ, MARY A., dec'd.

Late of Cumru Township.
Executor: MEGHAN HOFF,
39 South Fourth St., Apt. 2N,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

GEIGER, GEORGINE L., dec'd.

Late of 1300 Lorraine Rd.,
City of Reading.
Executor: MARK HUMMEL,
934 Centre Ave.,
Reading, PA 19601.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

GRAUPP, FREDERICK N., dec'd.

Late of 444 North Heidelberg Rd.,
North Heidelberg Township.
Executrix: JANELLE R. DIXON,
1407 Miller St.,
Lebanon, PA 17042.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

HITZ, DENNIS D. also known as

HITZ, DENNIS DALE, dec'd.
Late of North Heidelberg Township.
Executor: DANNIS R. HITZ,
74 Forest Rd.,
Robesonia, PA 19551.
ATTORNEY: KENNETH C. SANDOE, ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

JARRETT, RICHARD W., dec'd.

Late of 29 Barclay St., Mertztown.
Executrix: ROXANN JARRETT.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

KIM, SUNG NAM, dec'd.

Late of Washington Township.
Executor: ELIJAH SHINN KIM,
450 Locksley Dr.,
Panama City Beach, FL 32407.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

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MARCO, JR., JOSEPH C., dec'd.

Late of Box 108, 18 Gilardone Rd.,
 Virginsville.
 Administrator: JOSEPH C. MARCO, III,
 Box 108, 18 Gilardone Rd.,
 Virginsville, PA 19564.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

MATTEODA, ANN B., dec'd.

Late of 140 Heister Rd.,
 Borough of Birdsboro.
 Executor: MARK MATTEODA,
 3341 Plow Rd.,
 Mohnton, PA 19540.
 ATTORNEY: ALEXA S.
 ANTANAVAGE, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

MEITZLER, MARIAN E., dec'd.

Late of 451 Township Line Rd.,
 Washington Township.
 Executrix: LINDA S. DOUGHERTY.
 c/o ATTORNEY: DAVID G. GARNER,
 ESQ.,
 2129 East High Street,
 Pottstown, PA 19464

MOORE, KAY Y., dec'd.

Late of Albany Township.
 Administratrix: MARY E. KAMP,
 690 Old Philly Pike,
 Kempton, PA 19529.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

MOYER, ANNIE S., dec'd.

Late of South 4th St.,
 Borough of Hamburg.
 Executors: EDGAR MOYER,
 649 W. Oak St.,
 Aviston, IL 62216 and
 DENISE DETWEILER,
 115 Arrowhead Dr.,
 Douglassville, PA 19518.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

OSTROWSKI, DORIS J., dec'd.

Late of City of Reading.
 Executor: PETER J. OSTROWSKI,
 1413 Alsace Rd.,
 Reading, PA 19604.
 ATTORNEY: ROBERT R. KREITZ,
 ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PEIFFER, BETTY RUTH, dec'd.

Late of Spring Township.
 Executrix: MARCIA K.
 SCHILLERMANN,
 336 Watercress Dr.,
 Birdsboro, PA 19508.
 ATTORNEY: THOMAS L. KLONIS,
 ESQ.,
 HOFFERT & KLONIS,
 536 Court Street,
 Reading, PA 19601

PETRONI, JR., CHARLES P., dec'd.

Late of 121 Copper Beech Lane,
 Borough of Womelsdorf.
 Executrix: CATHERINE LAMAZZA,
 2297 Edgfield Dr.,
 The Villages, FL 32162.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

RANEY, LOIS J., dec'd.

Late of 420 Vinemont Rd.,
 Spring Township.
 Executrix: JENNIFER J. RANEY,
 420 Vinemont Rd.,
 Sinking Spring, PA 19608.
 ATTORNEY: MAUREEN A. GORMAN,
 ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

RENNINGER, NANCY M., dec'd.

Late of 1599 County Line Rd.,
 Washington Township.
 Executrix: ALICIA L. BAUER.
 c/o ATTORNEY: DAVID G. GARNER,
 ESQ.,
 2129 East High Street,
 Pottstown, PA 19464

SAUPPE, DONNA J., dec'd.

Late of 20 Adele Ave.,
 Borough of Blandon.
 Executor: MARK KAISOGLUS.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

SCHAPPELL, HAZEL M.B., dec'd.

Late of Borough of Leesport.
 Administratrix: BRENDA REBER.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

SOTO, CHRISTOFEL, dec'd.

Late of 564 N. Church Rd.,
 Lower Heidelberg Township.

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Executrix: FELICITA REYES-SOTO,
564 N. Church Rd.,
Wernersville, PA 19565.
ATTORNEY: ROBIN S.
LEVENGOOD, ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

SWIGART, LOUISE L., dec'd.

Late of Borough of Wyomissing.
Executors: BROOKE M. DENLINGER
AND
ALICIA C. WEAVER.
c/o ATTORNEY: DOUGLAS A.
SMITH, ESQ.,
KRAYBILL & HESS, LLP
P.O. Box 5349,
Lancaster, PA 17606

WALLS, GERALDINE L. also known as WALLS, GERALDINE LEE, dec'd.

Late of 41 Kempton Rd.,
Borough of Kempton.
Executrix: LORRAINE L. CORRELL.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

WERTZ, JANET M., dec'd.

Late of 678 Schuylkill Hill Rd.,
Borough of Leesport.
Executors: DIANNE L. MARTIN,
445 Reeser St.,
Leesport, PA 19533 and
LINDA J. SCHAPPELL,
1914 Belleview Dr.,
Whitehall, PA 18052 and
BENJAMIN J. BOWERS,
1367 Cross Keys Rd.,
Reading, PA 19605.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

WHITE, DAVID ARNOLD, dec'd.

Late of 1554 Perkiomen Ave.,
City of Reading.
Administratrix: KATHY CAMPBELL,
1554 Perkiomen Ave.,
Reading, PA 19602.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

WOLF, ELAINE A., dec'd.

Late of City of Reading.
Administrator, C.T.A.: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

WYNN, JR., DAVID F. also known as WYNN, JR., DAVID FREDERICK, dec'd.

Late of Douglass Township.
Administrator: DAVID F. WYNN.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
OF BERKS COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE: CONDEMNATION BY THE
PENNSYLVANIA TURNPIKE COMMISSION
OF PROPERTY LOCATED IN THE TOWNSHIP
OF CAERNARVON, COUNTY OF BERKS,
COMMONWEALTH OF PENNSYLVANIA,
FOR THE TOTAL RECONSTRUCTION
AND WIDENING OF THE PENNSYLVANIA
TURNPIKE BETWEEN MILEPOSTS 298 AND
302, MAIN STREET BRIDGE REPLACEMENT
PROJECT (PART OF BERKS COUNTY TAX
PARCEL NO. 35532001453066)

CONDEMNNEES: HAROLD MERLE
DENLINGER and VIRGINIA H. DENLINGER,
Trustees of the HAROLD MERLE DENLINGER
and VIRGINIA H. DENLINGER FAMILY
TRUST; and SHEETZ, INC., a Pennsylvania
corporation, as its interests may appear

ALL THAT CERTAIN piece of land located
in the Township of Caernarvon, County of Berks,
Commonwealth of Pennsylvania identified on
the PTC Property Plot Plan No. 5116-RA, being
Exhibit "B" attached to the Declaration of Taking.

**NOTICE TO MORTGAGEES OF RECORD
AND/OR LIENHOLDERS**

TO: General Motors Acceptance Corporation,
its successors in interest and assigns

IN ACCORDANCE WITH SECTION 305 OF
THE EMINENT DOMAIN CODE, CODIFIED
AT 26 Pa.C.S. 305, THE PENNSYLVANIA
TURNPIKE COMMISSION HEREBY GIVES
NOTICE THAT:

1. The Pennsylvania Turnpike Commission
filed a Declaration of Taking on August 21,
2025 in the Court of Common Pleas of Berks
County, Pennsylvania at No. 25-13412. This
was filed pursuant to the requirements of the
Commonwealth of Pennsylvania Eminent
Domain Code as amended by 2006, May 4, P.L.
112, No. 34, 1, effective in 120 days [Sept. 1,
2006].

2. The Condemnor is the Pennsylvania
Turnpike Commission, an instrumentality

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of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. This Declaration of Taking was authorized by a Resolution adopted August 5, 2025, by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's Central Office, located at Exit 247 of the Pennsylvania Turnpike.

5. The purpose of the condemnation is to acquire property interests for the total reconstruction and widening of the Pennsylvania Turnpike between Mileposts 298 to 302, Main Street Bridge Replacement project, and its requirements.

6. The property is situated in the Township of Caernarvon, Berks County, Pennsylvania and consists of a) 0.042 acre of temporary construction easement, a partial take. A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Office of the Recorder of Deeds of Berks County and with the Berks County Prothonotary in accordance with Section 304 of the Eminent Domain Code of 2006.

7. The nature of the title hereby acquired is (i) 0.042 acre of temporary construction easement for the benefit of property currently identified as Berks County Tax Parcel Number 35532001453066, now or formerly of Harold Merle Denlinger and Virginia H. Denlinger, Trustees of the Harold Merle Denlinger and Virginia H. Denlinger Family Trust, and Sheetz, Inc., its successors in interest and assigns. In the event there are recoverable subsurface minerals (including gas and oil) within the areas hereby condemned, the subsurface mineral rights (including rights to gas and oil) in those areas are hereby excepted and reserved from this condemnation; provided, however, that the right of lateral and subjacent support of the surface hereby condemned and any improvements now or hereafter erected thereon are included within the scope of this condemnation. Access for the removal of subsurface minerals (including gas and oil) must be obtained from beyond the land hereby condemned, unless expressly permitted by the Commission.

8. A plan showing the property may be inspected at the Condemnor's field office located at the Bowmansville Maintenance Facility (MP 288.3 WB), 441 Panorama Drive, Denver, PA 17517, during regular business hours.

9. The Condemnor filed with the Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.

10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Berks County, Pennsylvania, within thirty (30) days after publication of this Notice.

PENNSYLVANIA TURNPIKE COMMISSION

Date: September 8, 2025

By: /s/ Robert J. Wratcher

Robert J. Wratcher, Esquire

Wratcher Law LLC

One Monroeville Center

3824 Northern Pike, Suite 925

Monroeville, PA 15146

(412) 904-1875;

rwratcher@wratcherlaw.com

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated September 4, 2025, Roarke Thomas Aston (#209138), of Reading, PA, is Suspended on Consent from the Bar of this Commonwealth for a period of three years, retroactive to June 6, 2024, with one year to be served, effective October 4, 2025.

Marcee D. Sloan

Board of Prothonotary

The Disciplinary Board of the

Supreme Court of Pennsylvania

Notice to Coopersburg Holdings, Inc. & Kar Holdings, Inc. of 111 E. Station Road

You have been sued in Court. If you wish to defend against the claims, you must take action within twenty (20) days after this writ of summons and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and a judgment may be

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entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lehigh County Bar Association

Lawyer Referral Service

1114 W. Walnut Street

Allentown, PA 18102

610-433-7094.

TRUST NOTICES

First Publication

LLOYD C. CONRAD AND RUTH J. CONRAD TRUST DATED JULY 6, 2004

Ruth J. Conrad, late of Longswamp Township, Berks County, PA.

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

Trustee: Leon C. Conrad and Susan K. Christ (Boltz), Joint Successor Trustees
c/o Littner & Littner Law Offices, PLLC
512 North New St.
Bethlehem, PA 18018

Trustee's Attorney: Robert V. Littner
c/o Littner & Littner Law Offices, PLLC
512 North New St.
Bethlehem, PA 18018

MILDRED O. MILLER REVOCABLE LIVING TRUST DATED AUGUST 17, 2002

Mildred O. Miller, late of Earl Township, Berks County, PA.

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

Trustee: William L. Paup, Jr.
c/o Trustee's Attorney: Nicole C. Manley
ESQ.
E. Kenneth Nyce Law Office, LLC
105 East Philadelphia Ave.
Boyetown, PA 19512

Second Publication

ANN B. MATTEODA LIVING TRUST AGREEMENT DATED JANUARY 23, 2023

Ann B. Matteoda, deceased, late of Birdsboro Borough, Berks County, PA

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

Trustee: Mark Matteoda
3341 Plow Rd.
Mohnton, PA 19540
Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

DENNIS MITCHELL FAMILY TRUST DATED AUGUST 28, 2024

Dennis L. Mitchell, deceased, late of Maxatawny Township, Berks County, PA

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

Trustee: Betty Kutz
602 College Garden Dr.
Kutztown, PA 19530
Trustee's Attorney: Russell E. Farbiarz
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

JAMES F. TOMASI REVOCABLE TRUST DATED JULY 28, 2005

James F. Tomasi, late of City of Reading, Berks County, PA

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

Trustee: George Tomasi
3002 Leisz's Bridge Rd.
Reading, PA 19605
Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

9/18/2025

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