

LEGAL NOTICES

NOTICE

Court of Common Pleas of Berks County No. 25-14300

The Tax Claim Bureau of Berks County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Berks County, Pennsylvania, on October 24, 2025, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 12, 2025, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return nisi on November 05, 2025. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after November 05, 2025. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

By: Tax Claim Bureau of Berks County, Pennsylvania

Nicole E. Blanding, Director of the Berks County Tax Claim Bureau

Socrates J. Georgeadis, Esq., Solicitor for the Berks County Tax Claim Bureau

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
	21543600182852	NURSERY RD	ALBANY TWP	GUYTON DOUGLAS	\$5,000.00	Riverpath, Inc.	\$73,100.00
1220886	22531819620464	2003 RESERVOIR RD	ALSACE TWP	MAEKITAN DAVID	\$14,000.00	Edgemont Terrace, LLC.	\$151,100.00
1220977	34439302655253	39 GILL RD	BRECKNOCK TWP	ENGLISH JAY	\$14,000.00	Coastline Capital, LLC.	\$210,100.00
1221008	38538815641543	1970 WEISSTOWN RD	COLEBROOK-DALE TWP	TANEY ANDREW D	\$26,000.00	SafetyNet, LLC.	\$207,100.00
1221012	38539709157095703	1230 MILLERS CT	COLEBROOK-DALE TWP	READING MICHAEL S	\$6,000.00	Moonshot Assets, LLC.	\$6,000.00
1221019	39438518315649	11 CRALEY LN	CUMRU TWP	GRIFFITH JOYCE E	\$16,000.00	Brabharan Th-uraisamy	\$82,700.00
1221123	45542400383726	DREIBELBIS STA RD	GREENWICH TWP	BLATT BRIAN R & HOL-LENBACH SUSAN T	\$3,000.00	Luljeta Ardoli and Musa Ardoli	\$50,300.00
1221133	45545600401917TV4	196 CREEK RD	GREENWICH TWP	KIRKLAND KODY A	\$2,000.00	Robert P. Burns	\$2,900.00
1221159	52549001198877749	1 APACHE RN	HEREFORD TWP	DAUSI AMBER	\$10,000.00	Moonshot Assets, LLC.	\$10,000.00
1221215	57531918314371	3506 LAUREL CT	LAURELDALE BORO	PIERCE JENNIFER A	\$3,000.00	Reynaldo Hernandez Marrero	\$3,000.00
1221302	66530816745698	405 MADISON AV	MUHLNBERG TWP	ROHAN PROPERTIES LLC	\$17,000.00	SafetyNet, LLC.	\$17,100.00
1221303	66530816746639	403 MADISON AV	MUHLNBERG TWP	ROHAN PROPERTIES LLC	\$24,000.00	SafetyNet, LLC.	\$24,100.00
1221304	66530816747606	401 MADISON AV	MUHLNBERG TWP	ROHAN PROPERTIES LLC	\$63,000.00	SafetyNet, LLC.	\$66,600.00
1221324	66530918414399	3501 SHEIDY AV	MUHLNBERG TWP	FETTER RANDOLPH R	\$16,000.00	Brabharan Th-uraisamy	\$91,100.00

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Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1221325	66531802689383	CRYSTAL ROCK RD	MUHLBERG TWP	SHERMAN JANEL M	\$5,000.00	Robert Wegner and Kathleen Wegner	\$9,000.00
1221341	68449106483265	911 MOHRSVILLE RD	ONTELAUNEE TWP	MARCININ GEORGE & MARY A % BRAZOS NATIONAL BANK	\$9,000.00	Riverpath, Inc.	\$75,100.00
1221370	73530302576680T01	260 BEECH RD	ROBESON TWP	LUTZ WARREN G	\$1,000.00	Tate Olaveson	\$1,000.00
1221378	73532519618819	BOONETOWN RD	ROBESON TWP	BELL JOY	\$2,000.00	Timothy B. Bitler	\$12,700.00
1221379	73532519618938	56 BOONETOWN RD	ROBESON TWP	BELL JOY	\$41,000.00	Timothy B. Bitler	\$146,200.00
1221393	75545103201099	103 PRICETOWN RD	ROCKLAND TWP	JONES KELVIN EUGENE	\$8,000.00	Alejandro Ramirez	\$8,000.00
1221395	75546000021747	50 BOYER RD	ROCKLAND TWP	LAWRENCE KENNETH E JR	\$13,000.00	Trademark Realty, LLC.	\$59,100.00
1221398	75546104917241T01	25 ROCKY LN	ROCKLAND TWP	AKINS KAREN	\$9,000.00	Robert P. Burns	\$9,200.00
1221415	77439508776608	PEARL ST	SHILLINGTON BORO	DUDLEY DAVID A	\$1,000.00	Kaley Wagner	\$1,000.00
1221435	80437404718763	OLD LANCASTER PI	SPRING TWP	KNIGHT RICARDO	\$1,000.00	Bret A. Whitaker and Catherine E. Whitaker	\$1,000.00
1221436	80437404736685	ROCKLAND AV	SPRING TWP	BANATTE ODNIE	\$1,000.00	Josh Michael White-head	\$1,000.00
1221441	80438511553684	1763 ACORN DR	SPRING TWP	KNOUSE IRVIN L	\$19,000.00	Coastline Capital, LLC.	\$175,100.00
1221476	84448411752282T05	206 MEMORY LN	TILDEN TWP	LAMM HUNTER & BARROS BRITNI	\$2,000.00	Genesis Stone	\$2,000.00
1221488	84448411752282TX6	327 OAK ST	TILDEN TWP	WYMAN TRICIA	\$6,000.00	Genesis Stone	\$6,000.00
1221520	8953890298481T14	369 DEER RUN RD	WASHINGTON TWP	REVER LINDA	\$1,000.00	Raeon Cunningham	\$1,000.00

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1221522	89539806399488	STAUFFER RD	WASHINGTON TWP	TROXEL JOHN E/MARTHA A	\$28,000.00	Riverpath, Inc.	\$95,600.00
1221540	93550717117332	217 SILK DR	WEST READING BORO	SEEPURSHAD PATHIA & NARIAN	\$17,000.00	Coastline Capital, LLC.	\$192,100.00
1221580	01530635786486	436 SPRUCE ST	CITY OF READING	MIRANDA AGENCY INC	\$1,000.00	Reynaldo Hernandez Marrero	\$1,100.00
1221651	02530643867625	615 MINOR ST	CITY OF READING	HOYT KEVIN T	\$8,000.00	Evelin Mercedes Urena Yami	\$67,900.00
1221761	06530765524505	131 W BUTTONWOOD ST	CITY OF READING	ABDULLAH MUHAMMAD H	\$9,000.00	Winston De la Rosa Ventura and Yeimy E. Villavizar Marte De De La Rosa	\$35,900.00
1221775	06530773514439	145 SCHUYLKILL AV	CITY OF READING	READING DEL EVANG CENTER C/O PASTOR MARIE SIMMONS	\$2,000.00	Angel Israel Vera Guzman	\$2,000.00
1221782	06530773515724	118 W ELM ST	CITY OF READING	ORTIZ RODRIGUEZ JOSE L	\$1,000.00	Angel Israel Vera Guzman	\$8,600.00
1221798	06530773610226	134 WALNUT ST	CITY OF READING	WILLIAMS THOMAS & MARY L	\$15,000.00	Musa MMugambi	\$50,100.00
1221824	07530774714320	408 WALNUT ST	CITY OF READING	WATTS MICHELLE	\$18,000.00	Alejandro Ramirez	\$78,700.00
1221901	09531770117946	1209 ELM ST	CITY OF READING	LOPEZ ROBIN A	\$8,000.00	All J Homes, LLC.	\$41,700.00
1221902	09531770122365	1110 R BUTTONWOOD ST	CITY OF READING	SLATEHOUSE GROUP LLC	\$1,000.00	Racon Cunningham	\$1,000.00

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1221909	09531770213473	1321 WALNUT ST	CITY OF READING	RAHMAN YAHYA ABDUR-	\$12,000.00	Jennifer Alcantara Minaya	\$85,600.00
1221926	10531629077557	524 MAPLE ST	CITY OF READING	DELAROSA ELVIN RAMON MUNOZ- & CASTILLO PILAR JIMENEZ-	\$4,000.00	Jennifer Alcantara Minaya	\$35,100.00
1222015	12530760946560	758 LANCE PL	CITY OF READING	ESCOVAR NICOLAS CAS-TANEDA	\$8,000.00	Indi Group, LLC.	\$10,000.00
1222028	12531753041559	910 DOUGLASS ST	CITY OF READING	SHUEMAN JACQUELINE	\$7,000.00	Alejandro Ramirez	\$66,000.00
1222039	12531754143812	818 LOCUST ST	CITY OF READING	RAHMAN YAHYA ABDUR-	\$11,000.00	Musa MMugambi	\$59,500.00
1222062	13531738167630	1145 N 12TH ST	CITY OF READING	NEGRON ANGEL LUIS	\$12,000.00	Alejandro Fonseca	\$59,100.00
1222065	13531738262780	1157 N 13TH ST	CITY OF READING	SMITH BETTY L	\$16,000.00	Enik, Inc.	\$116,500.00
1222077	13531745150528	948 N 11TH ST	CITY OF READING	SHAFFER H LUCILLE	\$4,000.00	Veras Investment, LLC.	\$82,000.00
1222082	13531746155474	940 N 12TH ST	CITY OF READING	MC FEE JONATHAN M	\$9,000.00	Trademark Realty, LLC.	\$37,600.00
1222086	13531746158859	1018 BIRCH ST	CITY OF READING	REYES ISIDRO	\$13,000.00	Trademark Realty, LLC.	\$35,200.00
1222091	13531746260197	1238 ROBESON ST	CITY OF READING	SEEPURSHAD NARIAN & RANI	\$12,000.00	Varlik, LLC.	\$67,100.00
1222127	14530758646325	726 N 3RD ST	CITY OF READING	BERNHART WYNONA R	\$45,000.00	Berks Equity Holdings, LLC.	\$53,100.00
1222135	14530759746730	453 DOUGLASS ST	CITY OF READING	RAHMAN YAHYA ABDUR- & FLANNERY MARY JEAN & PALMER CECIL III	\$17,000.00	Varlik, LLC.	\$50,100.00
1222137	14530759833729	624 N 6TH ST	CITY OF READING	GILBERT ROY F & BETTY J	\$14,000.00	Jouanni Cortes-Gonzalez	\$35,300.00

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1222143	14530766633387	223 HUDSON ST	CITY OF READING	JEANNOT ALLAN	\$2,000.00	Angel Israel Vera Guzman	\$2,000.00
1222146	14530767735510	557 CENTRE AV	CITY OF READING	MASTER VENTURES LLC	\$8,000.00	Berks Equity Holdings, LLC.	\$137,200.00
1222155	15530749551069	150 W WINDSOR ST	CITY OF READING	GERMOSEN JUSTINA & LEOCADIO	\$23,000.00	Veras Investment, LLC.	\$115,100.00
1222170	15530756443168	305 W OLEY ST	CITY OF READING	DELGADO OMAIRA LOPEZ-	\$21,000.00	Trademark Realty, LLC.	\$37,100.00
1222177	15530757542441	736 MCKNIGHT ST	CITY OF READING	DEJESUS JOSE & MARIA	\$26,000.00	Cesar Edilio Rodriguez Nunez	\$50,100.00
1222181	15530757548970	826 PEAR ST	CITY OF READING	ACEVEDO RAMON JR	\$17,000.00	Trademark Realty, LLC.	\$17,000.00
1222236	16531622294429	1232 ECKERT AV	CITY OF READING	COOK WILLIE JR & MARGARET	\$17,000.00	Alejandro Ramirez	\$45,100.00
1222248	16531631373896	1513 COTTON ST	CITY OF READING	MATZ TROY M	\$7,000.00	Grid Investments, LLC.	\$39,100.00
1222257	16531632472802	1649 COTTON ST	CITY OF READING	NEPPLE CATHERINE C	\$8,000.00	Trademark Realty, LLC.	\$20,100.00
1222311	17531737077061	1224 MULBERRY ST	CITY OF READING	PENA ANTONIO & LUISA % LUISA PENA	\$9,000.00	Berks Equity Holdings, LLC.	\$82,100.00
1222315	17531738163857	1125 MARION ST	CITY OF READING	CANCEL JENNIFER CRUZ	\$3,000.00	Cesar Edilio Rodriguez Nunez	\$3,000.00
1222324	18530639363724	741 SUMMIT CHASE DR	CITY OF READING	MANZUETA JOSE F	\$12,000.00	Francisco Javier Gomez Santos	\$12,000.00

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Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1222330	18530657549293	509 FERN AV	CITY OF READING	DUGGAN TIMOTHY G	\$7,000.00	Trademark Realty, LLC.	\$65,000.00
1230324	06530781517158	141 N FRONT ST	CITY OF READING	IRIZARRY JESUS & CAR-MEN	\$17,000.00	Trademark Realty, LLC.	\$35,000.00

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APPEARANCE DOCKET**Week Ending October 31, 2025****The Defendant's Name Appears
First in Capital Letters**

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

KEY**PRESIDENT JUDGE****M. THERESA JOHNSON - (MTJ)****JUDGE SCOTT E. LASH - (SEL)****JUDGE THOMAS G. PARISI - (TGP)****JUDGE MADELYN S. FUDEMAN - (MSF)****JUDGE 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)**

GUTI, TABITHA L - Capital One N A, Discover Bank; 25 15893; Michael J. Dougherty.

Abuse

BULAYA, HAGGAI - Musenge, Charity C; 25 16197; C. Musenge, IPP. (JDB).
 BUSCH, WILLIAMKYLE DAVID - Sell, Kira Ann; 25 16199; K. Sell, IPP. (JDB).
 CARABALLO, ISAIAS P - Burk, Jalyann L; 25 16201; J. Burk, IPP. (JMS).
 CASIARO, LUIS A OTERO - Alvarado, Jennifer M Rodriguez; 25 16284; J. Alvarado, IPP. (JDB).
 CORSON, LANCE GARRETT - Peters, Chloe Madison; 25 16089; C. Peters, IPP. (JDB).
 FAISON, MARCELLUS D - Faison, Amanda L; 25 16117; A. Faison, IPP. (JMS).
 FLORES, ELIAS R - Pabon, Glorimar Alvarado, A, H F, A, J F, F, A; 25 16257; G. Pabon, IPP. (TMB).
 HAYES, MICHELE L - Hayes, Monica Leslie; 25 16192; M. Hayes, IPP. (JMS).
 KOHLER, ANTHONY ADAM - Brown, Mia A; 25 16078; M. Brown, IPP. (JDB).
 LOJA, ISABELLA - Mora, Irineo Munoz; 25 16310; I. Mora, IPP. (JDB).
 MARTE, GELONI SHAWNEL - Marte, Anthony Blas; 25 16208; A. Marte, IPP. (TMB).
 MEDINA, LEONARDO A - Rivera, Jasmine M; 25 16143; J. Rivera, IPP. (JDB).
 MERRITT, DEREK M - Rothermel, Briana N; 25 16146; B. Rothermel, IPP. (JDB).
 MILLER, JACOB MATTHEW - Farry, Devan Amber; 25 16145; D. Farry, IPP. (JDB).
 MOYER, MATTHEW R - Glucksnis, Amber D; 25 16281; A. Glucksnis, IPP. (JDB).
 PACE, BRANDON CORY - Twyman, Soleil Briel; 25 16283; S. Twyman, IPP. (JDB).
 PADILLA, EDWARD M - Checo, Alicia Jocely; 25 16189; A. Checo, IPP. (TMB).
 PARDO, MARTIN - Sabater, Jetaime; 25 16216; J. Sabater, IPP. (TMB).
 PEREZ, JOHAN ALEXIS GARCIA - Vasquez, Lauryn F; 25 16061; L. Vasquez, IPP. (JDB).
 PINOTT, LUIS O - Ayala, Jessica M Ortiz; 25 16068; J. Ayala, IPP. (JDB).
 SANCHEZ, SATURNINO J - Gonzalez, Karinie L; 25 16064; K. Gonzalez, IPP. (JDB).
 SELL, KIRA ANN - Busch, Williamkyle David; 25 16090; W. Busch, IPP. (JDB).
 SHETROMPF, TYLER D - Kennedy, Madison T; 25 16148; M. Kennedy, IPP. (JDB).
 SNOOK, SHANE J - Cobb, Cortney R; 25 16217; C. Cobb, IPP. (TMB).
 VELEZ, JIMMY E - Baez, Ivianette; 25 16219; I. Baez, IPP. (TMB).
Appeal from Suspension of Official Inspection Station
 COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION
 - Ride & Rent; 25 16371; Carmen R. Stanziola. (JMS).

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Complaint

SWEITZER, RICHARD A, SWEITZER, WILLIAM J - Shultz, Raymond R, Shultz, Sherry L; 25 11573; Matthew M. Setley.

Confidential Document Form

VAZQUEZ, EVELIN - Capital One N A; 25 15895; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

AUMAN, HEATH W - JPMorgan Chase Bank N A; 25 16170; Kaitlyn Claire Conway. (JBN).

BIEHL, TAMMY - JPMorgan Chase Bank N A; 25 16277; Ian M. Lauer. (MSF).

CAMILO, RAY - Bank Of America N A; 25 16177; Jonathan P. Cawley. (MSF).

CHARY, MARCO - Citibank N A; 25 16370; Paul J. Klemm. (MSF).

DEWSBURY, MARCELIN - JPMorgan Chase Bank N A; 25 16308; Ian M. Lauer. (JBN).

DRUPP, SHAWN - American Express National Bank; 25 16286; Christopher D. Penco. (JBN).

DUMAY-CHARLES, MARIE R - JPMorgan Chase Bank N A; 25 16309; Ian M. Lauer. (JEG).

GREISS, ROBERT - Discover Bank; 25 16140; Jason E. Strand. (JEG).

IBACH, JESSICA - JPMorgan Chase Bank N A; 25 16375; Ian M. Lauer. (JEG).

KLOPP, DONNA - Bank Of America N A; 25 16167; Jonathan P. Cawley. (JEG).

MULLIS, RYAN - Bank Of America N A; 25 16166; Jonathan P. Cawley. (JBN).

ORTIZ, CARMEN - American Express National Bank; 25 16276; Christopher D. Penco. (MSF).

ROSARIO, PABLO - Citibank Na; 25 16224; Michael J. Dougherty. (JEG).

STEMPLE, DOUG - JPMorgan Chase Bank N A; 25 16287; Ian M. Lauer. (JEG).

VASQUEZ, RACHEL - Bank Of America N A; 25 16176; Jonathan P. Cawley. (JEG).

Contract - Debt Collection: Other

BUENO, FRANKLIN D - Velocity Investments LLC; 25 16183; Demetrios H. Tsarouhis. (MSF).

ORTIZ-MORAN, ISANDER - Lvnv Funding LLC; 25 16182; Gregg L. Morris. (JEG).

PERROTTO BUILDERS LTD - Pro Max Fence Systems LLC; 25 16369; Kimberly A. Bonner. (JEG).

Contract - Other

COUNTRY MANOR DNB LLC - UGI Energy Services LLC; 25 16141; Michael J. Albanese. (MSF).

DIAZ, HECTOR, DIAZ, ADA I - Fourth Housing Company Inc, Electchester Management; 25 16374; Tullio DeLucca. (JBN).

FCA US LLC - Cava, Susan; 25 16218; Robert M. Silverman. (JEG).

JED EX TRANSPORTATION INC - Pro Max Fence Systems LLC; 25 16325; Kimberly A. Bonner. (JEG).

MDM LANDSCAPING LLC, MALLOZZI, JR, JAMES MICHAEL - Deere & Company; 25 16324; Shawn P. McClure. (JBN).

WEBER, CHRISTOPHER, WEBER LAND & TREE INC - Oakmont Capital Holdings LLC; 25 16222; Everett K. Sheintoch. (JBN).

Custody

ALMAZAR, NOEL ANTONIO BURGOS - Fernandez, Ruth; 25 16255; Roarke Aston. (TMB).

CHICU, EMMANUEL - Sallada, Austen; 25 16150; Jacob D. Kramer. (TMB).

LOPEZ-SOTO, JAVIER - Riz, Amarily; 25 16079; A. Riz, IPP. (JEG).

MOTTA, SUCELI L TUT - Garcia, Eric Gallo; 25 16225; Joseph A. Guillama. (TMB).

ROMERO, FLOR A MEDINA - Rosales, Julian Lopez; 25 16163; Kenneth C. Myers. (TMB).

STEELE, IRMA ROLANDE - Steele, Bradford William; 25 16144; B. Steele, IPP. (TMB).

VIDAL, SHANNON, CLIFFORD, MILTON - Vidal, Glauco; 25 16256; Roarke Aston. (JEG).

WUNSCH, JAMIE L - Wunsch, Ronald J; 25 16165; David S. Sobotka. (TMB).

Divorce

BISSELL, SHEENA M - Bissell, Michael J; 25 16288; Nikolas David Capitano. (JDB).

BLEVINS, HAROLD - Blevins, Jennifer; 25 16290; Margaret McDonough. (TMB).

ESPADA, LLAKELIN - Forrest, Marvin; 25 16173; Joseph T. Bambrick Jr. (TMB).

FITZGERALD, JR, THOMAS PATRICK - Fitzgerald, Stephanie Lynn; 25 16190; Martin P. Mullaney. (TMB).

GOMEZ, JOSE LUIS HERNANDEZ - Hernandez, Jazmyn; 25 16278; Bernard Mendelsohn. (JDB).

LEONI, JEFFREY J - Leoni, Melissa A; 25 16323; Mark E. Zimmer. (TMB).

MARTURANO, AUTUM N - Marturano, Samuel R; 25 16291; Rebecca Batdorf Stone. (JMS).

RATHMAN, CHRIS M - Rathman, Sara E; 25 16264; Nikolas David Capitano. (TMB).

RIVERA, MANUEL - Rivera, Luz; 25 16119; Kristen L. Doleva-Lecher. (TMB).

ROMAN-RODRIGUEZ, MICHELLE C - Roman, Juan J; 25 16273; Joseph A. Guillama. (TMB).

SHIPE, DANIEL WINGERT - Shipe, Laura; 25 16262; Ryan W. McAllister. (TMB).

STEWART, GAVIN M - Stewart, Rachel M; 25 16289; Timothy B. Bitler Jr. (JDB).

WISSMANN, ROBERT - Wissmann, Abigail K; 25 16226; Courtney A. Hahn. (TMB).

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Divorce - Custody Count Complaint

FITZGERALD, JR, THOMAS PATRICK
- Fitzgerald, Stephanie Lynn; 25 16191;
Martin P. Mullaney. (TMB).

License Suspension Appeal

JAQUEZ, MIGUEL R MEJIA -
Commonwealth Of Pennsylvania
Department Of Transportation; 25
16313; Commonwealth Of Pennsylvania
Department Of Transportation, IPP. (JMS).
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Aveillas, Sandra
Elizabeth Matute; 25 16261; James C. Veith.
(JMS).

Magisterial District Justice Appeal

BERKSHIRE GARDEN APARTMENT -
Vasquez, Brian; 25 16292; B. Vasquez, IPP.
(MSF).

CAWLEY, PEGGY - Synchrony

Bank; 25 16209; Gregg L. Morris. (JBN).
COLON, SOL M - Capital One N A, Discover
Bank; 25 16126; Michael J. Dougherty.
(MSF).

ROOT, ROBERT - Will O Hill Apts; 25 16149;
Will O Hill Apts, IPP. (JEG).

Miscellaneous - Other

DENNEY ORGANIZATION INC (THE),
THORNTON, STEVE, BARTON, JIM -
McCan, Naelee; 25 16319; N. McCan, IPP.
(MSF).

Petition to Set Aside Tax Sale

TAX CLAIM BUREAU OF BERKS
COUNTY (THE), BERKS EQUITY
HOLDINGS LLC - Kennedy-Gambler,
Barbara Q; 25 16326; Joseph T. Bambrick
Jr. (JEG).

Real Property - Ejectment

ROSA, RAMON, JOHN DOE #1, JOHN
DOE #2, JOHN DOE #3, JOHN DOE #4
- Oak Terrace Townhouse Homeowners'
Association; 25 16244; Mark E.
Lovett. (MSF).

Real Property - Ground Rent

BENGAL GRP LLC - Beacon Birdsboro Pa
LLC; 25 16346; Thomas A. Rothermel.
(JBN).

**Real Property - Mortgage Foreclosure:
Residential**

BAILEY, BRETT D, BAILEY, CAROLYN D
- Newrez LLC; 25 16171; E Edward Qaqish.
(MSF).

CALHOUN, DANIEL G, CALHOUN,
MARISSA - Pennymac Loan Services LLC;
25 16169; Geraldine M. Linn. (MSF).

DELONG, ROBERT W, DELONG, BRENDA
L, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, ALL PERSONS FIRMS OR
ASSOCIATIONS CLAIMING RIGHT
TITLE OR INTEREST, DELONG,
GEORGE W - U S Bank National
Association, Registered Holders Of Chase
Funding Mortgage Loan Asset, Backed
Certificates Series 2003-6; 25 16207;
Adrienna Hunsberger. (MSF).

GONZALEZ, ANDY - Pennsylvania Housing
Finance Agency; 25 16088; Leon P.
Haller. (MSF).

MENDOZA, ROLANDO, SANTANA-
CARRASQUILLO, KIOMMY J - Nationstar
Mortgage LLC; 25 16260; E Edward Qaqish.
(MSF).

MOLINA, EMIGDIO DEJESUS - Fts Capital
LLC; 25 16223; Jennie C. Shnyder. (MSF).

MONDE, GLORIA M - Newrez LLC; 25
16215; E Edward Qaqish. (MSF).

RENDON, ESAU, SUAREZ, SOBEIDA -
Wells Fargo Bank N A; 25 16198; Paige
Zirritth. (MSF).

ROBINSON, MICHAEL T, ROBINSON,
JAN R - Newrez LLC; 25 16259; Adrienna
Hunsberger. (MSF).

SIGMAN, MYRTLE M, SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
(THE) - Pennsylvania Housing Finance
Agency; 25 16221; Leon P. Haller. (MSF).

THOMAS, JESSE R, THOMAS, SARAH R -
Guild Mortgage Company LLC; 25 16172;
Karin Schweiger. (MSF).

Real Property - Partition

TRUONG, NHE - Nguyen, Trang; 25 16245;
Larry W. Miller Jr. (JBN).

Tort Intentional

MID ATLANTIC INTERSTATE
TRANSMISSION LLC, FIRST ENERGY
COMPANY - Kunkle, Dennis Paul, Donna
Mae Kunkle Revocable Living Trust; 25
16315; Larry W. Miller Jr. (JBN).

Tort Motor Vehicle

MESSNER, MICHELLE L - Manwiller,
Melanie L; 25 16057; Greer H.
Anderson. (MSF).

ORTIZ, CARLOS, ORTIZ, CYREL -
Hernandez-Rojas, Winifer, Rojas, Ilu,
Mancebo, Yolanda; 25 16180; Joel J. Kofsky.
(JBN).

SWOFFORD, ALLEN, AISLE THREE LLC,
ABC CORPORATION, DOE, JOHN/JANE
- Breneman, Angela; 25 16087; Stephanie
Esrig. (JEG).

WORKS AT WYOMISSING LLC (THE),
REPPERT, BRITTANY NICOLE - Border,
Robin; 25 16151; Alexander C. Hyder.
(MSF).

WOTRING, RICHARD - Selective Insurance
Company Of America, Sproesser's Lawn
Care Inc; 25 16168; Steven A. Kluxen.
(MSF).

Tort Nuisance

HEELSTONE RENEWABLE ENERGY LLC,
LYONS SOLAR LLC - Kurtz, Ronald L,
Kurtz, Melody H; 25 16142; Jeffrey D.
Bukowski. (JBN).

Tort Other

LINCOLN CHEMICAL CORPORATION,
MOTHY PROPERTIES LLC, JOHN DOES,
ABC CORPORATIONS - Allstate Insurance
Company, Kasher, Jack, Kasher, Julia; 25
16220; Paul N. Sandler. (MSF).

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Tort Premise Liability

HUGHES, ROBERT T, McDONALD'S
CORPORATION - Defrain, Sabrina; 25
16179; Andrea M. Staub. (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 December 5, 2025 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

First Publication

Docket No. 22-14464

Judgment Amount: \$4,148.22

Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN tract or parcel of land together with the buildings and improvements thereon erected situate on the southern side of Cocalico Road, between Jefferson Street and the southwestern borough line in the Borough of Birdsboro, Berks County, Pennsylvania.

TAX PARCEL NO. 31-5334-20-82-6478

BEING KNOWN AS 1001 Cocalico Road,
Birdsboro, Pennsylvania 19508

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Todd
J. Myers

Docket No. 23-12033

Judgment Amount: \$7,729.90

Attorney: David D. Dugan, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania

TAX PARCEL NO. 43-5326-20-91-0572

BEING KNOWN AS 3 Elliot Drive, Exeter
Township, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Travis
M. Jacoby and Kristie J. Santangelo

Docket No. 24-11964

Judgment Amount: \$2,266.30

Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, located on the western side of Wisteria Avenue (60.00 feet wide) and being Lot No. 239,

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as shown on plan of lots known as "Lorane Orchards," recorded in Plan Book Vol. 33 page 56, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania.

TAX PARCEL NO. 43-5325-11-76-1399

BEING KNOWN AS 460 Wisteria Avenue,
Exeter Township, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF
Brandi Sue Greene

Case Number: 24-15897

Judgment Amount: \$231,579.86

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land. SITUATE along the Southwesterly side of Grant Street between East 39th Street and East 40th Street being the 2 Southeasterly lots as shown on Plan of Property belonging to Theofilos Ecelekes and Mary Ecelekes, his wife.

SITUATE in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, said Plain having been prepared by George W. Knehr, Registered Professional Surveyor, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southwesterly side of Grant Street, 60 feet wide Street, as shown on aforesaid plan, said point being 317.61 feet in a Southwesterly direction from a marble stone in the Southwesterly side of Grant Street and in line of the Southwesterly projection of the Northwesterly side of East 39th Street; thence continuing in a Southeasterly direction along the Southwesterly side of Grant Street, the distance of 180.00 feet to a point; thence in a Southwesterly direction along the land now or formerly of Dominic Maurer, Inc., by a Line making a right angles with the last described line the distance of 120.00 feet to a point; thence in a Northwesterly direction along the land now or formerly of James Bucci and Samuel Marino by a line making a right angles with the last described the distance of 180.00 feet to a point; thence in a Northeasterly direction along land formerly of Theofilos and Mary Ecelekes by a line making a right angles with the last described line the distance of 120.00 feet to the place of beginning. The angle between the last described line and the first described line being a right angles.

Under and Subject to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

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BEING KNOWN AS: 3910 GRANT STREET,
READING, PA 19606

PROPERTY ID: 43532614436425

TITLE TO SAID PREMISES IS VESTED IN
ADAM LYLE LANTEIGNE BY DEED FROM
STEVEN SCHOLL, DATED NOVEMBER 18,
2019 RECORDED NOVEMBER 20, 2019 AT
INSTRUMENT NO. 2019040557

TO BE SOLD AS PROPERTY OF: ADAM
LYLE LANTEIGNE

Case Number: 24-16178

Judgment Amount: \$87,172.29

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN LOT OR PIECE OF
GROUND WITH THE IMPROVEMENTS
THEREON ERECTED, BEING LOT NO.
108 AS SHOWN ON THE PLAN OF
“WEDGEWOOD HEIGHTS” SECTION
NO. 2, SAID PLAN RECORDED IN PLAN
BOOK VOLUME 20, PAGE 24, BERKS
COUNTY RECORDS, SITUATE ON THE
SOUTHERLY SIDE OF RESERVOIR ROAD,
EAST OF WEDGE LANE, IN THE TOWNSHIP
OF ALSACE, COUNTY OF BERKS, AND
COMMONWEALTH OF PENNSYLVANIA,
MORE FULLY BOUNDED AND DESCRIBED
AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE
SOUTHERLY LOT LINE OF RESERVOIR
ROAD (50 FEET WIDE) ON THE DIVISION
LINE BETWEEN LOT NO. 108 AND 109;
THENCE EXTENDING IN AN EASTERLY
DIRECTION ALONG THE SOUTHERLY LOT
LINE OF RESERVOIR ROAD A DISTANCE
OF 69.75 FEET TO A POINT; THENCE
EXTENDING IN A SOUTHEASTERLY
DIRECTION ALONG LAND NOW OR LATE
OF MUHLENBERG TOWNSHIP WATER
AUTHORITY, FORMING AN INTERIOR
ANGLE OF 135 DEGREES 47 MINUTES 3
SECONDS WITH THE SOUTHERLY LOT
LINE OF RESERVOIR ROAD A DISTANCE
OF 200.76 FEET TO A POINT; THENCE
EXTENDING IN A WESTERLY DIRECTION
ALONG LAND NOW OR LATE OF CITY
OF READING, FORMING AN INTERIOR
ANGLE OF 44 DEGREES 12 MINUTES 57
SECONDS WITH THE LAST DESCRIBED
LINE A DISTANCE OF 213.69 FEET TO
A POINT; THENCE EXTENDING IN A
NORTHERLY DIRECTION ALONG LOT NO.
109, FORMING A RIGHT ANGLE WITH THE
LAST DESCRIBED LINE A DISTANCE OF
140.00 FEET TO THE PLACE OF BEGINNING.
THE LAST DESCRIBED LINE FORMING A
RIGHT ANGLE WITH THE SOUTHERLY LOT
LINE OF RESERVOIR ROAD.

BEING THE SAME PREMISES WHICH
ARLINGTON LOAN SERVICING, LLC,
BY DEED DATED AUGUST 12, 2009,
AND RECORDED IN THE OFFICE OF

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THE RECORDER OF DEEDS OF BERKS
COUNTY ON AUGUST 31, 2009 IN DEED
INSTRUMENT NO. 2009041561, GRANTED
AND CONVEYED TO JASON HEFFNER.

THE IMPROVEMENTS THEREON
ERECTED BEING KNOWN AS 2028
RESERVOIR ROAD, READING, PA 19604

BEING KNOWN AS UPI NO.
22531815722856

BEING KNOWN AS MAP PIN NO.
531815722856

TO BE SOLD AS PROPERTY OF: Jason
Heffner

Case Number: 24-16542

Judgment Amount: \$52,051.40

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

Attorneys for Plaintiff

A Florida professional limited liability com-
pany

Legal Description

ALL THAT CERTAIN three lots or piece
of ground, situate on the south side of Third
Street between Franklin and Reber Streets,
being Lots No. 90, 91 and 92 as shown on Plan
of Shoemakersville Heights, in the Borough of
Shoemakersville, County of Berks and State of
Pennsylvania, more particularly bounded and
described as follows, to wit:

BEGINNING at a point on the south side of
Third Street and a 20 feet wide Alley and running
in an easterly direction, a distance of 120.05 feet;
thence in a southerly direction along Lot No. 89,
a distance of 234.67 feet; thence in a southwesterly
direction, a distance of 20.50 feet and thence in a
northwesterly direction along the eastern side of
said 20 feet wide Alley, a distance of 246.99 feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of
ground, being Lot No. 89 as shown on the
plan of “Shoemakersville Heights”, said plan
unrecorded, situate on the Southerly side of Third
Street between Franklin and Chestnut Streets, in
the Borough of Shoemakersville, County of Berks
and Commonwealth of Pennsylvania, more fully
bounded and described as follows, to wit:

BEGINNING at a point on the Southerly
building line of Third Street (50 feet wide)
Eastwardly a distance of 336.74 feet from the
intersection of the Southerly building line of
Third Street with the Easterly building line of
Franklin Street (50 feet wide), said place of
beginning being the division line between Lo No.
89 and Lot No. 90; thence distance of 25.00 feet to
a point; thence extending in a Southerly direction
along Lot No. 88, forming a right angle with the
Southerly building line of Third Street, a distance
of 224.21 feet to a point; thence extending in a
Southwesterly direction along land now or late
of Wolfe Dye & Bleach Works, Inc., forming
an interior angle of 112 degrees 42 minutes 33

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seconds with the last described line, a distance of 27.10 feet to a point; thence extending in a Northerly direction along Lot No. 90, forming an interior angle of 67 degree 17 minutes 27 seconds with the last described line, a distance of 234.67 feet to the place of the beginning; the last described line forming a right angle with the Southerly building line of Third Street.

BEING THE SAME PREMISES WHICH WILLIAM K. BAER, deceased and FERN M. BAER, his wife, by Deed dated April 18, 2011 and recorded in Instrument Number 2011015233, Berks County Records, granted and conveyed unto FERN M. BAER and DAVID S. BAER.

BEING KNOWN AS: 126 3RD ST, SHOEMAKERSVILLE, PA 19555

PROPERTY ID: 78449207597111

TITLE TO SAID PREMISES IS VESTED IN DAVID S. BAER BY DEED FROM FERN M. BAER AND DAVID S. BAER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED OCTOBER 24, 2014 RECORDED OCTOBER 30, 2014 IN BOOK NO. INSTRUMENT NO. 2014035779

TO BE SOLD AS PROPERTY OF: DAVID S. BAER

Case Number: 24-18146

Judgment Amount: \$236,127.66

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN brick dwelling house being House No. 1513 Durwood Court, together with the lot of ground upon which the same is erected, being Lot No. 30, Block "P" as shown on the Plan of building lots known as Whitfield Section No. 4, as laid out by Berkshire Greens, Inc., and recorded in the Office of the Recording of Deeds in and for Berks County in Plan Book Volume 31, Page 21, recorded June 16, 1965 situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northerly building line of Durwood Court, said point being the arc distance of 48.72 feet westwardly from the point of curve formed by the northerly building line of Durwood Court as measured along a curve having a radius of 50.00 feet and a central angle of 55 degrees 49 minutes 25 seconds; thence in a northwardly direction along the westerly side of Lot No. 29, being House No. 1511 Durwood Court by a line bearing radial to the curve to be described last, the distance of 95.53 feet to a point; thence in a westwardly direction along a southerly portion of Lot No. 6, being House No. 1506 Dogwood Drive, and southerly side of Lot No. 5, being House No. 1508 Dogwood Drive, by a line forming an interior angle of 91 degrees 09 minutes 51 seconds with the last described line,

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the distance of 115.31 feet to a point; thence in a southwardly direction along an easterly portion of Lot No. 3, being House No. 2602 Dalin Drive, by a line forming an interior angle of 104 degrees 14 minutes 30 seconds with the last described line, the distance of 42.01 feet to a point; thence in an easterly direction along the northerly side of Lot No. 31, being House No. 1515 Durwood Court and being radial to the next described curve by a line forming an interior angle of 114 degrees 23 minutes 57 seconds with the last described line, the distance of 114.59 feet to a point, said point being in the aforementioned northerly building line of Durwood Court; thence in an eastwardly direction along said building line, by a line curving to the right, said curve having a radius of 50.00 feet, a central angle of 50 degrees 11 minutes 42 seconds, the arc distance of 43.80 feet to the place of BEGINNING.

AS MORE fully shown on the revised Plan of Durwood Court, Mast Engineering Co., Inc., Drawing No. B-2840-261-1, as revised May 23, 1969.

BEING the same premises which Arthur F. Oplinger and Marilyn M. Oplinger, h/w, by Deed dated December 20, 2013, and recorded December 26, 2013, in Berks County as Instrument No. 2013052954, granted and conveyed unto Thomas D. Schwalm and Lori Ann Schwalm, h/w, in fee.

BEING KNOWN AS: 1513 DURWOOD COURT, READING, PA 19609

PROPERTY ID: 80438718309434

TITLE TO SAID PREMISES IS VESTED IN BRIAN E. BENKERT AND CARRIE L. BENKERT BY DEED FROM THOMAS D. SCHWALM AND LORI ANN SCHWALM, DATED AUGUST 25, 2017 RECORDED AUGUST 29, 2017 AT INSTRUMENT NO. 2017031608

TO BE SOLD AS PROPERTY OF: BRIAN E. BENKERT AND CARRIE L. BENKERT

NO. 24-18570

Judgment: \$305,471.46

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situated at the intersection of Weidman Avenue and Ashley Road, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, being all of Lot Number 11, as shown on a map or plan of the Development of Wilshire Development Company, Incorporated, in August 1938, and recorded in Plan Book 19 Page 7, Berks County Records, revised December 13, 1950, bounded on the Northeast by Weidman Avenue (160 feet wide), on the Southeast by Lot Number 12, on the Southwest by the proposed development of Milbeth Village, and on the Northwest by Ashley Road (50 feet wide) and being more fully bounded and described as follows:

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BEGINNING at a corner in the Southeastern building line of Ashley Road at the beginning of a curve connecting the said Southeasterly building line of Ashley Road with the Southwestern building line of Weidman Avenue; thence in an Easterly direction by the aforesaid curve bearing to the South, having a radius of twenty (20) feet, a central angle of eighty-four degrees thirty six minutes fifteen seconds a tangent distance of eighteen feet two and three eighths inches and a distance along the arc of twenty nine feet six and three-eighths inches to a corner a point of tangency in the Southwestern building line of the aforesaid Weidman Avenue; thence in a Southeasterly direction along same, a distance of ninety-two feet three and one-half inches to a corner; thence leaving and forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the said Weidman Avenue and in a Southwesterly direction along Lot Number 12, a distance of one hundred twenty-five feet eleven and seven eighths inches to a corner in line of the proposed development of Milbeth Village; thence in a Northwesterly direction along same, forming an interior angle of ninety-five degrees twenty-three minutes forty-five seconds with the last described line along the Southwestern side of a five feet wide reservation for public utilities across the herein described lot, a distance of one hundred ten feet five and seven-eighths inches to a corner in the Southeastern building line of the aforesaid Ashley Road; thence in an Easterly direction along same, forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the last described line, a distance of one hundred seven feet and nine and one half inches to the place of beginning.

Parcel ID: 79438606375705

Property Address: 425 Weidman Avenue, Reading, PA 19608

BEING the same premises which Phillip Thomas Guld, by deed dated March 11, 2022 and recorded March 11, 2022 at Instrument No. 2022010358 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Geoffrey T. Major and Barbara Rose Spotts, husband and wife, in fee.

TAX PARCEL NO 79438606375705

BEING KNOWN AS 425 Weidman Avenue, Reading, PA 19608

Residential Property

To be sold as the property of Geoffrey T. Major and Barbara Rose Spotts

C.C.P. BERKS COUNTY

NO. 25-01882

Judgment - \$211,598.85

Caroline P. Aprahamian, Esq.,

Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected, being known as No. 925 Grandell Avenue, situate on the westerly side of Grandell Avenue, between Rhodora Avenue and Floret Avenue, as shown on the plan of "Riverview Park", Section 2 (said plan recorded in Plan Book 7, page 32, Berks County records), in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit.

BEGINNING at a point in the westerly building line of Grandell Avenue, said point of beginning being a distance of 63.37 feet from a point of curve connecting the westerly building line of Grandell Avenue with the northerly building line of Floret Avenue, thence by land late of Charles E. Wagner and Mary D. Wagner, husband and wife, by a line forming a right angle with the westerly building line of Grandell Avenue, in a westerly direction, a distance of 124.04 feet to a point, thence extending in a northeasterly direction by line forming an interior angle of 48 degrees 45 minutes with the last described line a distance of 188.13 feet to a point in the westerly building line of Grandell Avenue, thence extending along the westerly building line of Grandell Avenue by a line forming an interior angle of 41 degrees 15 minutes with the last described line a distance of 141.44 feet to the point or place of beginning.

BEING KNOWN AS 925 Grandell Avenue, Reading, PA 19605

PARCEL NO.: 66439920904409

BEING the same premises which James R. Fidler by Deed dated September 30, 2005 and recorded in the Office of Recorder of Deeds of Berks County on December 5, 2005 at Book 4725, Page 1812 as Instrument 2005074410 granted and conveyed unto Edna Garcia.

TO BE SOLD AS THE PROPERTY OF Edna Garcia

Case Number: 25-03154

Judgment Amount: \$89,159.48

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

Attorneys for Plaintiff

A Florida professional limited liability company

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF GRANT STREET, BETWEEN 24TH STREET AND 25TH STREET, BEING NO. 2447 GRANT STREET, IN THE BOROUGH OF MT. PENN, BERKS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERN BUILDING LINE OF GRANT

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STREET, SAID POINT BEING ONE HUNDRED SIXTY-TWO FEET EIGHT INCHES (162 FEET 8 INCHES) WEST OF THE NORTHWEST BUILDING CORNER OF GRANT STREET AND 25TH STREET; THENCE AT RIGHT ANGLES IN A NORTHERN DIRECTION THROUGH THE DIVISION WALL SEPARATING THE WITHIN DESCRIBED PREMISES FROM THE PREMISES NO. 2449 GRANT STREET TO THE EAST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO THE SOUTHERN SIDE OF A DRIVEWAY; THENCE AT RIGHT ANGLES IN A WESTERN DIRECTION, A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT; THENCE AT RIGHT ANGLES IN A SOUTHERN DIRECTION THROUGH THE DIVISION WALL SEPARATING THE WITHIN DESCRIBED PREMISES FROM PREMISES NO. 2445 GRANT STREET TO THE WEST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO A POINT IN THE NORTHERN BUILDING LINE OF GRANT STREET; THENCE AT RIGHT ANGLES ALONG SAID NORTHERN BUILDING LINE OF GRANT STREET, IN AN EASTERN DIRECTION A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 2447 GRANT ST, MOUNT PENN, PA 19606

PROPERTY ID: 64531608879939

TITLE TO SAID PREMISES IS VESTED IN BRAYAN EDUARDO THORMES BY DEED FROM SANDRA M LUDWIG, DATED JULY 23, 2018 RECORDED JULY 25, 2018 AT INSTRUMENT NO. 2018024691

TO BE SOLD AS PROPERTY OF: BRAYAN EDUARDO THORMES

Case No. 25-03651

Judgment Amount: \$472,396.88

Attorney: Julian E. Neiser, Esquire

BEGINNING at a point, being the intersection of the middle of Pennsylvania State Highway Route No. 562, leaving from Reading to Boyertown in the Township of Amity, with the middle of a public road known as Powder Valley Road; thence extending along the middle of said Pennsylvania State Highway Route No. 562, North 49 degrees 3 1/2 minutes West, a distance of 136.88 feet to a point; thence extending along land now or late of Harry A. Snyder and Mary E. Snyder, his wife, the 2 following courses and distances: (1) leaving said Pennsylvania State Highway Route No. 562, North 36 degrees 24 minutes East passing through the middle of the wall between the 2 1/2 story stone store and dwelling erected on land now or late of Harry A. Snyder and Mary E. Snyder, his wife; a distance of 194.23 feet to a point, (2) South 59 degrees 37 1/4 minutes East, a distance of 121.16 feet

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to a point in the middle of Powder Valley Road; thence extending along the middle of Powder Valley Road, South 32 degrees 12 1/2 minutes West, a distance of 218.36 feet to the place of beginning.

BEING the same premises which Deborah F. Rowen, a married woman, by Deed dated 06/15/2015 and recorded 06/24/2015 in the Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2015021263, granted and conveyed unto Richard A. Mackey, Jr. and Tracy L. Mackey, husband and wife.

Property Address: 7408 Boyertown Pike, Douglassville, PA 19518

TO BE SOLD AS PROPERTY OF: Richard A. Mackey, Jr. and Tracy L. Mackey

No. 25-10066

Judgment: \$144,370.77

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Sterley Street, between West Lancaster Avenue and Walnut Street, being No. 33 North Sterley Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the division line between this property and property now or late of Evan J. Moyer, on the North, being No. 35 North Sterley Street; thence Eastward and through the middle of the partition wall between said properties one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to a fifteen feet (15') wide alley; thence Southward along said alley twenty five feet (25') to a point in line of Lots Nos. 182 and 183; thence Westward along said division line one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to the East side of said North Sterley Street; thence Northward along said North Sterley Street, twenty five feet (25') to the place of Beginning.

BEING Lot No. 182 and the Southern five feet (5') of Lot No. 181, on Plan of Lots known as Speedway Park.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 33 NORTH STERLEY STREET READING, PA 19607

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Mapped PIN: 4395-07-68-0984

Parcel ID #: 77439507680984

BEING THE SAME PREMISES WHICH Stephanie M. Procopio and Robert L. Warner, by Deed dated October 26, 2020, and recorded November 24, 2020 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2020-044699, granted and conveyed unto Bridget John.

TO BE SOLD AS THE PROPERTY OF: Bridget John

Case Number: 25-10099

Judgment Amount: \$207,191.76

Attorney: Nicole M. Francese, Esq.

The Land referred to herein below is situated in the County of Berks, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract of land with improvements thereon erected, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin now or late of Abraham Zerbe, South twenty-seven and oneal 7172) degen, Wet tee undred and six (306) feet to 2 point in a mill race; thence in and along the said mill race North seven pape a ee Neat fifty (50) feet to a point in the said race; thence by other land now or late of Amos L. North seventeen and one-half (17 1/2) Fam theos hundred sod eight (308) feet to a0 roa pins thence by land now or late of m Zerbe, South seventy-three (73) degrees, East one hundred (100) feet to the place of Beginning.

BEING PART OF the same premises which George Demming and Edith L. Demming, husband and wife, by Deed dated 05/06/1972 and recorded 05/09/1972 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 1607, Page 96, granted and conveyed unto Harold E. Demming and Marilyn J. Demming, husband and wife as tenants by the entirety.

PIN: 80437302579377

TO BE SOLD AS PROPERTY OF: NZ Capital LLC

BEING KNOWN AS: 307 EAST MAIN STREET, ADAMSTOWN, PA 19501

Case Number: 25-10788

Judgment Amount: \$140,187.29

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 ground situate on the northern side of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge in the Township of Bern, County of Berks, and State of Pennsylvania, bounded on the north by property now or late of Joel F. Boyer and Lizzie A. Boyer, his wife, on the east by property now or late of Roy W Blatt and Pauline K Blatt, his wife, on the south by the aforesaid macadam state highway and property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and on the west by property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts & Associates, Registered Professional Engineers and Land Surveyors, in April 1956, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge, said corner being the southeastern corner of the herein described property and the southwestern corner of property now or late of Roy W Blatt and Pauline K. Blatt, his wife, thence in and along the center line of the aforesaid macadam state highway and along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North fifty-nine degrees three minutes thirty seconds West (N. 59° 03' 30" W) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence leaving the aforesaid macadam state highway and continuing along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North forty-six degrees forty-three minutes forty-five seconds East (N. 46° 43' 45" E.) a distance of three hundred forty-eight feet one and one-half inches (348' 1 1/2") to a corner marked by an iron pin in line of property now or late of Joel F Boyer and Lizzie A Boyer, his wife, thence along same South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence along the aforesaid property now or late of Roy W Blatt and Pauline K Blatt, his wife, South forty-six degrees fifty-seven minutes thirty seconds West (S 46° 57' 30" W) a distance of three hundred forty-two feet seven inches (342' 7") to the place of beginning.

CONTAINING in area twenty-eight thousand four hundred sixty-eight and twenty- seven one-hundredths (28,468.27) square feet of land.

BEING THE SAME PREMISES which Dale W Fisher and Dolores M. Fisher, his wife, by Deed dated June 30, 1961, and recorded June 30, 1961, in Record Book Volume 1390, Page 667, Berks County records, granted and conveyed unto Helen Edna Ecker.

BEING KNOWN AS: 2711 LEISCZS BRIDGE RD, LEESPORT, PA 19533

PROPERTY ID: 27439801095888

TITLE TO SAID PREMISES IS VESTED

11/13/2025

IN DAVID A. BRAUN AND MICHELLE D. BRAUN, HUSBAND AND WIFE BY DEED FROM MABEL K. PLEWA, RUSSELL R. ECKER, JR., DEBORAH S. WARNER, CO-ADMINISTRATORS C.T.A. OF THE ESTATE OF HELEN L.E. ECKER, DATED DECEMBER 15, 2005 RECORDED FEBRUARY 13, 2006 IN BOOK NO. 04785, AT PAGE 1869

THE SAID DAVID A. BRAUN HAVING DEPARTED THIS LIFE ON 12/8/2009

TO BE SOLD AS PROPERTY OF:
MICHELLE D. BRAUN

No. 2025-11059

Judgment: \$88,103.14

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot, tract or parcel of land situate along the northerly side of Pennsylvania State Highway L.R. 06128 (also known as Mountain Avenue) in the Township of Windsor, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in or near the center of said blacktop State Highway, L.R. 06128 (erroneously stated as 06127 in prior recorded documents), a corner in line of lands of Guy W. Yoder and the grantor herein; thence in and along said road South eighty-nine (89°) degrees thirty-two (32') minutes fifty-two (52'') seconds East, a distance of forty-two and ninety-seven hundredths (72.97') feet to a point; thence leaving said road and along the easterly face of a concrete block wall so as to create a new division line between the existing dwelling and the attached frame garage North four (04°) degrees twenty-six (26') minutes twenty-seven (27'') seconds East, a distance of two hundred eleven and fifty-eight hundredths (211.58') feet to a point in line of Gary L. James; thence along line of lands of Gary L. James North fifty-eight (58°) degrees fifty-seven (57') minutes twenty-seven (27'') seconds West, a distance of one hundred one and twenty-one hundredths (101.21') feet to a concrete post witnessed by an angle iron post in line of lands of Clyde C. Casper; thence along line of lands of Clyde C. Casper and lands of Guy W. Yoder the following two (2) courses: (1) South nine (9°) degrees thirty-six (36') minutes twenty-four (24'') seconds East, a distance of one hundred eleven and twenty-seven hundredths (111.27') feet to an iron pipe; and (2) South three (3°) degrees sixteen (16') minutes fifty-eight (58'') seconds East, a distance of one hundred fifty-three and thirty-three hundredths (153.33') feet to the point or place of beginning.

CONTAINING 14,273 square feet of land.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

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HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1450 MOUNTAIN ROAD, HAMBURG, PA 19526

Mapped PIN: 4495-01-16-2073

Parcel ID #: 94000000000054

BEING THE SAME PREMISES WHICH David S. Hochella, by Deed dated February 26, 2019, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania on February 27, 2019, Instrument No. 2019-005873, granted and conveyed unto David A. Graybill, Jr.

TO BE SOLD AS THE PROPERTY OF
DANIEL A. GRAYBILL, JR.

Prothonotary # 25-11209

Judgment: \$88,471.08

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof and the lot or piece of ground upon which the same is erected, situated on the East side of North Tenth Street, being Number 1021 between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by property now or late of Germania Building and Savings Association No. 3; on the East by an alley; on the South by property now or late of Germania Building and Savings Association No. 3; and on the West by said North Tenth Street.

CONTAINING in front, North and South, on said North Tenth Street, 16 feet and in depth of equal width East and West, 100 feet.

Being known as: 1021 NORTH 10TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Jose A. Paulino Rodriguez by deed from WILLIAM KEITH HITCHCOCK AND DONNA J. HITCHCOCK dated April 29, 2022, and recorded May 16, 2022, in Instrument Number 2022020167.

TO BE SOLD AS THE PROPERTY OF JOSE A. PAULINO RODRIGUEZ

TAX I.D. #: 13531745056849

No. 25-11342

Judgment: \$292,772.84

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A ROSECLIFF POINTE SUBDIVISION FINAL COVER SHEET, DRAWN BY THOMAS R. GIBBONS AND ASSOCIATES, INC., DATED FEBRUARY 06, 2001 AND LAST REVISED MARCH 21, 2001, SAID PLAN RECORDED IN BERKS COUNTY IN

11/13/2025

PLAN BOOK 250, PAGE 16, BERKS COUNTY RECORDS, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT (50 FEET WIDE) SAID POINT BEING A CORNER OF LOT NO. 143 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 143 NORTH 66 DEGREES 56 MINUTES 19 SECONDS WEST 144.49 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OLD AIRPORT ROAD (SR 2049); THENCE EXTENDING ALONG SAME NORTH 22 DEGREES 55 MINUTES 27 SECONDS EAST 100.00 FEET TO A POINT, A CORNER OF LOT NO. 145 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 66 DEGREES 56 MINUTES 19 SECONDS EAST 144.73 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT; THENCE EXTENDING ALONG SAME SOUTH 23 DEGREES 03 MINUTES 41 SECONDS WEST 100.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL: 24536513034544

Being known as: 4990 PHEASANT RUN COURT, DOUGLASSVILLE, PENNSYLVANIA 19518.

See Deed Book: Instrument Number 2015043036

To be sold as the property of Jordan P. Brelo

Docket #25-11755

Judgment Amount: \$104,858.54

Attorney: KML Law Group, P.C.

ALL THAT CERTAIN lot or piece of ground located on the West side of Canal Street, North of Wall Street, and being Lot Number 10 as shown on the Plan of "Leesport Locks Townhouses" recorded in Plan Book Volume 136, page 13, Berks County records, situate in the Borough of Leesport, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in a curve in the West topographical building line of Canal Street (thirty feet wide), a corner in common with Lot Number 9 on said Plan, said point being located 20.01 feet Southeasterly along said curve from a steel pin and 71.97 feet Northwesterly along said curve from a steel pin, said point being the Northwesternmost corner of the herein described lot; thence extending in a southeasterly direction along the West topographical building line of Canal Street along the arc of a curve deflecting to the left, having a radius of 432.17 feet, a central angle of four degrees thirty-six minutes fifty-one seconds, a tangent of 17.41 feet, a chord of 34.79 feet and a chord bearing of South forty-three degrees fifty-eight minutes 48.5 seconds East a distance along the arc of 34.80 feet to a point, a

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corner in common with Lot Number 11 on said Plan; thence along same south forty-five degrees nine minutes twenty-three seconds West 129.18 feet to a point in line of property belonging to John J. Moyer and Anna C. Moyer, his wife; thence along same the two (2) following courses and distances, viz: (1) North twenty-one degrees zero minutes forty-six seconds West 28.80 feet to a steel pin, and (2) South fifty-eight degrees fifty-four minutes two seconds West 21.43 feet to a steel pin, a corner in common with property belonging to Berks County Industrial Development Authority; thence along same North twenty-three degrees fifteen minutes fifty-eight seconds West 34.98 feet to a point, a corner in common with Lot Number 9 on said Plan; thence along same North fifty degrees fifty-eight minutes forty-six seconds East 132.91 feet to the place of BEGINNING.

CONTAINING in area 5,291.65 square feet, more or less.

Thereon erected a dwelling house known as: 36 North Canal Street AKA 36 Canal Street Leesport, PA 19533

Tax Parcel # 92449119600901

See Deed Instrument #: 2017034098

Sold as the property of: HEIDI M. GARRISON

Case No. 25-11951

Judgment Amount: \$84,929.54

Attorney: Eden R. Bucher, Esquire

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

BEGINNING at a point on the southeast side of South Sandy Lane (54' wide) a corner in common with Lot 272 on the abovementioned Plan; thence along the southeast side of South Sandy Lane the following two courses and distances: (1) along the arc of a circle curving to the left having a radius of 227.00 feet an arc distance of 45.68 feet to a point, and (2) North 54° 47' 12" East a distance of 29.99 feet to a point a corner in common with Lot 274 on the abovementioned plan; thence along Lot 274 crossing the 100 year flood plain limit South 35° 12' 48" East a distance of 125.00 feet to a point on line of Open Space on the abovementioned Plan; thence along said Open Space South 54° 47' 12" West a distance of 101.80 feet to a point a corner in common with the aforementioned Lot 272; thence along Lot 272 recrossing the said 100 year flood plain limit North 23° 40' 58" West a distance of 132.25 feet to a point on the southeast side of South Sandy Lane, the place of Beginning.

CONTAINING 11,203 square feet.

BEING Lot 273 on the abovementioned Plan.

BEING THE SAME PREMISES which Forino Co., L.P., a Pennsylvania limited Partnership,

11/13/2025

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successor by name change and merger to Forino Developers Co., by its Attorney-In-Fact, John G. Smith by Deed dated March 24, 2000 and recorded in the Office of the Recorder of Deeds of Berks County on April 6, 2000 in Deed Book 3202, Page 556 granted and conveyed unto Angel L. Toro and Ana I. Vega Toro.

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

1. All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township Municipal Authority's written permission shall be performed.

2. All storm sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs, or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township's written permission shall be performed.

SEIZED IN EXECUTION as the property of Ana I. Vega Toro and Angel L. Toro on Judgment No. 25-11951

PIN: 51437506493977

Property Address: 412 S Sandy Lane Sinking Spring PA 19608.

To be sold as the property of Ana I. Vega Toro and Angel L. Toro

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

CIVIL ACTION

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09489

UNIVEST BANK AND TRUST CO.,
Plaintiff

vs.

GDM LEASING INC., Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09457

UNIVEST BANK AND TRUST CO., Plaintiff
vs.

GBD REAL ESTATE, LLC, Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09509

UNIVEST BANK AND TRUST CO., Plaintiff
vs.

KINLEY MOTOR CARS, LLC, Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09387

UNIVEST BANK AND TRUST CO., Plaintiff
vs.

KINLEY AUTOMOTIVE GROUP, INC.,
Defendant

**NOTICE OF MOTION FOR ENTRY OF
AN ORDER (I) APPROVING THE
SALE OF SUBSTANTIALLY ALL OF
GBD REAL ESTATE, LLC'S ASSETS; (II)
AUTHORIZING THE SALE OF SUCH
ASSETS FREE AND CLEAR OF LIENS,
CLAIMS AND ENCUMBRANCES AND
OTHER INTERESTS; (III) AUTHORIZ-
ING AND APPROVING THE PURCHASE
AND SALE AGREEMENT BETWEEN
RECEIVER AND BLAC HOLDINGS II,
LLC; (IV) AUTHORIZING THE RECEIV-
ER'S DELIVERY OF A DEED IN FAVOR
OF PURCHASER WITH RESPECT**

TO THE REAL PROPERTY AND (V) GRANTING RELATED RELIEF

TO: ALL POTENTIALLY INTERESTED
PARTIES IDENTIFIED BY RECEIVER
OR HIS ADVISORS; COUNSEL FOR
PURCHASER; COUNSEL FOR GBD; GBD'S
KNOWN CREDITORS; ALL PARTIES IN
INTEREST WHO HAVE REQUESTED
NOTICE; ALL PARTIES WHO ARE KNOWN
TO POSSESS OR ASSERT A LIEN, CLAIM,
ENCUMBRANCE OR INTEREST IN
OR UPON THE PROPERTY; AND ALL
APPLICABLE FEDERAL, STATE AND
LOCAL REGULATORY OR TAXING

11/13/2025

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AUTHORITIES OR RECORDING OFFICES WHICH ARE KNOWN BY THE RECEIVER TO HAVE AN INTEREST IN THE RELIEF REQUESTED IN THE MOTION; COUNSEL TO WHWF, LLC D/B/A FIVE RIVERS DEVELOPMENT.

Edward A. Phillips ("Receiver" or "Seller"), the appointed receiver for GBD Real Estate, LLC ("GBD"), among others, pursuant to the Order of the Court dated August 11, 2025 (the "Receivership Order"), has filed a Motion for Entry of an Order (I) Approving the Sale of Substantially All of GBD's Assets (the "Sale"); (II) Authorizing the Sale of Such Assets Free and Clear of Liens, Claims and Encumbrances and Other Interests; (III) Authorizing and Approving the Purchase and Sale Agreement (the "Purchase Agreement") Between Receiver and Blac Holdings II, LLC (the "Purchaser"); (IV) Authorizing the Receiver's Delivery of a Deed in Favor of Purchaser with Respect to the Real Property (as defined in the Purchase Agreement); and (V) Granting Related Relief (the "Motion").

If you seek to object or otherwise respond to the Motion, the Sale of the Property to Purchaser, or to the Purchase Agreement, you must file your response or any objections on or before **November 21, 2025 at 4:00 p.m.** (prevailing Eastern Time) in writing, with the Court of Common Pleas for Berks County, Berks County Courthouse, 633 Court Street, Reading, PA 19601, Attn: Chambers of Judge J. Benjamin Nevius. You may obtain a copy of the Motion by contacting the attorneys for Receiver.

At the same time, you must also serve a copy of the response/objection upon the following: (i) attorneys for Receiver, Blank Rome LLP, One Logan Square, 130 North 18th Street, Philadelphia, PA 19103, Attn: Michael B. Schaedle, Esq. (mike.schaedle@blankrome.com), Brian S. Paszamant, Esq. (brian.paszamant@blankrome.com), and Lawrence R. Thomas III, Esq. (lorenzo.thomas@blankrome.com); (ii) attorneys for Purchaser, Barley Snyder, 2755 Century Boulevard, Wyomissing, PA 19610, Attn: Eden R. Bucher, Esq. (ebucher@barley.com); and (iii) attorneys for Uninvest, Stradley Ronon Stevens & Young, LLP, 2005 Market Street, Suite 2600, Philadelphia, PA 19103, Attn: Julie M. Murphy, Esq. (jmmurphy@stradley.com) and Daniel M. Pereira, Esq. (dpereira@stradley.com).

A HEARING ON THE MOTION AND THE PROPOSED SALE WILL BE HELD ON DECEMBER 2, 2025 AT 1:30 P.M. (PREVAILING EASTERN TIME).

IF YOU FAIL TO RESPOND IN ACCORDANCE WITH THIS NOTICE, THE COURT MAY GRANT THE RELIEF REQUESTED WITHOUT FURTHER NOTICE OR HEARING.

STOCK ALFIERI

By: Edwin L. Stock, Esquire
Attorney E.D. No. 43787

50 N. 5th St., 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 21-2248

READING AREA WATER AUTHORITY,
Plaintiff
vs.
GEORGINA CRUZ Defendant

TO: GEORGINA CRUZ
460 S. 6th Street
Reading, PA 19602

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on September 10, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on March 16, 2021 in the amount of \$3,682.11, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

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

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all

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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

ABENDSCHEIN, JR., RONALD PAUL also known as

ABENDSCHEIN, JR., RONALD P., dec'd.
Late of Earl Township.

Executrix: DEBRA L. DEITCH.

c/o ATTORNEY: JONATHAN B. YOUNG, ESQ.,

E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

ALMONTE, DEICI ALTAGRACIA also known as

ALMONTE, DEICI A., dec'd.

Late of 3868 Penn Ave.,

Spring Township.

Administratrix: JESSICA I. AVILES,

107 Endlich Ave.,

Reading, PA 19606.

ATTORNEY: MAUREEN A. GORMAN, ESQ.,

STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

ALTHOUSE, EARL W., dec'd.

Late of Brecknock Township.

Executor: JOHN A. ALTHOUSE,

628 N. Galen Hall Rd.,

Wernersville, PA 19565.

ATTORNEY: MARK R. SPROW, ESQ.,

9 East Lancaster Avenue,

Shillington, PA 19607

BAKER, SANDRA A., dec'd.

Late of Muhlenberg Township.

Executor: REID A. REINERT,

205 Market Square St.,

Leola, PA 17540.

ATTORNEY: JAMES M. POLYAK, ESQ.,

POLYAK LAW OFFICE,

645 Penn Street, Suite 500,

Reading, PA 19601

BLEILER, BETTY J., dec'd.

Late of Maidencreek Township.

Executrix: SANDRA A. PETERS,

8 Fordham Rd.,

Lafin, PA 18702.

ATTORNEY: LEE A. CONRAD, ESQ.,

3 North Main Street,

Topton, PA 19562

DERR, THOMAS A., dec'd.

Late of 145 Shearers Rd.,

Spring Township.

Executor: DAVID R. DERR,

187 Golf Ridge Rd.,

Reinholds, PA 17569.

ATTORNEY: JAY R. WAGNER, ESQ.,

STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

DREIER, WILLIAM R. also known as DREIER, WILLIAM ROBERT, dec'd.

Late of 1910 Schubert Rd., Lot 19,

Bethel Township.

Executor: CHERIE VALLANCE TUCKER,

864 N. 25th St.,

Philadelphia, PA 19130.

ATTORNEY: STEVEN GRATMAN, ESQ.,

GRATMAN LAW PLLC,

4017 Fox Hill Lane,

Newtown Square, PA 19073

HIMMELBERGER, MARGARET A., dec'd.

Late of Spring Township.

Executor: ROBERT V. HIMMELBERGER,

JR.,

c/o ATTORNEY: THOMAS M. GISH, SR.,

GIBBEL KRAYBILL & HESS LLP,

P.O. Box 5349,

Lancaster, PA 17606

HOHL, NEIL L., dec'd.

Late of 13 Heffner Rd.,

Borough of Fleetwood.

Executrix: JOYCE HOHL,

13 Heffner Rd.,

Fleetwood, PA 19522.

ATTORNEY: ALEXA S. ANTANAVAGE,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

HUFFERT, MARGARET I., dec'd.

Late of 501 Hoch Rd.,

Maidencreek Township.

Executors: JEFFREY P. HUFFERT,

125 Oley Furnace Rd.,

Fleetwood, PA 19522 and

BARBARA L. HUFFERT,

641 Water St.,

Shoemakersville, PA 19555.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

KNARR, MICHAEL T. also known as KNARR, MICHAEL THOMAS, dec'd.

Late of Borough of Fleetwood.

Executrix: DEBBIE L. YOUNG.

c/o ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

KOCHER, JEAN L. also known as KOCHER, JEAN LOUISE, dec'd.

Late of 3257E Garfield Ave.,

Muhlenberg Township.

Executrix: ROSEMARY J. JASWA.

c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,

KOZLOFF STOUTD,

2640 Westview Drive,

Wyomissing, PA 19610

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MERRITT, GERARD E. also known as**MERRITT, GERARD and
MERRITT, GENE, dec'd.**

Late of Washington Township.

Administratrix: MARIANNE MERRITT.

ATTORNEY: CARRIE A. S. KENNEDY,
ESQ.,

CONNOR, WEBER & OBERLIES,

171 W. Lancaster Ave.,

Paoli, PA 19301

MILLER, GAYLIA A., dec'd.

Late of 77 Walnuttown Rd.,

Borough of Fleetwood.

Administrator: COURTNEY M. MILLER.

c/o ATTORNEY: JACOB T. THIELEN, ESQ.,

MILLER THIELEN P.C.,

101 South Richmond Street, Suite B,

Fleetwood, PA 19522

OPLINGER, PATRICIA J. also known as**OPLINGER, PATRICIA, dec'd.**

Late of Douglass Township.

Executor: KENNETH P. OPLINGER.

c/o ATTORNEY: JAMIE V. OTTAVIANO,

ESQ.,

PICARDI PHILIPS & OTTAVIANO,

1129 East High Street,

P.O. Box 776,

Pottstown, PA 19464-0776

WEBER, BETTY D., dec'd.

Late of Borough of Laureldale.

Executor: MICHAEL P. WEBER, SR.,

3127 Earl St.,

Reading, PA 19605.

ATTORNEY: LINDSEY HOELZLE, ESQ.,

HOELZLE LAW, LLC,

P.O. Box 98,

Birchrunville, PA 19421

Second Publication**ADAMS, JOAN E., dec'd.**

Late of Borough of Womelsdorf.

Executrix: DEBORAH A. HARPER.

c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,

DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,

534 Court Street,

Reading, PA 19601

BERG, STEVE S., dec'd.

Late of 120 W. 5th St.,

Borough of Boyertown.

Executor: RICKY C. MOYER,

337 West Race St.,

Fleetwood, PA 19522.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

COHN, STUART S., dec'd.

Late of City of Reading.

Executor: SOCRATES J. GEORGEADIS,

ESQ.,

GEORGEADIS LAW,

1350 Broadcasting Rd.,

Suite 202,

Wyomissing, PA 19610

DAIELLO, MICHAEL, dec'd.

Late of 82 Spruce Ave.,

Borough of Birdsboro.

Administratrix: TAMMY L. KELLER.

c/o ATTORNEY: NICOLE C. MANLEY,

ESQ.,

E. KENNETH NYCE LAW OFFICE, LLC,

105 E. Philadelphia Avenue,

Boyertown, PA 19512

GALUSKA, JUANITA FRANCES, dec'd.

Late of 917 Sandstone Dr.,

Borough of Wyomissing.

Administrator: BRADLEY J. GALUSKA,

427 Wertz Bridge Dr.,

Wyomissing, PA 19610.

ATTORNEY: ROBIN S. LEVENGOOD,

ESQ.,

WEILER & LEVENGOOD, P.C.,

213 E. Lancaster Avenue, Suite One,

Shillington, PA 19607

HIRNEISEN, MARIAN M., dec'd.

Late of 986 Fritztown Rd.,

Spring Township.

Executors: JODY ROBERT HIRNEISEN,

227 Winding Way,

Wernersville, PA 19565 and

JULIE ANN HIRNEISEN,

1505 Dogwood Dr.,

West Lawn, PA 19609.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

IGLESIAS, SHIRLEY ANN, dec'd.

Late of City of Reading.

Administrators: SHARON MARIE

GRAGANTA and

SCOTT G. HOH.

c/o ATTORNEY: SCOTT G. HOH, ESQ.,

RESOLUTION LAW GROUP, LLC,

606 North 5th Street,

Reading, PA 19601

MERRITT, JR., PINK, dec'd.

Late of 1501 Gregg Ave.,

City of Reading.

Administrator: DENECIA LOWERY,

69 Harry Ave.,

Reading, PA 19607

ATTORNEY: TONYA A. BUTLER, ESQ.,

2312 Fairmont Avenue, Suite 402,

Reading, PA 19605

NARDO, JACQUELYN R., dec'd.

Late of 102 Ashley Ave.,

Exeter Township.

Executor: RONNIE G. GILBERT,

102 Ashley Ave.,

Reading, PA 19606.

ATTORNEY: ROBIN S. LEVENGOOD,

ESQ.,

WEILER & LEVENGOOD, P.C.,

213 E. Lancaster Avenue, Suite One,

Shillington, PA 19607

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RAUENZAHN, HARRIET D., dec'd.

Late of 3506 Orchard View Rd.,
City of Reading.
Executrix: CATHERINE SHEARER,
3506 Orchard View Rd.,
Reading, PA 19608.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
LAW OFFICES OF RAYMOND
BUTTERWORTH,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

REISINGER, LOUIS J., dec'd.

Late of 412 Playground Dr.,
City of Reading.
Executor: JOSEPH CONWAY,
412 Playground Dr.,
West Reading, PA 19611

RUHF, SANDRA L., dec'd.

Late of 240 Spies Church Rd.,
Executor: DOUGLAS F. RUHF,
104 East 36th St.,
Reading, PA 19606.
ATTORNEY: LAUREN BUTTERWORTH,
ESQ.,
LAUREN P. BUTTERWORTH, ESQUIRE,
PLLC,
P.O. Box 113,
Adamstown, PA 19501

RUTECKY, EDWARD W., dec'd.

Late of 580 Woodrow Court,
Borough of Wernersville.
Executrix: MARY ANN RUTECKY.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

SLAWEK, SUSAN L. also known as

SLAWEK, SUSAN LYNN, dec'd.
Late of Amity Township.
Executor: THOMAS H. STEELE.
c/o ATTORNEY: JEFFREY R. ABBOTT,
ESQ.,
ABBOTT & OVERHOLT PC,
103 Chesley Dr., #103,
Media, PA 19063

**TAYLOR, EVELYN S. also known as
TAYLOR, MARY EVELYN, dec'd.**

Late of 1180 Ben Franklin Hwy.,
Douglass Township.
Executors: ELAINE K. HINTENACH,
69 Sweetwater Lane,
Wernersville, PA 19565 and
EDWARD E. TAYLOR,
4962 Poplar Circle,
Schnecksville, PA 18078.
ATTORNEY: JAY R. WAGNER, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

TOBIAS, WILLIAM A., dec'd.

Late of Muhlenberg Township.
Administrator: GERALD W. TOBIAS.
c/o ATTORNEY: SEAN J. O'BRIEN,
ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

WRIGHT, CATHERINE D., dec'd.

Late of Lower Alsace Township.
Executor: ROBERT T. WRIGHT, JR.,
109 Blackwood Dr.,
Reading, PA 19606.
ATTORNEY: SOCRATES J.
GEORGADIS, ESQ.,
GEORGADIS LAW,
1350 Broadcasting Rd., Suite 202,
Wyomissing, PA 19610

ZENTNER, EDITH M., dec'd.

Late of Richmond Township.
Executor: ALTON R. ZENTNER,
195 Forgedale Rd.,
Fleetwood, PA 19522.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

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

Late of Muhlenberg Township.
Executrix: PAMELA R. POTTEIGER,
912 Beach St.,
Reading, PA 19605.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

**BOYER, LYNN F. also known as
BOYER, LYNN FORREST, dec'd.**

Late of City of Reading.
Executrix: ROBIN L. BOYER.
c/o ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

BUDD, ELSIE M., dec'd.

Late of 121 Stonetown Rd.,
Borough of Birdsboro.
Executrices: DEBORAH M. BUDD,
3911 Penn Dr.,
Reading, PA 19606 and
JUDY ANN JERNEGAN,
121 Stonetown Rd.,
Birdsboro, PA 19508.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

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COOKE, JEAN, dec'd.

Late of 428 Miriam Ave.,
Borough of Leesport.
Executor: NATHAN ROTHERMEL,
428 Miriam Ave.,
Leesport, PA 19533.
ATTORNEY: DALE COOKE, ESQ.,
FDA Ad Law, PC,
710 Willow Way,
Penn Valley, PA 19072

DIBLER, JEFFREY L., dec'd.

Late of 48 Fox Road, Mertztown.
Executor: APRIL J. DIBLER,
48 Fox Rd.,
Mertztown, PA 19539.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

DIEHL, KEN D., dec'd.

Late of 107 Lafayette St.,
City of Reading.
Executor: NICHOLAS A. DIEHL,
55 Kenbridge Lane,
Elizabethtown, PA 17022.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530-1712

EAKEN, MARY JANE, dec'd.

Late of 57 Arboretum Rd.,
Borough of Bernville.
Executrix: DENISE BRANDT,
212 Main St.,
P.O. 219,
Bernville, PA 19506.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

ENDY, JAMES also known as

ENDY, JAMES R., dec'd.
Late of Union Township.
Executrix: DEVEN A. MADDALONI,
118 Red Corner Rd.,
Douglassville, PA 19518.
ATTORNEY: JOHN A. KOURY, JR., ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

FICK, JOAN ELAINE also known as

FICK, JOAN E., dec'd.
Late of City of Reading.
Executrix: ABBY K. FICK,
400 Sensen Rd.,
Wernersville, PA 19565.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

FISHER, BARBARA J., dec'd.

Late of Exeter Township.
Executrix: KATHLEEN D. FISHER,

2875 SE Grant St.,
Portland, OR 97214.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GINIEWSKI, JR., STANLEY JOSEPH, dec'd.

Late of Amity Township.
Executor: KEVIN A. GINIEWSKI,
70 Friends Rd.,
Birdsboro, PA 19508.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GREEN, MICHELE A., dec'd.

Late of 5 Hillside Rd.,
Borough of Wyomissing.
Executor: ANDREW S. GREEN.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

HEIFER, GRAZYNA HELENA also known as

HEIFER, GRAZYNA H., dec'd.
Late of 300 Woodside Ave.,
Spring Township.
Administrator: DANIEL M. HEIFER,
300 Woodside Ave.,
West Lawn, PA 19609.
ATTORNEY: ZACHARY D. GRIFFITH,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

JUARBE, MARTA, dec'd.

Late of 1106 N. Front St.,
City of Reading.
Administrator: KAILEE VIERA,
1106 N. Front St.,
Reading, PA 19601.
ATTORNEY: WILLIAM R. A. RUSH,
ESQ.,
38 N. 6th Street,
Reading, PA 19601

LLOYD, GERALD DWIGHT also known as

LLOYD, GERALD D., dec'd.
Late of Amity Township.
Executor: STUART A. LLOYD,
216 Chapel Ln.,
Dayton, OH 45431.
ATTORNEY: THOMAS A.
MASTROIANNI, ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

LOTZ, CHERYL D., dec'd.

Late of Robesonia Borough.
Executrix: KIRSTEN D. LOTZ-

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CROUTHAMEL,
154 Oak Terrace Dr.,
Birdsboro, PA 19508.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MANN, ROCHELLE M., dec'd.

Late of Exeter Township.
Executrix: RHONDA S. WOLFF.
c/o ATTORNEY: SEAN J. O'BRIEN,
ESQ.,
DAUTRICH & O'BRIEN LAW
OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

MCKALE, LOUIS J., dec'd.

Late of 5795 Washington Dr.,
Exeter Township.
Executrix: SHARON J. MCKALE,
5795 Washington Dr.,
Reading, PA 19606.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN
& LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MILLER, JONATHAN L., dec'd.

Late of Berks County.
Administrator: CRISSY LYN MILLER.
c/o ATTORNEY: TAYLOR R. D.
BRIGGS, ESQ.,
NORRIS MCLAUGHLIN, P.A.,
515 West Hamilton St., Suite 502,
Allentown, PA 18101

MONASCO, PAUL D., dec'd.

Late of 449 Airport Rd.,
Bethel Township.
Administratrix: SUSAN L. MONASCO,
14 E. Pottsville St.,
Pine Grove, PA 17963.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN
& LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

PHILLIPS, ROBERT A., dec'd.

Late of Caernarvon Township.
Administratrix: TINA PHILLIPS,
P.O. Box 451,
Morgantown, PA 19543.
ATTORNEY: MISTY TOOTHMAN,
TWIN VALLEY LAW, PLLC,
P.O. Box 235,
Elverson, PA 19520

PLUSHANSKI, CARY L., dec'd.

Late of 73 Rahn Rd.,
Borough of Kutztown.
Executor: CATHY S. PADASAK,
73 Rahn Rd.,
Kutztown, PA 19530.

ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

REINERT, STUART L., dec'd.

Late of Borough of Boyertown.
Executors: TRACY BRINTZENHOFF and
CHARLIE E. FRYER.
c/o ATTORNEY: RICHARD T. CURLEY,
ESQ.,
50 E. Philadelphia Avenue,
P.O. Box 357,
Boyertown, PA 19512

SHURILLA, CAROLA., dec'd.

Late of 220 Linden St.,
City of Reading.
Executrix: CHERYL SHURILLA,
1746 Cotton St.,
Reading, PA 19606.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WILLIAMS, MARQUIS LASHAWN, dec'd.

Late of 25 Mellowbrook Dr.,
Spring Township.
Administratrix: MONIQUE WILLIAMS,
25 Mellowbrook Dr.,
Sinking Spring, PA 19608.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

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:

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 21, 2025, for **Wise Tales rental properties** with a principal place of business located at 82 Main St, Womelsdorf, PA 19567 in Berks County. The individual interested in this business is Shalena Sarver, also located at 82 Main St, Womelsdorf, PA 19567. This is filed in compliance with 54 Pa.C.S. 311.

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TRUST NOTICES**First Publication****STASULLI FAMILY IRREVOCABLE TRUST DATED DECEMBER 27, 2004**

John A. Stasulli, late of Hamburg Borough, Berks County, PA

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

Trustee: Rosalie Szilli
721 Port Clinton Avenue
Hamburg, PA 19526

Trustee's Attorney: Russell E. Farbiarz
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

Second Publication**THE KENNETH L. MANN AND BETTY LOU MANN REVOCABLE LIVING TRUST**

Betty Lou Mann, late of Hereford Township, Berks County, PA

All persons having claims or demands against the Trust of Betty Lou Mann, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Pearlanna S. Mann
c/o Trustee's Attorney: Nicholas M. Orloff, Esq.
Orloff Law
1 W. Third St.
Media PA 19063

Third and Final Publication**DALE V. BUDD, SR. AND ELSIE M. BUDD LIVING TRUST AGREEMENT DATED DECEMBER 22, 2021**

Elsie M. Budd, late of Exeter Township, Berks County, PA

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

Trustee: Deborah M. Budd
3911 Penns Dr.
Reading, PA 19606
Trustee: Judy Ann Jernegan
121 Stonetown Rd.
Birdsboro, PA 19508

Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

THE DOROTHY L. LEAS IRREVOCABLE TRUST DATED JUNE 30, 2023

Dorothy L. Leas, late of Bern Township, Berks County, PA

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

Trustee: Jennifer L. Jacobson
1612 W. Thistle Dr.
Wyomissing, PA 19610

Trustee's Attorney: Scott C. Painter, Esquire
906 Penn Ave., Suite 1
Wyomissing, PA 19610

THE FRANCES E. GALLEGOS ADMINISTRATIVE TRUST

Frances Evangeline Gallegos a/k/a Frances E. Gallegos, late of Muhlenberg Township, Berks County, PA

All persons having claims or demands against the Trust of Frances Evangeline Gallegos a/k/a Frances E. Gallegos, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Teri Gallegos-Rosa
Trustee's Attorney: c/o Andrew S. Rusniak, Esq.
Stevens & Lee, P.C.
51 S. Duke St.
Lancaster, PA 17602

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