

# LEGAL NOTICES

## APPEARANCE DOCKET

**Week Ending July 1, 2022  
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  
THOMAS G. PARISI - (TGP)**

**JUDGE JEFFREY K. SPRECHER - (JKS)**

**JUDGE SCOTT E. LASH - (SEL)**

**JUDGE PAUL M. YATRON - (PMY)**

**JUDGE MADELYN S. FUDEMAN - (MSF)**

**JUDGE M. THERESA JOHNSON - (MTJ)**

**JUDGE JAMES M. LILLIS - (JML)**

**JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)**

**JUDGE PATRICK T. BARRETT - (PTB)**

**JUDGE J. BENJAMIN NEVIUS - (JBN)**

**JUDGE TINA M. BOYD - (TMB)**

**JUDGE JAMES E. GAVIN - (JEG)**

**SENIOR JUDGE SCOTT D. KELLER -  
(SDK)**

**SENIOR JUDGE STEPHEN B.  
LIEBERMAN - (SBL)**

**SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)**

**SENIOR JUDGE JAMES M. BUCCI -  
(JMB)**

**SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)**

MACGREGOR, LISA - Stepheney, Latonya S; 22 658; John P. Hohenadel. ( )

MCHALE, THELMA M - LVNV Funding LLC; 22 10662; Michael F. Ratchford. ( )

SYNDICATE TRANSPORT LLC,

WILLIAMSON, ANTHONY - State Farm Mutual Automobile Ins Co, Thomas, Karyn; 22 9172; State Farm Mutual Automobile Ins Co, IPP. ( )

### Abuse

ALVARADO AYALA, MARVIN E - Zacula, Evangelina Rueda; 22 10852; E. Zacula, IPP. (JEG).

AQUINO, FELIX - Vazquez,

Aneesia; 22 10693; A. Vazquez, IPP. (TMB).

BAER, TORY JAMES - Skrocki, Diane

Paige; 22 10579; D. Skrocki, IPP. (TMB).

BARO, MELISSA ANN - Paschall, Lamont

Sr; 22 10592; L. Paschall, IPP. (JMB).

BENES, GREGORY J - Benes, Joyce; 22

10729; J. Benes, IPP. (JMB).

BOSTON, SHAWNDALE - Nelson,

Bernadette; 22 10796; B. Nelson,

IPP. (JEG).

CAMEJO, JONATHAN OMAR - Madueno,

Melanee Marie; 22 10585; M. Madueno,

IPP. (TMB).

CARRERO, ROBERTO COLON - Torres,

Yessmary Rosado; 22 10780; Y. Torres,

IPP. (JMB).

DAVIS, JANICE WATKINS - Davis,

Derrick; 22 10864; D. Davis, IPP. (JEG).

DAVIS, KAZARUS - Davis, Maribel

Gonzalez; 22 10844; M. Davis, IPP. (TMB).

DELANOY, WILLIAM ISMAEL - Delanoy,

Defany; 22 10578; D. Delanoy, IPP. (TMB).

DIAZ-RIVERA, ALEX H - Colon, Zulecia

Torres; 22 10651; Z. Colon, IPP. (JEG).

DOUGHERTY, STEVEN J - Brennan, Courtney

A; 22 10581; C. Brennan, IPP. (JEG).

EFESE, LAKESHA MARIE - Efese, Michael

Osaro; 22 10731; M. Efese, IPP. (JMB).

EFESE, MICHAEL OSARO - Efese, Lakesha

Marie; 22 10727; L. Efese, IPP. (JMB).

ELEUTICE, RICARDO - Santana - Santiago,

Maria; 22 10817; M. Santana - Santiago,

IPP. (JEG).

FLORES, MICHAEL DAMIAN - Sales, Lucy;

22 10587; L. Sales, IPP. (JEG).

FONTANEZ, JOSE LUIS - Zavala,

Migdalia; 22 10809; M. Zavala, IPP. (JEG).

GLASS, MICHAEL JOHN - Verdieck, Corrina

Ann; 22 10694; C. Verdieck, IPP. (TMB).

GONZALEZ, MIGUEL - Gonzalez, Angelina

Helene; 22 10647; A. Gonzalez, IPP. (TMB).

KEPPLEY, WILLIAM SR - Keppley,

Emily; 22 10653; E. Keppley, IPP. (TMB).

LEBRON, ANGEL D SR - Beltre, Maria

D; 22 10730; M. Beltre, IPP. (JMB).

MERCED, CHRISTOPHER - Abreu,

Ignely; 22 10856; I. Abreu, IPP. (JEG).

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MILLER, CHRISTAPHER - Leibelsperger, Zenia; 22 10784; Z. Leibelsperger, IPP. (JMB).

NEUKIRCH, MICHELE - Neukirch, Edward; 22 10576; E. Neukirch, IPP. (TMB).

OWENS, SHAWN - Megna, Lindsay; 22 10688; L. Megna, IPP. (TMB).

PACHERO, ENRIQUE - Keppeley, Rebecca Lynn; 22 10848; R. Keppeley, IPP. (JEG).

QUINONES ROSADO, BRYAN A - Rivera, Valerie; 22 10858; V. Rivera, IPP. (JEG).

RICHARDSON, LASHEEM - Skipper, Megan; 22 10642; M. Skipper, IPP. (TMB).

RIVERA, JUAN A - Rivera, Janira Anais; 22 10689; J. Rivera, IPP. (TMB).

SANCHEZ PEREZ, JOSE EDUARDO - Herrera, Lizbeth Cordova; 22 10586; L. Herrera, IPP. (TMB).

SANCHEZ, CARMELO LOPEZ - Santiago, Olga L; 22 10643; O. Santiago, IPP. (TMB).

SCHIEBEL, ANGELA MARIE - Shollenberger, Matthew; 22 10779; M. Shollenberger, IPP. (TMB).

SHOLLENBERGER, MATTHEW - Schiebel, Angela Marie; 22 10724; A. Schiebel, IPP. (TMB).

SKIPPER, MEGAN - Richardson, Lasheem; 22 10641; L. Richardson, IPP. (TMB).

VOUSE, LORDE-ZACKERY - Vouse, Andrea Lynn; 22 10833; A. Vouse, IPP. (JMB).

WALKER, KATHRYN ELIZABETH - Reber, Jack L; 22 10819; J. Reber, IPP. (JEG).

ZELINSKY, MATTHEW J - Dubbs, Tara D; 22 10667; T. Dubbs, IPP. (TMB).

#### Appearance of

RADU, JESSICA - Aurand, Hunter; 22 10577; H. Aurand, IPP. (EDG).

#### Arbitration Award

SMITH, PATRICIA - Sher Corporation; 19 1675; Sher Corporation, IPP. ( )

#### Complaint

ALMQUIST, MATTHEW, TIMPANO, MELANIA - Ditri, Peter, Ditri, Fran; 22 10009; Alex V. Alfieri. ( )

REYES-MALDONADO, JAILINE, VEGA, OLIBERTO - Vasquez, Jose; 22 9848; Ryan W. McAllister. ( )

SANTERS, PAUL, SANTERS, JULIE, CHRISTIE, HEATHER, HOMESALE REAL ESTATE SERVICES INC - Pietsch, Timothy, Pietsch, Janet; 21 4710; Sheryl L. Brown. ( )

#### Contract - Buyer Plaintiff

NUSKEY, DANIEL L - National Collegiate Student Loan Trust 2006-1, A Delaware Statutory Trust(s); 22 10873; Michelle L. Sanginiti. (JKS).

#### Contract - Debt Collection: Credit Card

BATES, KEVIN J - U.S. Bank National Association D/B/A Elan Financial Services; 22 10804; Thomas J. Nolan. (MSF).

BENSINGER, AMY - American Express National Bank; 22 10810; Jordan W. Felzer. (JKS).

DIETRICH, RICHARD - JP Morgan Chase Bank N A; 22 10717; Julie E. Goodchild. (MSF).

FERREIRA, ANDRE L - US Bank National Association; 22 10811; Thomas J. Nolan. (JBN).

GONZALEZ TINOCO, C - Wells Fargo Bank N A; 22 10722; Timothy A. Cirino. (JBN).

KOENIG, MICHAEL - Discover Bank; 22 10841; Thomas J. Nolan. (JBN).

LEDoux, JONATHAN - JP Morgan Chase Bank N A; 22 10733; Julie E. Goodchild. (MSF).

SWENSON, BRANDI L - Wells Fargo Bank N A; 22 10719; Timothy A. Cirino. (JBN).

WEITZEL AKA JEFFREY J WEITZEL JR, JEFFREY JAMES - U.S. Bank National Association; 22 10802; Thomas J. Nolan. (JBN).

#### Contract - Debt Collection: Other

INDUSTRIAL HYDRO SOLUTIONS LLC - Innovative Water Consulting LLC; 22 10831; Richard W. Keifer III. (JKS).

#### Contract - Other

ALLSTATE INSURANCE COMPANY - Gonzalez, Lissett; 22 10860; Martin A. Durkin. (JKS).

HUNSBERGER, STEPHANIE - Metropolitan Edison Company; 22 10711; Michael J. Dougherty. (JBN).

NEWTON, VIDAL HAMILTON - First Commonwealth Federal Credit Union; 22 10591; Michael R. Nesfeder. (JKS).

THOMAS, MARGARET - Community Bank N A; 22 10863; Robert P. Sheils III. (JBN).

#### Custody

DELAPAVA, DESIRAE C - Tineo, Anderson D; 22 10790; Roarke Aston. (SEL).

FLEIG, NATHAN M - Dugan, Caily E; 22 10584; Gary R. Swavely Jr. (EDG).

GROSS, KEVIN - Terrero, Sadynel; 22 10597; Lauren M. Marks. (EDG).

MILLER, SHANE - Masciotti, Tonia; 22 10801; Lauren M. Marks. (SEL).

OTERO DIAZ, JULIO G - Aponte, Yesenia M; 22 10714; Joseph T. Bambrick Jr. (TMB).

#### Divorce

BARET, YOHANNY A - Arias-Sanchez, Johanna A; 22 10593; Douglas S. Wortman. (SEL).

BORATEN, CYNTHIA N - Boraten, Anthony; 22 10664; Maria Cutillo Teare. (TMB).

CASEY, MICHAEL A - Casey, Kristi N; 22 10793; Julia G. Vanasse. (EDG).

CIABATTONI, JOSEPH C - Ciabattoni, Michelle M; 22 10596; Zachary A. Morey. (SEL).

CRUZ, CARLOS A SR - Oakes-Cruz, Jennifer L, Oakes, Jennifer L; 22 10708; Dawn M. L. Palange. (EDG).

DIEGO, KRISTY - Diego-Vargas, Nicolas; 22 10594; Joseph A. Guillama. (JEG).

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GOMEZ, MAXIMO - Huntington, Shaina; 22 10816; Lisa J. Cappolella. (SEL).  
 HARRELL, JOHN ROSS EARL - Clayton, Kiley Ann; 22 10734; K. Clayton, IPP. (JEG).  
 HUSSAR, LORI - Hussar, Kenneth S; 22 10839; Amy J. Miller. (JEG).  
 LEH, PRISCILLA R - Schadler, Trevor E; 22 10707; Bernard Mendelsohn. (JEG).  
 MATTEI-MOZAMMEL, DEBORAH A - Mozammel, Mohammed A; 22 10829; Marcia Binder Ibrahim. (JEG).  
 RODRIGUEZ-REYES, ALEUDYS - Nieves, Yarelis; 22 10580; Dawn M. L Palange. (JEG).  
 ROMAN, ANGEL - Vazquez, Glendalys; 22 10646; Bernard Mendelsohn. (EDG).  
 RUSTIN, TRISTA J - Rustin, James K III; 22 10661; Marc Kranson. (JEG).  
 SANGREY, FRANCIS - Sangrey, Lauren O; 22 10716; Terry D. Weiler. (SEL).  
 SIUTTO, BRITTANY KATELYN - Siutto, Joel Walter; 22 10869; J. Siutto, IPP. (SEL).  
 STARK, CHRISTOPHER - Stark, Tanya; 22 10836; Lisa D. Gentile. (EDG).  
 TISDALE, ERNEST L - Tisdale, Stephanie L; 22 10874; Bernard Mendelsohn, Brenna H. Mendelsohn. (EDG).  
 YURCHAK, MICHAEL THOMAS SR - Yurchak, Amy R; 22 10590; A. Yurchak, IPP. (EDG).

**Divorce - Custody Count Complaint**

DIEGO, KRISTY - Diego-Vargas, Nicolas; 22 10595; Joseph A. Guillama. (JEG).  
 ECHEVERRIA CINTRON, DAVID - Torres Guzman, Mineydi; 22 10865; George A. Gonzalez. (TMB).

**In Forma Pauperis Verification**

RAMIREZ, CHRISTINE, LOPEZ, CHRISTINE - Ramirez, Adam Anthony Sr; 22 10870; A. Ramirez, IPP. (TMB).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION BUREAU OF DRIVER LICENSING - Simons, Allen Bernard; 22 10649; A. Simons, IPP. (JBN).

**Magisterial District Justice Appeal**

MCHALE, THELMA M - LVNV Funding LLC; 22 10662; Michael F. Ratchford. (MSF).

PEPE, NICHOLAS - Oak Forest Westover Associates LP; 22 10687; Oak Forest Westover Associates, IPP. (JKS).

**Petition to Transfer Structured Settlement Payment**

CONTINENTAL INSURANCE COMPANY - J G Wentworth Originations LLC; 22 10797; Robert A. Maro. (MSF).

KNEPP, D - DRB Capital LLC; 22 10721; Donald W. Jensen. (JKS).

**Real Property - Mortgage Foreclosure: Commercial**

SHARK INVESTMENTS 1 LLC - Wilmington Savings Fund Society FSB, Antrl Mortgage Trust 2021-rtl1; 22 10832; Jill M. Fein. (MSF).

**Real Property - Mortgage Foreclosure: Residential**

APONTE-ABREU, DAIHANA - Lakeview Loan Servicing LLC; 22 10812; Geraldine M. Linn. (MSF).  
 BATTICE, JEREMIAH B, MARTINEZ SANTIAGO, YESENIA - Nations Direct Mortgage LLC; 22 10787; Geraldine M. Linn. (MSF).  
 CADWALLADER, KYLE, CADWALLADER, TINA M - RMAC Trust Series 2016-ctt; 22 10862; Emmanuel J. Argentieri. (MSF).  
 DUNLOP, OBELIS, SANCHEZ, FRANCISCO - Pennsylvania Housing Finance Agency; 22 10791; Leon P. Haller. (MSF).  
 GRAEFF JR, CHARLES F - Nationstar Mortgage LLC; 22 10732; Heather Riloff. (MSF).  
 GULDIN, RANDY S, RADER, KAREN S - U S Bank Trust National Association, Bkpl-eg Holding Trust; 22 10803; Dana Pena Marks. (MSF).  
 MILLER, SHARON K. - Wells Fargo Bank N A; 22 10872; Jeff Calcagno. (MSF).  
 RAIFSNIDER, JOEL - Bank United N A; 22 10623; Heather Riloff. (MSF).  
 RODRIGUEZ, JONATHAN - Caliber Home Loans Inc; 22 10789; Meredith Wooters. (MSF).  
 SAVINO-CRUZ, RACHEL, SAVINO, GRACE F, SAVINO, NISHA H, UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST, SAVINO, JIMMY R - Wilmington Savings Fund Society FSB, Staniwch Morgtgage Loan Trust F; 22 10654; Jill M. Fein. (MSF).  
 SPEECE, CHRISTINA L, SPEECE, JEREMIAH - Pennymac Loan Services LLC; 22 10625; Harry B. Reese. (MSF).  
 TADDEI, DEANNA, TADDEI JR, DONALD - Wilmington Savings Fund Society FSB, PNPMS Trust III; 22 10799; M. Troy Freedman. (MSF).  
 YOUNG, MATTHEW, HEFFNER, BETTY - Caliber Home Loans Inc; 22 10788; Meredith Wooters. (MSF).

**Tort Motor Vehicle**  
 ATKINS, ERICA JULIN - Richards, Heather; 22 10871; Tobi A. Russeck. (MSF).  
 BRUBAKER, AMBER - Shipe, Lauren; 22 10718; Michael Boland. (JKS).  
 GOBBER, THEODORE A II - Root, Bianca; 22 10781; Ronald E. Cirba. (JBN).  
 GRANT, KAYLA R - Wright, Debbie L, Wright, David; 22 10658; Eric L. B Strahn. (JBN).  
 HETTINGER, JEANETTE - Nixon, Walter; 22 10830; Richard T. Kupersmith. (MSF).  
 MCCOY, DIANA, HILL, YOSIMA - Melendez, Lorenzo; 22 10636; John L. Aris. (MSF).

**Tort Other**  
 ASPLUNDH TREE EXPERT LLC, SANTIESTEBAN, ALBARO MESA - Erie Insurance Exchange, Super, Jon, Super, Dawn; 22 10798; Douglas G. Aaron. (JKS).

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FREIGHT WAY LOGISTICS LLC,  
 WILLIAMS, BENJAMIN - State Farm  
 Mutual Automobile Ins Co, Vonk, Bart,  
 Vonk, Christie; 22 10715; Douglas G.  
 Aaron. (JEG).

S&S FAMILY TRANSPORT, RODRIQUEZ,  
 ALVARO - State Farm Mutual Automobile  
 Ins Co, Klintz, David; 22 10720; Douglas G.  
 Aaron. (MSF).

VAZQUEZ, CHRISTOPHER - Selective  
 Insurance Co Of The Southeast A/S/O, AJ  
 Nawa And Sons Inc; 22 10778; Douglas G.  
 Aaron. (JKS).

**Tort Premise Liability**  
 BOYERS FOOD MARKET WOMELSDORF  
 - Steffe, Judith; 22 10859; J. Steffe,  
 IPP. (MSF).

MOSSMAN, BRAD, THE RESERVE  
 AT REED FARM, METROPOLITAN  
 MANAGEMENT GROUP INC, REED  
 FARM LLC, REED FARM APARTMENT  
 HOLDINGS LLC - Zapp, Jamie; 22 10598;  
 Marshall D. Steinberg Bleefeld. (JBN).

middle of said concrete road bed; thence along  
 land now or late of Alois L. Giessuebel and Marie  
 H. Giessuebel, his wife, North 34 degrees 18  
 minutes West, a distance of 256.39 feet to a point  
 in the Old Pricetown Road, the last described line  
 passing through an iron pin on line at a distance  
 of 20.79 feet from the last described point in the  
 Old Pricetown Road; thence along the said Old  
 Pricetown Road, and along lands now or late of  
 Edgar S. Seyler and Mamie S. Seyler, his wife,  
 North 61 degrees 39 minutes East, a distance of  
 133.50 feet to a point, thence along land now  
 or late of Robert Cole, South 30 degrees 30  
 minutes East, passing through an iron pin on  
 line at a distance of 9.35 feet, a total distance  
 of 239.19 feet to the place of BEGINNING The  
 last described line passing through an iron pin on  
 line at a distance of 34.73 feet from the middle of  
 the concrete road bed of said Pennsylvania State  
 Highway known as the Pricetown Road.

CONTAINING in area 113,671 Perches of land.

BEING THE SAME PREMISES which Mark  
 A. Smith and Melisa M. Smith, husband and  
 wife, by Deed dated 08/19/2005 and recorded  
 10/14/2005 in the Office of the Recorder of  
 Deeds in and for the County of Berks in Deed  
 Book 4685, Page 2204, granted and conveyed  
 unto Mark A. Smith, in fee.

Tax Parcel: 5430-03-11-8185

Premises Being: 105 Seyler Rd, Fleetwood, PA 19522

To be sold as property of: Mark A. Smith

**SHERIFF'S SALES**

*By virtue of various executions issued out of  
 the Court of Common Pleas of Berks County,  
 Pa. to me directed there will be sold at Public  
 Vendue or Outcry, on August 5, 2022 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:

**First Publication**

18-4237

JUDGMENT \$74,100.21  
 ATTORNEY: BROCK & SCOTT PLLC  
 LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land,  
 together with the one and one-half story frame  
 dwelling and other improvements thereon erected,  
 situate on the Northerly side of Pennsylvania  
 State Highway known as the Pricetown Road,  
 in the Township of Ruscombmanor, County of  
 Berks and Commonwealth of Pennsylvania,  
 more particularly bounded and described as  
 follows, to wit:

BEGINNING at a point in the middle of the  
 concrete road bed of said Pennsylvania State  
 Highway known as the Pricetown Road, in  
 line of land now or late of Robert Cole, thence  
 along the middle of the concrete road bed of  
 said Pennsylvania State Highway known as the  
 Pricetown Road, South 53 degrees 49-1/2 minutes  
 West, a distance of 117.01 feet to a point in the

C.C.P. BERKS COUNTY NO. 18-20184

Judgment - \$122,192.91

Andrew J. Marley - Attorney for Plaintiff

ALL THAT CERTAIN two story brick  
 dwelling house and lot or piece of ground upon  
 which the same is erected, being known as  
 No. 206 East Main Street, situate on the south  
 side of East Main Street, in the Borough of  
 Fleetwood, County of Berks and Commonwealth  
 of Pennsylvania, and being bounded and  
 described as follows, to wit:

On the North by said East Main Street;

On the South by Foundry Alley;

On the East by property now or late of Leroy D. Heist and Emma H. Heist, his wife; and

On the West by property late of Charles R. Strausser and Edith B. Strausser, his wife, now or late of Harold B. Beihl.

Containing in front on said East Main Street thirty (30) feet, and in depth of equal width one hundred seventy-nine (179) feet, more or less.

Fee Simple Title Vested in Brittany L. Torres  
 by deed from Tina M. Reinert, dated 05/27/2015,  
 recorded 10/06/2015, in the Berks County Clerk's  
 Office at Instrument No. 2015035470.

PARCEL NO. 44543116846886

BEING KNOWN AS 206 East Main Street, Fleetwood, PA 19522

TO BE SOLD AS THE PROPERTY OF Brittany L. Torres

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No. 19-14951

Judgment: \$53,703.67

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain two story brick dwelling house and lot or piece of upon which the same is erected, situate on the North side of Marion Street, being 911, between North Ninth and Moss Streets, in the City of Reading, aforesaid bounded and described as follows, to wit:

On the North by property now or late of the Philadelphia and Reading Railroad Company;

On the East by property now or late of the Industry Building and Loan Association;

On the South by said Marion Street; and

On the West by property now or late of Anthony Pflieger.

Containing in front on said Marion Street East and West, 13 feet and in depth of equal width North and South 100 feet.

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: 911 MARION STREET READING, PA 19604

Property ID: 17531737062807

Mapped PIN: 5317-37-06-2807

Account #: 17-485755

BEING THE SAME PREMISES WHICH Javier Ostos, by deed dated December 3, 2013, and recorded December 19, 2013, Berks County Instrument No. 2013052165, granted and conveyed unto Jose E. Malave Miranda.

TO BE SOLD AS THE PROPERTY OF JOSE E. MALAVE MIRANDA

19-18637

JUDGMENT \$51,305.45

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house being number 743 Lincoln Street, situate on the East side of Lincoln Street, between West Oley and West Douglass Street in the City of Reading, County of Berks and the State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING a point in the Eastern line of said Lincoln Street, a distance of one hundred and twenty (120) feet of and from the Southeast corner of said Lincoln Street and West Douglas Street, the said point being South of the Southeast corner of said streets thence East along a ten feet wide alley, a distance of one hundred twelve (112)

feet to a ten feet wide alley, thence along said alley South fourteen (14') feet eight inches (8") to a point., thence West along property now or late of Estelle Ray Reinner one hundred and twelve (112) feet to a point in the Eastern building line of said Lincoln Street, thence North along said Lincoln Street, fourteen feet (14') eight inches (8") to the place of BEGINNING.

BEING THE SAME PREMISE which Margaret D. Whalen, by Deed dated 05/31/1994 and recorded 06/07/1994 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2545, Page 1059, granted and conveyed unto Mildred J. Soto, in fee.

Tax Parcel: 15-5307-56-44-5418

Premises Being: 743 Lincoln St, Reading, PA 19601

To be sold as property of: Mildred J. Soto

C.C.P. BERKS COUNTY, NO. 20-02385

Judgment - \$32,148.61

Jessica N. Manis, Esquire, Attorney for Plaintiff

ALL THAT CERTAIN two story mansard roof brick dwelling house and lot or piece of ground on which the same is erected, situate on the north side of Perry Street, between Fifth and Church Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house being City Number 507 Perry Street, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by property now or late of Sarah A. Snyder (being No. 509 Perry Street)

ON the South by said Perry Street; and

ON the West by property now or late of Maggie K. Moyer (being No. 505 Perry Street).

CONTAINING in front on said Perry Street, thirteen feet eight inches (13' 8"), and in depth of equal width one hundred feet (100') to said ten feet wide alley.

TOGETHER with the use of the joint alley on the east in common with the owners and occupiers of the property on the east, and also with the use of the ten feet (10') wide alley on the north, in common with the owners and occupiers of the other properties adjacent to said alley.

BEING KNOWN AS 507 Perry Street, Reading, PA 19601

Parcel No. 14-5307-43-77-9441

BEING the same premises which Debra J. Brown now known as Debra J. Gazdik by Deed dated July 24, 1996 and recorded in the Office of Recorder of Deeds of Berks County on July 29, 1996 at Book 2752 and page 660 granted and conveyed unto Karen L. Pilkerton.

TO BE SOLD AS THE PROPERTY OF Karen L. Pilkerton.

LEGAL DESCRIPTION

Docket No. 20-18703

Judgment: \$74,287.24

Attorney: Meredith H. Wooters, Esquire



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Scott A. Dietterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

All that certain lot or tract of land situate in the City of Reading, Berks County, Pennsylvania, bounded and described according to a Final Plan for Auman & Son Developers, Inc. recorded in Plan Book 199, page 59, Berks County records, as follows:

Beginning at a point on the westerly side of Carbon Street (60' wide) a corner in common with Lot No. 2 on the abovementioned Plan; thence westerly along Lot No. 2 on a line making an interior angle of 90° 01' 40" with the line to be described last a distance of 115.00 feet to a point on the easterly side of a 15 feet wide stone alley; thence northerly along the same on a line making an interior angle of 89° 58' 20" with the last described line a distance of 35 feet to a point a corner in common with Lot No. 4 on the abovementioned Plan; thence easterly along Lot No. 4 on a line making an interior angle of 90° 01' 40" with the last described line a distance of 115.00 feet to a point on the aforementioned westerly side of Carbon Street; thence southerly along the same on a line making an interior angle of 89° 58' 20" with the last described line a distance of 35.00 feet to a point the place of beginning.

Containing 4,025 square feet.

Being Lot No. 3 on the abovementioned Plan.

Being the same property conveyed to Charles Kevin Jackson who acquired title by virtue of a deed from Equity Trust Company FBO Dennis T. Regan IRA, dated August 1, 2019, recorded August 6, 2019, at Instrument Number 2019026113, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1326 CARBON STREET, READING, PA 19601.

Parcel No.: 19530737162800

Account: 19239507

TO BE SOLD AS THE PROPERTY OF CHARLES KEVIN JACKSON

21-14520

JUDGMENT: \$173,852.66

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and lots or pieces of ground, situate on the North side of Fern Avenue between Hoover Avenue and Daniels Avenue, being known as Lots Nos. 24, 25, and 26 on Plan of South Fairview, (erroneously set forth as South Fairview in previous deeds), as recorded in the Office of the Recorders of Deeds of Berks County in Map Book 7, Page 9, situate in the Borough of

Kenhorst, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BOUNDED on the North by an alley; on the East by Lot No. 23 on the aforesaid plan; on the South by Fern Avenue; and on the West by Lot No. 27 on the aforesaid plan.

CONTAINING in front on said Fern Avenue sixty (60) feet, and extending in depth of equal width one hundred fifty (150) feet.

BEING the same premises which Fredric Kofke, by Deed dated 08/25/2017 and recorded 09/12/2017, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No. 2017033487, granted and conveyed unto Jody L. Lutz, as sole owner.

Tax Parcel: 54-5306-18-42-0397 and 54-5306-18-42-1328

Premises Being: 935 - 937 Fern Avenue, A/K/A 937 Fern Avenue, Reading, PA 19607

To be sold as the property of Jody L. Lutz

No. 21-15103

Judgment: \$167,946.97

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

TRACT A:

ALL that certain lot or piece of ground situate in Rosedale, in the Borough of Laureldale (formerly Muhlenberg Township), County of Berks, State of Pennsylvania, as shown by the Map or Plan of Rosedale, surveyed by William H. Dechant, and bearing date of August, 1902, said Map or Plan having been duly executed and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book 2, page 13, and being further known as Lot Number 383 in the said Plan of Lots laid out by the said Edward A. Sarter, and known as Rosedale, said Lot being bounded on the North by Lot No. 384 on said Plan, on the East by Marion Avenue, on the South by Lot No. 382, and on the West by Lots Nos. 368 and 369 on said Plan, having a frontage of 20 feet on said Marion Avenue and a depth of 105 feet and 3/8 of an inch along the northern line of the Lot, and 107 feet and 6-7/8 inches along the southern line of the lot.

TRACT B:

ALL that certain lot or piece of ground situate in Rosedale, in the Borough of Laureldale (formerly Muhlenberg Township), County of Berks, State of Pennsylvania, as shown by the Map or Plan of Rosedale, surveyed by William H. Dechant, and bearing date of August, 1902, said Map or Plan having been duly executed and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book 2, page 13, and being further known as Lot No. 384 in the said Plan of Lots laid out by the said Edward A. Sarter, known as Rosedale, said Lot being bounded on the North by Lots Nos. 385, 386, 387 (erroneously omitted in prior deed), 388, 389 and part of Lot No. 390, on the East by Marion Avenue, on the South by Lot No. 383, and

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on the West by Lot No. 369 on said Plan, having a frontage of 20 feet on Marion Avenue and a depth of 102 feet and 5-7/8 inches along the northern line of said Lot, and 105 feet and 3/8 of an inch along the southern line of said Lot.

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: 3436 MARION STREET, READING, PA 19605

Mapped PIN: 5319-17-10-6656  
 Parcel ID: 57531917106656  
 Account #: 57-104300

BEING THE SAME PREMISES WHICH John S. Hill, by deed dated February 15, 2018 and recorded February 20, 2018, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2018005591, granted and conveyed unto Nathaniel G. Shuman and Jordan Hafer. Jordan Hafer is also known as Jordan L. Hafer.

TO BE SOLD AS THE PROPERTY OF JORDAN L. HAFER AND NATHANIEL G. SHUMAN

NO. 21-15600

Judgment: \$146,095.42

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, with the two and one half story brick dwelling house thereon erected, situate in the Borough of Kenhorst, formerly Cumru Township, County of Berks and Commonwealth of Pennsylvania, as shown by Map or Plan surveyed by F. Kurtz Wells and bearing date September 1920, said Map or Plan being recorded and being further known as Lots Nos. 534 and 535 in said Plan known as Farview Hills and more particularly bounded and described as follows, to wit.

ON the North partly by Upland Boulevard, Commonwealth Boulevard and partly by Lot No. 533;

ON the East partly by Lot No. 533 and partly by a fifteen feet wide alley;

ON the South partly by a fifteen feet wide alley and partly by Lot No. 536; and

ON the West partly by Lot No. 536 and partly by Upland Boulevard and Commonwealth Boulevard.

LOT No. 534 having a total frontage on said Upland Boulevard and Commonwealth Boulevard of twenty (20) feet, more or less, and extending in depth along its Northeastern boundary line 104.03 feet, more or less to said alley, and in depth along its Southwestern boundary line 107.01 feet, more or less, to said

alley and having a total width on said alley of 9.90 feet, more or less

LOT No. 535 having a total width on said Upland Boulevard and Commonwealth Boulevard of twenty (20) feet more or less and extending in depth along its Northeastern boundary line 107.01 feet more or less to said alley, and extending in depth along its Southwestern boundary line 108.91 feet more or less to said alley, and having a total width on said alley of 9.39 feet, more or less.

BEING known as 942 Upland Avenue, Reading, Pennsylvania 19607.

BEING THE SAME PREMISES which Leszek A. Pielechaty and Iwona Pielechaty, his wife granted and conveyed to Mark S. Groff by deed dated November 24, 2004 and recorded on December 30, 2004 as instrument number 2004091598 in the office of the recorder of deeds of Berks County, Pennsylvania.

TAX PARCEL NO 54530619510817  
 BEING KNOWN AS 942 Upland Avenue, Reading, PA 19607

Residential Property

To be sold as the property of Mark S. Groff

No. 21-16690

Judgment Amount: \$220,893.66

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground together with the improvements erected thereon, known as 49 Park Road in Wyomissing Borough, formerly Wyomissing Hills Borough, Berks County, Pennsylvania, being part of Lots 45 and 46, Block H on the plan of Wyomissing Hills recorded in Plan Book 2, page 40, bounded and described as follows:

BEGINNING at a point in the northern line of Park Road, formerly known as Ferncliffe Road, being ten feet East of the eastern line of Lot 57, Block H on the Wyomissing Hills plan of lots and also one hundred fifteen feet East of the intersection of the northern line of Park Road and the eastern line of Wyomissing Hills Boulevard; thence Eastward along the northern line of Park Road, by a line curving to the South, having a radius of six hundred thirty-three and forty-seven one-hundredths feet, the distance of fifty-six and seventy one-hundredths feet to a point of compound curve in the northern line of Park Road; thence still along the northern line of Park Road by a line curving to the South, having a radius of sixteen hundred sixty-two feet, the distance of eleven and thirty-one hundredths feet to a point, being twenty-two feet West of the eastern line of Lot 45, Block H; thence Northward on a radial line from the curve of the north line of Park Road, the distance of one hundred forty and ninety-nine one-hundredths feet to a point in the southern line of Lot 5, Block H; thence Westward along Lot 5 and also along Lot 4, Block H, by a line making an interior angle of ninety-four degrees twenty-five minutes with the last described line, the distance of thirty-two

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and ninety-two one-hundredths feet to a point; thence still along Lot 4 and also Lot 3, Block H, by a line making an interior angle of one hundred fifty degrees fifty-one minutes with the last described line, the distance of forty-one and five one-hundredths feet to a point in the eastern line of a ten-foot wide walk; thence Southwestwardly along the same by a line curving to the right, having a radius of forty feet, the distance of four and forty-two one-hundredths feet to a point of reverse curve in the eastern line the ten-foot wide walk; thence still along the same by a line curving to the left, having a radius of thirty feet, the distance of twenty-two and two one-hundredths feet to a point; thence Southwardly by a line ten feet East of and parallel to the eastern line of Lot 47, Block H, the distance of one hundred one and eighty-six one-hundredths feet to the place of BEGINNING.

PARCEL 96439605283087

BEING the same premises Patrina Angelovich, conveyed to Carson Kober-Mazurkiewicz by Deed dated February 23, 2015 and recorded February 24, 2015 in Berks County as Instrument 2015005726.

PIN NO. 96439605283087

To be sold as the property of: Carson Kober-Mazurkiewicz

No. 22-01329

Judgment Amount: \$196,604.09

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tracts or pieces of land together with the buildings and improvement erected on tract No. 1 situate in the Township of Douglass, County of Berks, Commonwealth of Pennsylvania, known as No. 916 South Reading Avenue A/K/A 850 South Reading Avenue, Boyertown, PA 19512 and being more fully bonded and described as follows, to wit:

Tract No. 1

ALL THAT CERTAIN tract or land together with the building and improvements thereon erected, more fully bounded and described in accordance with the survey made December 9, 1949, by Lawson G. Dietrich and F.N. Benfield as follows, to wit:

BEGINNING at a point 12' feet South of the concrete on the public road leaving from Reading to Boyertown; thence along said public road North 66 deg. East, a distance of 60 feet to an iron stake, also 12' feet South of the concrete; thence leaving said public road and along lands now or late of Paul H. Reidenauer and Anna C. Reidenauer, his wife, South 41 1/2 deg. East, a distance of 156' 5" to a point; thence along land now or late of William H. Prutzman the two following courses and distances: (1) South 66 deg. West, a distance of 105' to a point; (2) North 23 deg. West, a distance of 150 feet to the place of beginning.

Tract No.2

ALL THAT CERTAIN triangular place of

ground situate in Douglass Township, Berks County and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a corner in the South side (being 10 feet South from the edge of the macadam) of the public highway leading from Reading to Boyertown; thence along the same North 66 deg. East 10 feet to a corner of other lands of David W. Rhoads and Florence Rhoads, his wife; thence along the same South 23 deg. East 150 feet to a corner in line of other lands of William Prutzman; thence along the same South 65 deg. West 10 feet to a corner, thence North 23 deg. West 150 feet to the place of beginning.

BEING THE SAME PREMISES which Lee R. Pridie by deed dated July 19, 2009 and recorded in the Office of the Recorder of Deeds in and for Berks County, granted and conveyed unto Robin Sollinger.

PIN NO. 415386-10-37-8049

To be sold as the property of: Robin Sollinger  
Property to be known as: 916 South Reading Avenue A/K/A 850 South Reading Avenue, Boyertown, PA 19512.

No. 22-01692

Judgment: \$124,955.32

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot of ground and two-story frame house being and situate in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post; thence by property now or late of George B. Fisher, North 87-1/2 degrees West, 212 feet to a point in Wyomissing Avenue; thence by said Avenue, North 2-1/2 degrees East, 32 feet to a point; thence by property now or late of Reuben T. Gring, South 87-1/2 degrees East, 212 feet to a post; thence by property now or late of Jeremiah Werner, South 2-1/2 degrees West, 32 feet to the place of beginning.

CONTAINING 25 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.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 214 EAST WYOMISSING AVENUE, MOHNTON, PA 19540

Mapped PIN: 4395-14-42-0734

Parcel ID: 65439514420734

Account #: 65068900

BEING THE SAME PREMISES which Nicole Kent and Matthew Snyder by Deed dated April 25, 2017 and recorded in Berks County Recorder of Deeds Office on May 4, 2017 in Instrument No. 2017015938, granted and conveyed unto Nicole



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A. Schaich and Justin E. Fabian.

TO BE SOLD AS THE PROPERTY OF JUSTIN E. FABIAN AND NICOLE A. SCHAICH

22-01816

JUDGMENT: \$128,260.50

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots of ground with a one-story, brick and frame dwelling with garage attached erected thereon, known as 41 Keppel Avenue in Spring Township, Berks County, Pennsylvania, being Lots 595, 596 and the Northerly four feet (4') of Lot 597 on the Plan of Springmont recorded in Plan Book 2, page 71, being more fully bounded and described as follows:

On the North by Lot 594;

On the South by the remaining portion of Lot 597;

On the East by Lots 632, 633 and 634; and

On the West by Keppel Avenue on said Plan.

CONTAINING in front on Keppel Avenue fifty-four feet (54') and in depth of equal width one hundred feet (100'), more or less.

BEING THE SAME PREMISES which Jeffrey L. Sweitzer and Jennifer L. Scolastico formerly Jennifer L. Sweitzer, by Deed dated 07/19/2016 and recorded 07/22/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2016025375, granted and conveyed unto Keith A. Cade, in fee.

Tax Parcel: 80438612776052

Premises Being: 41 KEPPEL AVE, Reading, PA 19609

To be sold as the property of: Keith A. Cade.

LEGAL DESCRIPTION

Docket No. 22-2232

Judgment: \$73,440.53

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dietterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

All that certain lot or piece or ground, together with the 2-1/2 story frame dwelling house thereon erected, known as House No. 228 Franklin Street, situate on the southern side of Franklin Street, between Second Street and Third Street, in the Borough of Womelsdorf, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a point in the southern curb line of Franklin Street and being in line of property now or late of Alfred S. Wartluft; thence in a

southwesterly direction along the same, a distance of 159' 0" to a point in the northern side of a private alley; thence in a northwesterly direction along the same, a distance of 14' 6" to a corner of residue property of Adam R. Spayd and Amy M. Spayd; thence in a northeasterly direction along the same, by a line passing through the partition between House No. 228 and No 230 Franklin Street, a distance of 159' 0" to a point in the southern curb line of Franklin Street; thence along the same, in a southeasterly direction, a distance of 14' 6" to the place of beginning.

Being the same property conveyed to Carmen M. Richards who acquired title by virtue of a deed from Staci Marie Ulrich, formerly Staci Marie Dastra, dated September 30, 2008, recorded October 2, 2008, at Instrument Number 2008049476, and recorded in Book 5424, Page 1589, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 228 WEST FRANKLIN STREET, WOMELSDORF, PA 19567-1204.

Parcel No.: 95433707593616

Account: 95013200

See Deed Book Volume 5424, Page 1589

TO BE SOLD AS THE PROPERTY OF CARMEN M. RICHARDS

Docket #22-2387

Judgment Amount: \$145,925.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE BOROUGH OF BIRDSBORO, COUNTY OF BERKS, STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A FINAL PLAN OF CLOVERDALE MADE BY SYSTEMS DESIGN ENGINEERING INC., CONSULTING ENGINEERS AND SURVEYORS OF WYOMISSING, PENNSYLVANIA, DATED 7/26/89 LAST REVISED 4/4/90 RECORDED IN BEAKS COUNTY RECORDER OF DEEDS IN PLAN CASE 171 PAGE 37 AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF SOUTH KELLY DRIVE (50 FEET WIDE) ON A CORNER OF LOT 16 OF SAID PLAN, THENCE EXTENDING, FROM SAID BEGINNING POINT NORTH 85 DEGREES 13 MINUTES 15 SECONDS WEST ALONG LOT 16 OF SAID PLAN ALONG THE CENTER LINE OF A 15 FEET WIDE DRAINAGE EASEMENT 171.02 FEET TO A POINT, THENCE EXTENDING NORTH 5 DEGREES 33 MINUTES 40 SECONDS EAST 134.23 FEET TO A POINT, THENCE EXTENDING THE TWO FOLLOWING COURSES AND

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DISTANCES ALONG LANDS NOW OR LATE OF JOHN D. AND DONNA R. MCQUATE  
 1) SOUTH 79 DEGREES 38 MINUTES 40 SECONDS EAST 71.08 FEET TO A POINT  
 2) NORTH 20 DEGREES 44 MINUTES 25 SECONDS EAST 46.00 FEET TO A POINT, THENCE EXTENDING SOUTH 72 DEGREES 25 MINUTES 10 SECONDS EAST ALONG LOT 14 ON SAID PLAN 88.30 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF SOUTH KELLY DRIVE, THENCE EXTENDING ALONG SAME ON THE ARC OF A CIRCLE CURVING TO THE LEFT IN A SOUTHWESTERLY DIRECTION HAVING A RADIUS OF 175.00 FEET THE ARC DISTANCE OF 68.29 FEET TO A POINT ON A CORNER OF LOT 16, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING LOT 15 ON SAID PLAN AKA 125 S. KELLY DRIVE. KEITH J. SMITH AND ANNE F. SMITH HAVING TAKING TITLE AS TENANTS BY THE ENTIRETIES BY DEED DATED SEPTEMBER 27, 1993 AND RECORDED OCTOBER 7, 1993 IN VOLUME 2465 PAGE 205,

KEITH J. SMITH AND ANNE F. SMITH WERE CONTINUOUSLY MARRIED TO EACH OTHER. THAT ANNE F. SMITH DIED ON DECEMBER 13, 2011 IN BERN TOWNSHIP, PENNSYLVANIA. TITLE NOW VESTS SOLELY IN KEITH J. SMITH AS SURVIVOR. TITLE TO THE ABOVE DESCRIBED PROPERTY CONVEYED TO KEITH J. SMITH AND ANNE F. SMITH, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES FROM FEARANN CORPORATION BY CORPORATION DEED DATED AND RECORDED OCTOBER 7, 1993 IN VOLUME 2465 PAGE 205

APN: 533415722673

Thereon erected a dwelling house known as:  
 125 South Kelly Drive  
 Birdsboro, PA 19508  
 Tax Parcel #533415722673  
 Account: 31020325  
 See Deed Book 2465, Page 205  
 Sold as the property of:  
 KEITH J. SMITH

Docket #22-02465

Judgment Amount: \$197,757.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN BUILDING LOT OR PIECE OF GROUND BEING SHOWN AS LOT NUMBER SIX ON THE FINAL PLAN OF LOTS KNOWN AS ORCHARD ESTATES AS LAID OUT BY AMERICAN DREAM HOUSE CORPORATION RECORDED IN PLAN BOOK VOLUME 131, PAGE 43, SITUATE ON THE EASTERLY SIDE OF EVANSVILLE ROAD, TOWNSHIP ROUTE NUMBER T-760, IN THE TOWNSHIP OF MAIDEN CREEK, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS,

TO WIT:

BEGINNING AT A POINT IN THE CENTER OF EVANSVILLE ROAD, SAID POINT BEING A CORNER IN COMMON BETWEEN LOT NUMBER FIVE AND THE HEREIN DESCRIBED LOT NUMBER SIX; THENCE IN A NORTHWESTWARDLY DIRECTION ALONG THE CENTER OF EVANSVILLE ROAD BY A LINE HAVING A BEARING OF NORTH 42 DEGREES 15 MINUTES 36 SECONDS WEST, THE DISTANCE OF 175.00 FEET TO A POINT; THENCE IN A NORTHEASTWARDLY DIRECTION ALONG LOT NUMBER SEVEN OF THE SAID SUBDIVISION BY A LINE HAVING THE BEARING OF NORTH 47 DEGREES 44 MINUTES 24 SECONDS EAST, THE DISTANCE OF 532.06 FEET TO A POINT; THENCE IN A SOUTHEASTWARDLY DIRECTION ALONG LOT NUMBER NINE OF THE SAID SUBDIVISION BY A LINE HAVING THE BEARING OF SOUTH 42 DEGREES 15 MINUTES 36 SECONDS EAST, THE DISTANCE OF 175.00 FEET TO A POINT; THENCE IN A SOUTHWESTWARDLY DIRECTION ALONG THE AFOREMENTIONED LOT NUMBER FIVE BY A LINE HAVING THE BEARING OF SOUTH 47 DEGREES 44 MINUTES 24 SECONDS WEST, THE DISTANCE OF 532.06 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH TANYA E. ADAMS NOW KNOWN AS TANYA E. RUPP BY DEED DATED APRIL 14, 2017 AND INTENDED FOR IMMEDIATE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR BERKS COUNTY, PENNSYLVANIA, GRANTED AND CONVEYED UNTO NICHOLAS L. STUBBLEBINE AND AMY E. SIEKIERKA, MORTGAGOR(S) HEREIN.

APN: 61-5411-02-95-9880

Thereon erected a dwelling house known as:  
 164 Evansville Road  
 Fleetwood, PA 19522  
 Tax Parcel #61-5411-02-95-9880  
 Account: 61004125  
 See Deed Book , Page

Sold as the property of:

AMY E. SIEKIERKA and NICHOLAS L. STUBBLEBINE

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, September 2, 2022 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.

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**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Chatty Monks Brewing Company, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. **Matthew M. Mayers, Esq.**  
**BARLEY SNYDER, LLP,**  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

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Notice is hereby given that the shareholders and directors of **Grand Investment Corp.**, a Pennsylvania corporation, with an address of 7001 Ben Franklin Hwy., P.O. Box 264, Berks County, Birdsboro, PA, 19508, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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**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 **Darien Trucking Corp.**

The Articles of Incorporation have been filed on June 2, 2022.

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**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 7, 2022, 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: **AIM to Ride Accessible Transportation, Inc.**, 210 N 5th Street, Reading, PA 19601.  
**Edwin L. Stock, Esq.**  
**RRS Legal, LLC**  
 50 N. 5th Street, 4th Floor  
 Reading, PA 19601

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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 January 26, 2022, 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: **Berk's Panthers Inc.**

The purposes for which it was organized are: (i) educating school age children and developing educational programs to promote age-group development of the sport of basketball, (ii) regulating and supervising a program of athletic competition which recognizes the principle that athletics are essential to the development of multi-dimensional youths and that athletics should be considered an integral part of a child's growth and maturity but not at the expense of the successful completion of the scholastic academic program, (iii) encouraging the exchange of information in an effort to reach decisions regarding conduct of the program to insure that the program is conducted in keeping with the dignity and purpose of team spirit and sportsmanship, (iv) promoting a quality program of services and competitive opportunities within the scope of the financial resources available to the corporation, (v) fostering and upholding the highest standards of ethical athletic competition.

**Jay W. Waldman, Esq.**

**WALDMAN LAW GROUP, P.C.**

501 N. Park Road  
 Wyomissing, PA 19610

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**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Miller's Secure Self-Storage, LLC**, on June 16, 2022, in accordance with the provisions of the Limited Liability Act of 1994.

**Eric C. Frey, Esq.**

**E. KENNETH NYCE LAW OFFICE, LLC**

105 E. Philadelphia Avenue  
 Boyertown, PA 19512

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**CHANGE OF NAME**

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 22-10261

NOTICE IS HEREBY GIVEN that the Petition of Aiyana Elizabeth Rice was filed in the above named Court, praying for a Decree to change her name to AIYANA ELIZABETH WEBSTER.

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The Court has fixed July 29, 2022, at 8:30 a.m. in Courtroom "7B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Daniel T. Rabenold, Esq.**  
**RABENOLD & RABENOLD**  
845 Park Road N., Suite 104  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-10199

NOTICE IS HEREBY GIVEN that the Petition of Alexandria Faye Setliff was filed in the above named Court, praying for a Decree to change their name to ALEXANDER FOX SETLIFF.

The Court has fixed July 29, 2022, at 8:30 a.m. in Courtroom "7B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**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**

**BISCONTI, JOSEPH R., dec'd.**

Late of Muhlenberg Township.  
Executor: MARCELLE MOSER.  
c/o ATTORNEY: ANTHONY R.  
DISTASIO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**CARLEY, HOMER ACHILLES also known as**

**CARLEY, HOMER A., dec'd.**

Late of Borough of Shillington.  
Executors: DENNIS H. CARLEY,  
502 Sycamore Rd.,  
Mohnton, PA 19540 and  
KATHLEEN A. GYOMBER,  
1507 Girard Ave.,  
Reading, PA 19610.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER, LLP  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**CAVES, JOEL L., dec'd.**

Late of 2000 Cambridge Avenue,  
Borough of Wyomissing.  
Executrices: JENNIFER C. GERHART and  
REBECCA C. CINELLI.  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,

KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**DANNER, RONALD L., dec'd.**

Late of 281 Rake Road, Mohrsville,  
Centre Township.  
Executors: RANDY L. DANNER and  
RONALD L. DANNER, JR..  
c/o ATTORNEY: BRIAN JOSEPH  
BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-3128

NOTICE IS HEREBY GIVEN that the Petition of Jennifer Rosario Mora was filed in the above named Court, praying for a Decree to change their name to JOSEPH ROSARIO MORA.

The Court has fixed July 29, 2022, at 8:30 a.m. in Courtroom "7B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-02506

NOTICE IS HEREBY GIVEN that the Petition of Leslie Alan Fuller was filed in the above named Court, praying for a Decree to change their name to LESLIE ALAN KENDRICK.

The Court has fixed July 29, 2022, at 8:30 a.m. in Courtroom "7B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when

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**DIAZ, AGUEDA L., dec'd.**

Late of City of Reading.  
 Executrix: ROSEMERÝ HERNANDEZ DIAZ,  
 871 Delta Ave.,  
 Reading, PA 19605.  
 ATTORNEY: GRAZIELLA M. SARNO,  
 ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**HEILMAN, DONALD B. also known as****HEILMAN, DONALD BOTT, dec'd.**

Late of Borough of Wyomissing.  
 Executor: JAYNE L. DIERUFF.  
 c/o ATTORNEY: SOCRATES J.  
 GEORGEADIS, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**JANOV, JEAN L., dec'd.**

Late of 704 N. Richmond St.,  
 Borough of Fleetwood.  
 Executor: DAVID C. BALMER, ESQ.,  
 3611 Kutztown Road,  
 Reading, PA 19605

**KLING, GLENN L., dec'd.**

Late of 646 Tulpehocken St.,  
 City of Reading.  
 Administrator, C.T.A.: CHADD R. KLING,  
 417 Calyn Dr.,  
 Shillington, PA 19607.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**LEFFEL, PAULINE A., dec'd.**

Late of Muhlenberg Township.  
 Administrators: EDNA QUERRY,  
 5822 Newtown Ave.,  
 Huntingdon, PA 16652 and  
 SHIRLEY BRUMBAUGH,  
 679 Yale Lane,  
 Altoona, PA 16602.  
 ATTORNEY: KENNETH E. PICARDI,  
 ESQ.,

YERGEY.DAYLOR.ALLEBACH.  
 SCHEFFEY.PICARDI,  
 1129 E. High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464

**MERKEL, ROY D., dec'd.**

Late of Maxatawny Township.  
 Executrix: JANE A. BLACK.  
 c/o ATTORNEY: JESSICA E. WEAVER, ESQ.,  
 P.O. Box 1140,  
 Lebanon, PA 17042-1140

**POWELL, MARGUERITE, dec'd.**

Late of 367 Furnace Road,  
 Borough of Birdsboro.  
 Executrix: ELAINE PENNINGTON.  
 1790 County Line Road,  
 Barto, PA 19504

**RICHARDS, CYNTHIA C., dec'd.**

Late of Trolley Rd.,  
 Mohrsville.  
 Executor: GEORGE RICHARDS,  
 1546 Trolley Rd.,  
 Mohrsville, PA 19541.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

**ROSS, SYLVIA L., dec'd.**

Late of Borough of Wyomissing.  
 Executors: MARGARET HEY and  
 SOCRATES GEORGEADIS.  
 c/o ATTORNEY: SOCRATES J.  
 GEORGEADIS, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**ROTHERMEL, ETHEL I., dec'd.**

Late of 201 Main St.,  
 Blandon.  
 Executors: JOAN ROTHENBERGER and  
 JOHN ROTHENBERGER.  
 c/o ATTORNEY: JACOB T. THIELEN,  
 ESQ.,  
 MILLER THIELEN P.C.,  
 101 South Richmond Street, Suite B,  
 Fleetwood, PA 19522

**SCHRIVER, BARRY L., dec'd.**

Late of Jefferson Township.  
 Executrix: BETTY A. SCHRIVER.  
 c/o ATTORNEY: KEVIN M. RICHARDS,  
 ESQ.,  
 P.O. Box 1140,  
 Lebanon, PA 17042-1140

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

Late of 215 Gerry St.,  
 City of Reading.  
 Executrix: ANN E. FOANIO,  
 816 Carman Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**WALTERS, MARY A., dec'd.**

Late of Washington Township.  
 Executors: PHILIP T. WALTERS,  
 173 Lenape Rd.,  
 Barto, PA 19504 and  
 ROSEMARIE WALTERS,  
 6 Holly Dr.,  
 Douglassville, PA 19518.  
 ATTORNEY: KENNETH E. PICARDI,  
 ESQ.,  
 YERGEY.DAYLOR.ALLEBACH.  
 SCHEFFEY.PICARDI,  
 1129 E. High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464



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**WENTLING, DAVID S., dec'd.**

Late of Columbia Cottage,  
Borough of Wyomissing.  
Executor: ADAM D. WENTLING,  
129 Horizon Dr.,  
Denver, PA 17517.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**YOUNG, DAVID P., dec'd.**

Late of 5 Temple Rd.,  
Tulpehocken Township.  
Executrix: LISA A. YOUNG,  
5 Temple Rd.,  
Richland, PA 17087.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**ZATRATZ, ELIZABETH A. also known as**

**ZATRATZ, ELIZABETH ANN, dec'd.**  
Late of Phoebe Berks, 1 Reading Dr.,  
Borough of Wernersville.  
Executor: THEODORE E. ZATRATZ,  
1279 Penn Ave.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**Second Publication****BURKHOLDER, CYNTHIA L., dec'd.**

Late of 1126 Old Lancaster Pike.  
Executor: STEVEN C. SILVERMAN.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**CALVARESI, MARIO, dec'd.**

Late of 308 2nd St.,  
Borough of Shillington.  
Executrix: BONNIE LYNN ULRICH.  
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**ELLISON, CHRISTINE, dec'd.**

Late of City of Reading.  
Administrator: CURTIS ELLISON,  
16 Neversink St.,  
Reading, PA 19602.  
ATTORNEY: GRAZIELLA M. SARNO, ESQ.,  
MOGEL, SPEIDEL, BOBB & KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**ESTRELLA, CHICO MOTO, dec'd.**

Late of City of Reading.  
Administrator: EDWIN E. ESTRELLA.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**FIZZ, GENE E. also known as**

**FIZZ, GENE EARL, dec'd.**  
Late of 1803 Tulpehocket Rd., Apt. 429,  
Borough of Wyomissing.  
Executor: RODERICK R. FIZZ.  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GOMBAR, STEPHEN E., dec'd.**

Late of 11 Gibraltar Rd.,  
City of Reading.  
Executrix: HELEN R. BOONE,  
2243 Dengler St.,  
Reading, PA 19606.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**GUNDERSEN, ANITA E., dec'd.**

Late of 3 Par Lane,  
Borough of Bernville.  
Executors: RUTHANN J. WOLL,  
4 Jennifer Dr.,  
Bernville, PA 19506 and  
PAUL A. GUNDERSEN,  
3516 Regency Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**LATSHAW, HELENA B., dec'd.**

Late of 420 Miriam Ave.,  
Borough of Leesport.  
Executrices: FRANCES MERKEL and  
NETTIE KAUFFMAN.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**LEUFFEN, BEATRICE ADRIANNE also known as**

**LEUFFEN, BEATRICE S., dec'd.**  
Late of 2000 Cambridge Ave., Apt. 107,  
Borough of Wyomissing.  
Executor: STEVEN C. SILVERMAN,  
1417 Old Mill Rd.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MOGEL, JEAN A., dec'd.**

Late of 1800 Olive St.,  
City of Reading.  
Executor: MICHAEL S. FARRIER.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

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**MULHERIN, JOHN W. also known as MULHERIN, JR., JOHN W., dec'd.**  
Late of Borough of Sinking Spring.  
Executrix: MICHELLE B. MULHERIN,  
3004 Susanna Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**RABER, AUDREY M. also known as RABER, AUDREY MAY, dec'd.**  
Late of Union Township.  
Executor: JOHN E. RABER.  
ATTORNEY: ANDREW S. GEORGE, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**RAHN, NANCY A., dec'd.**  
Late of Douglass Township.  
Executrix: DAWN C. SORG,  
167A Deck Rd.,  
Womelsdorf, PA 19567.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
FIORINI LAW, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**RAMPOLLA, CHARLES PETER, dec'd.**  
Late of Spring Township.  
Executrix: ELISHA R. PAVLICK,  
240 N. Belfield Ave.,  
Havertown, PA 19083.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
BARLEY SNYDER, LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**SERPICO, RANDY, dec'd.**  
Late of Union Township.  
Executrix: MARISA A. SERPICO,  
243 Sycamore Rd.,  
Douglassville, PA 19518.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512-1154

**SHANE, ERNEST S. also known as SHANE, ERNEST SYLVESTER, dec'd.**  
Late of Douglassville.  
Executor: GARY L. SHANE,  
40 Gibraltar Rd.,  
Reading, PA 19606.  
ATTORNEY: HENRY M. KOCH, JR., ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**SHENK, TRACY C., dec'd.**  
Late of 60 Versailles Court.  
Administratrices: TAMMY L.  
KEMMERER,  
4608 Wentzel Ave.,  
Temple, PA 19560 and

KELSEY C. SHENK,  
60 Versailles Court,  
Reading, PA 19605.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610  
**SMITH, REX W., dec'd.**  
Late of City of Reading.  
Executor: JEREMY R. SMITH.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601  
**ZIEMER, CRAIG B., dec'd.**  
Late of Borough of Wyomissing.  
Executrix: CAROLINE LOUISE ZIEMER.  
c/o ATTORNEY: SARA R. HAINES CLIPP,  
ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Road, Suite 101,  
Wyomissing, PA 19610

### Third and Final Publication

**BUZALEWSKI, DAVID J., dec'd.**  
Late of 216 Data Rd.,  
Borough of Leesport.  
Administrators: MAGDALENA M.  
MARINO and  
BRIAN V. MARINO,  
11085 Mcintosh Court,  
Waldorf, MD 20602.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508  
**CAMPBELL, DONALD J., dec'd.**  
Late of 333 Vinemont Rd.,  
Reinholds,  
Spring Township.  
Executors: KIM A. KLAHOLD,  
598 Grange Rd.,  
Bernville, PA 19506 and  
DANIEL R. CAMPBELL,  
100 Blimline Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633  
**CHOINSKI, EDWARD, dec'd.**  
Late of 322 Windsor St.,  
City of Reading.  
Administratrix: AMANDA R. CHOINSKI.  
c/o ATTORNEY: NICHOLE M. BAER,  
ESQ.,  
RUSSELL, KRAFFT & GRUVER, LLP,  
108 West Main Street,  
Ephrata, PA 17522

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**GERHART, SR., RICHARD L., dec'd.**

Late of Borough of Womelsdorf.  
 Executrix: LINDA S. GERHART.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES,  
 P.C.,  
 534 Court Street,  
 Reading, PA 19601

**GULDIN, RUSSELL O., dec'd.**

Late of 340 Wynview Rd.,  
 Borough of Kutztown.  
 Executor: SCOT R. GULDIN,  
 340 Wynview Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19603

**HAINES, JR., WILLIAM C., dec'd.**

Late of Hereford Township.  
 Executors: JONATHAN T. HAINES,  
 562 Park Ave.,  
 Harleysville, PA 19438 and  
 KATE E. HUMMEL,  
 82 Mulberry Hill Rd.,  
 Barto, PA 19504.  
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**HANGEN, BETTY Y. also known as**

**HANGEN, BETTY J., dec'd.**  
 Late of Berks County,  
 Executrix: BARBARA A. SHECKLER,  
 309 Harper Ridge Rd.,  
 Seneca, SC 29678.  
 ATTORNEY: FREDERICK M. NICE, ESQ.,  
 BARLEY SNYDER, LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**HELBERT, ROBINANN, dec'd.**

Late of 331 Home Road,  
 Mertztown.  
 Executrix: KATHY L. GEIST.  
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
 Law Office of James L. Davis,  
 606 N. 5th Street,  
 Reading, PA 19601

**HOLDER, FRANCES T., dec'd.**

Late of 46 Clinton Dr.,  
 Cumru Township.  
 Executor: GARY E. THOMPSON, ESQ.,  
 882 South Matlack Street, Ste. 101,  
 West Chester, PA 19382

**JAMISON, GENE M., dec'd.**

Late of 180 Dautrich Rd.,  
 City of Reading.  
 Executrix: CATHY L. JAMISON,  
 180 Dautrich Rd.,  
 Reading, PA 19606.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**MCCOMSEY, BETTY JANE also known as  
MCCOMSEY, BETTY J., dec'd.**

Late of 1 Reading Dr.,  
 Borough of Wernersville.  
 Executor: OLIVER J. MCCOMSEY, JR.,  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**NOLAN, SHEILA ROSE also known as  
MCCRACKEN, SHEILA N., dec'd.**

Late of 224 Chapel Terrace,  
 City of Reading.  
 Administrator, C.T.A.: KELSEY MCCRACKEN,  
 1015 Daisy Dr.,  
 Temple, PA 19560.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 LAW OFFICE OF SCOTT C. PAINTER,  
 P.C.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**PEOPLES, JAN L., dec'd.**

Late of City of Reading.  
 Executrix: LISA A. SICILIANO,  
 3410 Woodland Ave.,  
 Reading, PA 19606.  
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**RODRIGUEZ, JR., ANGEL L., dec'd.**

Late of City of Reading.  
 Administrator: ROSA J. PARRA.  
 c/o ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**ROSALES, JOSE A., dec'd.**

Late of Borough of Hamburg.  
 Executrix: TAYLOR PAIGE  
 WHITEHOUSE.  
 c/o ATTORNEY: SARA R. HAINES, ESQ.,  
 ROWE LAW OFFICES, P.C.,  
 1200 Broadcasting Road, Suite 101,  
 Wyomissing, PA 19610

**RUMPF, MARGUERITE M., dec'd.**

Late of Highlands of Wyomissing,  
 Borough of Wyomissing.  
 Executrix: DORIS DENISE KONNICK,  
 1511 N. Adams St.,  
 Pottstown, PA 19464.  
 ATTORNEY: CATHLEEN S. SIKORSKI,  
 ESQ.,  
 2010 Gross Road,  
 Pottstown, PA 19464

**RUTH, EDGAR L. also known as**

**RUTH, EDGAR LEE, dec'd.**  
 Late of Lower Heidelberg Township.  
 Executrix: MEGEN L. HANCIK.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES,  
 P.C.,  
 534 Court Street,  
 Reading, PA 19601

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**SHIRK, DALE R., dec'd.**

Late of Brecknock Township.  
 Executor: KENT W. SHIRK,  
 1107 Alleghenyville Rd.,  
 Mohnton, PA 19540.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 LAW OFFICE OF SCOTT C. PAINTER,  
 P.C.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**STRICKLER, CHARLES S., dec'd.**

Late of South Heidelberg Township.  
 Executor: LAYNE E. STRICKLER.  
 c/o ATTORNEY: KEVIN M. RICHARDS,  
 ESQ.,  
 P.O. Box 1140,  
 Lebanon, PA 17042-1140

**VEACH, LYNN G., dec'd.**

Late of 206 South Arthur Dr.,  
 City of Reading.  
 Administratrix: CHARLENE L. VEACH,  
 206 South Arthur Dr.,  
 Reading, PA 19608.  
 ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY  
 P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**WATTS, NANCY R. also known as**

**WATTS, NANCY C., dec'd.**  
 Late of Colebrookdale Township.  
 Executor: JAMES F. WATTS,  
 1025 West Philadelphia Ave.,  
 Boyertown, PA 19512.  
 ATTORNEY: DARAL A. WOERLE, ESQ.,  
 P.O. Box 6765,  
 Wyomissing, PA 19610

**WILLWERTH, ANTOINETTE M. also**

**known as**  
**WILWERTH, ANTOINETTE MOSSER,**  
**dec'd.**  
 Late of Cumru Township.  
 Executrix: ANNE MOSSER ZEE.  
 c/o ATTORNEY: RICHARD G. GREINER,  
 NIKOLAUS & HOHENADEL, LLP,  
 212 North Queen Street,  
 Lancaster, PA 17603

**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:*

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**Advantage Land Enhancements** with its principal place of business at 75 Allendale Road, Shoemakersville, PA 19555.

The name and address of the person owning or interested in said business is: Luigi LoRusso, 75 Allendale Road, Shoemakersville, PA 19555.  
 The application was filed on April 12, 2022.

**Berks Turfs Property Management** with its principal place of business at 1136 Park Road, Elverson, PA 19520.

The name and address of the person owning or interested in said business is: Jordan McGinley, 1136 Park Road, Elverson, PA 19520.  
 The application was filed on May 11, 2022.

**Brewer Insured** with its principal place of business at 430 Park Rd., Fleetwood, PA 19522.

The name and address of the person owning or interested in said business is: Blue Marsh Insurance, Inc.

The application was filed on April 29, 2022 and amended on June 14, 2022.

**Joel Ready, Esq.**

**Cornerstone Law Firm, LLC**  
 8500 Allentown Pike, Suite 3  
 Blandon, PA 19510

**Culligan Water Conditioning** with its principal place of business at 119 Franklin Street, West Reading, PA 19611-1239.

The name and address of the person owning or interested in said business is: Reynolds H2O Plus, Inc., 119 Franklin Street, West Reading, PA 19611-1239.

The application was filed on April 26, 2022.

**Frederick M. Nice, Esq.**

**Barley Snyder LLP**  
 2755 Century Boulevard  
 Wyomissing, PA 19610-3346

**Greble Cycle Workz** with its principal place of business at 188 Greble Road, Myerstown, PA 17067.

The name and address of the person owning or interested in said business is: James E. Yerger, 188 Greble Road, Myerstown, PA 17067.

The application was filed on March 21, 2022.

**JOHN KRAMER'S FABRICATION** with its principal place of business at 231 East 2nd Street, Bernville, PA 19508.

The name and address of the person owning or interested in said business is: RED RABBIT VENTURE CAPITAL, L.P..

The application was filed on June 6, 2022.

**Jay W. Waldman, Esq.**

**WALDMAN LAW GROUP, P.C.**  
 501 N. Park Road  
 Wyomissing, PA 19610

07/14/2022

**Norse Magic** with its principal place of business at 138 Stephen Road, Reading, PA 19601. The name and address of the person owning or interested in said business is: Jennifer Lynam, 138 Stephen Road, Reading, PA 19601. The application was filed on March 30, 2022.

**Radical Repeats** with its principal place of business at 385 West Walnut Tree Drive, Blandon, PA 19510. The application was filed on July 5, 2022.

**Rock Solid Hoops** with its principal place of business at 79 Laura Drive, Barto, PA 19504. The name and address of the person owning or interested in said business is: Jeff Derstine, 79 Laura Drive, Barto, PA 19504. The application was filed on May 11, 2022.

**Stripe it Up Landscaping** with its principal place of business at 611 N. 26th St., Reading, PA 19606. The name and address of the person owning or interested in said business is: Trevor J. Koontz, 611 N. 26th Street, Reading, PA 19606. The application was filed on May 12, 2022.

**THE METARESOURCE GROUP** with its principal place of business at 501 N. Park Road, Wyomissing, PA 19610. The name and address of the person owning or interested in said business is: Social Enterprise Institute USA. The application was Filed on June 3, 2022.

**Jay W. Waldman, Esq.**  
**WALDMAN LAW GROUP, P.C.**  
501 N. Park Road  
Wyomissing, PA 19610

**ZERBE PHOTOGRAPHY** with its principal place of business at 200 Blackwood Drive, Reading, PA 19606. The name and address of the person owning or interested in said business is: WB PHOTOGRAPHY STUDIO, LLC. The application was filed on June 17, 2022.

**Jay W. Waldman, Esq.**  
**WALDMAN LAW GROUP, P.C.**  
501 N. Park Road  
Wyomissing, PA 19610

**SALE OF REAL ESTATE**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 21-14124

Vol. 114, Issue 41

First Heritage Financial, PLAINTIFF VS. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leroy A. Wright, deceased and Amanda Wright, Known Heir of Leroy A. Wright, Deceased, DEFENDANTS.

**NOTICE OF SHERIFF’S SALE  
OF REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leroy A. Wright, deceased and Amanda Wright, Known Heir of Leroy A. Wright, Deceased  
39 Orchard Road  
Fleetwood, PA 19522  
Your house (real estate) at:  
39 Orchard Road, Fleetwood, PA 19522  
Parcel ID: 75535900191931  
is scheduled to be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on October 7, 2022 at 10:00AM to enforce the court judgment of \$159,172.33 obtained by First Heritage Financial against you.  
**NOTICE OF OWNER’S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF’S SALE**

To prevent this Sheriff’s Sale you must take immediate action:  
The sale will be cancelled if you pay back to First Heritage Financial the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC (610) 278-6800.  
PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

**TRUST NOTICE**

**First Publication**

**CHERYL LYNN MANDEL TRUST DTD  
9/28/18**

Cheryl Lynn Mankel, Settlor, late of Exeter Township, Berks County, PA.  
All persons having claims or demands against the Trust of Cheryl Lynn Mankel, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:  
**Trustee:** Rebecca Gueorguiev and Matthew Mankel  
**c/o Trustee’s Attorney:** Christopher Wolf, Esq., 166 Allendale Road  
King of Prussia, PA 19406



**TRUST NOTICE**

**Second Publication**

**THE CHARLES I. FAIR, SR.  
REVOCABLE TRUST DATED  
OCTOBER 4, 2007**

Charles I. Fair Sr., late of Wernersville Borough, Berks County, PA.

All persons having claims or demands against the Trust of Charles I. Fair, Sr., deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Carolyn M. Deakyne  
29331 Dewberry Lane  
Westlake, OH 44145

**Trustee's Attorney:** Scott C. Painter, Esq.  
906 Penn Avenue, Suite 1  
Wyomissing, PA 19610