

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending February 2, 2024

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.

PRESIDENT JUDGE  
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

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)

BOYER, SHERYL L, BOYER, BRYAN,  
BISKEY, SHERYL L - Richard, Jr, Eden; 21  
2384; E. Richard, IPP.

BOYER, SHERYL L, BOYER, BRYAN,  
BISKEY, SHERYL L - Richard, Jr, Eden; 21  
2384; E. Richard, IPP.

WOLF TECHNOLOGIES LLC - Waste  
Management Of Pennsylvania Inc; 23 404;  
Waste Management Of Pennsylvania Inc,  
IPP.

### Abuse

CALZADILLA, DAVID WILSON - Wright,  
Rebecca A, M, D; 24 1110; R. Wright, IPP.  
(TMB).

CARE, JESIAH D - Victor, Lourdeleyne; 24  
1056; L. Victor, IPP. (JMS).

CONNOLLY, III, MICHAEL FRANCISCO -  
Connolly, Jessica L G; 24 932; J. Connolly,  
IPP. (JDB).

CONNOLLY, JESSICA L G - Connolly, III,  
Michael Francis; 24 930; M. Connolly, IPP.  
(JDB).

COSME, ROBERTO MERCADO - Rivera,  
Kayla; 24 965; K. Rivera, IPP. (JDB).

GAYLORD, TYNEA J - Hall, Darshae S; 24  
1003; D. Hall, IPP. (JMS).

HERNANDEZ, MARCOS RAMIREZ -  
Ramos, Solangie Maria; 24 1053; S. Ramos,  
IPP. (JMS).

LEPLEY, DWIGHT M - Nunez, Angelina  
Rapino; 24 1065; A. Nunez, IPP. (TMB).

LLANOS, GABRIEL ELISEO - Rodriguez,  
Alize Crystal Rose; 24 1054; A. Rodriguez,  
IPP. (JMS).

MARIN, HADRIAN U - Santiago, Ashly  
Rivera; 24 1071; A. Santiago, IPP. (JMB).

MERCADO, PAUL A - Cardona, Wanda; 24  
1152; W. Cardona, IPP. (JDB).

MORALES-CRUZ, JALEIKA, CRUZ,  
JALEIKA COTTO - Chala, Andy Perdomo;  
24 1127; A. Chala, IPP. (TMB).

RAMOS, NELSON E - Plavcan, Morgan  
Inverness, R, E; 24 1125; M. Plavcan, IPP.  
(JDB).

ROSARIO, JASON G - Reeder, Destiny M N;  
24 1128; D. Reeder, IPP. (JMB).

TEAT, BRIAN B - Chavous, Raymond; 24  
1129; R. Chavous, IPP. (TMB).

THOMPSON, HERIBERTO VELEZ -  
Rodriguez, Maydeline D Salazar; 24 1050;  
M. Rodriguez, IPP. (JMS).

### Answer with Counterclaim

ADAMS, JACQUELINE - Adams,  
Christopher; 24 1194; Jennifer R. Ryan.  
(SEL).

### Appearance of

ISOLATOR FITNESS INC - YKK (USA) Inc;  
24 286; Daniel A. Wechsler.

### Arbitration Award

RICHARD, JR, EDEN - Boyer, Sheryl L,  
Boyer, Bryan, Biskey, Sheryl L; 21 2384; S.  
Boyer, IPP.

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WASTE MANAGEMENT OF PENNSYLVANIA INC - Wolf Technologies LLC; 23 404; Wolf Technologies LLC, IPP.

**Complaint**

DOE, JOHN, WESTERN EXPRESS INC, WESTERN EXPRESS TRANSPORT OF PENNSYLVANIA INC - Hall, Tiffany; 24 385; Timothy A. Lesinski.  
ERIE INSURANCE - Burlacu, Larissa; 19 481; Peter N. Musing.  
STONG, BREONNIA - Td Bank USA N A; 24 324; Gregg L. Morris.

**Contract - Buyer Plaintiff**

EG STOLTZFUS CONSTRUCTION LLC, BARTONPARTNERS ARCHITECTS PLANNERS INC - Hamburg School Partnership LLC; 24 983; Michael A. Luongo. (JBN).

SEIDEL, ARLENE, AMERICAN HOUSE - Holmes, Billi Sue; 24 981; Mark A. Berenato. (JEG).

**Contract - Debt Collection: Credit Card**

BLANK, ELMER - JPMorgan Chase Bank N A; 24 1104; Julie E. Goodchild. (JBN).  
BONILLA, WAGNER SOSA - American Express National Bank; 24 998; Jordan W. Felzer. (MSF).

CARABALLO, WILLIAM - Cks Prime Investments LLC; 24 988; Demetrios H. Tsarouhis. (JBN).

CATALA, ANTONIA - Cks Prime Investments LLC; 24 978; Demetrios H. Tsarouhis. (MSF).

ESWORTHY, DENISE - Citibank N A; 24 994; Sean P. Stevens. (MSF).

FRANTZ, PAMELA M - Security Credit Services LLC; 24 1106; David Kennedy Bifulco. (JEG).

GALAN, ISMAEL - JPMorgan Chase Bank N A; 24 1096; Julie E. Goodchild. (MSF).

GIAMBALVO, PATRICK - JPMorgan Chase Bank N A; 24 1099; Julie E. Goodchild. (JBN).

GONZALEZ, ELISABETH - American Express National Bank; 24 1107; Jordan W. Felzer. (MSF).

GONZALEZ, PEDRO - Cks Prime Investments LLC; 24 974; Demetrios H. Tsarouhis. (MSF).

GONZALEZ, ROGELIO A - Cks Prime Investments LLC; 24 986; Demetrios H. Tsarouhis. (JEG).

GRECO, NICHOLAS - JPMorgan Chase Bank N A; 24 1192; Ian M. Lauer. (JEG).

GRUBB, ABBY A - Cks Prime Investments LLC; 24 977; Demetrios H. Tsarouhis. (JEG).

GUTSHALL, CHRIS R - Cavalry Spv I LLC; 24 938; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

KEHOE, MATTHEW T - Cavalry Spv I LLC; 24 940; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

MCCOY, MICHAEL J - Cavalry Spv I LLC; 24 959; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

MIGUEL, PERALTA GARC MOISES - Cavalry Spv I LLC; 24 942; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

MUNGER, MICHAEL P - Cavalry Spv I LLC; 24 935; David J. Apothaker. (MSF).  
PARSONS, BRIENNA - Citibank N A; 24 991; Sean P. Stevens. (MSF).

PUTT, SARA C - Cavalry Spv I LLC; 24 958; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

PYNE, CASSANDRA N - Capital One N A; 24 1133; Michael F. Ratchford. (JEG).

RICHMOND, BONNIE - Cavalry Spv I LLC; 24 943; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

SANTOS, DANIEL A - JPMorgan Chase Bank N A; 24 1100; Julie E. Goodchild. (JEG).

SCHAEFFER, CHRISTOPHER - Uhg I LLC; 24 1126; Demetrios H. Tsarouhis. (JBN).

SHUKER, STACY - Cks Prime Investments LLC; 24 976; Demetrios H. Tsarouhis. (JBN).

STAMM, BRADLEY - Cavalry Spv I, LLC; 24 941; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

**Contract - Debt Collection: Other**

JOHNS, JAMIE L, FINISHING TOUCHES SALON LLC - Truist Bank; 24 990; Michael J. Dougherty. (JEG).

RIVERA, YEZENIA - Axiom Acquisition Ventures LLC; 24 1112; Demetrios H. Tsarouhis. (JBN).

**Contract - Other**

ALCARAZ- COLON, EDWIN, ALCARAZ, GLENDA L - Sun Federal Credit Union; 24 992; Michael J. Dougherty. (JBN).

FELICIANO, NAHIMA D - Lincoln Technical Institute Inc; 24 1057; Demetrios H. Tsarouhis. (JEG).

KELLY, TABITHA - Mauser, Dennis; 24 1103; Benjamin J. Lewis. (MSF).

PRR 118 LLC - Mid Penn Bank, Riverview Bank; 24 1068; Marc A. Hess. (JBN).

WISMER MACHINE COMPANY INC - Moyer, Donna; 24 979; Cheryl J. Allerton. (JBN).

**Custody**

CREECH, MARLON - O'Neill, Megan; 24 999; Denise S. Lamborn. (JMS).

HARDY, MONIQUE - Alston, Roderick; 24 1139; Michael R. McFarlin. (JMS).

LOZADA, JHOSELYN - McCaulley, Jamal; 24 1111; Gregory D. Henry. (JMS).

PEREZ, ELVIS BURGOS - Marrero, Jannellie Torres; 24 1122; J. Marrero, IPP. (JDB).

SEARS, JOANNE, MURRAY, WILLIAM - Busaitis, Portia; 24 1109; P. Busaitis, IPP. (JDB).

SHIREY, TODD - Parsons, Juliet; 24 1154; J. Parsons, IPP. (JDB).

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VIEIRA, CLAUDINEI A - Vieira, Wendy M; 24 989; Joseph A. Guillama. (JDB).

**Divorce**

ADAMS, JACQUELINE - Adams, Christopher; 24 1193; Jennifer R. Ryan. (SEL).

BAEZ, RICHARD - Baez, Brendaliz; 24 1116; B. Baez, IPP. (JDB).

BREWER, BENJAMIN - Brewer, Abbey; 24 1062; Margaret McDonough. (JMS).

BRIGHTBILL, CHRISTI - Brightbill, Shawn; 24 1115; Andrew J. Skomorucha. (SEL).

CARABALLO, MARTIN VELEZ - Wolfe, Lorey; 24 1051; Graziella M. Sarno. (JDB).

CLEAVER, ELIZABETH A - Cleaver, Todd W; 24 1108; Jeffrey R. Boyd. (JMS).

CORCHADO, TIMOTHY R - Corchado, Lisanette, Sanchez-Garcia, Lisanette; 24 1102; Ann E. Endres. (JEG).

CORNIEL, ALBERT NICO RODRIGUEZ - Abreu, Yerisa Franchesca; 24 975; Y. Abreu, IPP. (JDB).

DELONG, DOUGLAS F - Delong, Christine; 24 1203; Matthew M. Setley. (SEL).

GILBERT, JOSE GABRIEL TEJADA - Custodio, Natasha; 24 961; Bernard Mendelsohn. (SEL).

HOSTETLER, CHRISTIE - Hostetler, Brian; 24 962; Margaret McDonough. (JMS).

JACKSON, ALEXANDER E - Castillo, Cynthia; 24 1058; J Christopher Froelich. (SEL).

KATZ, CHRISTINA M - Katz, Richard E; 24 1001; Jacob Mazur. (JMS).

MOYER, KRISTY - Moyer, James J; 24 1354; Brenna H. Mendelsohn. (SEL).

PELLEY, MATTHEW - Pelly, Alicia; 24 1130; Rebecca Ann Smith. (JDB).

RITZMAN, SHANE - Ritzman, Michele; 24 1052; Peter J. Dolan. (JMS).

RODRIGUEZ, YUDELKA MARIA CRUZ - Rosario, Pedro; 24 1190; Brenna H. Mendelsohn. (JEG).

SENSENI, KYLE - Sensenig, Caitlin; 24 1188; Kelsey Frankowski. (JMS).

STERNER, DYLAN L - Sterner, Kelsey A; 24 984; Ann E. Endres. (JEG).

STRAUSE, KELLI - Strause, Steven; 24 1201; Joseph A. Guillama. (JMS).

WIDGE, TOERUNA - Widge, Sunil; 24 960; Frederick R. Mogel. (JMS).

YOCOM, LISA D - Yocom, Matthew C; 24 1140; Joseph A. Guillama. (JMS).

**Divorce - Custody Court Complaint**

BREWER, BENJAMIN - Brewer, Abbey; 24 1063; Margaret McDonough. (JMS).

HOSTETLER, CHRISTIE - Hostetler, Brian; 24 963; Margaret McDonough. (JMS).

KATZ, CHRISTINA M - Katz, Richard E; 24 1002; Jacob Mazur. (JMS).

PELLEY, MATTHEW - Pelly, Alicia; 24 1131; Rebecca Ann Smith. (JDB).

SENSENI, KYLE - Sensenig, Caitlin; 24 1189; Kelsey Frankowski. (JMS).

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STRAUSE, KELLI - Strause, Steven; 24 1202; Joseph A. Guillama. (JMS).

YOCOM, LISA D - Yocom, Matthew C; 24 1141; Joseph A. Guillama. (JMS).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Madara, Ethan Richard; 24 1101; Kevin Feeney. (JMS).

**Magisterial District Justice Appeal**

POLLARD, ROBERT D - Rocktashel Est, Richard J, Schiavo, Susan; 24 972; R. Rocktashel Est, IPP. (JEG).

REYES, JOHN - Garcia, Chantelle; 24 936; C. Garcia, IPP. (JBN).

**Miscellaneous - Other**

ENCOMPASS HOME AND AUTO INSURANCE COMPANY - Parker, Lauren J; 24 1156; Martin A. Durkin. (MSF).

**Petition for Protection from PFI/SVP**

FANA, ALEXIS - Liz, Yoselin Reyes, A, D; 24 1155; Y. Liz, IPP. (JDB).

**Petition to Set Aside Tax Sale**

OFFICE OF THE TREASURER, TAX CLAIM BUREAU COUNTY OF BERKS COMMONWEALTH OF PENNSYLVANIA, GUZMAN, JOSE ALFREDO LOPEZ - Onesound Management LLC; 24 1059; Christopher M. Garrell. (MSF).

**Real Property - Mortgage Foreclosure: Residential**

CLAIR, TIMOTHY J, ASHMAN, ERIKA S - Mclp Asset Company Inc; 24 1134; William E. Miller. (MSF).

KELLER, BRYAN A - Wells Fargo Bank N A; 24 1097; Meredith Wooters. (MSF).

LOOSE, YASMIN - Pennsylvania Housing Finance Agency; 24 980; Leon P. Haller. (MSF).

MILLER, ELAINE S - Deutsche Bank National Trust Company, Ameriquest Mortgage Securities Inc, Asset-backed Pass-through Certificates, Series 2005-r1; 24 1055; Matthew C. Fallings. (MSF).

NOTARIANNI, ANTHONY, NOTARIANNI, MARTA - Rocket Mortgage LLC; 24 1061; Carolyn Treglia. (MSF).

WOOLF, CHARLES, WOOLF, BRENDA - U S Bank National Association, Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-backed Certificates Series 2006-opt1; 24 1105; Adrianna Hunsberger. (MSF).

**Real Property - Other**

LORAH, CHRISTOPHER - Woodgate Section IIIA Homeowners Association; 24 1093; Robert W. Pontz. (MSF).

PADURET, SORIN, PADURET, ALINA - Woodgate Section IIIA Homeowners Association; 24 1095; Robert W. Pontz. (JEG).

ROSA, RAMON - Oak Terrace Townhouse Homeowners Association; 24 1069; Robert W. Pontz. (JBN).

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**Tort Intentional**

METROPOLITAN EDISON COMPANY -  
Day, Samuel; 24 1000; Carl J. Engleman Jr.  
(JBN).

**Tort Motor Vehicle**

CONTERERAS, MARIA - Varona, Elisa; 24  
1136; Howard A. Rosen. (JBN).  
DOVE, JENNIFER - Petrucucci, Lauren; 24  
1135; Keith DosSantos. (MSF).  
ERIE INSURANCE EXCHANGE - Haas,  
Shirley, Haas, Leroy; 24 1114; Dennis M.  
Abrams. (MSF).  
FITZPATRICK, JOHN CHRISTOPHER,  
SOLID WASTE SERVICES INC - Sanchez,  
Fiordaliza; 24 982; Charles Jay Schleifer,  
Scott J. Schleifer. (MSF).  
GONZALEZ, AZUCENA RIVERA - Lapidus,  
Kim; 24 1113; Casey O. Srogoncik. (JEG).  
REICHERT, ANTHONY - Daniels, Catherine;  
24 995; Lee D. Rosenfeld. (JBN).  
ROSADO, HELEN T, ROSADO, ROXANNE  
O - Mercury Indemnity Company Of  
America; 24 987; Travis L. McElhaney.  
(MSF).  
**Tort Premise Liability**  
2232 STATE HILL REALTY LLC - Cirulli,  
Tiffany Ann; 24 1067; Michael D. Dautrich.  
(MSF).  
ARMENGOT, MARIO, LOPEZ, ROBERTO,  
CITY OF READING, DOES, JOHN -  
Acosta-Edens, Mayte; 24 1072; Jeffrey M.  
Rosenbaum. (JEG).  
BOYERTOWN AREA SCHOOL DISTRICT  
- Smith, Lauren; 24 996; Michael A.  
Clemente. (JEG).  
FOLINO PROPERTIES LLC, 3227  
PERKIOMEN LLC - Baum, Thomas; 24  
1199; Kimberly Aponte Borden. (JEG).  
ROUTE 61 DINER INC, ROUTE 61 DINER,  
BOZAKIS, NIKOLAS S, BOZAKIS,  
SOFIA - Espin, Carlos Lopez, Espin,  
Betzabeth; 24 993; Todd A. Johns. (JEG).

**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 **March 8, 2024** 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**

C.C.P. BERKS COUNTY, NO. 21-14768  
Judgment - \$709,958.67  
Matthew C. Fallings, Esq., Attorney for  
Plaintiff

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Pine Lane Subdivision recorded in Plan Book 300 page 492, as follows, to wit:

BEGINNING at a point on the Northwesterly proposed ultimate right of way line of Pine Lane (T476) a corner of Lot No. 2 on said Plan; thence from said point, leaving Pine Lane and extending along Lot 2 North 70 degrees 15 minutes 17 seconds West 521.70 feet to a point in line of lands now or formerly of Schmale on said Plan; thence extending along same North 19 degrees 05 minutes 22 seconds East 233.82 feet to a point, a corner of lands now or formerly of Fisher on said Plan; thence along same South 69 degrees 49 minutes 59 seconds East 522.64 feet to a point on the Northwesterly proposed ultimate right of way line of Pine Lane aforesaid; thence extending along Pine Lane South 19 degrees 14 minutes 26 seconds West 229.96 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING PART OF THE SAME PREMISES WHICH MIAS Devel L P., a Pennsylvania Limited Partnership, by Deed dated 4/27/2005 and recorded 4/29/2005 at Berks County, Pennsylvania in Record Book 4569, Page 932, granted and conveyed unto Pond View Associates, LLC, a Pennsylvania Limited Liability C in fee.

PARCEL NO.: 24536515635343

MAP PIN 536515635343

PROPERTY ADDRESS: 200 Pine Lane, Douglassville, PA 19518

BEING the same premises which POND VIEW ASSOCIATES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY by Deed dated July 21, 2006, and recorded in the Office of Recorder of Deeds of Berks County on August 30, 2006 at Book 04955, Page 0817 and Instrument #2006069572 granted and conveyed unto SIRLENA SWIFT, AN UNMARRIED WOMAN.

To be sold as the property of Sirlena Swift

NO. 22-00412

Judgment: \$502,422.76

Attorney: Christopher A. DeNardo, Esquire

ALL that certain tract or parcel of land, known as Lot No. 3 in the John A. Knoch Subdivision, with outbuildings erected thereon, situated on the southern side of Plow Road, L.R. 06085, bounded by the East by Lot No. 1 and bounded on the West by Lot No 2 of the same subdivision situated, lying and being in the Township of Robeson, County of BERKS, State of PENNSYLVANIA, described according to a Plan prepared by C.L Frantz, Being drawing No. 6-84-15-8-2 and recorded with the County Recorder in Plan Book 141, Page 52 more particularly described as follows:

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BEGINNING at a point being a P.K. nail in the center of Plow Road, L.R. 06085, said point being the northeastern corner of the herein described tract; thence

- 1. South 36 degrees 34 minutes 18 seconds East, 460.00 feet to a point; thence
- 2. South 59 degrees 47 minutes 36 seconds West, 317.21 feet to a point; thence
- 3. North 36 degrees 43 minutes 34 seconds West 470.00 feet to a point being a P.K. nail in the center of Plow Road and funning the following 4 Courses and distances
  - a) North 57 degrees 53 minutes 07 seconds East, 50.00 feet to a point;
  - b) North 60 degrees 29 minutes 28 seconds East, 50.00 feet to a point;
  - c) North 60 degrees 14 minutes 44 seconds East, 95.65 feet to a point;
  - d) North 64 degrees 27 minutes East, 124.37 feet to the point and place of BEGINNING.

BEING LOT NO. 3 on said Plan.

CONTAINING A GROSS AREA 3.3978 acres

Together with all and singular the buildings, improvements, Ways, Streets, Alleys, Passages, Water, Water-courses, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever therunto belonging, or in any wise pertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever of the said Grantor in law as in equity or otherwise howsoever, of in and to the same and every part thereof.

Parcel ID # 73532300339761

Property Address (for informational purposes only): 2643 Plow Rd., Birdsboro PA 19508

BEING THE SAME PREMISES which Gisela J. E. Jones, by Deed dated February 16, 2010 and recorded March 1, 2010 in the Office of the Recorder of Deeds in and for the County of Berks, as Deed Instrument No. 2010007437, granted and conveyed unto Gisela J. E. Jones, widow/unmarried.

TAX PARCEL NO 73532300339761

BEING KNOWN AS 2643 Plow Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Gisela J. E. Jones

C.C.P. BERKS COUNTY  
NO. 22-3103

Judgment - \$296,789.59

Matthew C. Fallings, Esquire,  
Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF SINKING SPRING, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF WAGNER FARMS SUBDIVISION, PHASE IV, DRAWN BY STACKHOUSE BENSINGER, INC., DATED SEPTEMBER 24, 2003 AND LAST REVISED

MARCH 8, 2004, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 272, PAGE 47, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE SOUTHEASTERLY SIDE OF THE CUL-DE-SAC AT THE TERMINUS OF HILLPOINT CIRCLE, SAID POINT BEING A CORNER OF LOT NO 156 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO 156 SOUTH 62 DEGREES 51 MINUTES 27 SECONDS EAST 157.46 FEET TO A POINT IN LINE OF PHASE V ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 64 DEGREES 39 MINUTES 12 SECONDS WEST 105.50 FEET TO A POINT, A CORNER OF LOT NO 154 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 34 DEGREES 12 MINUTES 57 SECONDS WEST 114.59 FEET TO A POINT OF CURVE ON THE SOUTHEASTERLY SIDE OF THE CUL-DE-SAC AT THE TERMINUS OF HILLPOINT CIRCLE; THENCE EXTENDING ALONG SAME NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 60.00 FEET THE ARC DISTANCE OF 30.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 8,198 SQUARE FEET OF LAND.

BEING LOT NO 155 AS SHOWN ON THE ABOVEMENTIONED PLAN.

SUBJECT TO A 20 FEET WIDE SANITARY SEWER EASEMENT EXTENDING ALONG REAR OF PREMISES.

PARCEL NO. 79438614347189.

BEING THE SAME PREMISES WHICH FIORINO GRANDE, BY INDENTURE DATED 04-22-05 AND RECORDED 06-16-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS IN RECORD BOOK 4605 PAGE 1929, GRANTED AND CONVEYED UNTO LISA BROWN-SMITH.

Fee Simple Title Vested in LISA BROWN-SMITH by deed from FIORINO GRANDE, dated 10/17/2007, recorded 10/23/2007, in the Berks County Clerk's Office in Deed Book 05244 Page 0174 and Instrument No. 2006064175.

ALSO KNOWN AS 1422 Hillpoint Circle, Sinking Spring, PA 19608

TO BE SOLD AS THE PROPERTY OF Lisa Margaret Brown a/k/a Lisa Brown-Smith

Docket #22-14916

Judgment Amount: \$75,137.88  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot or Piece of Ground Situate on The East Side Of North Fifth Street, Between Perry And Pike Streets, in the City of Reading, County of Berks and State of

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Pennsylvania, Upon Which Is Erected A Two-Story Brick Dwelling House, Said House Being No. 1323 North Fifth Street, and Said Lot Being More Particularly Bounded and Described as Follows, To Wit;

- On The North by Property of William E. Fisher, Being No. 1125 North Fifth Street;
- On the East by a Twenty Feet Wide Alley;
- On The South by Property of G. Palmer Lerch and Wife, being No. 1321 North Fifth Street; and
- On The West by Said North Fifth Street.

CONTAINING in Front on Said North Fifth Street Twenty-Seven Feet Ten and One-Half Inches (27' 10 1/2"), and in Depth of Equal Width One Hundred Feet (100') to said Twenty Feet wide alley.

TOGETHER with the use of the Twenty Feet Wide Alley on the East in Common with the owners and occupiers of the other properties adjacent to said alley.

Thereon erected a dwelling house known as: 1323 North 5th Street Reading, PA 19601

Tax Parcel #14530735779549  
Account: 14081075  
See Deed Book 1552, Page 743

Sold as the property of:  
The Unknown Heirs of ELSIE L. PAGANO Deceased and LISA PAGANO Solely in Her Capacity as Heir of ELSIE L PAGANO, Deceased

Case Number: 22-15484  
Judgment Amount: \$178,075.02  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability company

**LEGAL DESCRIPTION**

**PURPART NO. 1**

ALL THAT CERTAIN one and one half story brick bungalow with asbestos shingle roof and the lots or pieces of ground whereon the same is erected, situate on the South side of Fritztown Road, between Cortelyou and Beverly Avenues, in the Township of Cumru, County of Berks and State of Pennsylvania, and being lots numbered 574 and 575, on the place of "Montrose" now "Beverly Hills", as laid out by Wm. H. Dechant & Sons, said Plan being recorded in Plan Book Vol. 2, Page 55, Berks County Records, bounded and described as follows, to wit:

On the North by the said Fritztown Road; on the East by Lot No. 573, on the South by a fifteen (15) feet wide alley, and on the West by Lot No. 576.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground situate on the South side of Fritztown Road, between Cortelyou Avenue and Beverly Avenue, in the Township of Cumru, County of Berks and State of Pennsylvania, and being the Westerly five (5) feet of Lot No. 573, on the Plan of "Montrose", now "Beverly Hills" as laid out by Wm. R. Dechant & Sons, said plan being recorded in Plan Book Vol. 2, Page 55, Berks County records, bounded and described as follows, to wit:

On the East by remaining part of Lot No. 573; on the South by a fifteen (15) feet wide alley; on the West by Lot No. 574, and on the North by said Fritztown Road.

CONTAINING in front along the Fritztown Road (5) feet and in depth one hundred and thirty (130) feet to said fifteen (15) feet wide alley.

PROPERTY ADDRESS: 207 OLD FRITZTOWN RD READING, PA 19607

PARCEL NUMBER: 39-4395-05-19-4907

TITLE TO SAID PREMISES IS VESTED IN MARY ANN MASON BY DEED FROM EASY MOOVES, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION (ERRONEOUSLY STATED AS EASY MOOVES ON PRIOR DEED) DATED 11/20/2006 RECORDED 11/29/2006 BOOK 5022 PAGE 2332 INSTRUMENT NO. 2006091375. MARY ANN MASON AKA MARYANN MASON DIED ON OR AROUND 05/03/2019.

TO BE SOLD AS THE PROPERTY OF: RICHARD E. MASON JR., IN HIS CAPACITY AS HEIR OF MARY ANN MASON A/K/A MARYANN MASON; KERRY L. MASON, IN HIS CAPACITY AS HEIR OF LISA A. MINNICH, DECEASED HEIR OF MARY ANN MASON A/K/A MARYANN MASON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY ANN MASON A/K/A MARYANN MASON.

Case No. 22-15573  
Judgment Amount: \$99,515.09  
Atty: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

**PURPART NO. 1**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County of Berks and State of Pennsylvania, known as Lot One (1), Section One (1) as shown by plan of "Green Hills", surveyed by Earle M. Frankouser, C.E., said plan being recorded in the Recorder's Office of Berks County, in Plan Book Volume 8, page 20, which plan is expressly made a part of this investment.

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**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County of Berks and State of Pennsylvania as shown by map or plan of "Green Hills, Section Number 1", surveyed by Earle M. Frankhouser, C.E., said map or plan being duly acknowledged and recorded in the office for the Recording of Deeds in and for the County of Berks in Plan Book Volume 8, page 20, and being further known as Lot No. 3 in Section 1, as laid out by B.D. Gates, which said map or plan is hereby more particularly bounded and described as follows:

BEGINNING at a point on the Southeastern lot line of Lake Shore Drive, a fifty (50) feet wide street as shown by map or plan of "Green Hills" Section 1, being the corner of Lots Nos. 2 and 3; thence along Lake Shore Drive in a Northeasterly direction, along the arc of a curve deflecting to the left having a radius of three hundred twenty-six (326) feet, a distance of thirty (30) feet to a point in line of Lot No. 4; thence in a Southeasterly direction along Lot No. 4, radial to the aforementioned curve, a distance of one hundred twelve and ninety-six one hundredths (112.96) feet to a point in line of Lot No. 49; thence along Lots Nos. 49 and 50 in a Southwesterly direction forming an interior angle of one hundred thirteen (113) degrees forty-seven (47) minutes and one (01) second with the last described line, a distance of forty-six and fifteen one-hundredths (46.15) feet to a point in line of Lot No. 2; thence along Lot No. 2 in a Northwesterly direction, forming an interior angle of sixty (60) degrees fifty-six (56) minutes and thirty-seven (37) seconds with the last described line, a distance of one hundred and thirty-three and fifty-one one hundredths (133.51) feet to a place of Beginning. (Last described line being radial to first described curve.)

**PURPART NO. 3**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County of Berks and State of Pennsylvania, as shown by map or plan of "Green Hills" surveyed by Earle M. Frankhouser, C.E., said map or plan being duly acknowledged and recorded in the Recorder's Office for the Recording of Deeds in and for the County of Berks in Plan Book Volume 8, page 20, and being further known as lot number two (2) in Section One (1), as laid out by B.D. Gates, which said plan or map is hereby referred to and expressly made a part of this deed.

Having thereon erected a story and one-half concrete and frame dwelling plus one car frame detached garage and storage shed.

CONTAINING in front on said Lake Shore Drive street, 30 feet, more or less, as shown on the aforesaid map or plan herein and before referred to.

Being the same premises which Lorie Kutz, by Deed dated 04/05/2019 and recorded 04/12/2019,

in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.: 2019011026, granted and conveyed unto Samuel H. Weidenhammer, Administrator of the Estate of Craig S. Weidenhammer, Deceased, in fee.

Tax Parcel: 73531418315353

Premises Being: 9 Lake Shore Dr, Mohnton, PA 19540

**TO BE SOLD AS THE PROPERTY OF: SAMUEL H. WEIDENHAMMER, ADMINISTRATOR OF THE ESTATE OF CRAIG S. WEIDENHAMMER, DECEASED.**

NO. 22-15613

Judgment: \$23,061.93

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground with a two story brick dwelling house with stone front and mansard roof erected thereon, situate on the East side of South Fifth Street, being numbered 425, between Laurel and Bingham Streets, in the City of Reading aforesaid Bounded and described as follows, to wit:

BEGINNING at a point on the East Side of said South Fifth Street, the Northeast corner of property now or late of Catharine Bloomfield; thence East along the same ninety-two feet and eight inches to a point a corner; thence along the same Southeast thirty-two feet to a corner; thence along the same East seventeen feet to a point in line of property of now or late John Felt; thence North along the same and property now or late of Emma Andrews and Kate Levan forty-three feet six inches, more or less to property now or late of the Estate of Catharine Wanner, deceased; thence West along the same one hundred and thirty feet to said South Fifth Street; thence along said South Fifth Street, South eighteen feet and eight inches, to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 425 South 5th Street, Reading, PA 19602

Parcel ID: 01530635779645

BEING THE SAME PREMISES which Elvira Volutza, Executrix of the Estate of Renaldo Gogluizza, by Deed dated May 8, 2001 and recorded May 9, 2001 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3332 Page 1564 granted and conveyed unto Melba K. Montas in fee. AND THE SAID Melba K. Montas passed away on or about July 5, 2015, thereby vesting title of the premises unto Angelina Montas-Torres as Executrix of the Estate of Melba K. Montas, deceased.

TAX PARCEL NO 01530635779645

BEING KNOWN AS 425 South 5th Street, Reading, PA 19602

Residential Property

To be sold as the property of Angelina Montas-Torres, Executrix of the Estate of Melba K. Montas, deceased

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Prothonotary # 23-00321

Judgment: \$82,119.40

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 27439807692389

ALL THOSE CERTAIN two lots or pieces of ground situate on the East side of Berkley Street, between Ventnor Avenue and Riverview Avenue and being Lot Nos. 198 and 204 as shown on the Map or Revised Plan of West Shore Addition as laid out by Joseph Bloch and Son, situated in the Township of Bern, County of Berks and State of Pennsylvania, said Plan recorded in Plan Book 8 page 27, bounded and described as follows, to wit:

- On the North by Ventnor Avenue;
- On the East by Lot Nos. 199 and 203;
- On the South by Riverview Avenue; and
- On the West by Berkley Street.

LOT NO. 198 CONTAINING a frontage on said Riverview Avenue of 105 feet and a depth of equal width 140 feet along Berkley Street and 140 feet 1/2 inch along Lot No. 199.

LOT NO. 204 CONTAINING a frontage on said Ventnor Avenue of 105 feet and a depth along Lot No. 203 of 103 feet and along Berkley Street of 130 feet.

Being known as: 2464 VENTNOR AVENUE, READING, PENNSYLVANIA 19605.

Title to said premises is vested in Joseph M. Matz and Alexandria L. Matz, husband and wife, by deed from DONNA LEE KERPER dated August 28, 2009 and recorded August 31, 2009 in Instrument Number 2009041564.

TO BE SOLD AS THE PROPERTY OF JOSEPH M. MATZ AND ALEXANDRIA L. MATZ

No. 23-01775

Judgment Amount: \$1,071,178.41

Attorney: Nicole Plank, Georgeadis Setley  
Being County Parcel No. 27-4389-04-93-4080

ALL THAT CERTAIN tract of land, situate western side of Rick Road (T-521) in Bern Township, Berks County, Pennsylvania, shown as Lot 1 on a plan titled "Mengel Subdivision - Lot 2", prepared by dH Enterprises, last revised September 22, 2021 and recorded in the Berks County Recorder of Deeds in Document Number 2021058268. Being more fully bounded and described as follows, to wit:

BEGINNING at a point, said point being marked with an iron pin, said point being located on the western side of Rick Road and being the northernmost corner of the herein described tract, thence along said right-of-way, S63° 29' 52"E, a distance of 142.71' to a point, thence leaving said right-of-way and passing along Lot 2 of the Subdivision, the following four (4) courses: 1) S39° 53' 46"W, a distance of 372.60' to a point; thence, 2) S54° 28' 50"E, a distance of 101.32'

to a point; thence, 3) N84° 53' 46"E, a distance of 40.48' to a point; thence, 4) S54° 28' 50"E, a distance of 92.11' to a point; thence, along lands of Gary L. Mengel Jr., S54° 28' 50"E, a distance of 222.13' to a point; thence, along lands of David and Maria C. Dewald and lands of Craig T. and Janice B. Dewald, S35° 31' 10"W, a distance of 439.48' to a point marked with a marble monument, thence; along lands of Phillis E. Heffner, N62° 21' 10"W, a distance of 528.93' to a point marked with a marble monument, thence; along lands of Leon H. and Erica S. Venier, N62° 22' 37" W, a distance of 170.15 to a point marked with a marble monument, thence; along lands of Paul V. and Bonnie K. Rochotte, h/w, the following five (5) courses: 1) N44° 22' 29"E, a distance of 376.81', to a point marked with an iron pin, thence; 2) N44° 37' 14"W, a distance of 10.94', to a point marked with an iron pin, thence; 3) N45° 14' 11"E, a distance of 110.87' to a point marked with an iron pin, thence; 4) S61° 46' 25", a distance of 9.65', to a point marked with an iron pin, thence; 5) N44° 22' 29"E, a distance of 377.90', to the POINT OF BEGINNING.

CONTAINING 8.353 acres, more or less.

BEING the same premises conveyed to Overlord Real Estate Holdings, LLC by deed dated March 10, 2022 and recorded on March 11, 2022 assigned to Instrument Number 2022010466 in the Berks County Recorder of Deeds Office.

TO BE SOLD AS PROPERTY OF: Overlord Real Estate Holdings, LLC

Case No. 23-03933

Judgment Amount: \$180,765.15

Atty: Brock &amp; Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon to be erected in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Stone Meadow" by Barry Isett & Associates, P.C. Consulting Engineers and Surveyors, dated May 6, 1991, last revised July 1, 1991, recorded in the Office of the Recording of Deeds, in and for the County of Berks, at Reading, Pennsylvania, in Plan Book 183, page 40, as follows, to wit:

BEGINNING at a point on the Westerly side of Stone Avenue (T-892) (44.00 feet wide), at a corner of Lot Number 3, as shown on said Plan; thence extending from said point of beginning, South 02 degrees 34 minutes 48 seconds East, along the said Westerly side of Stone Avenue, the distance of 100.00 feet to a point, a corner in line of lands now or late of Jeffcoat, as shown on said Plan; thence extending South 84 degrees 00 minutes 00 seconds West, along lands of Jeffcoat, the distance of 613.10 feet to an iron pin (found), at a corner in line of lands now or late of Kline, as shown on said Plan; thence



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extending along lands of Kline, the 2 following courses and distances, viz: (1) extending North 03 degrees 00 minutes 00 seconds West, the distance of 314.22 feet to an iron pin (set) a corner; and (2) extending North 23 degrees 37 minutes 49 seconds West, the distance of 125.53 feet; to an iron pin (found) at a corner of lands now or late of Graisa, as shown on said Plan; thence extending North 84 degrees 22 minutes 11 seconds East, along lands of Grasia, the distance of 255.29 feet to an iron pin (found), at a corner in line of Lot Number 2, as shown on said plan; thence extending South 02 degrees 24 minutes 42 seconds East, partly along Lot Number 2 and also along Lot Number 3, aforesaid, the distance of 330.22 feet to a point, a corner of said Lot Number 3; thence extending North 84 degrees 00 minutes 00 seconds East, along Lot Number 3, the distance of 366.16 feet to a point, a corner of the same; thence extending North 87 degrees 25 minutes 12 seconds East, still along Lot Number 3, aforesaid, the distance of 40.00 feet to the first mentioned point on the said Westerly side of Stone Avenue and place of beginning. The entire perimeter thereof containing the bed of a certain drainage and utility easement (of varying widths) as shown on said Plan.

BEING Lot No. 4, as shown on the above mentioned Plan.

BEING PARCEL NUMBER: 5471-00-56-9350

SUBJECT TO a 44 foot private road right-of-way the northerly lines of which are coincident with the northerly property line of the above described tract as shown on the aforesaid subdivision plan for Stone Meadows;

ALSO subject to a wetlands easement as shown on said subdivision plan for Stone Meadows and any and all easements or record.

BEING THE SAME PREMISES WHICH Robert G. Sausser by Deed dated November 29, 2001 and recorded in Berks County in Record Book 3450 page 220, granted and conveyed unto Valerie Frederick, in fee.

Being the same premises which Valerie Frederick, by Deed dated 12/30/2013 and recorded 01/09/2014, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2014000906, granted and conveyed unto Kevin E. Meckes-Gibbon and Jessica L. McDermott, as joint tenants with right of survivorship.

Tax Parcel: 5471-00-56-9350

Premises Being: 80 STONE AVE, Alburtis, PA 18011

TO BE SOLD AS THE PROPERTY OF: KEVIN E MECKES-GIBBON; JESSICA L MCDERMOTT.

Case Number: 23-04320

Judgment Amount: \$131,505.03

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

Attorneys for Plaintiff

A Florida professional limited liability company

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with the two and one-half story frame dwelling house, frame barn and other buildings erected thereon, situate a short distance west of the macadam state Highway-Legislative Route No. 06073, known as Chapel Hill Road, between the Fritztown Road and Mohns Hill Road in the Township of Spring, County of Berks and State of Pennsylvania and being Lot No. 1 on a plan of lots as laid out by Walter A. Heckman in March 1982, and is recorded in Plan Book Volume 125, page 50, Berks County Records; bounded on the North by residue property belonging to Walter A. Heckman; on the east by property belonging to Gertrude S. Cooper, widow, and Ernest S. Cooper, his wife; and on the west by residue property belonging to Walter A. Heckman and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the southern edge of a gravel driveway leading from the herein-described property in an easterly direction to the Macadam State Highway-Legislative Route No. 06073 known as Chapel Hill Road; the aforesaid point of Beginning being the most southeastern corner of the herein-described property, the most southwestern corner of property belonging to Gertrude S. Cooper, widow, and Ernest S. Cooper, single man, and being in line of property belonging to M. Kenneth Young and Betty M. Young, his wife; thence along property belonging to M. Kenneth Young and Betty M. Young, his wife, the two (2) following courses and distances, viz: (1) South 40 degrees 6 minutes West, a distance of 155.71' to a corner marked by an iron pin; and (2) south 45 degrees 49 minutes west, a distance of 31.48' to a corner; thence along residue property belonging to Walter A. Heckman the three (3) following courses and distances, viz: (1) north 45 degrees 35 minutes a distance of 393.41' to a corner, (2) north 39 degrees 41 minutes west as distance of 245.79' to a corner; and (3) passing through an iron pin 20.52' from the last-described corner and passing through another iron pin 11.50' from the next-described corner, north 63 degrees 11 minutes east, a distance of 289.37' to a corner in line of property belonging to Gertrude S. Cooper, widow and Ernest S. Cooper, singleman; thence along property belonging to Gertrude S. Cooper, widow, and Ernest S. Cooper, singleman, passing through an iron pin 14.76' from the next-described corner, south 33 degrees 41 minutes East, a distance of 545.15' to the place of Beginning.

CONTAINING three and twenty-eight one hundredths (3.28) acres.

TOGETHER with the right of ingress and egress along a twenty feet (20') wide right of way leading from the herein-described property in an easterly direction to the Macadam State Highway, Legislative Route No. 06073 known as Chapel Hill Road, as granted by Ernest S. Cooper and

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Gertrude S. Cooper to Walter A. Heckman and is recorded in Misc. Book Vol. 384, page 719, Berks County Records.

PROPERTY ADDRESS: 247 CHAPEL HILL ROAD SINKING SPRING, PA 19608

PARCEL NUMBER: 80437504622473

TITLE TO SAID PREMISES IS VESTED IN DANIEL M. MCNALLY, MARRIED BY DEED FROM ROBERT H. SIMONS, JR. MARRIED DATED 11/18/1991 RECORDED 12/20/1991 IN BOOK 2260, PAGE 1804, INSTRUMENT NO. 49219

TO BE SOLD AS THE PROPERTY OF: DANIEL MCNALLY A/K/A DANIEL M. MCNALLY.

No. 23-05027

Judgment: \$251,950.21

Attorney: Emmanuel J. Argentieri, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, Bounded and described according to a final plan of Oak View Estates II, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 14, 1998 and last revised March 3, 1999, said Plan recorded in Berks County in Plan Book 235 page 43, as follows, to wit:

BEGINNING at a point of curve in the Southwesterly side of Mohegan Drive (53 feet wide) said point being a corner of Lot No. 68 on said Plan; thence extending from said point of beginning along Lot No. 68 South 45 degrees 16 minutes 50 seconds West 120.39 feet to a point in line of lands now or late of Pennsylvania Power and Light Company; thence extending along said lands North 41 degrees 48 minutes West 89.62 feet to a point, a corner of Lot No. 70 on said Plan; thence extending along same North 48 degrees 12 minutes East 120.00 feet to a point on the Southwesterly side of Mohegan Drive; thence extending along same the two following courses and distances: (1) South 41 degrees 48 minutes East 74.50 feet to a point of curve, and (2) Southeastwardly along the arc of a circle curving to the left, having a radius of 176.50 feet, the arc distance of 8.99 feet to the first mentioned point and place of BEGINNING

TITLE TO SAID PREMISES IS VESTED IN Rod E. Matthews, by deed from Rod E. Matthews and Sonja E. Matthews, husband and wife dated May 19, 2015, recorded June 4, 2015 in the Berk's County Clerk's/Register's Office in Instrument Number 2015018706.

COMMONLY KNOWN AS 3408 Mohegan Drive, Spring Township, Reading PA 19608

UPI NO.: 80-4386-17-01-7236

MAP PIN NO.: 438617017236

To be sold as the property Rod E. Matthews

Docket #23-05295

Judgment Amount: \$131,146.74

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land, together with the two story and attic stucco covered stone dwelling house and one story frame garage erected thereon, situate on the southeastern side of the Macadam Township Road T-355 known as Black Matt Road, between River Road and Shenkels Church, in the Township of Union, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a railroad spike in the center line of the Macadam Township Road T-355 known as Black Matt Road, said corner being the southwestern most corner of the herein described property;

THENCE in and along the center line of the aforesaid Macadam Township Road T-355 known as Black Matt Road, North 44 degrees 18 minutes 40 seconds East, a distance of 250.00 feet to a corner marked by a railroad spike;

THENCE along property now or late of Leon A. Davidheiser and Clara F. Davidheiser, husband and wife, the three following courses and distances, viz:

1. leaving the aforesaid Macadam Township Road T-355 known as Black Matt Road, passing through a concrete stone 22.87 feet from the last described corner, South 55 degrees 25 minutes 20 seconds East, a distance of 170.00 feet to a corner marked by a concrete stone;

2. south 33 degrees 59 minutes 30 seconds West, a distance of 254.05 feet to a corner marked by a concrete stone; and

3. passing through an iron pin 25.60 feet from the next described corner, North 53 degrees 23 minutes 20 seconds West, a distance of 215.00 feet to the place of BEGINNING.

Thereon erected a dwelling house known as:

75 Black Matt Road

Douglasville, PA 19518

Tax Parcel #88536302577799

Account: 88026625

See Deed Book Vol 2534, Page 1666

Sold as the property of:

FRED CAMACHO AKA ALFRED CAMACHO, Solely in His Capacity as Heir of DOROTHY CAMACHO AKA DOROTHY A. CAMACHO, Deceased

Prothonotary # 23-10750

Judgment: \$172,152.51

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 80-4375-06-37-4546

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS

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ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATED IN THE TOWNSHIP OF SPRING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT

BEGINNING AT AN IRON PIN IN THE SIDE OF A PUBLIC HIGHWAY,

THENCE BY PROPERTY OF NOW OR LATE HENRY GEHRET SOUTH 14° 45' EAST, 272 FEET TO STAKE,

THENCE BY LAND NOW OR LATE OF JOHN MILLER NORTH 73° 15' EAST, 44 FEET TO A STAKE

THENCE BY PROPERTY NOW OR LATE OF AMANDA STIELY AND A PRIVATE DRIVEWAY, NORTH 14° 30' WEST, 282 FEET TO AN IRON PIN IN A PUBLIC HIGHWAY.

THENCE IN SAID PUBLIC HIGHWAY SOUTH 60° 30' WEST, 42 FEET AND 6 INCHES TO THE PLACE OF BEGINNING TOWN/CITY/VILLAGE: SPRING COUNTY: BERKS

SECTION - BLOCK - LOT. 80-4375-06-37-4546

Being known as: 878 FRITZTOWN ROAD, READING, PENNSYLVANIA 19608.

Title to said premises is vested in Nancy J. Schaeffer and Kervin K. Schaeffer, husband and wife by deed from RONALD D. RAPP, SR., SINGLE MAN AND VICTORINE G. RAPP, SINGLE WOMAN dated September 24, 1974 and recorded September 24, 1974 in Deed Book 1659, Page 1254 Instrument Number 12523. The said Nancy J. Schaeffer died on March 14, 2017 thereby vesting title in her surviving spouse Kervin K. Schaeffer by operation of law.

TO BE SOLD AS THE PROPERTY OF KERVIN K. SCHAEFFER

Case No. 23-10752

Judgment Amount: \$136,111.10

Atty: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of ground or unit, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as set forth in that certain Declaration of Covenants, Conditions, Easements and Restrictions for Woodgate Village, Section III, a Planned Community recorded with the Berks County Recorder of Deeds in Record Book 4840 page 2145, which has been submitted to the provisions of the Pennsylvania Planned Community Act, 68 PA.C.S.A Section 5101, et seq., as follows, to wit:

BEING Unit No. 25C as shown on said Declaration.

Being the same premises which Rebecca L. Bair, now known as Rebecca L. Reinhard, by Deed Dated 10/29/2020 and recorded 11/05/2020, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument

No. 2020041967, granted and conveyed unto Christopher LoraH, Single person, their heirs and assigns.

Tax Parcel: 43532506376521

Premises Being: 2506 Orchard View Rd, Reading, PA 19606

TO BE SOLD AS THE PROPERTY OF: CHRISTOPHER LORAH.

Case Number: 23-12842

Judgment Amount: \$83,955.57

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF LAND TOGETHER WITH A TWO AND ONE-HALF (2-1/2) STORY FRAME DWELLING AND OTHER IMPROVEMENTS ERECTED THEREON ON THE NORTHEAST CORNER OF EAST MAIN STREET AND RHODES ALLEY, AS SHOWN ON PLAN OF SURVEY NUMBER GHI-B-5008 BY GIBBONS & HATT, INC., READING, PENNSYLVANIA AND SITUATE IN THE BOROUGH OF BIRDSBORO, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STEEL PIN ON THE POINT OF INTERSECTION OF THE NORTH TOPOGRAPHICAL BUILDING LINE IF EAST MAIN STREET (FIFTY FEET WIDE), WITH THE EAST SIDE OF RHODES ALLEY (TWELVE FEET WIDE) AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF BIRDSBORO; THENCE EXTENDING IN A NORTHEASTERLY DIRECTION ALONG THE EAST SIDE OF RHODES ALLEY ON A LINE FORMING AN INTERIOR ANGLE OF EIGHTY-SEVEN (87) DEGREES FIFTY-SEVEN (57) MINUTES WITH THE NORTH TOPOGRAPHICAL BUILDING LINE OF EAST MAIN STREET, A DISTANCE OF ONE HUNDRED FORTY-FOUR FEET AND FIFTY-NINE HUNDREDTHS OF ONE FOOT (144.59') TO THE POINT OF INTERSECTION OF THE EAST SIDE OF RHODES ALLEY WITH THE NORTH SIDE OF FARMER STREET (TWELVE FEET WIDE), SAID POINT ALSO BEING LOCATED ON THE NORTH SIDE OF A TEN FEET WIDE ALLEY AS CALLED FOR IN DEED BOOK VOLUME 847 PAGE 556, BERKS COUNTY RECORDS AND IN LINE OF PROPERTY BELONGING NOW OR LATE TO SAMUEL RHOADS; THENCE EXTENDING IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTH SIDE OF SAID TEN FEET WIDE ALLEY AND ALONG PROPERTY BELONGING TO THE LATE

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SAMUEL RHOADS, ON A LINE FORMING AN INTERIOR ANGLE OF NINETY-FOUR DEGREES THREE MINUTES, WITH THE LAST DESCRIBED LINE A DISTANCE OF SIX FEET AND SEVENTY-EIGHT HUNDREDTHS OF ONE FOOT (6.78') TO A STEEL PIN, A CORNER OF PROPERTY BELONGING TO WILLIAM R. KING AND MARY M. KING, HIS WIFE, BEING KNOWN AS HOUSE NUMBER 525 EAST MAIN STREET; THENCE EXTENDING IN A SOUTHWESTERN DIRECTION ALONG HOUSE NUMBER 525 EAST MAIN STREET, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON A LINE FORMING AN INTERIOR ANGLE OF NINETY-SEVEN DEGREES FORTY-EIGHT MINUTES WITH THE LAST DESCRIBED LINE PASSING THROUGH MARBLE MONUMENTS ON LINE AT DISTANCES OF NINETEEN FEET AND SEVENTY-EIGHT HUNDREDTHS OF ONE FOOT (19.78') AND NINETY FEET AND FORTY-THREE HUNDREDTHS OF ONE FOOT (90.43') FROM THE LAST DESCRIBED CORNER, A TOTAL DISTANCE OF NINETY-SIX FEET AND THREE HUNDREDTHS ON ONE FOOT (96.03'), TO A POINT ON THE CENTER OF THE PARTY WALL BETWEEN HOUSES NUMBERED 523 AND 525 EAST MAIN STREET, AND (2) IN AND ALONG THE CENTER LINE OF SAID PARTY WALL, ON A LINE FORMING AN INTERIOR ANGLE OF ONE HUNDRED SIXTY-SEVEN DEGREES TWO MINUTES WITH THE LAST DESCRIBED LINE, A DISTANCE OF FIFTY FEET AND SEVENTEEN HUNDREDTHS OF ONE FOOT (50.17') TO A MARBLE MONUMENT ON THE NORTH TOPOGRAPHICAL BUILDING LINE OF EAST MAIN STREET; THENCE EXTENDING IN A NORTHWESTERLY DIRECTION ALONG THE NORTH TOPOGRAPHICAL BUILDING LINE OF EAST MAIN STREET ON A LINE FORMING AN INTERIOR ANGLE OF NINETY-THREE DEGREES WITH THE LAST DESCRIBED LINE, A DISTANCE OF TWENTY-FIVE FEET AND SIXTY-SEVEN HUNDREDTHS OF ONE FOOT (25.67') TO THE PLACE OF BEGINNING.

CONTAINING IN AREA TWO THOUSAND EIGHT HUNDRED EIGHTY SQUARE FEET (2,880.00) OF LAND, MORE OR LESS.

BEING KNOWN AS: 523 EAST MAIN STREET BIRDSBORO, PA 19508

PROPERTY ID: 5344-10-35-4839

TITLE TO SAID PREMISES IS VESTED IN CRYSTAL M. PANNEBAKER BY DEED FROM BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA, A PENNSYLVANIA CORPORATION DATED 08/16/2012 RECORDED 10/02/2012 INSTRUMENT NO. 2012041149

TO BE SOLD AS THE PROPERTY OF CRYSTAL M. PANNEBAKER.

Docket No. 23-13822

Judgment: \$69,695.38

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

### LEGAL DESCRIPTION

All that certain two story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected.

Situate on the South side of Muhlenberg Street, being Number 1328 between Thirteenth and Fourteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

On the North by said Muhlenberg Street: on the East by property now or late of William E. Hauf; and on the South and West by property now or late of G. Frederick Mertz and Johanna H., his wife and John F. Christian and Caroline H. Christian, his wife.

Containing in front or width on said Muhlenberg Street, East and West, Fourteen (14) feet more or less and in depth, North and South, of an equal width 100 feet more or less.

Being the same property conveyed to Doris Nolan who acquired title by virtue of a deed from Stephen E. DePalantino and Christine M. DePalantino, husband and wife, and Duncan F. Swezey and Laura F. Swezey, husband and wife, dated June 30, 2000, recorded July 11, 2000, at Document ID 32310, and recorded in Book 3218, Page 242, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 1328 MUHLENBERG STREET, READING, PA 19602.

Parcel No.: 16531630284160

Account: 16524050

See Deed Book Volume 3218, Page 242

TO BE SOLD AS THE PROPERTY OF DORIS NOLAN

Prothonotary # 23-14136

Judgment: \$162,575.95

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 80438618403918C22

All that certain parcel of land situated in the County of Berks, State of Pennsylvania, to wit:

All that certain dwelling shown as Unit 22 and being part of a building shown as Units 19-24 within the Oak Terrace Development Final Plan recorded in Deed Book Volume 154, page 18, in the Berks County Courthouse, being located on the southerly side of Iroquois Avenue (60' wide) West of Spohn Road situate in Spring

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

Beginning at the northeast corner of the herein described Unit 22 a corner of Unit 21 of the aforesaid building and being in line of land of the "Townhouse Area" as shown on the above referenced Plan, said point of beginning being the five (5) following courses and distances from the centerline intersection of the said Iroquois Avenue and Spohn Road :

(1) North fifty four degrees five minutes forty three seconds West (N. 54° 05' 43" W.) along the centerline of Iroquois Avenue seven hundred seventy two feet (772.00') to a point.

(2) Leaving the centerline of Iroquois Avenue and crossing the southerly right of way thereof South thirty five degrees fifty four minutes seventeen seconds West (S. 35° 54' 17" W.) seventy eight feet and nine hundredths of one foot (78.09') to a point, said point being the northeast corner of the aforesaid building,

(3) Along Units 19,20 and partly along Unit 21 of the aforesaid building South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) forty feet and thirty two hundredths of one foot (40.32') to a point, a corner of the said Unit 21.

(4) Continuing along the said Unit 21 North fifty four degrees eighteen minutes seven seconds West (N. 54° 18' 07" W.) two feet (2.00') to a point,

(5) Continuing along the said Unit 21 of the said building South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) nineteen feet and seventy one hundredths of one foot (19.71') to a point,

Thence from the said point of beginning and along the said "Townhouse Area" the three (3) following courses and distances to wit:

(1) South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) nineteen feet and seventy one hundredths of one foot (19.71') to a point.

(2) South thirty four degrees eighteen minutes seven seconds East (S. 54° 18' 07" E.) two feet (2.00') to a point,

(3) South thirty five degrees forty one minutes fifty three seconds West (S.35° 41' 53" W.) zero feet and thirty two hundredths of one foot (0.32') to a point a corner of Unit 23 of the aforesaid building;

Thence along the said Unit 23 North fifty four degrees eighteen minutes seven seconds West (N. 54° 18' 07" W.) thirty nine feet and ninety eight hundredths of one foot (39.98') to a point a corner of the said Unit 23 in line of the aforesaid "Townhouse Area"; thence along the said "Townhouse Area" North thirty five degrees forty one minutes fifty three seconds East (N. 35° 41' 53" E.) twenty feet and three hundredths of one foot (20.03') to a point a corner of Unit 21 of the aforesaid building; thence along the

said Unit 21 South fifty four degrees eighteen minutes seven seconds East (S. 54° 18' 07" E.) thirty seven feet and ninety eight hundredths of one foot (37.98') to the first mentioned point and place of beginning.

Containing an area of seven hundred sixty two square feet (762 square feet) being the same, more or less.

Being known as: 2906 MARVIN DRIVE, READING, PENNSYLVANIA 19608.

Title to said premises is vested in Ramon Rosa by deed from SHARION L. ENDY LAPRELLA FORMERLY SHARON L. ENDY dated December 15, 2020 and recorded February 10, 2021 in Instrument Number 2021005879.

TO BE SOLD AS THE PROPERTY OF RAMON ROSA

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Case No. 23-14181

Judgment Amount: \$144,772.13

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN Southern portion of a semi-detached two-story dwelling house and the lot or piece of ground whereon the same is erected, situate on the West side of Hollywood Avenue, between Filbert Street and Cumberland Avenue, being No. 110 Hollywood Avenue in the Borough of Mount Penn, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Western building line of Hollywood Avenue, said point being 140.09 feet South of the Southwest building corner of said Hollywood Avenue and Filbert Street; thence in a Southern direction along said Western building line of Hollywood Avenue, a distance of 22.22 feet to a point; thence at right angles in a Western direction, a distance of 100 feet to a point in the center line of a 12 feet wide driveway; thence at right angles in a Northern direction by a line running through the center line of said 12 feet wide driveway, a distance of 22.22 feet to a point; thence at right angles in an Eastern direction by a line running through the division wall separating the within property No. 112 Hollywood Avenue to the North, a distance of 100 feet to a point, the place of beginning, and forming a right angle with said Western building line of Hollywood Avenue.

BEING THE SAME PREMISES which Ryan Watts by Deed dated June 2, 2021 and recorded June 7, 2021 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2021028175, granted and conveyed unto Andre L. Ferreira.

BEING KNOWN AS 110 Hollywood Avenue, Reading, PA 19606.

TAX PARCEL NO. 64-5316-08-98-8397

ACCOUNT:

See Instrument No. 2021028175

To be sold as the property of Andre L. Ferreira

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Exhibit A

Case Number: 23-14784

Judgment Amount: \$1,485,982.42, plus additional interest accruing at the Default Rate of 20% per annum from and after September 15, 2023, attorneys' fees and costs, and any other additional fees and charges accruing under the Loan Documents from and after September 15, 2023 until paid in full, less any credits, payments and/or offsets to which Defendant shall be entitled under the Loan Documents.

Attorneys: Sommer L. Ross, Esquire & Malcolm M. Bates, Esquire  
Address: 6 Hearthstone Court, Reading, Berks County, Pennsylvania 19606

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots or pieces of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Land Development Plan known as Lots 7 and 8 "Crestwood East," drawn by John W. Hoffert, Professional Land Surveyor, dated March 12, 1990, said Plan recorded in Berks County in Plan Book 170 Page 66, as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Hearthstone Court, a corner common to Lots 8 and 9 on said Plan; thence along the Southerly right-of-way line of Hearthstone Court the three following courses and distances, viz: (1) in an Easterly direction by a line curving to the left having a radius of 300.00 feet and a distance along the arc of 62.13 feet to a point a monument; (2) South 83 degrees 40 minutes 15 seconds East 60.00 feet to a point of curve; and (3) in an Easterly direction by a line curving to the left having a radius of 255.00 feet, and a distance along the arc of 91.43 feet to a point, a point of intersection with the Southwesterly right-of-way line of the access road to lands of the Crestwood Swimming Pool Association; thence along same the two following courses and distances, viz: (1) South 32 degrees 00 minutes 15 seconds East 122.69 feet to a point of curve; and (2) in a Southeasterly direction crossing a twenty-five feet wide sanitary sewer and storm sewer easement by a line curving to the left having a radius of 143.13 feet and a distance along the arc of 132.50 feet to a point an iron pin a corner common to Lots 7 and 6A on said Plan and lands of Crestwood Swimming Pool Association; thence along lands of Crestwood Swimming Pool Association, South 04 degrees 57 minutes 18 seconds West 68.45 feet to a point a corner common to Lots 7 and 10 on said Plan; thence along Lot 10, crossing the twenty-five feet wide easement aforesaid, crossing a twenty feet wide sanitary sewer easement, and crossing a twenty feet wide utility easement, North 86 degrees 58 minutes 29 seconds West 503.05 feet to a point a corner common to Lots 8 and 9 on said Plan; thence along Lot 9 North 28 degrees 36 minutes

42 seconds East 257.39 feet to the point and place of BEGINNING.

CONTAINING 1.89 acres of land.

BEING Lots Nos. 7 and 8 on the above-mentioned Plan.

BEING known 6 Hearthstone Court.

BEING Tax Parcel No. 43-5326-18-30-2552.

BEING the same premises which W/P Land Development Co., a Pennsylvania General Partnership by Deed dated 8/3/2001 and recorded 8/9/2001 in the County of Berks in Record Book 3378 Page 1344, granted and conveyed unto 6 Hearthstone Realty, LLC, a New Jersey limited liability company, in fee.

TO BE SOLD AS THE PROPERTY OF: 6 HEARTHSTONE REALTY, LLC

Exhibit B

Real Estate Related Collateral

Case Number: 23-14784

Judgment Amount: \$1,485,982.42, plus additional interest accruing at the Default Rate of 20% per annum from and after September 15, 2023, attorneys' fees and costs, and any other additional fees and charges accruing under the Loan Documents from and after September 15, 2023 until paid in full, less any credits, payments and/or offsets to which Defendant shall be entitled under the Loan Documents.

Attorneys: Sommer L. Ross, Esquire & Malcolm M. Bates, Esquire

Debtor: 6 Hearthstone Realty, LLC Secured Party: Valley National Bank

All of Debtor's right, title and interest in and to the following property (collectively, the "Collateral"):

**LEGAL DESCRIPTION**

1. All that certain tract or parcel of land and premises hereinafter particularly described on Exhibit 1 attached hereto and made a part hereof, situate, lying, and being in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania (the "Land").

2. Any and all sidewalks and alleys, and all strips and gores of land, adjacent to or used in connection with said Land, whether now owned or hereafter acquired.

3. Any and all awards, damages, payments and other compensation and any and all claims therefore and rights thereto which may result from taking or injury by virtue of the exercise of the power of eminent domain of or to, or any damage, injury or destruction in any manner caused to, the Premises (as hereinafter defined), or any part thereof, or from any change of grade or vacation of any street abutting thereon.

4. Any and all fixtures, and all machinery, equipment, chattels, goods and other articles of property, whether real estate or not, now or at any time hereafter attached to or situated in or upon, which are owned by the Debtor and used or useful in the operation of, the Land or

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the buildings, structures and improvements erected or hereafter erected thereon, or of any business now or hereafter operated by the owner or any occupant of the Land and/or the buildings, structures and improvements thereon, or any part of either or both, or any part thereof, (except any personal property, furnishings or furniture owned by any tenant unrelated to Debtor occupying the Land and/or the buildings, structures and improvements thereon, or any part of either or both and used by such tenant in the space occupied by it, to the extent that the same does not become the property of the Debtor, as landlord, under the lease with such tenant or under applicable law and except any permitted encumbrances in favor of other lienors in connection with leased property not owned by the Debtor), including without limitation:

5. All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets, air-conditioning equipment, plumbing fixtures, heating fixtures, mirrors, mantels, refrigerating plant, carpeting, furniture, ranges, refrigerators, ovens, dishwashers, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the Land and/or the buildings, structures and improvements thereon, or any part of either or both and intended to be installed therein which are owned by the Debtor; and all renewals or replacements thereof, all additions thereto or articles in substitution thereof and all of the estate, right, title and interest of the Debtor in and to all property of any nature whatsoever, now or hereafter situate on or in the Land and/or buildings, structures and improvements thereon, or any part of either or both or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto and all persons claiming by through or under them.

6. All unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter obtained by Debtor with respect to the Premises (as hereinafter defined).

7. All rights, dividends and/or claims of any kind, nature or description whatsoever (including, without limitation, damage, secured, unsecured, lien, priority, or administration claims); together with the right to take any action or file any papers or process in any court of competent jurisdiction, which may in the opinion of Secured Party be necessary to preserve, protect, or enforce such rights or claims, including without limitation the filing of any proof of claim in any insolvency proceeding under any state, federal or other laws; including any rights, claims or awards accruing to, or to be paid to, Debtor in its capacity as landlord under any lease affecting all or any portion of the Land and/or the buildings, structures and improvements thereon.

8. All and singular the tenements,

hereditaments and appurtenances belonging to the Land or any part thereof, or the buildings, structures and improvements thereon, or in anywise appertaining thereto (including but not limited to all leases, income, rents, issues and profits arising therefrom), all streets, alleys, passages, ways, watercourses, easements, all other rights, liberties and privileges of whatsoever kind or character, the reversions and remainders, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well at law or in equity, of Debtor, in and to all the foregoing or any or every part thereof (said Land, buildings, structures, improvements, fixtures, machinery, equipment, tenements, and other property interests described and enumerated above are hereinafter collectively referred to as the "Premises" or the "Mortgaged Premises").

TO BE SOLD AS THE PROPERTY OF:  
6 HEARTHSTONE REALTY, LLC  
&#xa0;&#xa0;Exhibit 1ALL THOSE CERTAIN lots or pieces of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Land Development Plan known as Lots 7 and 8 "Crestwood East", drawn by John W. Hoffert, Professional Land Surveyor, dated March 12, 1990, said Plan recorded in Berks County in Plan Book 170 Page 66, as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Hearthstone Court, a corner common to Lots 8 and 9 on said Plan; thence along the Southerly right-of-way line of Hearthstone Court the three following courses and distances, viz: (1) in an Easterly direction by a line curving to the left having a radius of 300.00 feet and a distance along the arc of 62.13 feet to a point a monument; (2) South 83 degrees 40 minutes 15 seconds East 60.00 feet to a point of curve; and (3) in an Easterly direction by a line curving to the left having a radius of 255.00 feet, and a distance along the arc of 91.43 feet to a point, a point of intersection with the Southwesterly right-of-way line of the access road to lands of the Crestwood Swimming Pool Association; thence along same the two following courses and distances, viz: (1) South 32 degrees 00 minutes 15 seconds East 122.69 feet to a point of curve; and (2) in a Southeasterly direction crossing a twenty-five feet wide sanitary sewer and storm sewer easement by a line curving to the left having a radius of 143.13 feet and a distance along the arc of 132.50 feet to a point an iron pin a corner common to Lots 7 and 6A on said Plan and lands of Crestwood Swimming Pool Association; thence along lands of Crestwood Swimming Pool Association, South 04 degrees 57 minutes 18 seconds West 68.45 feet to a point a corner common to Lots 7 and 10 on said Plan; thence along Lot 10, crossing the twenty-five feet wide easement aforesaid, crossing a twenty feet wide sanitary sewer easement, and crossing a twenty feet wide utility easement, North 86 degrees 58 minutes 29 seconds West 503.05 feet to a point

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a corner common to Lots 8 and 9 on said Plan; thence along Lot 9 North 28 degrees 36 minutes 42 seconds East 257.39 feet to the point and place of BEGINNING.

CONTAINING 1.89 acres of land.

BEING Lots Nos. 7 and 8 on the above-mentioned Plan.

BEING known 6 Hearstone Court.

BEING Tax Parcel No. 43-5326-18-30-2552.

BEING the same premises which W/P Land Development Co., a Pennsylvania General Partnership by Deed dated 8/3/2001 and recorded 8/9/2001 in the County of Berks in Record Book 3378 Page 1344, granted and conveyed unto 6 Hearstone Realty, LLC, a New Jersey limited liability company, in fee.&#xa0;

#### Exhibit C

#### Personal Property

Case Number: 23-14784

Judgment Amount: \$1,485,982.42, plus additional interest accruing at the Default Rate of 20% per annum from and after September 15, 2023, attorneys' fees and costs, and any other additional fees and charges accruing under the Loan Documents from and after September 15, 2023 until paid in full, less any credits, payments and/or offsets to which Defendant shall be entitled under the Loan Documents.

Attorneys: Sommer L. Ross, Esquire & Malcolm M. Bates, Esquire

The Collateral shall consist of all of the personal property of Debtor, wherever located, and now owned or hereafter acquired, including, but not limited to:

#### LEGAL DESCRIPTION

1. Account: a right to payment of a monetary obligation, whether or not earned by performance, (i) for property that has been or is to be sold, leased, licensed, assigned or otherwise disposed of, (ii) for services rendered or to be rendered, (iii) for a policy of insurance issued or to be issued, (iv) for a secondary obligation incurred or to be incurred, (v) for energy provided or to be provided, (vi) for the use or hire of a vessel under a charter or other contract, (vii) arising out of the use of a credit or charge card or information contained on or for use with the card, or (viii) as winnings in a lottery or other game of chance operated or sponsored by a state, governmental unit of a state or person licensed or authorized to operate the game by a state or governmental unit of a state. The term includes health-care-insurance receivables. The term does not include (i) rights to payment evidenced by chattel paper or an instrument, (ii) commercial tort claims, (iii) deposit accounts, (iv) investment property, (v) letter-of-credit rights or letters of credit, or (vi) rights to payment for money or funds advanced or sold, other than rights arising out of the use of a credit or charge card or information contained on or for use with the card.

2. Chattel paper: a record or records that evidence both a monetary obligation and a security interest in specific goods, a security interest in specific goods and software used in the goods, a security interest in specific goods and license of software used in the goods, a lease of specific goods, or a lease of specific goods and license of software used in the goods. In this subdivision, "monetary obligation" means a monetary obligation secured by the goods or owed under a lease of the goods and includes a monetary obligation with respect to software used in the goods. The term does not include (i) charters or other contracts involving the use or hire of a vessel, or (ii) records that evidence a right to payment arising out of the use of a credit or charge card or information contained on or for use with the card. If a transaction is evidenced by records that include an instrument or series of instruments, the group of records taken together constitutes chattel paper.

3. Deposit accounts: demand, time, savings, passbook or similar account maintained with a bank. The term does not include investment property or accounts evidenced by an instrument.

4. Electronic Chattel Paper: chattel paper evidenced by a record or records consisting of information stored in an electronic medium.

5. Equipment: goods other than inventory, farm products or consumer goods.

6. General intangibles: any personal property, including things in action, other than accounts, chattel paper, commercial tort claims, deposit accounts, documents, goods, instruments, investment property, letter-of-credit rights, letters of credit, money and oil, gas or other minerals before extraction. The term includes payment intangibles and software.

7. Goods: all things that are movable when a security interest attaches. The term includes (i) fixtures, (ii) standing timber that is to be cut and removed under a conveyance or contract for sale, (iii) the unborn young of animals, (iv) crops grown, growing or to be grown, even if the crops are produced on trees, vines or bushes, and (v) manufactured homes. The term also includes a computer program embedded in goods and any supporting information provided in connection with a transaction relating to the program if (i) the program is associated with the goods in such a manner that it customarily is considered part of the goods, or (ii) by becoming the owner of the goods, a person acquires a right to use the program in connection with the goods. The term does not include a computer program embedded in goods that consist solely of the medium in which the program is embedded. The term also does not include accounts, chattel paper, commercial tort claims, deposit accounts, documents, general intangibles, instruments, investment property, letter-of-credit rights, letters of credit, money or oil, gas or other minerals before extraction.

8. Instruments: a negotiable instrument or any



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other writing that evidences a right to the payment of a monetary obligation, is not itself a security agreement or lease and is of a type that in ordinary course of business is transferred by delivery with any necessary endorsement or assignment. The term does not include (i) investment property, (ii) letters of credit, or (iii) writings that evidence a right to payment arising out of the use of a credit or charge card or information contained on or for use with the card.

9. Inventory: Goods, other than farm products, which are leased by a person as lessor, are held by a person for sale or lease to be furnished under a contract of service, are furnished by a person under a contract of service, or consist of raw materials, work in process, or materials used or consumed in a business.

10. Investment Property: a security, whether certificated or uncertificated, security entitlement, securities account, commodity contract or commodity account.

11. Letter-of-credit rights: a right to payment or performance under a letter of credit, whether or not the beneficiary has demanded or is at the time entitled to demand payment or performance. The term does not include the right of a beneficiary to demand payment or performance under a letter of credit.

12. Payment Intangibles: a general intangible under which the account debtor's principal obligation is a monetary obligation.

13. Promissory Notes: an instrument that evidences a promise to pay a monetary obligation, does not evidence an order to pay and does not contain an acknowledgment by a bank that the bank has received for deposit a sum of money or funds.

14. Software: a computer program and any supporting information provided in connection with a transaction relating to the program. The term does not include a computer program that is included in the definition of goods.

15. To the extent not listed above as original collateral, proceeds and products of the foregoing.

TO BE SOLD AS THE PROPERTY OF: 6 HEARTHSTONE REALTY, LLC

[1] Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in that certain Security Agreement dated December 11, 2011 (the "Security Agreement"). A true and correct copy of the Security Agreement is attached to Plaintiff's Complaint in Mortgage Foreclosure as Exhibit E and incorporated herein by reference.

Docket #23-14910  
Judgment Amount: \$100,057.17  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected situate on the North

side of Delta Avenue, between Hoffer and Raymond Avenues in the City of Reading, County of Berks and Commonwealth of Pennsylvania, on the Plan of Northmont as laid out by David B. Hoffer, said plan being recorded in the Recorder's Office at Reading, Pennsylvania, in Plan Book 5, page 1, and being more particularly 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 W. E. and Charles A. Mills, being No. 843 Delta Avenue;

On the South by Delta Avenue; and

On the West by property now or late of Landis F. Miller, being No. 839 Delta Avenue.

CONTAINING in front or width on said Delta Avenue sixteen feet (16') and in depth of equal width one hundred and ten feet (110') to said ten feet wide alley.

TOGETHER with the free and uninterrupted use forever of the ten feet wide alley on the North in common with the owners and occupiers of the land adjacent thereto.

Thereon erected a dwelling house known as:

841 Delta Avenue  
Reading, PA 19605  
Tax Parcel #17530816930051  
Account: 17344050

See Deed Book 4985, Page 2240

Sold as the property of:

CHAD E. NORTHEIMER

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, April 5, 2024 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.

**ACTION TO QUIET TITLE**

**First and Final Publication**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 23-17472

BENIAMINO GRANDE, Plaintiff  
vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE

2/15/2024

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OR INTEREST FROM OR UNDER ROD A. RITTENHOUSE, DECEASED, Defendants

**LEGAL NOTICE  
ACTION TO QUIET TITLE**

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROD A. RITTENHOUSE, DECEASED, Defendants.

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint you must take action within twenty (20) days after this publication by entering a written appearance personally or by an 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 the relief requested by the Plaintiff. You may lose money, property or other rights important to you.

You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following to find out where you can get legal help.

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

The Complaint, filed in the Court of Common Pleas of Berks County, Pennsylvania at No. 23-17472, alleges that the Plaintiff, BENIAMINO GRANDE, is the owner of the following parcel of property: 1225 Columbia Avenue, Sinking Spring Borough, Berks County, Pennsylvania **Tax ID # 79437620921458**. The Court has ordered that notice to this action may be given by publication so that title to the property may be adjudicated. The Complaint requests the Court to decree that fee simple title to the property is absolutely and unconditionally vested in Plaintiff to the exclusion of all others including, without limitation, the Defendants, the Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rod. A. Rittenhouse, Deceased, their heirs, successors and assigns, and that the Defendants and all persons claiming under them are forever barred from claiming any interest in and to said property.

**BRENNAN & FOLINO  
By Salvatore Folino, Esq.**

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Blue Rocks Properties, Inc.**, a Pennsylvania corporation, with an address of 301 Mabel Lane, Hamburg, PA 19526, 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.

**Russell E. Farbiarz, Esq.  
Antanavage Farbiarz, PLLC  
64 N. 4th Street  
Hamburg, PA 19526**

Notice is hereby given that the shareholders and directors of **SPRAY FOAM INSULATION SERVICES, INCORPORATED**, 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.

**Beiler Legal Services, PC, Solicitors  
105 S. Hoover Ave.  
New Holland, PA 17557**

**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, 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: **Rescue at Haven de Bie Farm**

The purposes for which it was organized are: charitable purposes.

**FLASTER GREENBERT PC, SOLICITORS  
1810 Chapel Ave.  
W. Cherry Hill, NJ 08002**

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-17940

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NOTICE IS HEREBY GIVEN that the Petition of JARED DONALD SPEECE was filed in the above named Court, praying for a Decree to change his name to JARED MICHAEL SMELTZER.

The Court has rescheduled the February 23, 2024 hearing until March 13, 2024, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, before the Honorable James E. Gavin, 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.

**Kelsey E. Frankowski, Esq.  
PLANK - FRANKOWSKI**  
Four Park Plaza, Suite 205  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-17939

NOTICE IS HEREBY GIVEN that the Petition of MADISON KATHERINE SPEECE was filed in the above named Court, praying for a Decree to change her name to MADISON SMELTZER.

The Court has fixed March 13, 2024, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, before the Honorable James E. Gavin, 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.

**Kelsey E. Frankowski, Esq.  
PLANK - FRANKOWSKI**  
Four Park Plaza, Suite 205  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-00212

NOTICE IS HEREBY GIVEN that the Petition of Rebekah Grace Snyder was filed in the above named Court, praying for a Decree to change their name to BEKAH GIBS SNYDER.

The Court has fixed February 27, 2024, at 2:30 p.m. in Courtroom "4E" 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. 23-15374

NOTICE IS HEREBY GIVEN that the Petition of Sarah Elizabeth Troyer was filed in the above named Court, praying for a Decree to change their name to TOBY BUNNY HIGHWATER.

The Court has fixed March 13, 2024, at 9:00 a.m. in Courtroom "4A" 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.

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-15458

BMO Bank N.A., Plaintiff  
vs.  
CVS Trucking, Inc. and Juan Carvajal,  
Defendants

Nature of Case: Breach of Contracts with  
BMO Bank N.A.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within the next twenty (20) days. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

James K. Haney, Esq.  
1500 JFK Blvd.,  
2 Penn Center Plaza, Ste. 810  
Philadelphia, PA 19102  
(215) 546-2776

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**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****BARRETT, MARY also known as  
BARRETT, MARY H., dec'd.**

Late of Spring Township.  
Executrix: LEAH C. HILL.  
c/o ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**BENDER, MARY A. also known as  
BENDER, MARY ANN, dec'd.**

Late of 40 Montello Rd.,  
Spring Township.  
Executrices: DONNA L. FREY,  
41 Montello Rd.,  
Sinking Spring, PA 19608 and  
DEBRA L. STOVER,  
5436 Sky Hill Dr.,  
McLeansville, NC 27301.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**BILL, DENNIS E., dec'd.**

Late of Amity Township.  
Executor: DAVID T. BILL,  
201 Foxcatcher Ln.,  
Media, PA 19063.  
ATTORNEY: MATTHEW R. KESSLER, ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**D'AUGUSTINE, MURIEL, dec'd.**

Late of Cumru Township.  
Executor: RONALD D'AUGUSTINE,  
11 Buck Haven,  
Reading, PA 19607.  
ATTORNEY: KENNETH MILLMAN, ESQ.,  
FANELLI, EVANS & PATEL, P.C.,  
867 Berkshire Blvd., Suite 103,  
Wyomissing, PA 19610

**DIETRICH, ANNELEISE H., dec'd.**

Late of 2000 Cambridge Ave. #TC803,  
Spring Township.  
Executors: DAVID WEAVER,  
SCOTT WEAVER and  
MARK WEAVER.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**ELLIS, ROBERT H., dec'd.**

Late of Douglass Township.  
Executors: ROBERT W. ELLIS,  
KATHLEEN K. ECHOLS and  
BONNIE F. RUSS.  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
MONASTRA & GRATER, LLC,  
400 Creekside Drive, Suite 409,  
Pottstown, PA 19464

**FITTERLING, ESTHER L., dec'd.**

Late of Borough of Kenhorst.  
Executrix: KIMBERLY A. LONG,  
2921 Gerard Ave.,  
Reading, PA 19608.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**HAFER, CHARLES J., dec'd.**

Late of 178 N. 3rd St.,  
Borough of Hamburg.  
Executrix: LORI BLUM,  
1187 S. Sanatoga Rd.,  
Pottstown, PA 19465.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**HARCAR, JOSEPH MICHAEL, dec'd.**

Late of Bern Township.  
Administratrix: AMY H. HOLLOWAY.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**HESS, NANCY M. also known as  
HESS, NANCY JANE, dec'd.**

Late of Brecknock Township.  
Executrix: BARBARA H. LANZA,  
5075 Valley View Rd.,  
Mohnton, PA 19540.  
c/o ATTORNEY: DAVID A. MEGAY, ESQ.,  
OWM LAW,  
41 E. High Street,  
Pottstown, PA 19464

**HONIGFELD, ALLEN JOSEPH also  
known as**

**HONIGFELD ALLEN J., dec'd.**  
Late of Amity Township.  
Executrix: JENNA L. HONIGFELD,  
107 Loyalsock Dr.,  
Douglassville, PA 19518.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

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**HOWARD, DENNIS P. also known as****HOWARD, DENNIS PAUL, dec'd.**

Late of 29 Poplar St.,  
Borough of Boyertown.  
Executor: BRYAN D. HOWARD,  
203 Mail Route Rd.,  
Reading, PA 19608.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**MACOMBER, CHRISTOPHER MICHAEL****also known as****MACOMBER, CHRIS, dec'd.**

Late of Exeter Township.  
Administratrix: SARAH A. MACOMBER,  
100 Badger St.,  
Birdsboro, PA 19508.  
ATTORNEY: MATTHEW R. KESSLER, ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**NELSON, SR., ERIC EDWARD, dec'd.**

Late of Marion Township.  
Executrix: ELIZABETH ROBERTS FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**NUDD, VIOLA B., dec'd.**

Late of 306 Gernants Church Rd.,  
Borough of Leesport.  
Administratrix: CHRISTINE KRAMES,  
537 S. 5th St.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**PEFFLEY, JOYCE E., dec'd.**

Late of 1732 Westwood Rd.,  
Spring Township.  
Executors: JEANINE MCMILLAN,  
1732 Westwood Rd.,  
Wyomissing, PA 19610 and  
TODD PEFFLEY, |  
2128 Mayo Dr.,  
Reading, PA 19601.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**POLITZA, JR., LEONARD J., dec'd.**

Late of 803 Fritz Ave.,  
Cumru Township.  
Executrix: BEVERLY D. POLITZA,  
413 Center Street,  
Coal Township, PA 17866

**SALEM, JACQUELINE ANN, dec'd.**

Late of City of Reading.  
Administratrix: MELISSA SALEM,  
302 South 16th St.,  
Reading, PA 19602.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SEKULSKI, MILDRED J., dec'd.**

Late of 1011 Berks Rd.,  
Bern Township.  
Executrices: LINDA J. WEST,  
800 Golden Dr., Apt. B5,  
Blandon, PA 19510 and  
ELAINE M. FICK,  
18 Quinter Lane,  
Temple, PA 19560.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**SHOWERS, FAY B. also known as  
SHOWERS, FAYE B., dec'd.**

Late of 8 S. Main St.,  
Borough of Bernville.  
Executor: KENNETH D. SHOWERS,  
703 N. Garfield Rd.,  
Bernville, PA 19506.  
ATTORNEY: CHRISTOPHER J.  
HARTMAN, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**SURUSKIE, FRANK G., dec'd.**

Late of Borough of Sinking Spring.  
Executrix: RISA QUARANTOTTO.  
c/o ATTORNEY: ROBERT TIMOTHY  
MILLS, ESQ.,  
526 Court Street,  
Reading, PA 19601

**TONG, ANGES C.P., dec'd.**

Late of 1204 103rd St.,  
Galveston, Texas 77554.  
Executor: RUSSELL KELLEY.  
c/o ATTORNEY: JACOB T. THIELEN,  
ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**WENTZEL, ANN L., dec'd.**

Late of 111 South Richmond St.,  
Borough of Fleetwood.  
Executor: MICAH R. WENTZEL,  
111 South Richmond St.,  
Fleetwood, PA 19522.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

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

Late of 1508 N. 12th St.,  
City of Reading.  
Executrix: MICHELLE WYANDT.  
c/o ATTORNEY: JACOB T. THIELEN,  
ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

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**Second Publication****ALBRIGHT, STEPHANIE JEAN, dec'd.**

Late of Union Township.  
 Administrator: GEORGE G. ALBRIGHT,  
 511 Red Corner Rd.,  
 Douglassville, PA 19518.

**ALTHOUSE, JR., RALPH J., dec'd.**

Late of 133 N. Cacoosing Dr.,  
 Spring Township.  
 Executor: KURT ALTHOUSE,  
 1217 Van Steffy Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,

Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**ARENTZ, THERESA A., dec'd.**

Late of 313 Brookline Plaza,  
 City of Reading.  
 Executrix: LORI AITA,  
 16 Millstone Dr.,  
 Newtown, PA 18940.  
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY  
 P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**BOWERS, ALBERT RAYMOND DOLAN  
also known as**

**BOWERS, ALBERT R.D., dec'd.**  
 Late of 1121 North 5th St.,  
 City of Reading.  
 Executors: ASHLEY A. MILLER,  
 120 Greenwich St., 3C,  
 New York, NY 10006 and  
 JOHN L. BOWERS,  
 11751 West Martin Rd.,  
 Casa Grande, AZ 85194.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 REBECCA BATDORF STONE, ESQ., P.C.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607

**CONNORS, KATHLEEN ALYCE, dec'd.**

Late of Spring Township.  
 Administrator: JAMES W. CONNORS, III,  
 3 Verna Dr.,  
 West Lawn, PA 19609.  
 ATTORNEY: THOMAS L. KLONIS, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**COPELAND, BOBBY, dec'd.**

Late of 405 Pear St.,  
 City of Reading.  
 Administrator: KEITH COPELAND,  
 64 Fairview St.,  
 Pine Grove, PA 17963.  
 ATTORNEY: TONYA A. BUTLER, ESQ.,  
 2312 Fairmont Avenue, Suite 402,  
 Reading, PA 19604

**DEHART, ROBERT B. also known as  
DEHART, BRONCO, dec'd.**

Late of Borough of West Reading.  
 Executrix: JOANNE A. LEININGER.  
 c/o ATTORNEY: DARAL A. WOERLE, ESQ.,  
 P.O. Box 6765,  
 Wyomissing, PA 19610

**FRIES, HAROLD H., dec'd.**

Late of Borough of Shillington.  
 Executor: THOMAS M. FRIES.  
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
 BITLER LAW, P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508

**GAISBAUER, LUZIA D., dec'd.**

Late of 450 Philadelphia Ave., #205,  
 Cumru Township.  
 Executrix: EVELYN M. JONES,  
 39 North Rd.,  
 Robesonia, PA 19551.

ATTORNEY: ZACHARY D. GRIFFITH, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Snyder LLP,  
 Wyomissing, PA 19610

**GIORGIO, TINDARO, dec'd.**

Late of Cumru Township.  
 Executrix: LINDA L. GIORGIO.  
 c/o ATTORNEY: J. WILLIAM WIDING,  
 III, ESQ.,  
 KOZLOFF STOUT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**GRETH, ANN L., dec'd.**

Late of Cumru Township.  
 Executor: DONALD GRETH,  
 450 E. Philadelphia Ave., Unit 215,  
 Reading, PA 19607.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**GROMIS, JOYCE F., dec'd.**

Late of 1800 Tulpehocken Rd.,  
 Borough of Wyomissing.  
 Executor: MATTHEW M. RHODES,  
 20 Golfview Ln.,  
 Reading, PA 19606.  
 ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,

Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**HERMANY, MARION M., dec'd.**

Late of 501 Hoch Rd., Apt. 233,  
 Borough of Blandon.  
 Executor: RONALD N. HERMANY,  
 432 Dryville Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

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**LAFOLLETTE, SALLY A., dec'd.**

Late of 275 Henne Rd.,  
Jefferson Township.  
Executrix: KELLIE A. SIMPKINS,  
275 Henne Rd.,  
Bernville, PA 19506.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**MOSZCZIENSKI, FRANCES A., dec'd.**

Late of Muhlenberg Township.  
Administratrix: BARBARA A. ENDY,  
1020 Tiny Lane,  
Reading, PA 19605.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**NOWATARSKI, HELEN, dec'd.**

Late of Borough of Shillington.  
Executor: JOHN V. NOWOTARSKI, JR.,  
10 Pinewood Dr.,  
Douglassville, PA 19518.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**OHLINGER, GLADYS M., dec'd.**

Late of Heidelberg Township.  
Executors: LINDA ANN SAUL,  
102 S. Cherry St.,  
Myerstown, PA 17067 and  
NORMAN LEE OHLINGER,  
16 W. Ryeland Rd.,  
Womelsdorf, PA 19567.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**PURCELL, KATHLEEN ELIZABETH, dec'd.**

Late of Borough of Birdsboro.  
Executor: WILLIAM A. PURCELL,  
1846 Weavertown Rd.,  
Douglassville, PA 19518.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**SBARBORO, PHYLLIS also known as**

**SBARBORO, PHYLLIS L., dec'd.**  
Late of Douglass Township.  
Executrix: ROSEMARIE EISSLER,  
207 Cimarron Village Way,  
Henderson, NV 89012.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**SHADEL, RICHARD F., dec'd.**

Late of 1704 County St.,  
Borough of Laureldale.  
Executors: MARIANN S. PLATT,  
1704 County St.,  
Laureldale, PA 19605 and  
LISA L. GRETH,  
1656 Washington Ave.,  
Northampton, PA 18067.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**SOLOMON, CONSTANCE JOAN also known as**

**SOLOMON, CONSTANCE and  
SOLOMON, CONNIE and  
SOLOMON, C.J, dec'd.**  
Late of Amity Township.  
Executrix: JUDITH LYNN SOLOMON,  
c/o ATTORNEY: CARRIE A. KENNEDY,  
ESQ.,  
171 W. Lancaster Ave.,  
Paoli, PA 19301.

**STARK, SHARON SHEEHE also known as  
STARK, SHARON A., dec'd.**

Late of Borough of Kutztown.  
Executor: HOWARD J. STARK,  
425 1st Ave.,  
Bethlehem, PA 18018.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**STITZEL, DONALD F., dec'd.**

Late of City of Reading.  
Administratrix: SANDRA L. STITZEL,  
100 Brookline Plaza,  
Reading, PA 19607.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**THOMAS, THELMA M., dec'd.**

Late of Maiden creek Township.  
Executor: DANIEL H. ROSE.  
c/o ATTORNEY: BRIAN F. BOLAND, III, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**TRETTIN, CARL E., dec'd.**

Late of 1339 Monroe Ave.,  
Borough of Wyomissing.  
Executor: CARL C. TRETTIN,  
712 Wakendaw Blvd.,  
Mt. Pleasant, SC 29464.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

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**ULRICH, AUDREY F., dec'd.**

Late of 9 Reading Dr., Apt. 328,  
Lower Heidelberg Township.  
Executrix: KIM A. PIRTLE,  
428 Fairway Dr.,  
Mechanicsburg, PA 17055.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**ULRICH, MARY L., dec'd.**

Late of Ontelaunee Township.  
Executrix: EILEEN M. CIRULLI,  
927 Elnore Ave.,  
Temple, PA 19560.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**VALENTINE, RUSSELL A., dec'd.**

Late of Tulpehocken Township.  
Executrix: CHERYL J. NORNHOLD,  
16023 Horizon Ct.,  
Clermont, FL 34711.  
ATTORNEY: TIMOTHY T. ENGLER, ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**WALTZ, SUSAN MAREE, dec'd.**

Late of 1232 Greenwich St.,  
City of Reading.  
Administratrix: KATHIE WALTZ,  
92 Hope Circle,  
Mohrsville, PA 19541.  
ATTORNEY: TONYA A. BUTLER, ESQ.,  
2312 Fairmont Avenue, Suite 402,  
Reading, PA 19604

**Third and Final Publication****BAYLOR, DENNIS J., dec'd.**

Late of Tilden Township.  
Executrix: AMELIA RAY.  
c/o ATTORNEY: MS. STEPHANIE  
RAUCH-MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**BEADLE, JR., ALBERT E., dec'd.**

Late of 816 E. Bellevue Ave.,  
City of Reading.  
Executrices: JUDY L. SEIDEL and  
LORI L. KREIDER.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

**BORTZ, MILDRED O., dec'd.**

Late of Muhlenberg Township.  
Executrices: ROXANNE BORTZ and  
LEANNE BRIGLE.  
c/o ATTORNEY: MS. STEPHANIE  
RAUCH-MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**CIRULLI, SHIRLEY V. also known as  
CIRULLI, SHIRLEY VIRGINIA, dec'd.**

Late of 501 Autumn Lane,  
Muhlenberg Township.  
Executrix: MARGARET R. MOYER,  
501 Autumn Lane,  
Reading, PA 19605.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**CONRAD, ELEANOR D. also known as  
CONRAD, ELEANOR and  
DELONG, ELEANOR CONRAD, dec'd.**

Late of 1724 Dauphin Ave.,  
Borough of Wyomissing.  
Executor: CAROL C. WONDOWSKI,  
1724 Dauphin Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**COOK, GRAYDON LEE, dec'd.**

Late of 500 Walnut Tree Dr.,  
Blandon.  
Executrix: JENNIFER LEE MILLER,  
8 Cider Mill Run,  
Leesport, PA 19533.  
ATTORNEY: JARED M. MELLOTT, ESQ.,  
Summers Nagy Law Offices,  
35 South Duke St.,  
York, PA 17401

**EISENHOWER, DONNA M., dec'd.**

Late of West Lawn.  
Executor: JOSEPH T. BAMBRICK, JR.,  
ESQ.,  
529 Reading Avenue,  
West Reading, PA 19611

**EVANS, JOANNA M., dec'd.**

Late of Borough of Shillington.  
Executrix: KIMBERLY J. BRINKER.  
c/o ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**GARVIN, JESSIE MAE, dec'd.**

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

**HALL, PAULINE WENGER also known as  
HALL, PAULINE W., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executrix: KATHLEEN M. RISSER.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610



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**HARTLINE, SHIRLEY, dec'd.**

Late of 2915 Leiszs Bridge Rd.,  
Muhlenberg Township.

Executors: SHASTA L. UHRIG,  
2990 Levan St.,

Reading, PA 19606 and  
TARINDA L. PETERSEN,  
104 Misty Lane,  
Reading, PA 19606.

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

**HERBINE, WYNN S., dec'd.**

Late of Borough of Womelsdorf.

Executor: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**HRICO, MARILYN ELAINE also known as  
HRICO, MARILYN, dec'd.**

Late of 1335 Cross Keys Rd.,  
Bern Township.

Executrix: LISA HRICO,  
809 Hill Rd.,  
Wernersville, PA 19606.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**LORD, RICHARD H., dec'd.**

Late of Borough of Fleetwood.

Executors: BRENDA L. HOWER and  
CHERYL A. LORD.

c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
KOZLOFF STOUTT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**NELSON, JOHN HAROLD, dec'd.**

Late of 83 Imperial Dr.,  
Cumru Township.

Administratrix: DEBRA KAY NELSON,  
83 Imperial Dr.,  
Reading, PA 19607.

ATTORNEY: REBECCA BATDORF STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**PAINTER, GLADYS MARIE, dec'd.**

Late of 125 1st St.,  
Wernersville Borough.

Executrix: COLLEEN V. PAINTER,  
125 1st St.,  
Wernersville, PA 19565.

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

**RAFALASKI, EDWARD E., dec'd.**

Late of Pike Township.

Executrix: ADRIANNE L. RAFALSKI.  
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**RHOADES, GEOFFREY DAVID , dec'd.**

Late of Borough of Womelsdorf.

Administrator: RON R. RHOADES.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**RODRIGUEZ, PEDRO J., dec'd.**

Late of City of Reading.

Administrator: LESLIE A. RODRIGUEZ.  
c/o ATTORNEY: STEPHANIE RAUCH-  
MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**ROURKE, MATTHEW C., dec'd.**

Late of Borough of Lenhartsville.

Executor: MARK ROURKE.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**SIEGFRIED, ELEANOR K., dec'd.**

Late of 91 South Kemp Rd.,

Maxatawny Township.  
Executors: DENNIS D. SIEGFRIED,  
91 South Kemp Rd.,  
Kutztown, PA 19530 and  
LARRY I. SIEGFRIED,  
91 South Kemp Rd.,  
Kutztown, PA 19530.

ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**WAWRZYNIAK, JR., RICHARD  
THOMAS, dec'd.**

Late of 32 Speck Rd.,  
Brecknock Township.

Administratrix: TATUM C. WALB,  
32 Speck Rd.,  
Mohnton, PA 19540.

ATTORNEY: ROBIN S. LEVENGOD,  
ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

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**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:*

**Berks Imprints** with its principal place of business at 4 Sawgrass Drive, Reading, PA 19606.

The name and address of the person owning

2/15/2024

or interested in said business is: Pink Poppy Party Shoppe, LLC, 4 Sawgrass Drive, Reading, PA 19606.

The application was filed on January 31, 2024.

**Jeffrey R. Boyd, Esq.**  
**BOYD & KARVER, P.C.**

7 East Philadelphia Avenue, Ste. 1  
Boyetown, PA 19512-1154

**CWI Railroad System Specialists** with its principal place of business at 1827 County Line Road, Barto, PA 19504.

The name and address of the person owning or interested in said business is: CWI, Inc., 1827-1829 County Line Road, Barto, PA 19504.

The application was filed on December 21, 2023.

**Dorothy K. Weik-Hange, Esq.**  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,

114 East Broad Street,  
P.O. Box 64769  
Souderton, PA 18964

**Rail Yard Supply** with its principal place of business at 1827 County Line Road, Barto, PA 19504.

The name and address of the person owning or interested in said business is: CWI, Inc., 1827-1829 County Line Road, Barto, PA 19504.

The application was filed on December 21, 2023.

**Dorothy K. Weik-Hange, Esq.**  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,

114 East Broad Street,  
P.O. Box 64769  
Souderton, PA 18964

**RYSX Railroad Equipment Specialists** with its principal place of business at 1827 County Line Road, Barto, PA 19504.

The name and address of the person owning or interested in said business is: CWI, Inc., 1827-1829 County Line Road, Barto, PA 19504.

The application was filed on December 21, 2023.

**Dorothy K. Weik-Hange, Esq.**  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,

114 East Broad Street,  
P.O. Box 64769  
Souderton, PA 18964

**ULTRAVIOLET** with its principal place of business at P.O. Box 3832, Reading, PA 19606.

The name and address of the person owning or interested in said business is: Kimberly Mancini, P.O. Box 3832, Reading, PA 19606.

The application was filed on January 1, 2024.

**MISCELLANEOUS**

**PUBLIC HEARING NOTICE OF  
PROPOSED PRIVATE SALES TO BE  
CONDUCTED BY THE BERKS COUNTY  
TAX CLAIM BUREAU**

As presented by:  
Nicole E. Blanding, Director  
Socrates J. Georgeadis, Solicitor

**PROPERTY #1:**

NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 533 MULBERRY STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING TWO HUNDREDTHS (0.02) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY INSTRUMENT #2015010698, AND BEARING PARCEL NUMBER 11531761039300. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March 18, 2024, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601.

**PROPERTY #2:**

NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 334 HOLLENBACH STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING THREE HUNDREDTHS (0.03) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY VOLUME # 1739 PAGE 888, AND BEARING PARCEL NUMBER 15530756441259. The private sale will be conducted in accordance

2/15/2024

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with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March 18, 2024, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601.

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