

**APPEARANCE DOCKET**

**Week Ending May 8, 2026  
The Defendant's Name Appears  
First in Capital Letters**

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

**KEY****PRESIDENT JUDGE****M. THERESA JOHNSON - (MTJ)****JUDGE SCOTT E. LASH - (SEL)****JUDGE THOMAS G. PARISI - (TGP)****JUDGE MADELYN S. FUDEMAN - (MSF)****JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)****JUDGE PATRICK T. BARRETT - (PTB)****JUDGE J. BENJAMIN NEVIUS - (JBN)****JUDGE TINA M. BOYD - (TMB)****JUDGE JAMES E. GAVIN - (JEG)****JUDGE JILL M. SCHEIDT - (JMS)****JUDGE JUSTIN D. BODOR - (JDB)****JUDGE ERIC J. TAYLOR - (EJT)**

ST MORITZ SECURITY - Bliesath, Jadin; 26 3186; J. Bliesath, IPP.

**Abuse**

ADAM, MATTHEW D - Kiefer, Faith M; 26 4589; F. Kiefer, IPP. (EJT).

BARROWS, SHANE A - Gonzalez, Jennifer; 26 4686; J. Gonzalez, IPP. (JMS).

CABRERA, JOEMY CRUZ - Gonzalez, Zulymar Coss; 26 4593; Z. Gonzalez, IPP. (EJT).

CAROLA, JONATHAN J - Carola, Natalya S; 26 4664; N. Carola, IPP. (EJT).

CASTRO, DAMION G - Powell, Abigail J; 26 4615; A. Powell, IPP. (EJT).

CHADWICK, III, JAMES B - Chadwick, Simone V; 26 4765; S. Chadwick, IPP. (JMS).

CRUZ, TASHON DIAZ - Ortiz, Chasnae McFarland; 26 4852; C. Ortiz, IPP. (EJT).

CZIMCHARO, KEANNA M - Jacquez, Edward A; 26 4588; E. Jacquez, IPP. (EJT).

DELACRUZ, JUAN PABLO AYALA - Delacruz, Lilliam M; 26 4732; L. Delacruz, IPP. (TMB).

DIEHL, JESSICA CATHERINE - Diehl, Shawn Albert; 26 4726; S. Diehl, IPP. (TMB).

FLORES, MIGUEL A - Skipper, Melissa N; 26 4727; M. Skipper, IPP. (TMB).

GARCIA, CRISTINA A - Santiago, Geovanie L Rodriguez; 26 4592; G. Santiago, IPP. (EJT).

GIMONT, JOSEPH MICHAEL - Gimont, Kayla Leigh; 26 4598; K. Gimont, IPP. (EJT).

GIMONT, KAYLA LEIGH - Gimont, Joseph Michael; 26 4854; J. Gimont, IPP. (EJT).

GOLDMAN, ADAM S CHEBOT - Mays, Rebecca K; 26 4802; R. Mays, IPP. (EJT).

GREEN, ZACHERY LAWRENCE - Berrios, Stephanie Alexis; 26 4688; S. Berrios, IPP. (JMS).

KITULA, MABULA PETER - Baker, Favah D; 26 4634; F. Baker, IPP. (EJT).

KOCHEL, CATHERINE M - Speller, Justice; 26 4652; J. Speller, IPP. (JMS).

MERCADO, EDWIN DANIEL - Espinal, Ashley Michelle Fernandez; 26 4763; A. Espinal, IPP. (TMB).

MORALES, JESUS A - Lopez, Yahaira L; 26 4723; Y. Lopez, IPP. (TMB).

MORRIS, DONALD - Werner, Kelly Jo; 26 4650; K. Werner, IPP. (JMS).

MOYER, ANDREW C - Feick, Kira A; 26 4729; K. Feick, IPP. (TMB).

MUNOZ, DANIEL - Munoz, Jose R; 26 4720; J. Munoz, IPP. (TMB).

OPANEL, JOHN V - Bayagr, Mabel B; 26 4624; M. Bayagr, IPP. (EJT).

ORTIZ, JOMAR PELLICCIA - Rosario,

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- Katherine Pacheco; 26 4570; K. Rosario, IPP. (EJT).
- ORTIZ, NORBERTO ERAZO - Ocasio, Amanda; 26 4665; A. Ocasio, IPP. (JMS).
- PACHECO, GUSTAVO PELLICCIA - Rosario, Katherine Pacheco; 26 4572; K. Rosario, IPP. (EJT).
- PRAT, GEANN RAQUEL - Vizcaino, Domingo Rodriguez; 26 4566; D. Vizcaino, IPP. (EJT).
- REISER, JESSE - Covolesky, Erin L; 26 4853; E. Covolesky, IPP. (EJT).
- REYES, EFRAIN RODRIGUEZ - Reyes, Digna Rodriguez; 26 4762; D. Reyes, IPP. (TMB).
- RIVERA, DANIEL ISAIHAH - Quinones, Shiara Marie; 26 4594; S. Quinones, IPP. (EJT).
- ROJAS, OMAR - Tinoco, Yareli Lopez; 26 4655; Y. Tinoco, IPP. (JMS).
- SANABRIA, BILLY JOHN ORTIZ - Ramos, Demesis B; 26 4657; D. Ramos, IPP. (JMS).
- SCHNOVEL, MATTHEW C - Schnovel, Jenna C; 26 4590; J. Schnovel, IPP. (TMB).
- SPEAKS, JR, CARY L - Rica, Queenzle A; 26 4630; Q. Rica, IPP. (EJT).
- SWEITZER, JR, CRAIG M - Williams, Amber Lynn; 26 4848; A. Williams, IPP. (EJT).
- WILLIAMS, MICHAEL O - Williams, Susan L; 26 4595; S. Williams, IPP. (EJT).
- Certified Copy of Foreign Divorce Decree**
- ARIAS, DILCIA MERCEDES TORRES - Rodriguez, Jose Antonio; 26 4687; J. Rodriguez, IPP.
- JIMENEZ, ANGELA FIGUEROO - Figuereo, Demetrio De Los Santos; 26 4851; D. Figuereo, IPP.
- Complaint**
- 1725 N 5TH STREET LLC - E R Stuebner Inc; 26 4410; Timothy J. Woolford.
- EVANS, JENNIFER L - Capital One N A; 26 4404; Robert L. Baroska, III.
- EVOS LLC - M A Smoker Inc; 26 2191; Jonathan A. Deasy.
- MCCULLEY, KAISHA D - Diamond Credit Union; 26 4412; Michael J. Dougherty.
- RAKIB TRUCKS LLC, AMAZON LOGISTICS, DOE, JOHN, ABC CORPORATION, DIYORBEK CORP - Erie Insurance Company, Wanamakers General Store LLC, Levan Road LLC; 25 3343; Robert Smolen.
- Contract - Debt Collection: Credit Card**
- ARBELAEZ, NATALIA - Wells Fargo Bank N A; 26 4790; Paul Heinmuller. (JBN).
- ARONE, DANITA U - Wells Fargo Bank N A; 26 4800; Paul Heinmuller. (JBN).
- BALDASSARE, FRANCIS - JPMorgan Chase Bank N A; 26 4725; Ian M. Lauer. (MSF).
- DIANNA, JAMES - American Express National Bank; 26 4621; Michael R. Lipinski. (MSF).
- DYSPUT, DANIEL H - Citibank N A; 26 4632; C. A. IPP. (JEG).
- FIGUEROA, MAYRA A - Wells Fargo Bank N A; 26 4861; Paul Heinmuller. (JBN).
- FRANCISCO, FRANKLYN AIDEN - Bank Of America N A; 26 4722; Joel M. Flink. (JBN).
- GARCIA, CATRINA M - Wells Fargo Bank N A; 26 4796; Paul Heinmuller. (MSF).
- GARL, CHAD J - Bank Of America N A; 26 4799; Jonathan P. Cawley. (MSF).
- GONZALEZ, RIGOBERTO - Capital One N A, Discover Bank; 26 4683; Nicole Collins. (MSF).
- GRING, SHERI - Bank Of America N A; 26 4798; Jonathan P. Cawley. (JEG).
- HERNANDEZ, ARMANDO - Citibank N A; 26 4867; Michael J. Dougherty. (MSF).
- HUTTON, LORNIA L - Capital One N A, Discover Bank; 26 4701; Nicole Collins. (JBN).
- LASKOSKIE, AMANDA J - Wells Fargo Bank N A; 26 4791; Jaclyn Burke. (JEG).
- LEHMAN, THOMAS W - Citibank N A; 26 4857; Michael J. Dougherty. (MSF).
- MASTRANGELO, JESSICA - Bank Of America N A; 26 4619; Joel M. Flink. (JEG).
- NASPINSKY, CHRISTOPHER M - Bank Of America N A; 26 4679; Joel M. Flink. (JBN).
- PACHE, CESAR J - JPMorgan Chase Bank N A; 26 4718; Ian M. Lauer. (MSF).
- PAVLOWSKI, THOMAS, PA PROPERTY ADVISORS LLC - American Express National Bank; 26 4561; Michael R. Lipinski. (JEG).
- PENA, ANDREURY V NUNEZ - Wells Fargo Bank N A; 26 4794; Jaclyn Burke. (JEG).
- PICHARDO, RAPHAEL, TRIPLE BEAM LLC - American Express National Bank; 26 4606; Michael R. Lipinski. (JEG).
- PICHARDO, RAPHAEL, TWIN BEAMS LLC - American Express National Bank; 26 4608; Michael R. Lipinski. (JBN).
- REYES, JASON M - Bank Of America N A; 26 4797; Jonathan P. Cawley. (JBN).
- RIVERA, LEONOR - Citibank NA; 26 4847; Michael J. Dougherty. (JBN).
- ROTENBERGER, DALE E - Bank Of America N A; 26 4803; Jonathan P. Cawley. (MSF).
- STETLER, JEANETTE P - Capital One N A, Discover Bank; 26 4856; Gregg L. Morris. (JEG).
- STUFFLET, TINA M - Wells Fargo Bank N A; 26 4801; Jaclyn Burke. (JEG).
- VAZQUEZ, JR, LUDGELIO - Bank Of America N A; 26 4869; Jonathan P. Cawley. (JBN).
- VIZE, JACQUELYN I - Td Bank USA N A; 26 4793; Gregg L. Morris. (JBN).
- WINKLE, KAROLYN - Citibank N A; 26 4609; Alexander M. Parise. (JEG).
- WUNDERLICH, DANIEL - Spring Oaks Capital Spv LLC; 26 4618; Joel M. Flink.

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(JBN).

**Contract - Debt Collection: Other**

BENTON, JULIUS A - Onemain Financial Group LLC, Wilmington Trust N A, Onemain Financial Issuance Trust 2023-2; 26 4724; Aniya Jones. (JEG).

**Contract - Other**

COPPOLA, SHERRIE L - Lower Alsace Ambulance; 26 4585; Kimberly A. Bonner. (JEG).

JAVIER, ADOLFY A - Velocity Investments LLC; 26 4660; Demetrios H. Tsarouhis. (MSF).

NICHOLSON, KEVIN W - Cks Prime Investments LLC; 26 4704; Demetrios H. Tsarouhis. (JEG).

VARGAS, YAMIL LUGO - Onemain Financial Group LLC, Wilmington Trust N A, Onemain Financial Issuance Trust 2022-3; 26 4691; Aniya Jones. (MSF).

**Custody**

HUGHES, SHANNA L - Hughes, Jr, Lawrence; 26 4658; L. Hughes, IPP. (SEL).

HUMER, LEONALD - Kreiser, Emily; 26 4639; Rebecca Ann Smith. (TMB).

MARTINEZ, DARLENY CRUZ - Familia, Bryan Valdez; 26 4620; Douglas S. Wortman. (EJT).

PARKANSKY, MAKAYLA - Streeter, Reilly; 26 4706; Amy J. Miller. (TMB).

PEREZ-SANTANA, STEPHANIE - Quiles-Marchany, Frank; 26 4617; Joseph A. Guillama. (JMS).

SHEETZ, JOSEPH E - Schultz, Alyssa N; 26 4760; Cheryl A. Rowe. (JMS).

SHEPHERD, GRACE, SIEG, WYATT - Ritter, Sara E; 26 4656; Cheryl A. Rowe. (JEG).

WALKER, ROBERT JONATHAN - Walker, Alejandra Noell; 26 4613; Andrew J. Skomorucha. (TMB).

**Divorce**

BORRELL, ZENNIFER - Borrell, George; 26 4846; Ryan W. McAllister. (EJT).

CROOKER, SHANNON - Crooker, Adam; 26 4640; Margaret McDonough. (JMS).

DIDDEN, JOSHUA - Didden, Amber; 26 4610; Margaret McDonough. (EJT).

FOSCONE, MICHELLE - Foscone, Andrew; 26 4850; Richard G. Jacoby, Jr. (SEL).

KEIM, STEVEN - Keim, Melissa; 26 4870; Rebecca Ann Smith. (TMB).

KELLER, KEVIN M - Keller, Maryann; 26 4703; Jana R. Barnett. (TMB).

KUIPER, ADAM - Kuiper, Christina; 26 4641; Lewis Hall. (EJT).

PEKAR, JOSHUA D - Pekar, Sarah R; 26 4795; Joseph A. Guillama. (JEG).

RIVAS, ADVENTURADA ESTRADA - Rivas, Jose R; 26 4633; Dawn M. L. Palange. (SEL).

SHARPE, DAVID - Dessario, Natalie; 26 4716; Sara R. Haines Clipp. (JMS).

SIMMONS, KAYLA - Simmons,

Dashawna; 26 4601; D. Simmons, IPP. (TMB).

TANIS, PAUL - Tanis, Marie; 26 4663; Mary C. Favinger. (SEL).

WALKER, ROBERT JONATHAN - Walker, Alejandra Noell; 26 4626; Andrew J. Skomorucha. (TMB).

WRIGHT, JOSHUA - Wright, Erin, Kelly, Erin Christina; 26 4638; Margaret McDonough. (JEG).

**Magisterial District Justice Appeal**

BRITT, PHILLIP C - Alston, Valary L; 26 4548; V. Alston, IPP. (MSF).

C&S REALTY LIMITED LIABILITY COMPANY - Republic Services Inc; 26 4547; Justin N. Davis. (JEG).

CRUZ, SYLVIA - Synchrony Bank; 26 4684; Gregg L. Morris. (JBN).

GARCIA, MARIBEL - Modern Living Solutions LLC; 26 4554; Modern Living Solutions LLC, IPP. (MSF).

**Miscellaneous - Other**

NAVY FEDERAL CREDIT UNION - Benz-Puente, Jr, Gilberto; 26 4685; G. Benz-Puente, IPP. (JEG).

NELSON, ROBERT, NELSON, AIMEE - Miller, Kimm M; 26 4792; Larry W. Miller, Jr. (MSF).

**Petition**

KNOLL, LEE, SPENCER, KEAIRA - Dyches-Holly, Ashakeya; 26 4788; A. Dyches-Holly, IPP. (JEG).

**Real Property - Ejectment**

CARRASQUILLO, BERNARDO SOTO, SOTO, BETSY, MARTINEZ, LUIS GERARDO GUZMAN, SOTO, ELIZABETH, TENANTS/OCCUPANTS - U S Bank Trust National Association, Lb-treehouse Series Vi Trust; 26 4860; Richard J. Tracy, III. (MSF).

SMITH, VINCENT J, SMITH, SHEILA M - Grande, Laura, Grande, Gianfranco, Fiorino Grande; 26 4789; Salvatore Folino. (MSF).

YANICK, THEODORE - Pennsylvania Housing Finance Agency; 26 4859; Leon P. Haller. (JEG).

**Real Property - Mortgage Foreclosure: Residential**

BLESSING, ABIGAIL ROSE, O'LEARY, JASON D - Us Bank Trust National Association, Vrmgt Asset Trust; 26 4705; Stephen M. Hladik. (MSF).

FANA, JOSE LUIS, DOMINGUEZ, MARTHA - Wells Fargo Bank NA, Wachovia Bank National Association; 26 4661; E Edward Qaqqish. (MSF).

GRAEFF, JR, CHARLES F - Rocket Mortgage LLC; 26 4721; Kayleigh Zeron. (MSF).

HELLER, DANIELLE J - Carrington Mortgage Services LLC; 26 4580; Gregory Javardian. (MSF).

LEBO, ELIZABETH, LANDIS, BRADFORD, LANDIS, DAVID - Hvlvs-sp Structured Trust; 26 4702; Jennie C. Shnyder. (MSF).

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MAURICIO, JAIRO M VASQUEZ - Freedom Mortgage Corporation; 26 4682; Karin Schweiger. (MSF).

MOSER, LORELEI D, MOSER, JR, GEORGE J - Wells Fargo Bank N A, Carrington Mortgage Loan Trust Series 2006-nc4, Asset-backed Pass-through Certificates; 26 4868; William E. Miller. (MSF).

MUNZ, NATHAN J, MUNZ, JANAE M - Wilmington Savings Fund Society, Saluda Grade Alternative Mortgage Trust 2023-loc2; 26 4862; Robert P. Wendt. (MSF).

WILLIAMS, DAVID D - Newrez LLC; 26 4653; Robert P. Wendt. (MSF).

**Real Property - Partition**

MORILLO, YURI R - Aracena, Jonathan; 26 4649; Nicole Plank. (JBN).

**Tort Motor Vehicle**

ALLEN, GEORGE - Green, Markeith; 26 4616; Geoffrey B. Gompers. (MSF).

CANDELARIA, BRENDA - Agency Insurance Company Of Maryland Inc, Dejesus, Jahaira; 26 4625; Eugene Bederman. (JBN).

CHOUDHARY, ROHMANN, CHAUDHARY, RASHID - Atlantic States Insurance Company, Ponsell, Mike, Ponsell, Allison; 26 4680; Eugene Bederman. (JEG).

JOHNSON, CURTIS - Mark, Viboll; 26 4858; Barry J. Scatton. (JBN).

SMART, TRAVIS D, MCDONOUGH, MARGARET M, DOES, JOHN - Velez, Stephanie; 26 4659; Jerry A. Lindheim. (JEG).

WANNER, MARILYN, FISHER, RICHARD, DOE, JOHN JANE, XYZ COMPANY 1-10 - Vaughn, Robert; 26 4637; Francis J. O'Neill, Jr. (MSF).

**Tort Other**

MURPHY JEWELERS OF TILDEN LLC - Univest Bank And Trust Co; 26 4863; Daniel M. Pereira. (JEG).

**Tort Premise Liability**

BALDERA, CHRISTIAN, BOLD REALTY LLC - Rivera, Marcanthony; 26 4764; Christopher J. Boyle. (JBN).

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**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 June 5, 2026 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Second Publication**

NO. 18-17170

Judgment: \$179,384.90

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN tract or piece of ground situate in Longswamp Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Viny" dated May 17, 1977, by Warren F. Gift. R.S., recorded in Plan Book 90, Page 9 as follows:

Beginning at a spike in the bed of Benfield Street, T-872, said point making a corner of lands late of George Moll; thence said road and passing through a pin on line Twenty Eight and Forty Nine One Hundredths feet and by Moll North Seventy Eight degrees Forty minutes Forty seconds West Two Hundred Nine and Two One Hundredths feet to a pin; thence by lands late of John Rush the two following courses and distances: (1) North Seven degrees Fourteen minutes Fifty seconds East One Hundred Four feet to a pin; (2) North Seventy Two degrees Twenty minutes Fifty seconds West One Hundred Fifty and Two One Hundredths feet to a pin; thence by Annex B North Forty Eight degrees Twenty one minutes Thirty seconds East One Hundred Fifteen feet to a pin; thence by Lot No. 6, passing through a pin on line at Twenty Nine and Fifty Two One Hundredths feet South Sixty Four degrees Three minutes East Three Hundred Sixty Five and Seventy Five One Hundredths feet to a point; thence by the bed of Benfield Street South Thirty Seven degrees Two minutes West One Hundred Thirty Two and Eighty Seven One Hundredths feet to eh place of beginning.

Being Lot No. 7 as shown on said Plan.

Being the same premises in which Barry M. Merkel and Dorothy A. Merkel, husband and wife, by deed dated 05/06/2010 and recorded 06/15/2010 in the Office of the Recorder of Deeds, in and for the County of Lehigh, Commonwealth of Pennsylvania, in Instrument No. 2010022687, granted and conveyed unto James Earl Hemnitz and Tamarya Ann James.

AND THE SAID James Earl Hemnitz passed away on or about May 4, 2018, thereby vesting title solely unto Tamarya Ann James by operation of law.

TAX PARCEL NO 59549101095600  
BEING KNOWN AS 20 Benfield Road,  
Macungie, PA 18062  
Residential Property

To be sold as the property of Tamarya Ann James, Individually and as the Administratrix of the Estate of James Earl Hemnitz, Deceased

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Docket Number: 20-03510  
Attorney: Portnoff Law Associates, Ltd.  
Judgment Amount: \$4,677.06

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PROPERTY DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon located on the Eastern side of Pomander Avenue (60.00 feet wide) and being Lot No. 146 as shown on Plan of Lots known as "Lorane Orchards" recorded in Plan Book 42 page 2, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Eastern building line of Pomander Avenue, a corner in common of the herein described lot with Lot No. 145; thence extending in a Northwesterly direction along the Eastern building line of Pomander Avenue making an interior angle of 90 degrees with the line to be described last; a distance of 70.00 feet to a point in line of Lot No. 147; thence extending in a Northeasterly direction along Lot No. 147 making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in line of Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife; thence extending along Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife and Lot now or late of Bernard W. Kelley and Louise O. Kelley, his wife, South 17 degrees 37 minutes 08 seconds West, a distance of 70.00 feet to a point in line of Lot No. 145; thence extending in a Northwesterly direction along Lot No. 145, by a line making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in the Eastern building line of Pomander Avenue the place of beginning.

TAX PARCEL NO. 43-5325-12-85-3202

PROPERTY ADDRESS: 745 Pomander Avenue, Exeter Township, Pennsylvania 19606-3431

To be sold as the property of James A. McCarthy and Nicole M. McCarthy

Docket Number: 23-10838

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$3,426.96

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract of land with the 2-1/2 story stone dwelling, small frame barn and other outbuildings thereof erected, situate in Earl Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the State Highway known as Traffic Route No. 73; thence extending along lands now or late of Lester Renninger South 30-1/2 degrees West 15.3 perches to a corner in a line of lands now or late of Paul Koch, formerly Daniel Mathias; thence by the same North 50-1/2 degrees West 5.35 perches to a corner of lands now or late of Reuben Miller, formerly of Simon Clauser; thence along the same North 31-1/2 degrees East 14.6 perches to the center line of said highway; thence along the same South 58 degrees

East 5.3 perches to the place of Beginning.

CONTAINING 80 perches.

TAX PARCEL NO. 42-5378-17-11-9708

PROPERTY ADDRESS: 1630 W. Philadelphia Avenue, Earl Township, Pennsylvania

To be sold as the property of Wayne G. Carpenter

NO. 24-00871

Judgment: \$75,252.20

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN lot or piece of ground, together thereon, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Parcel ID: 17531729079711

Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604

BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

To be Sold As The Property Of: Yvette Belfort and Alex Belfort

Case Number: 24-01105

Judgment Amount: \$204,776.00

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

All tract or parcel of land and premises, situate, lying and being in the Township of Tulpehocken in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the North side of Legislative Route LR-06011 and being Lot No. 3 of the Plan of Lots of Olde Hickory Estates, situate in the Township of Tulpehocken, County of Berks and State of

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Pennsylvania, and being more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners, dated November 7, 1974 and designed plan number 65-B 4026, as follows, to wit:

BEGINNING at a spike in Legislative Route LR-06011 a corner of Lot No. 2; thence in said road in a Westerly direction, 180.00 feet to a spike, a corner of Lot. No. 4; thence leaving said road and along Lot No. 4 in a Northerly direction by a line making a right angle with the last described line, 370.00 feet to an iron pipe in line, 370.00 feet to an iron pipe in line of lands of Lot No.2; thence along Lot No. 2 the following courses and distances: (1) in an Easterly direction by a line making a right angle with the last described line, 180.00 feet to an iron pipe; (2) in a Southerly direction by a line making an interior angle of 90 degrees with the last described line and an interior angle of 90 degrees with the first described line, 370.00 feet to a pipe, the place of Beginning.

CONTAINING 1.529 acres.

BEING KNOWN AS: 173 DECK RD, WOMELSDORF, PA 19567

PROPERTY ID: 86442000312062

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. WOOLF AND BRENDA K. WOOLF, HUSBAND AND WIFE BY DEED FROM GEORGE H. ZIMMERMAN, DATED OCTOBER 31, 1994 RECORDED NOVEMBER 7, 1994 IN BOOK NO. 2589, AT PAGE 1330

TO BE SOLD AS PROPERTY OF: CHARLES E. WOOLF AND BRENDA K. WOOLF

BEING A PART OF THE SAME PREMISES WHICH Daniel E. Kline, deceased, by Kathleen M. Kline, surviving spouse of Daniel E. Kline and Administrator pursuant to Grant of Letters Testamentary on July 6, 2021 transferred and conveyed unto Kathleen M. Kline by a deed dated January 18, 2022 and filed with the Berks County Recorder of Deeds Office as Instrument Number 2022005799 on February 8, 2022.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the eastern side of a public road leading from Birdsboro to Baumstown, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the eastern side of said public road leading from Birdsboro to Baumstown, a distance of 120 feet North from a corner of property of Harry Kock, thence East along property of Richard Brooks Shelton a distance of 200 feet to a point in line of property of Samuel H. Hadley, thence North along same 60 feet to a point in line of other property of said Samuel H. Hadley, thence West along the same 200 feet to a point in the Eastern side of said public road leading from Birdsboro to Baumstown, thence South along same 60 feet to a point, the place of BEGINNING.

TAX PARCEL NO. 43-5344-06-39-5417

PROPERTY ADDRESS: 307 S. Baumstown Road, Exeter Township, Pennsylvania

To be sold as the property of Noah Kline

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Docket Number: 24-12298  
Attorney: Portnoff Law Associates, Ltd.  
Judgment Amount: \$4,052.79

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Docket Number: 24-15029  
Attorney: Portnoff Law Associates, Ltd.  
Judgment Amount: \$3,421.39

#### PROPERTY DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot of ground together with the two-story stucco bungalow house thereon erected, being 307 South Baumstown Road in Exeter Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the east side of the 33-foot wide public road leading from Birdsboro to Baumstown, said point being 60 feet, more or less, north of the north line of property of Harry H. Koch measured along the east line of aforesaid 33-foot wide public road; thence along property of now or late Gerhard Petitjean, South 55 degrees East, 200 feet to an iron pin; thence along residue property of Samuel Hadley, South 35 degrees West, 60 feet to an iron pin; thence still along same, North 55 degrees West, 200 feet to the place of BEGINNING.

CONTAINING 12,000 Square feet.

#### PROPERTY DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with a 2 1/2 story dwelling thereon erected, situate on the Westerly side of Water Street (30 feet wide) at the terminus of Lincoln Avenue (50 feet wide) in the Borough of Birdsboro County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No's. 43 and 44 and the Southerly half of a vacated portion of Lincoln Avenue as laid out on a plan of lots known as Wayne Heights, recorded in Plan Book 3 Page 8 Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a nail in the intersection of the Westerly building line of Water Street with the former centerline of Lincoln Avenue said point being the most Northeasterly corner of the herein described tract of land; thence along the said Westerly building line of Water Street South 02 degrees 09 minutes 00 seconds East a distance of 44.09 feet to a nail, a corner of lands of Patsy J. Kreamer; thence along the said lands of Patsy J. Kreamer, passing through the party wall of a 2 1/2 story dwelling, South 87 degrees 51 minutes

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00 seconds West a distance of 98.02 feet to an iron pin in line of lands now or late of the E. and G. Brooke Land Co; thence along the said lands now or late of the E. and G. Brooke Land Co North 0 degrees 24 minutes 00 seconds West a distance of 61.98 feet to an iron pin in at the said former centerline of Lincoln Avenue; thence along the said former centerline of Lincoln Avenue South 81 degrees 37 minutes 30 seconds East a distance of 97.79 feet to the place of beginning.

TAX PARCEL NO. 31-5344-14-24-8195

PROPERTY ADDRESS: 232 S. Water Street, Birdsboro, Pennsylvania

To be sold as the property of Mary L. Interrante

Docket: 24-17148

Judgment Amount: \$169,117.08

Attorney: Matthew G. Brushwood, Esquire

ALL THAT CERTAIN dwelling being house No. 407 South Wyomissing Avenue, Borough of Shillington, Berks County, Pennsylvania, together with the lot or piece of ground upon which same is erected being Lot No. 28, as said lot is shown on a revised plan of lots laid out by S & S Construction, Inc. said revised plan being recorded in Plan Book Volume 44, page 2, Berks County records, situate in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway in common with all of the owners abutting thereto, extending across the rear of these premises and between Lots Nos. 15 and 16 into South Wyomissing Avenue as and for a driveway, passageway and means of ingress and egress for these premises and all of the premises abutting thereon at all times hereafter forever.

BEING THE SAME premises which S & S Construction, Inc., by deed dated July 22, 1975, and recorded July 22, 1975 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Deed Book 1674, page 940, granted and conveyed unto Larry R. Goodman.

AND THE SAID Larry R. Goodman died on May 18, 2021, whereupon title vested into Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

PARCEL IDENTIFICATION NO: 77439510466501; TAX ID #: 77066200

TO BE SOLD AS THE PROPERTY OF Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

Docket Number: 24-17705

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$2,357.69

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or lot of ground together with the one-car garage thereon erected, situate on the Western side of the public road, leading from Schuylkill River Road across the River Schuylkill to Monocacy Station, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the aforesaid public road, thence along line of property of the Birdsboro Stone Co., a corporation, South 82 degrees 51 minutes West 101 feet and 10-1/4 inches to a point, thence further along the same North 18 degrees 43 minutes East 96 feet and 1-1/2 inches to a point and thence further along same North 15 degrees 9 minutes East 117 feet to the water's edge of the River Schuylkill, thence along said water's edge in an Easterly direction 65 feet more or less, to line of property of Amandus Hoffman, and thence along the same and in and along said public road in a Southerly direction 185 feet, more or less, to the Place of Beginning.

CONTAINING 59-1/2 square perches, be the same more or less.

TAX PARCEL NO. 88-5354-14-22-9906

PROPERTY ADDRESS: 30 N. Main Street, Union Township, Pennsylvania 19518

To be sold as the property of Joshua Brunner

No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story stone and frame ranch type dwelling house erected thereon situate on the North side of Oley Turnpike, between Jacksonwald and Limekiln, in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center line of said Oley Turnpike and on a line along the center of same bearing North 75 degrees 04 minutes East, said point being the Southeasterly corner of land about to be conveyed to Homer B. Wendling and Elda S. Wendling, his wife; thence along the same making an interior angle of 105 degrees 35 minutes with the said above-mentioned line North 30 degrees 31 minutes West 36.15 feet to an iron pipe marker and continuing thereon for a total distance of 727.04 feet to an iron pipe being a corner on line of lands of Alton Weist; thence along the same making an interior angle of 100 degrees 21 minutes with the last mentioned line

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North 49 degrees 08 minutes East 116.47 feet to an iron pipe being the northwest corner of land about to be conveyed to Joseph E. Dziki and Virginia M. Dziki, his wife; thence along same making an interior angle of 78 degrees 57 minutes with the said last mentioned line South 29 degrees 49 minutes East to an iron pipe marker located 34.14 feet from the center line of said Oley Turnpike and continuing thereon for a total distance of 776.02 feet more or less to a point in said center line of the Oley Turnpike; thence along the same making an interior angle of 75 degrees 07 minutes with the said last mentioned line South 75 degrees 04 minutes West 108.72 feet to the place of Beginning.

distance of 41.00 feet to the place of beginning. CONTAINING 5,293 square feet. PROPERTY: 208 Adams Drive, Womelsdorf, Pa 19567

PIN: 95433706386657

BEING the same premises which Sean Barnette, by Deed from Michael G. Hasinec and Amie L. Hasinec, dated April 19, 2018, recorded March 19, 2018, Instrument number 2018012740.

TO BE SOLD AS THE PROPERTY OF: Sean Barnette

CONTAINING 1 acre 144 perches, more or less.

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.

Case Number: 25-4456  
Judgment Amount: \$107,755.53  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability company

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 5140 OLEY TURNPIKE ROAD, READING, PA 19606

Mapped PIN: 5337-03-40-2622

Parcel ID #: 43533703402622

BEING THE SAME PREMISES WHICH Nathan T. Lenker, et ux., by Deed dated September 27, 2016 and recorded October 4, 2016 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2016-035216, granted and conveyed unto Christopher E. Mower, III.

Legal Description  
ALL THAT CERTAIN dwelling house, No. 334, and the lot or piece of ground upon which the same is erected, Situate on the West side of North Eleventh Street, between Elm and Buttonwood Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Edward Pearson,

On the East by North Eleventh Street;

On the South by property now or late of Jacob Duser, Sr. and

On the West by a 10 feet wide alley.

CONTAINING in front on said North Eleventh Street, North and South, 20 feet and in depth East and West, 110 feet.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER E. MOWER, III

Being the same premises which Nationstar Mortgage LLC by Deed dated May 31, 2016 and recorded August 15, 2016 in Berks County as Instrument No. 2016028241 conveyed unto Ana Patricia Coclo, in fee.

BEING KNOWN AS: 334 N 11TH STREET, READING, PA 19604

PROPERTY ID: 09-5317-69-12-0129

TITLE TO SAID PREMISES IS VESTED IN JOSEPH STEVEN VERA. AN UNMARRIED MAN BY DEED FROM ANA PATRICIA COELLO, DATE RECORDED SEPTEMBER 18, 2023 AT INSTRUMENT NO. 2023027538

TO BE SOLD AS PROPERTY OF: JOSEPH STEVEN VERA

Case Number: 25-02017  
Judgment Amount: \$120,299.20  
Attorney: Jared M. Greenberg, Esquire

ALL THAT CERTAIN lot or tract of land situate in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, being known as Lot No. 85 on a Final Plan of Country Ridge Estates, Phase II, by Ranck & Lake, Project No. 2630R dated October 8, 1987 and recorded January 4, 1988 in the Recorder's Office in and for Berks County, PA in Subdivision Plan Book 151 page 62, and more fully bounded and described as follows:

BEGINNING at a point on the West side of Adams Drive at a corner of Lot No. 86; thence along the same North 68° 34' 00" West a distance of 122.95 feet to a point in line with Lot No. 95; thence along Lots No. 95 and 96 North 04° 45' 32" East a distance of 42.80 feet to a point a corner of Lot No. 84; thence along the same South 68° 34' 00" East a distance of 135.23 feet to a point on the West side of said Adams Drive; thence along the same South 21° 26' 00" West a

C.C.P. BERKS COUNTY, NO. 25-10206  
Judgment - \$159,044.62  
Steven P. Kelly, Esquire (308573)  
Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the dwelling erected thereon, on the Northern side of Friedensburg Road, East of Brooke Street, being Lots 7 and 8 and the

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Eastern 12.50 feet of Lot 9, as shown on the Plan of Lots of J. Calvin Campfield, in January 1921, said Plan being recorded in Plan Book Volume 1, Page 49, Berks County records; in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Friedensburg Road, 181 feet 0 inches east of Brooke St. and being a corner in Lot 9 on said Plan; thence in a Northwesterly direction thru Lot 9, at right angles to Friedensburg Road, a distance of 125 feet 0 inches to a point in the Southern side of Hill Avenue; thence in a Northeasterly direction along the Southern side of Hill Avenue, at right angles to last described line, a distance of 62 feet 6 inches to a point; thence in a Southeasterly direction, at right angles to Hill Avenue, a distance of 125 feet 0 inches to the Northern side of Friedensburg Road; thence in a Southwesterly direction along the Northern side of Friedensburg Road, at right angles to last described line, a distance of 62 feet 6 inches to the place BEGINNING.

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

BEING KNOWN AND NUMBERED as 410 Friedensburg Road, Reading, Pennsylvania 19606.

BEING KNOWN AS 410 Friedensburg Rd, Reading, PA 19606

PARCEL NO.: 64531720806062

BEING the same premises which David A. Hoskinson and Carol B. Hoskinson by Deed dated January 6, 2020 and recorded in the Office of Recorder of Deeds of Berks County on January 9, 2020 as Instrument 2020001103 granted and conveyed unto Ibrahim Rogers.

TO BE SOLD AS THE PROPERTY OF Ibrahim Rogers

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Case Number: 25-10245  
Judgment Amount: \$309,148.41  
Attorney: Jill M. Fein, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two story cement plastered cinder block dwelling house, being No. 14 Woodland Road, and the lot of ground on which the same is erected, being the Eastern half of a twin dwelling house situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition to Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for

the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as Lot No. 226, which map of plan is hereby referred to and expressly made a part of this deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225 and being two hundred forty-five and fifty-seven hundredths feet West from the Southwest Corner of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 225, and at right angles to Woodland Road, a distance of one hundred thirty-five feet to a point in the rear line of Lot No. 224; thence in a Southwesterly direction and at right angles to the last described line along Lot No. 224 a distance of thirty-feet to a point, a corner of Lot No. 227; thence in a Southeasterly direction and at right angles to the last described line along Lot No. 227 a distance of one hundred thirty-five feet to a point in the Northwest side of Woodland Road; thence in a Northeastwardly direction along the Northwest side of said Woodland Road and at right angles to the last described line a distance of thirty-five feet to the place of BEGINNING.

CONTAINING in front of said Woodland Road thirty-five feet and in depth of equal width one hundred thirty-five feet.

#### PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition of Wyomissing Hills, surveyed by E. Kurtz Wells, C.D., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as the Southwest portion of Lot No. 225, which said map of plan is hereby referred to and expressly made a part of this deed, and more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225, and being 245.57 feet Southwest from the Southwest corner of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 226 and at right angles to Woodland Road, a distance of 135 feet to a point in the rear line of Lot No. 224, a distance of 12.28 feet to a point, a corner in Lot No. 9 and residue portion of Lot No. 225, thence in a Southeasterly direction and at right angles to the last described line, along the residue of Lot No. 225, a distance of 135 feet to a point in the Northwest side of said Woodland Road and at right angles to the last described line, a distance

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of 12.28 to the place of BEGINNING.

CONTAINING in front of said Woodland Road 12.28 feet and in depth of equal width 135 feet.

BEING Parcel UPI No: 96-4397-18-40-9816.

PROPERTY BEING: 14 Woodland Rd., Reading, Pa 19610

BEING THE SAME PREMISES WHICH IZZY HOLDINGS LLC, by Deed dated August 28, 2023 and recorded September 8, 2023 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2023026742, granted and conveyed unto MARQUIS LAMONT HOOD, as sole owner.

TO BE SOLD AS THE PROPERTY OF: Marquis Lamont Hood

Docket: 25-10950

Attorney: Orlans Law Group PLLC

Judgment Amount: \$167,647.82

DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three story brick dwelling house thereon erected, Situate on the Southern side of West Fifth Street, between North Reading Avenue and North Walnut Street, in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner of building range on the Southern side of West Fifth Street, a corner of lot of Estate of Mabel Giles; thence by the latter and through the middle of an alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Southwestwardly direction 65 feet to a point, a corner of lot of Helen Geiger, formerly Charles L. Keely; thence along the same in a Northwestwardly direction 15 feet to a point, a corner of lot of A. Virginia Moore; thence along the same and through the middle of alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Northwestwardly direction 65 feet to a point, a corner on building range on the Southern side of West Fifth Street; thence along the same in a Southeastwardly direction 15 feet to the place of BEGINNING.

PIN 33538720910929

TITLE TO SAID PREMISES VESTED IN Robert A. O'Toole and Irene E. Ingram, by Deed from David M. Kern and Jazmin I.Kem, dated November 20, 2020, recorded November 24, 2020, Instrument number 2020044803.

Tax Parcel No: 33538720910929

Premises known as: 16 W. 5th Street, Boyertown, PA 19512

To Be Sold as the property of: Robert A O'Toole and Irene E Ingram

Case Number: 25-14130

Judgment Amount: \$194,327.93

Attorney: Robert Flacco, Esq.

SCHEDULE A

ALL THAT CERTAIN two story brick mansard roof dwelling house and the lot or piece of ground whereon the same is erected, situate on the North side of Hollenbach Street between Schuylkill Avenue and Lincoln Street, being No. 345 Hollenbach Street, in the City of Reading, Berks County, Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

On the North by a ten feet (10') wide alley;

On the East by property now or late of Ralph S. Hoffmaster and Charlotte Hoffmaster, his wife, On the West by property now or late, of Albert F. Brehmer and Elizabeth M. Brehmer, his wife, and

On the South by said Hollenbach Street,

CONTAINING in front on said Hollenbach Street fourteen feet (14') and in depth of equal width one hundred feet (100') to said alley.

SUBJECT nevertheless, to the joint use of a joint alleyway with the owners or occupants of the property adjoining on the east.

Tax ID / Parcel No. 15530756440484; Pin: 530756440484; Acc: 15429475

BEING THE SAME PREMISES which Lauri Serrano by Deed dated August 29, 2022 and recorded September 20, 2022 in Berks County as Instrument No. 2022037534 conveyed unto Roughneck Realty, LLC.

PROPERTY: 345 Hollenbach Street, Reading, PA 19601.

TO BE SOLD AS PROPERTY OF: ROUGHNECKS REALTY LLC A/K/A ROUGHNECK REALTY LLC

Case Number: 25-14698

Judgment Amount: \$128,324.74

Attorney: Jacqueline F. McNally, Esq.

ALL THAT CERTAIN lots or pieces of ground situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being Lot No 836, Lot No 834, Lot No 832, Lot No 830, Lot No 828 and a portion of Lot No 826 in the Plan of West Wyomissing, as recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book 2, Page 44, being more particularly described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Portland Street A corner of other lands of Lawrence Anderson and Dolores Anderson, husband and wife, thence along the Southern right-of-way line of Portland Street, North eighty-four (84) degrees, fifteen (15) minutes, forty-one (41) seconds East, one hundred thirteen and forty-six (46) one-hundredths (113 46) feet to a point, a corner of Lot No 838, thence leaving said road and along Lot

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No 838, South five (05) degrees, forty-four (44) minutes, nineteen (19) seconds East, fifty-eight and ninety-nine one-hundredths (58 99) feet to a point in line of Lot No 843, thence along Lot No 843-831, South seventy-four (74) degrees, twenty-two (22) seconds, one (01) minute West one hundred sixteen and two one-hundredths (116 02) feet to a point, a corner of other lands of Lawrence Anderson and Dolores Anderson, husband and wife, thence along lands of same, North five (05) degrees, seven (07) minutes, fifty-nine (59) seconds West, passing through a party wall, seventy-eight and ninety three one-hundredths (78 93) feet to the place of Beginning.

Title is vested with Kelly A. Bingaman, by Deed from Andrew R. Bingaman and Kelly Anne Bingaman dated February 13, 2012 and recorded on February 22, 2012 with the Berks County Recorder of Deeds as Instrument Number 20122007030.

PARCEL ID 80-4396-09-26-4943

PROPERTY: 1740 Portland Avenue, West Lawn, Pa 19609

TO BE SOLD AS PROPERTY OF: Kelly A. Bingaman

C.C.P. BERKS COUNTY, NO. 25-17047

Judgment - \$209,877.75

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN parcel of ground on the South side of Lincoln Drive (SR-3012) situate in the Borough of Wernersville, Berks County, Pennsylvania, being known as Lot #3 of the Final Plan of "Lincoln Drive", recorded in Plan Book 158, page 63, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-3441, dated August 12, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Lincoln Drive a corner of Lot #4; thence along Lot #4, South 31 degrees 50 minutes 00 seconds West 100.00 feet to a point in line of residue property of Dionisios Kotsakis; thence along residue property, North 58 degrees 0 minutes 00 seconds West 75.00 feet to a point a corner of Lot #2; thence along Lot #2, North 31 degrees 50 minutes 00 seconds East 100.00 feet to a point on the Southern right-of-way line of Lincoln Drive, South 58 degrees 10 minutes 00 seconds East 75.00 to a point the place of beginning.

CONTAINING 7,500.00 square feet.

BEING SUBJECT to the restrictive notes as shown on the above referenced plan.

Being the same premises which Dionisios Kotsakis and Maria Kotsakis, his wife, by deed dated December 22, 1988 and recorded in Berks County in Record Book 2051, page 155 conveyed unto GG & F Construction, Inc., a Pennsylvania Corporation, in fee.

BEING KNOWN AS 420 Lincoln Drive

A/K/A 420 Lincoln Dr, Wernersville, PA 19565  
PARCEL NO.: 90436611658069

BEING the same premises which G G & F Construction, INC., a Pennsylvania Corporation by Deed dated April 13, 1995 and recorded in the Office of Recorder of Deeds of Berks County on April 18, 1995 at Book 2627, Page 1496 granted and conveyed unto Charles K. Spears, Angelena E. Spears.

TO BE SOLD AS THE PROPERTY OF  
Angelena E. Spears

Charles K. Spears having departed this life  
on March 7, 2017

NO. 25-17147

Judgment: \$27,545.81

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN parcel of land in the Muhlenberg Township, Berks County, Commonwealth of PA, as more fully described in Volume 2819 Page 1660 ID# 66-5308-16-93-0983, being known and designated as part of lot no. 178 and part of lot no. 177 plan of lots laid out by Henry Barnhart in the Village of Hyde Park, filed in plan Book Vol Eat Page 34.

ALL THAT CERTAIN lot or piece of ground, together with a two and one half story brick dwelling house erected thereon, situate on the east side of street, in Hyde Park, Muhlenberg Township, County of Berks and State of Pennsylvania, being part of lot no. 178 and part of lot no. 177 of plan of lots laid out by Henry Barnhart in the Village of Hyde Park, dated 1907 and recorded in the Recorder's Office of Berks County, Pennsylvania, in plan Book Volume e Page 34, bounded and described as follows to wit:

BEGINNING at a point on the west side of said Raymond Street, said point being twenty six feet (26') south of the southeast corner of Barnhart Avenue and Raymond Street; thence south along said Raymond Street twenty one (21') to a point in line of other property of George Elderton and John U. Seibert; thence eastwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point in the west side of a ten foot wide alley; thence northwardly along the west side of said ten feet wide alley twenty one feet (21') to a point in line of other property of George Elderton and John U. Seibert; thence westwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point, the place of beginning.

CONTAINING in front along said Raymond Street a width of twenty one feet (21') and in depth of equal width one hundred and twenty feet (120') and being numbered 129 Raymond Street.

BEING THE SAME PROPERTY conveyed by fee simple deed from Michael T. Miller to Neil R. Brown and Michelle L. Griesemer, dated 03/31/1997 recorded on 04/03/1997 in Volume 2819, Page 1660 in Berks County records,

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Commonwealth of PA.

BEING THE SAME PROPERTY conveyed by fee simple deed from Neil R. Brown and Michelle L. Brown who took title as Michelle L. Griesemer, now married to Neil R. Brown, to Neil R. Brown and Michelle L. Brown, husband and wife dated 12/31/2005 and recorded on 10/31/2006 in Volume 5001, Page 2268 in Berks County records, Commonwealth of PA.

BEING KNOWN AS 129 Raymond Street, Reading, PA 19605.

PARCEL ID NO. 66530816930983

TO BE SOLD AS THE PROPERTY OF: Neil R Brown and Michelle L Brown a/k/a Michelle L Griesemer

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C.C.P. BERKS COUNTY, NO. 25-17506

Judgment - \$189,086.71

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected Situate in Cumru Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Steevers Glen Revision drawn by Thomas R. Gibbons, Professional Land Surveyor, dated March 31, 1987, and last revised May 6, 1987, said Plan recorded in Berks County in Plan Book 149 page 34, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Harry Avenue (54 feet wide) said point being at the arc distance of 29.92 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side Cedar Top Road (T-404) (60 feet wide): thence extending from said point of beginning along the Southwesterly side of Harry Avenue South 45 degrees 2 minutes East 93.72 feet to a point a corner of Lot No. 20 on said Plan; thence extending along same South 44 degrees 34 minutes West and crossing a 20 feet wide Drainage Easement 374.37 feet to a point in line of lands now or late of Richard E. Davenport; thence extending along said lands North 41 degrees 05 minutes 01 second West and crossing the Southeasterly side of Cedar Top Road 159.16 feet to a steel pin on the title line in the bed of same; thence extending along same North 48 degrees 54 minutes 55 seconds East 346.20 feet to a point on the title line in the bed of Cedar Top Road; thence extending along same South 41 degrees 08 minutes 15 seconds East 18.84 feet to a point on the Southeasterly side of Cedar Top Road; thence leaving same along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.92 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 1.218 acres of land.

BEING Lot No. 21 as shown on the above

mentioned Plan.

\*\*FOR INFORMATIONAL PURPOSES\*\*

The property address being known as No. 1178 Cedar Top Road, Reading, Pennsylvania 19607  
TAX ID# 39-5305-13-14-4454

The improvements thereon being known as 1178 Cedar Top Road, Reading, Pennsylvania - 19607

BEING KNOWN AS 1178 Cedar Top Road, Reading, PA 19607

PARCEL NO.: . 39530513144454

BEING the same premises which Irene R. Burnatowski by Deed dated August 9, 1995 and recorded in the Office of Recorder of Deeds of Berks County on August 11, 1995 at Book 2657, Page 2225 as Instrument 33381 granted and conveyed unto Irene R. Burnatowski and Joseph J. Burnatowski.

TO BE SOLD AS THE PROPERTY OF Deborah L. Burnatowski and Joseph J. Burnatowski

Irene R. Burnatowski having departed this life on September 29, 2021

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Case Number 25-17783

Judgment Amount: \$203,101.50

Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN two-story brick dwelling house and store-stand and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, between 2nd Avenue and 34d Avenue, and being known as No. 243 Chestnut Street in the Borough of West Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north side of chestnut Street, nineteen feet eight inches (19' 8") east of 34d Avenue, thence along said chestnut Street, east seventeen feet four inches (17' 4") to a corner of property now or late of Jacob Hill, being No. 241 Chestnut Street, thence along the same north one hundred and twenty-five feet (125') to a twenty feet (20') wide alley, thence along the south side of said alley west seventeen feet four inches (17' 4") to property now or late of John Wagner, being No. 245 Chestnut Street; thence along the same south one hundred and twenty five feet (125') to the place of beginning.

CONTAINING in front on said Chestnut Street, in width or breadth, east and west seventeen feet four inches (17' ;4"), and in depth or length of equal width or breadth, north and south, one hundred and twenty-five feet (125') to said twenty feet (20') wide alley on the north.

BEING KNOWN AND NUMBERED as 243 Chestnut Street, West Reading, Pennsylvania 19611.

PIN 93530606393358

BEING THE SAME PREMIESES which Berks County Trust Company, a Pennsylvania Corporation, by deed dated July 24, 1942

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and recorded July 24, 1942 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Deed Book 867, Page 171, granted and conveyed unto Italian American Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West Reading, Pennsylvania, a Pennsylvania Corporation.

To be sold as the property of Italian American Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West Reading, Pennsylvania, a Pennsylvania Corporation on Judgment No. 25-17783.

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Docket #25-17951

Judgment Amount: \$123,928.15

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the bi-level brick and frame dwelling erected thereon, being known as No. 10 Glen-Tilt Avenue, situate on the South side of Glen -Tilt Avenue, between Beckley Street and Werner Street, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid Glen-Tilt Avenue (50 feet wide), on the East by property belonging to Wernersville Realty Company, on the South by the Development of Wernersville Heights Addition, and on the West by property belonging to Neil R. Grimes and Gloria L. Grimes, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern building line of Glen-Tilt Avenue, a distance of 56.31 feet Eastwardly from the beginning of a curve having a radius of 25.00 feet connecting the Southern building line of the aforesaid Glen-Tilt Avenue with the Eastern building line of Beckley Street; thence in an Easterly direction along the Southern building line of the aforesaid Glen-Tilt Avenue, a distance of 70.00 feet to a corner; thence leaving and making an interior angle of 101 degrees 04 minutes with the aforesaid Glen-Tilt Avenue, and in a Southerly direction along residue property belonging to Wernersville Realty Company, a distance of 138.82 feet to a corner in line of the Development of Wernersville Heights Addition; thence in a Westerly direction along same, making an interior angle of 78 degrees 47 minutes with the last described line, a distance of 70.04 feet to a corner; thence making an interior angle of 101 degrees 13 minutes with the last described line and in a Northerly direction along properly belonging to Neil R. Grimes and Gloria L. Grimes, his wife, a distance of 138.64 feet to and making an interior angle of 78 degrees 56 minutes with the aforesaid Glen-Tilt Avenue at the place of beginning.

Thereon erected a dwelling house known as:  
10 East Glen Tilt Avenue  
Wernersville, PA 19565

Tax Parcel #51436611550303  
See Deed Book INSTRUMENT NO.:  
2018013240

Sold as the property of:  
ANTHONY LUIS CARRION

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Case Number: 25-18004  
Judgment Amount: \$98,156.64  
Attorney: Caitlin Donnelly, Esq.

#### LEGAL DESCRIPTION

All that certain tract of land situate on the southern side of State Highway SR-1008 (known as Balthaser Road) in the Township of Windsor, County of Berks, and Commonwealth of Pennsylvania, being shown as Lot 3 on a plan of the Adams Subdivision prepared by G.I. Kohl & Associates of Leesport, Pennsylvania, Drawing No. 90-005-127, dated 5/10/90, last revised 10/29/90, said plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 178, page 24, being more fully bounded and described as follows, to wit:

Beginning at a point, a corner on or near the southern edge of Macadam State Highway SR-1008 (known as Balthaser Road), said point being a corner of Lot 4 of the Adams Subdivision and the northeastern corner of the herein described property, said point being located South 52 degrees 22 minutes 51 seconds West a distance of 145.67 feet from a PK spike on or near the centerline of said State Highway SR-1008, said PK spike marking a corner of property belonging to Jacob G. Leiby and Marion Leiby, his wife, and of property belonging to Jeffrey L. Dissinger and April Dissinger, his wife, (being shown as Lot 16 on a plan of the Haas Subdivision recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 135, page 72); thence leaving said State Highway SR-1008 along said Lot 4 in the following (2) courses and distances, viz: (1) along the centerline of a joint access easement passing over an iron pin on the southern existing right-of-way line of said State Highway SR1008 located a distance of 32.89 feet from the last described point South 10 degrees 28 minutes 56 seconds West a distance of 565.54 feet to a point, a corner marked by an iron pin; (2) leaving said joint driveway easement South 65 degrees 40 minutes 20 seconds West a distance of 340.64 feet to a point, a corner in line of property belonging to Steven R. Stamm (shown as Lot 11 of the aforementioned Haas Subdivision) marked by an iron pin; thence along the same North 08 degrees 11 minutes 30 seconds West a distance of 185.00 feet to a point, a corner of Lot 1 of the Adams Subdivision, marked by an iron pin; thence along said Lot 1 and along Lot 2 of the Adams Subdivision passing over an iron pin located a distance of 122.01 feet from the next described point, said iron pin marking the common corner of said Lot 1 and Lot 2 North 65

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degrees 40 minutes 20 seconds East a distance of 312.79 feet to a point, a corner marked by an iron pin; thence continuing along said Lot 2 passing over a concrete monument on the aforementioned southern existing right-of-way line of State Highway SR-1008 located a distance of 42.53 feet from the next described point North 10 degrees 28 minutes 56 seconds East a distance of 349.10 feet to a point, a corner in said State Highway SR-1008; thence in and along the same North 65 degrees 40 minutes 20 seconds East a distance of 100.00 feet to the place of beginning.

Subject to a joint driveway easement as shown on the herein named plan of the Adams Subdivision.

Containing in area 2.1943 acres (gross area).

Title is vested in Jeffrey A. Bylina by deed from Federal Home Loan Mortgage Corporation dated October 20, 1999 and recorded on November 4, 1999 in the Berks County Clerk's Register's Office as Book 3141, Page 1.

Parcel ID: 94541400061682

Property Address: 620 Balthaser Road, Township of Windsor, Lenhartsville, PA 19534  
TO BE SOLD AS PROPERTY OF: Jeffrey A. Bylina

CASE NUMBER: 25-18170

JUDGMENT AMOUNT: \$150,933.07

ATTORNEY: CHARLES N. SHURR, JR.,  
ESQUIRE

ALL THAT CERTAIN parcel or tract of land being located on the Eastern side of Garfield Road, also being shown as Lot #9 of a recorded Subdivision Plan of "Garfield Acres" prepared for Oliver S. Mast, prepared by E.R. Felty, Inc., Professional Land Surveyors, in the Township of Centre, County of Berks, Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a point on Garfield Road; thence leaving said road and going along Lot #8, the two following courses and distances: (1) North 74 degrees 55 minutes 32 seconds East a distance of 377.00 feet to a steel pin; (2) South 15 degrees 04 minutes 20 seconds East a distance of 125.00 feet to a steel pin; thence going along Lot #10 South 74 degrees 55 minutes 32 seconds West a distance of 377.00 feet to a point in Garfield Road; thence going in and along Garfield Road North 15 degrees 04 minutes 28 seconds West a distance of 125.00 feet to a point, the place of Beginning.

BEING KNOWN AS Tax Parcel Number 4480-01-18-9332

BEING KNOWN AS 1647 Garfield Road, Mohrsville, Pennsylvania 19541

Parcel No. 36448001189332

TO BE SOLD as the property of ROBERT SIMKO a/k/a ROBERT P. SIMKO, JR.

No. 2025-18474

Judgment: \$11,622.67

Attorney: Leon P. Haller, Esquire

ALL that certain lot or piece of ground upon which is erected a two-story brick, tin roof dwelling house, being number 928 Moss Street, situate on the West side of said Moss Street, between Windsor and Spring Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of George P. Granger, being No. 930 Moss Street;

On the East side by said Moss Street;

On the South side by property now or late of Annie Hoffman, being No. 926 Moss Street; and

On the West by a twenty feet (20') wide alley.

Containing in front on said Moss Street, in width or breadth, thirteen (13') feet, and in depth of equal width or breadth, one hundred (100') feet, more or less.

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: 928 MOSS STREET, READING, PA 19604

Mapped PIN: 5317-45-05-2329

Parcel ID #: 13531745052329

BEING THE SAME PREMISES WHICH Matthew E. Correll, et ux., by Deed dated November 13, 2001 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania December 20, 2001 at Deed Book 3454, page 2205, granted and conveyed unto Odalys Rivera. Odalys Rivera is also known as Odalys Pereya. Odalys Rivera aka Odalys Pereya died January 31, 2016. Letters Testamentary were granted to Francisco Sanchez and Obelis Dunlap on February 22, 2016 to Berks County File No. 0616-0281.

TO BE SOLD AS THE PROPERTY OF OBELIS DUNLOP AND FRANCISCO SANCHEZ, CO-EXECUTORS OF THE ESTATE OF ODALYS RIVERA A/K/A ODALYS PEREYRA

Case Number: 26-00143

Judgment Amount: \$117,734.07

Attorney: Timothy A. Cirino, Esq.

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground whereon the same is erected, situated on the West side of South Seventeenth and One-half Street, between Cotton and Fairview Street, being No.

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522 South Seventeenth and One-half Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Perey J, Hain and Luella Hain;

ON the East by said South Seventeenth and One-half Street;

ON the South by property now or late of Jonathan D. Betz; and

ON the West by a ten feet wide alley.

CONTAINING in front along said South Seventeenth and One-half Street twelve feet six inches and in depth to said alley one hundred and ten feet.

Property Being: 522 South 17-1/2 Street, Reading, Pa 19606

PIN: 16531632476512

TO BE SOLD AS PROPERTY OF: JM Diamond Enterprises Investments, LLC

Case Number: 26-00758

Judgment Amount: \$242,593.25

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN split level brick dwelling being House No. 516 Snyder Road together with the lot or piece of ground upon which the same is erected being Lot No. 18 Block "L" as shown on the Plan of Building Lots known as Whitfield Section No. 2 as laid out by Byron Whitman and recorded in the Office for the Recording of Deeds in and for Berks County in Plan Book Volume 24, page 39, dated May 19, 1961, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly building line of Snyder Road, a 53.00 feet wide street, said point being the arc distance of 281.82 feet Southwardly from the point of curve formed by said Westerly building line of Snyder Road, as measured along a curve having a radius of 1,433.50 feet a central angle of 11 degrees 15 minutes 50 seconds; thence in a Westwardly direction along the Northerly side of Lot No. 17, being House No. 514 Snyder Road, by a line being radial to the last described curve, the distance of 117.34 feet to a point; thence in a Northwardly direction along the Easterly side of a portion of Lot No. 6, being House No. 515 Lenore Court, by a line forming an interior angle of 91 degrees 14 minutes 03 seconds with the last described line, the distance of 64.27 feet to a point; thence in an Eastwardly direction along the Southerly side of Lot No. 19, being House No. 518 Snyder Road, by a line being radial to the next described curve, and forming an interior angle of 91 degrees 33 minutes 49 seconds with the last described line, the distance of 117.15 feet to a point; thence in a Southwardly direction along the Westerly building line of Snyder Road, by a line curving to the right, said curve having a

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radius of 1,433.50, a central angle of 02 degrees 47 minutes 52 seconds, the arc distance of 70.00 feet to the place of BEGINNING.

Being the same premises which Mauro A. Ciabattoni Jr. and Sabrina Ciabattoni, husband and wife, by Deed dated 12/30/2014 and recorded 01/12/2015, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2015001154, granted and conveyed unto Ryan P. Birmingham and Kimberly A. Birmingham, husband and wife.

Tax Parcel: 80438608897695

Premises Being: 516 Snyder Road, Reading, PA 19609

To be sold as Property of: Kimberly A. Birmingham and Ryan P. Birmingham

LEGAL DESCRIPTION

Case Number: 26-01030

Judgment Amount: \$202,324.97

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or tract of land on the southern side of Third Street, designated as Lot 2 of the "Baer Subdivision", as recorded in Plan Book Volume 143, Page 18, Berks County Records, situate in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at an iron pin on the southern right-of-way line of Third Street, being the westernmost corner of the herein described lot, also being a common corner of Lot 1 of the "Baer Subdivision"; THENCE, leaving the place of beginning, along the southern right-of-way of Third Street, North 80 degrees 00' 00" East 106.00 feet to an iron pin being a common corner of lands of Paul and Barbara Yandrisevits;

THENCE, along said Yandrisevits property, South 10 degrees 00' 00" East 182.36 feet to an iron pin in line of lands of Wolfe Dye and Bleach Works;

THENCE, along said Wolfe property, South 57 degrees 17' 27" West 114.91 feet to an iron pin being a common corner of Lot 1 of the "Baer Subdivision";

THENCE, along said Lot 1 North 10 degrees 00' 00" West 226.72 feet to the place of beginning.

CONTAINING 21,681.28 square feet.

The improvements thereon being commonly known as 200 3rd Street, Shoemakersville, Pennsylvania 19555.

Being the same lot or parcel of ground which by deed dated July 17, 1986 and recorded among the land records of Berks County in Book 1007 Page 203, was granted and conveyed by William K. Baer and Fern M. Baer, husband and wife, unto David S. Baer and Patricia A. Baer, husband and wife.

Tax Parcel: 78449207598112 a/k/a 4492-07-59-8112

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Premises Being: 200 3rd Street, Shoemakersville, PA 19555, a/k/a 200 Third Street,

Shoemakersville, PA 19555

To be sold as Property of: David S. Baer and Patricia A. Baer A/K/A Patrica A. Baer

Taken in Execution and to be sold by **MANDY P. MILLER, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, July 2, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF DISSOLUTION**

NOTICE OF DISSOLUTION AND WINDING UP PROCEEDINGS OF  
**CLAUDE J. MERVINE & SONS, INC.**  
A PENNSYLVANIA CORPORATION

**TO ALL CREDITORS OF CLAUDE J. MERVINE & SONS, INC.**

This is to notify you that **CLAUDE J. MERVINE & SONS, INC.**, a Pennsylvania corporation with its principal place of business located at 2300 Lancaster Pike, Cumru Township, Berks County, PA 19607, is dissolving and winding up its business. Claims against the company shall be presented in accordance with this Notice. The claim must be in writing and include the name and address of the claimant, basis for the claim and the dollar amount for the claim. Claims should be mailed to: Andrew S. George, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, Pennsylvania 19610.

Andrew S. George, Esquire  
Kozloff Stoudt Attorneys  
2640 Westview Drive  
Wyomissing, PA 19610

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is

**RO&J Transportation Inc.**  
**Sean J. O'Brien, Esq.**  
**Dauritch & O'Brien Law Offices, P.C.**  
534 Court Street  
Reading, PA 19601

**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 March 10, 2026, 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: **Douglassville Youth Baseball Association**

The purposes for which it was organized is: to promote youth athletics and sportsmanship throughout the Daniel Boone School District.

**Jamie V. Ottaviano, Esq.**  
PICARDI PHILIPS & OTTAVIANO,  
1129 East High Street,  
P.O. Box 776  
Pottstown, PA 19464

**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 (**June 2, 2026**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **June 3, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BATES, KIM H. - Latisha B. Schuenemann, Esq., Admx., DBN, Frederick M. Nice, Esq.

BENDER, JOSEPH R. - Paul J. Bender, Jr., Exr., Jonathan B. Batdorf, Esq.

COYLE, MARY ANNE - Michael J. Murphy, Jr., Exr., Jonathan, B. Batdorf, Esq

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DEROLF, HARRY L. - Vicki L. Weidner, Extx., Ian A Stubbs, Esq.

FRICK, KENNETH LEE, SR., a/k/a FRICK, KENNETH, L., SR., - Tracy L. Hafer, Admx., Graziella M. Sarno, Esq.

PAULEY, RUTH - Kathy L. Hollenbaugh and Steven J. Pauley, Exrs., Eugene Orlando, Jr. Esq.

SCHWEITZER, RUTH J. - Paulette A. Bair and Rocky L. Schweitzer, Admrs., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for July 2026 is June 1, 2026.

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. 25-15883

Assigned to: JAMES E. GAVIN, J

**Velocity Investments, LLC, Plaintiff**  
vs.  
**Danielle Ulrich, Defendant**

**NOTICE TO DEFEND  
NOTIFICACIÓN PARA DEFENDERSE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A

LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

**AVISO**

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

SI NO PUEDE CORRER CON LOS GASTOS PARA CONTRATAR A UN ABOGADO, ESTA OFICINA PUDIERA PROVEERLE INFORMACION RESPECTO A INSTITUCIONES QUE PUEDAN OFRECER SERVICIOS LEGALES A PERSONAS QUE CALIFICAN PARA LA REDUCCION DE HONORARIOS O QUE NO TENGAN QUE PAGAR HONORARIOS.

Servicio de Recomendación para Contratar  
Abogados del Colegio de Abogados  
del Condado Berks  
544 Court Street  
Reading, PA 19601  
Telefono: (610) 375-4591  
www.BerksBar.org

TSAROUHIS LAW GROUP  
Demetrios Tsarouhis  
21 South 9th Street  
Allentown, Pennsylvania 18102  
Attorney for Plaintiff

05/21/2026

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 25-18112

Assigned to: JAMES E. GAVIN, J

**Velocity Investments, LLC, Plaintiff**  
vs.  
**James Hartung, Defendant**

**NOTICE TO DEFEND  
NOTIFICACIÓN PARA DEFENDERSE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Referral Service of the  
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**AVISO**

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra

suya sin notificación adicional y podria ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

**USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO IMMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVEERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.**

**SI NO PUEDE CORRER CON LOS GASTOS PARA CONTRATAR A UN ABOGADO, ESTA OFICINA PUDIERA PROVEERLE INFORMACION RESPECTO A INSTITUCIONES QUE PUEDAN OFRECER SERVICIOS LEGALES A PERSONAS QUE CALIFICAN PARA LA REDUCCION DE HONORARIOS O QUE NO TENGAN QUE PAGAR HONORARIOS.**

Servicio de Recomendación para Contratar Abogados  
del Colegio de Abogados del Condado Berks  
544 Court Street  
Reading, PA 19601  
Telefono: (610) 375-4591  
www.BerksBar.org

TSAROUHIS LAW GROUP  
Demetrios Tsarouhis  
21 South 9th Street  
Allentown, Pennsylvania 18102  
Attorney for Plaintiff

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

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 21-1534

**READING AREA WATER AUTHORITY,**  
Plaintiff  
vs.  
**NICHOLAS S. KNAUER,** Defendant

TO: Nicholas S. Knauer  
1400 Palm Street  
Reading, PA 19604

05/21/2026

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IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on April 16, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on February 26, 2021 in the amount of \$1887.87, 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.*

**First Publication****BAUMAN, FAY E., dec'd.**

Late of 55 Spring Garden Dr.,  
Borough of Bechtelsville.  
Executrix: KAREN L. BAUMAN.  
c/o ATTORNEY: ERIC C. FREY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Ave.,  
Boyertown, PA 19512

**CATALDO, PAUL F., dec'd.**

Late of 1800 Tulpehocken Rd., Apt. 273,  
Borough of Wyomissing.  
Executrix: LOIS T. BENDER,  
15 Gaelsong Lane, Apt. 311,  
Wyomissing, PA 19610.

ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**DEHANES, SUSAN J. also known as DEHANES, SUSAN, dec'd.**

Late of Wilshire Rd.,  
Muhlenberg Township.  
Administrator: ADAM P. DEHANES.  
c/o ATTORNEY: TIMOTHY B. FISHER,  
II, ESQ.,  
FISHER & FISHER LAW OFFICES LLC,  
525 Main St.,  
P.O. Box 396,  
Gouldsboro, PA 18424

**FLICKER, GERALD L., dec'd.**

Late of 129 Houck Rd.,  
Borough of Fleetwood.  
Executors: GERALD R. FLICKER and  
NADINE S. HOFFMAN.  
c/o ATTORNEY: ERIC C. FREY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Ave.,  
Boyertown, PA 19512

**HORRIGAN, JR., JOHN F., dec'd.**

Late of Borough of Wyomissing.  
Executors: MARY JO DEVER,  
12 High St.,  
Reading, PA 19606 and  
JOHN F. HORRIGAN, III,  
1413 Forest Ave.,  
River Forest, IL 60305.  
ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS LAW,  
1350 Broadcasting Rd., Suite 202,  
Wyomissing, PA 19610

**IRIZARRY, JR., JESUS, dec'd.**

Late of Borough of West Reading.  
Executors: DEBORAH BOLLINGER,  
ISAI IRIZARRY and  
SAMUEL IRIZARRY.  
c/o ATTORNEY: MICHAEL K.  
HOLLINGER, ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Rd., Suite 101,  
Wyomissing, PA 19610

**KARABINOS, ELIZABETH M., dec'd.**

Late of Cumru Township.  
Executrix: LISA M. SCHULTZ.  
c/o ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**KEISER, STEVEN S., dec'd.**

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

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**KIRBY, III, JOHN H., dec'd.**

Late of Muhlenberg Township.  
 Executor: LARRY R. KUMMERER.  
 c/o ATTORNEY: STEPHEN G. WELZ,  
 ESQ.,  
 999 Berkshire Boulevard, Suite 290,  
 Wyomissing, PA 19610

**KISTLER, DAVID N., dec'd.**

Late of Longswamp Township.  
 Executrix: MARY JANE MILLER  
 DONEY.  
 c/o ATTORNEY: ROBERT H. LEFEVRE,  
 ESQ.,  
 KING LAIRD, P.C.,  
 360 West Main St.,  
 Trappe, PA 19426

**KURTZ, JANICE J., dec'd.**

Late of 3081 Pricetown Rd.,  
 Alsace Township.  
 Administratrix: ROBERTA G. LUTZ,  
 3081 Pricetown Rd.,  
 Temple, PA 19560.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**MATZELLE, PAM S., dec'd.**

Late of 36 Conestoga Dr.,  
 Borough of Sinking Spring.  
 Executor: TODD A. MATZELLE.  
 c/o ATTORNEY: SCOTT ALAN  
 MITCHELL, ESQ.,  
 SAXTON & STUMP, LLC,  
 280 Granite Run Dr., Suite 300,  
 Lancaster, PA 17601

**REINHEIMER, STEPHEN J., dec'd.**

Late of Borough of Hamburg.  
 Administrator: STEPHEN J.  
 REINHEIMER, II.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES,  
 P.C.,  
 534 Court Street,  
 Reading, PA 19601

**ROTT, RONNIE W. also known as**

**ROTT, RONALD W., dec'd.**  
 Late of Tulpehocken Township.  
 Administratrix: JANELLE M. MERKEY,  
 1 Chestnut St.,  
 Mt. Aetna, PA 19544.  
 ATTORNEY: KENNETH C. SANDOE,  
 ESQ.,  
 STEINER & SANDOE ATTORNEYS AT  
 LAW, LLC,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**ROWAN, ANNE M., dec'd.**

Late of Cumru Township.  
 Executrix: KATHLEEN M. BAUERS.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

**SALGADO, FRANK R., dec'd.**

Late of Borough of Shillington.  
 Executor: DOUGLAS H. SEIDERS,  
 3008 Maple Ave.,  
 Reading, PA 19605.  
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
 SMITH BUKOWSKI, LLC  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**VANDINE, HUGH E. also known as**

**VAN DINE, HUGH E. and  
 VAN DINE, JR., HUGH EDWARD,  
 dec'd.**  
 Late of Colebrookdale Township.  
 Executors: LORA A. ROKITA and  
 SHANNON M. EPPEHIMER.  
 c/o ATTORNEY: NICOLE C. MANLEY,  
 ESQ.,  
 BINGAMAN HESS ATTORNEYS AT  
 LAW,  
 2 Meridian Blvd., Ste. #100,  
 Wyomissing, PA 19610

**WALTER, GRACE A., dec'd.**

Late of 111 Lee Ave.,  
 Cumru Township.  
 Executor: JOHN R. HAFER.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**WUCHTER, CARL F., dec'd.**

Late of Borough of Kutztown.  
 Executrix: KAREN J. WUCHTER.  
 c/o PROKUP & SWARTZ,  
 7736 Main St.,  
 Fogelsville, PA 18051

**Second Publication****ERNST, PHYLLIS E., dec'd.**

Late of Penn Township.  
 Executrix: BARBARA JEAN NWOKE,  
 1229 Duke St.,  
 Palmyra, PA 17078.  
 ATTORNEY: ELIZABETH ROBERTS  
 FIORINI, ESQ.,  
 Fiorini Law, P.C.,  
 1150 W. Penn Avenue,  
 Womelsdorf, PA 19567

**FARINA, WILLIAM also known as**

**FARINA, WILLIAM FRANCIS, dec'd.**  
 Late of City of Reading.  
 Executrix: LAUREN J. OSWALD.  
 ATTORNEY: MICHAEL J. GOMBAR, JR.,  
 ESQ.,  
 MASANO BRADLEY, LLP,  
 875 Berkshire Blvd., Suite 100,  
 Wyomissing, PA 19610

**FOX, NAOMI, dec'd.**

Late of Borough of Fleetwood.  
 Executrix: SYLVIA K. BAUSHER,  
 3615 Pricetown Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

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**HARTZ, RICHARD C., dec'd.**

Late of 207 Community Dr., Apt. H,  
Borough of Shillington.  
Executrix: KIMBERLY M. HAINES,  
342 Cherry St.,  
Pottstown, PA 19464.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**HEIMBACH, DOREEN C., dec'd.**

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

**KAPLAN, DEBORAH L., dec'd.**

Late of Exeter Township.  
Executrix: JACALYN KAPLAN,  
10851 Palm Lake Ave., Apt. 201,  
Boynton Beach, FL 33437.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**MARTINKA, VICKI S., dec'd.**

Late of Borough of Boyertown.  
Administrator: JOHNNY P. MARTINKA,  
III.  
c/o ATTORNEY: WARREN H. PRINCE,  
ESQ.,  
PRINCE LAW OFFICES, P.C.,  
646 Lenape Road,  
Bechtelsville, PA 19505-9135

**MOYER, LENA J., dec'd.**

Late of Borough of Boyertown.  
Executors: LISA R. MOYER,  
725 Hill Church Rd.,  
Boyertown, PA 19512 and  
SCOTT A. MOYER,  
14 Springfield Dr.,  
Fleetwood, PA 19522.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**SCHAEFFER, SR., WILLIAM C., dec'd.**

Late of 520 Buzzard Rd.,  
City of Reading.  
Executor: CHARLES W. SCHAEFFER,  
324 Mail Route Rd.,  
Reading, PA 19608.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**STAUDT, JR., ALBERT S., dec'd.**

Late of City of Reading.  
Executor: BARRY L. STAUDT.  
c/o ATTORNEY: STEPHANIE RAUCH-  
MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**SWEIGART, JR., RONALD E., dec'd.**

Late of 331 N. Church St.,  
Borough of Robesonia.  
Executrix: TAMMY L. ZERBE,  
331 N. Church St.,  
Robesonia, PA 19551.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHOON, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**TULLY, KATHY A. also known as  
TULLY, KATHY, dec'd.**

Late of 918 Maple Grove Rd.,  
Borough of Mohnton.  
Administratrix: JANEEN MENGEL,  
717 Maria Ave.,  
Sinking Spring, PA 19608.  
ATTORNEY: ROSIE SOTO, ESQ.,  
5 E. Germantown Pike,  
Plymouth Meeting, PA 19462

**VOZZO, JR., VINCENT J., dec'd.**

Late of Borough of Wyomissing.  
Executrix: BRIANNA THOMSON.  
c/o ATTORNEY: CATHERINE M.  
HARPER, ESQ.,  
TIMONEY KNOX, LLP,  
P.O. Box 7544,  
Ft. Washington, PA 19034-7544

**WATKINS, CHARLES MELVIN, dec'd.**

Late of 803 Penn St.,  
City of Reading.  
Executor: JOHN WATKINS.  
P.O. Box 432,  
Fleetwood, PA 19522

**WISNER, RICKY ALAN, dec'd.**

Late of Borough of Birdsboro.  
Administrators: RYAN WISNER,  
32 Speck Rd.,  
Mohnton, PA 19540 and  
NICOLE WISNER,  
14 High St.,  
Reading, PA 19606.  
ATTORNEY: STEPHEN H. PRICE, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

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**Third and Final Publication****AMMANN, RICHARD A., dec'd.**

Late of 24 Apple Lane,  
Borough of Fleetwood.  
Executor: NATHAN J. AMMANN,  
c/o ATTORNEY: JACOB T. THIELEN,  
ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**ANGSTADT, BETH ANN, dec'd.**

Late of 1089 Chestnut,  
Union Township.  
Administratrix: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**BROWN, MICHAEL DAVID, dec'd.**

Late of Washington Township.  
Administratrix: JOANNE M. MILLER,  
1101 Sleepy Hollow Rd.,  
Pennsburg, PA 18073.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**CICCOLI, MARY D., dec'd.**

Late of 424 Chestnut St.,  
Borough of Bally.  
Executrices: JENNIFER CICCOLI,  
560 Hamilton St.,  
Lancaster, PA 17602 and  
KAREN FAUSNAUGHT,  
422 Chestnut St.,  
Bally, PA 19503.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**DEEM, DONALD D., dec'd.**

Late of 805 Berks Place,  
Spring Township.  
Executrix: LORI LUTZ,  
12 Knollwood Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**DERR, MARY ANN, dec'd.**

Late of Cumru Township.  
Executor: TERRANCE E. DERR, JR.  
c/o ATTORNEY: CHRISTINA M. BRAY,  
ESQ.,  
BRENNAN & FOLINO,  
2 Woodland Road,  
Wyomissing, PA 19610

**FIRESTINE, LUCILLE J., dec'd.**

Late of Marion Township.  
Administrator: LUCINDA SEMSICK,  
109 S. Front St.,  
Womelsdorf, PA 19567.  
ATTORNEY: KENNETH C. SANDOE,  
ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**GOWOMBECK, JONATHAN L., dec'd.**

Late of Exeter Township.  
Executrix: JOAN E. GOWOMBECK.  
c/o ATTORNEY: MICHAEL J. RIGHI,  
ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**HIGINBOTHAM, JAMES W., dec'd.**

Late of 4400 Haines St.,  
Borough of Sinking Spring.  
Executor: JOHN C. HIGINBOTHAM,  
98 Grandview Blvd.,  
Reading, PA 19609.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**KOHLHAAS, FREDERICK J., dec'd.**

Late of Amity Township.  
Administratrix, C.T.A.: KARI ANN  
KOHLHAAS,  
1211 New Philadelphia Rd.,  
Pottstown, PA 19465.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**KOSTZEWA, JOHN W., dec'd.**

Late of 2900 Lawn Terrace,  
City of Reading.  
Executrix: CHRISTINA FLOTO,  
3058 Friedensburg Rd.,  
Reading, PA 19606.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**KRISSINGER, DARLENE A., dec'd.**

Late of Marion Township.  
Executor: TIMOTHY T. ENGLER,  
36 W. Main St.,  
Myerstown, PA 17067.  
ATTORNEY: KENNETH C. SANDOE,  
ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**MATTHEWS, RICHARD A., dec'd.**

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

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**MCSURDY, MARY EILEEN, dec'd.**

Late of 48 Kinsey Hill Dr.,  
Borough of Birdsboro.  
Executrices: ROSEMARIE SULLIVAN  
SANDMAN and  
MARY DALE BARNETT.  
c/o ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**MILLS, KEVIN D., dec'd.**

Late of 12 Lenape Lane,  
Borough of Douglassville.  
Executor: ANDREW S. MILLS.  
c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
Law Office of James L. Davis,  
606 N. 5th Street,  
Reading, PA 19601

**NEIMAN, RANDY ALLEN also known as  
NEIMAN, RANDY A., dec'd.**

Late of Colebrookdale Township.  
Executrix: LINDA C. NEIMAN,  
531 Gables View Lane,  
Felton, PA 17322.  
ATTORNEY: CAROLYN M.  
MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 East High St.,  
Pottstown, PA 19464

**NIEVES, ERNESTO, dec'd.**

Late of City of Reading.  
Administratrix: SYDNEY M. NIEVES.  
c/o ATTORNEY: MICHAEL K.  
HOLLINGER, ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Rd., Suite 101,  
Wyomissing, PA 19610

**NIEVES, KRISTEN E., dec'd.**

Late of City of Reading.  
Administratrix: SYDNEY M. NIEVES.  
c/o ATTORNEY: MICHAEL K.  
HOLLINGER, ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Rd., Suite 101,  
Wyomissing, PA 19610

**ROYER, BRYAN HENRY, dec'd.**

Late of 32 E. Broad St.,  
Borough of Shillington.  
Administrator: JODI ROYER.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

**SANDER, LAURA P. also known as  
SANDER, LAURA I., dec'd.**

Late of 80 Museum Rd.,  
Borough of Shillington.  
Executrix: STEPHANIE RAWDEN,  
1001 Reading Blvd.,  
Wyomissing, PA 19610.  
ATTORNEY: KRISTEN L. HARTMAN,  
ESQ.,  
BARLEY SNYDER LLP,  
126 East King St.,  
Lancaster, PA 17602

**SHEETZ, ROSE also known as**

**SHEETZ, ROSE M. and  
SHEETZ, ROSEMARY, dec'd.**  
Late of Borough of Boyertown.  
Executrix: EMMA MARIE HANNA.  
c/o ATTORNEY: ELIZABETH  
TIMBERLAKE-NEWELL, ESQ.,  
E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Ave.,  
Boyertown, PA 19512

**SHULTZ, JAMES C., dec'd.**

Late of South Heidelberg Township.  
Administrators: DAVID M. SHULTZ,  
BARBARA J. EBERLY and  
KENNETH D. SHULTZ.  
c/o BARLEY SNYDER ATTORNEYS AT  
LAW,  
1601 Cornwall Road,  
Lebanon, PA 17042

**TOBIAS, ERIN J., dec'd.**

Late of Spring Township.  
Administratrix: ROBIN R. HIVNER,  
436 Miller Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**WRIGHT, BARBARA J., dec'd.**

Late of Borough of Birdsboro.  
Executrix: AMY B. GULLA,  
338 W. 2nd St.,  
Birdsboro, PA 19508.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

---

**FICTITIOUS NAME**

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

**Daniel Boone Youth Sports** with its principal place of business at 177 Meadowside Drive, Douglassville, Berks County, Pennsylvania 19518.

The name and address of the person owning or interested in said business is: Douglassville Youth Baseball Association, 177 Meadowside Drive, Douglassville, Berks County, Pennsylvania 19518.

The application was filed on March 10, 2026.  
**Jamie V. Ottaviano, Esq.**  
PICARDI PHILIPS & OTTAVIANO,  
1129 East High Street, P.O. Box 776  
Pottstown, PA 19464-0776

---

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Moyer Collision Repair of Leesport** for the conduct of business in Berks County, Pennsylvania, with the principal place of business being 101 S Centre Ave, Leesport, PA 19533-8647, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 19th day of February 2026, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is Moyer Collision, Inc., 101 S Centre Ave, Leesport, PA 19533-8647.

McNEES WALLACE & NURICK LLC  
Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

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**TRUST NOTICES**

**Second Publication**

**REVOCABLE TRUST OF JOHN W. SCHLAPPICH DATED JANUARY 30, 2023**

JOHN W. SCHLAPPICH, late of Centre Township, Berks County, PA

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

**Trustee:** Kirk J. Schlappich

5610 W. Corral Dr.

Eloy, AZ 85131-3183

**Trustee's Attorney:** Robin S. Levensgood,  
Esquire

WEILER & LEVENGOOD, P.C.

213 East Lancaster Avenue, Suite One  
Shillington, PA 19607

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