

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending July 11, 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.**

**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)**

## Abuse

ALVENO, JAHNS ALBERTO AVILA - Dominguez, Valeria Pena; 25 11682; V. Dominguez, IPP. (TMB).

ARSENICH, AMANDA SUSAN - Vigliotti, Albert Antonio; 25 11685; A. Vigliotti, IPP. (TMB).

BAEZ, WANDA YARELIS PEGUERO - Lazo, Omar Martinez; 25 11742; O. Lazo, IPP. (TMB).

BELL, AIYANNA VICTORIA CAPRI - Staub, Todd Alan; 25 11610; T. Staub, IPP. (JDB).

CHIN, MARVIN JEROME - Davis, Fashonda M; 25 11824; F. Davis, IPP. (TMB).

COLON, MARGIE - Guadalupe, Luis Anthony; 25 11829; L. Guadalupe, IPP. (TMB).

COOPER, DALE E - Cooper, Martha P; 25 11688; M. Cooper, IPP. (TMB).

CORRELL, BRETT A - Powell, Lori Ann; 25 11680; L. Powell, IPP. (JMS).

DAUB, SAMUEL SHANER V - Daub, Shaylee S; 25 11684; S. Daub, IPP. (TMB).

ESPINO, NASIER NOEL CEJA - Soria, Nayeli V Cabello; 25 11606; N. Soria, IPP. (JDB).

FERNANDEZ, JOSE COTTO - Vazquez, Wilma Ortiz; 25 11830; W. Vazquez, IPP. (JDB).

FEVRIER, MIXSON - Guerchina, Jocelyn; 25 11713; J. Guerchina, IPP. (JDB).

FLAGLER, ELIJAH MANUEL - Urbina, Luz; 25 11609; L. Urbina, IPP. (JDB).

GARCIA, CHRISTOPHER - Paula, Kamiel; 25 11708; K. Paula, IPP. (JMS).

GUZMAN, USBALDO ARROYO - Diaz, Lucia Bautista; 25 11832; L. Diaz, IPP. (TMB).

LAURENCEAU, HANZ J - Painter, Marley E Jones; 25 11623; M. Painter, IPP. (JDB).

LAZO, OMAR MARTINEZ - Baez, Wanda Yarelis Peguero; 25 11687; W. Baez, IPP. (TMB).

LOMAS, JOHNNY LEE - Papaccio, Terese M; 25 11624; T. Papaccio, IPP. (JMS).

OCHOA, MARIANO E ORTEGA - Levengood, Jazmine S; 25 11792; J. Levengood, IPP. (TMB).

PEREZ, JAVIER JUNIOR - Bridgeman, Louis R; 25 11732; L. Bridgeman, IPP. (JMS).

QUILES, CARLOS ALBERTO GALARZA - Tavarez, Heidy Jubilet Peralta; 25 11747; H. Tavarez, IPP. (JMS).

SADESKI, KATHRYN - Zebrowski, Luke Anthony; 25 11607; L. Zebrowski, IPP. (JDB).

SANTIAGO, MARCOS FIGUEROA - Cruz, Frances Martinez; 25 11712; F. Cruz, IPP. (JMS).

SANTOS, JOAN M - Rivas, Jomayra; 25 11775; J. Rivas, IPP. (TMB).

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SHUEY, ROBERT D - Hokien, Deborah A; 25 11772; D. Hokien, IPP. (TMB).  
 SMITH, NIEGEL ISA - Perez, Joshua Downer; 25 11637; J. Perez, IPP. (JDB).  
 THOMAS, JAVON A - Gregro, Janelle R; 25 11608; J. Gregro, IPP. (JDB).  
 VARGAS, GUILLERMO PAREDES - Matos, Katherine; 25 11612; K. Matos, IPP. (JDB).  
 VAZQUEZ, DMARIS - Ocasio, Destiny A; 25 11686; D. Ocasio, IPP. (TMB).  
 WISWESSER, SHELIA - Grady, John P; 25 11622; J. Grady, IPP. (JDB).  
**Certified Copy of Foreign Divorce Decree**  
 ROMAN, JOSE NEPTALI BONIFAZ - Cabrere, Deborah, Colon, Deborah; 25 11683; D. Cabrere, IPP.

**Complaint**

CARRION, HECTOR - Reading Elderly Housing; 25 11149; Olivia Bort.  
 GARCIA, MARIA DELCARMEN - First Acceptance Insurance Company Inc; 25 10583; Steven Koplove.  
 GONZALEZ, JACQUELINE - Reading Housing Authority; 25 11221; Edwin L. Stock.  
 WELLER, ERNEST C - Capital One N A; 25 10907; Michael F. Ratchford.

**Contract - Debt Collection: Credit Card**

ADAMES, RINALDO E - U S Bank National Association; 25 11715; EJ Sharif. (JBN).  
 BEIDLER, STEPHEN - Capital One N A, Discover Bank; 25 11665; Michael J. Dougherty. (JEG).  
 BLATT, MICHELLE - JPMorgan Chase Bank N A; 25 11785; Michael R. Lipinski. (JBN).  
 BROWN, JORDAN M - Cks Prime Investments LLC; 25 11765; Demetrios H. Tsarouhis. (MSF).  
 BUCKLE, KENROY WASHINGTON - Bank Of America N A; 25 11710; Jonathan P. Cawley. (MSF).  
 CARINO, TARA - Mpli Capital Holdings IV; 25 11819; Joel M. Flink. (MSF).  
 DELFI, JOSE - Lvnv Funding LLC; 25 11837; Daniel J. Santucci. (JEG).  
 DELGADO, JESSICA - Capital One N A, Discover Bank; 25 11644; Michael J. Dougherty. (JEG).  
 DIXON, KENDEL - Capital One N A, Discover Bank; 25 11657; Michael J. Dougherty. (JEG).  
 FLOWERS, TRICIA - Capital One N A; 25 11668; Michael J. Dougherty. (JEG).  
 GREJIDUS, NICK - Capital One N A, Discover Bank; 25 11658; Michael J. Dougherty. (MSF).  
 HOFFMAN, APRIL M - JPMorgan Chase Bank N A; 25 11672; Ian M. Lauer. (MSF).  
 HOFFMANN, MARK J - US Bank National Association; 25 11694; EJ Sharif. (JBN).  
 KEARNEY, THERESA - JPMorgan Chase Bank N A; 25 11729; Ian M. Lauer. (JBN).  
 KLICK, KRIS J - U S Bank National Association; 25 11689; EJ Sharif. (JEG).

KNAPPER, DONNA - Cavalry Spv I LLC; 25 11677; David J. Apothaker. (MSF).  
 MECK, JOYCE L - Wells Fargo Bank N A; 25 11756; Eliza Garifullina. (JBN).  
 MORAN, SEAN - American Express National Bank; 25 11737; Erin R. Grady. (MSF).  
 MOSELEY, IRMA L - Capital One N A, Discover Bank; 25 11659; Michael J. Dougherty. (JBN).  
 PACHECO, MELISSA - JPMorgan Chase Bank N A; 25 11779; Michael R. Lipinski. (JEG).  
 PAUL, BENIA - Bank Of America N A; 25 11736; Jonathan P. Cawley. (JEG).  
 PELLY, MATTHEW - American Express National Bank; 25 11740; Erin R. Grady. (JEG).  
 PRIZER, GLORIA - Lvnv Funding LLC; 25 11663; Daniel J. Santucci. (MSF).  
 REYES, JOHN - American Express National Bank; 25 11695; Jordan W. Felzer. (JEG).  
 RIVERA, CARLOS - JPMorgan Chase Bank N A; 25 11670; Ian M. Lauer. (JBN).  
 ROSELLA, NICOLE - Citibank N A; 25 11801; Paul J. Klemm. (JEG).  
 ROTHERMEL, JEREMY R - JPMorgan Chase Bank N A; 25 11760; Sean P. Stevens. (JEG).  
 SANTIAGO, STEPHANIE M - Bank Of America N A; 25 11738; Frederic I. Weinberg. (JBN).  
 SEALE, TIMOTHY - JPMorgan Chase Bank N A; 25 11770; Ian M. Lauer. (JEG).  
 SHINGLE, SR, KEITH A - U S Bank National Association; 25 11784; Christopher D. Penco. (MSF).  
 SULING, DIANA S - US Bank National Association; 25 11826; Jason E. Strand. (JEG).  
 TAVERAS, ALEJANDRO - Capital One N A, Discover Bank; 25 11656; Michael J. Dougherty. (JBN).

**Contract - Debt Collection: Other**

FLINT, JENNIFER - Velocity Investments LLC; 25 11790; Demetrios H. Tsarouhis. (MSF).  
 FLORIAL, PETERSON J - Westlake Services LLC; 25 11771; Ian M. Lauer. (MSF).  
 R&W EXTERIORS LLC, RAFFENSPERGER, JR, JOSEPH LEE - American Builders & Contractors Supply Co Inc; 25 11766; Scott H. Bernstein. (JEG).  
 WYCKOFF, CHEYENNE - Velocity Investments LLC; 25 11842; Demetrios H. Tsarouhis. (JBN).  
**Contract - Other**  
 ABREU, ALEJANDRO - Westlake Services LLC; 25 11757; Ian M. Lauer. (JEG).  
 BRADY, MATTHEW - Velocity Investments LLC; 25 11611; Demetrios H. Tsarouhis. (MSF).  
 CARRASCO, HADELYN L - Ford Motor Credit Company LLC; 25 11654; Paul J. Klemm. (MSF).

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DE LEON, PRISCILLA - Velocity Investments LLC; 25 11838; Demetrios H. Tsarouhis. (MSF).

DESHONG, CHAD - Newrez LLC; 25 11675; Heather Riloff. (JEG).

ELITE PRO INVESTMENTS I LLC - Dnh Properties LLC; 25 11744; Joan E. London. (JBN).

FRIDINGER, STACY - Velocity Investments LLC; 25 11667; Demetrios H. Tsarouhis. (JBN).

HERTZOG, RALPH - Pagaya Ai Debt Grantor Trust 2021 5; 25 11724; Joel M. Flink. (MSF).

LAWSON, ANDRE - Southwood Financial LLC, Southwood Financial Trust I; 25 11776; Joshua Borer. (JEG).

LLANOS, RACHAEL - Velocity Investments LLC; 25 11831; Demetrios H. Tsarouhis. (JEG).

NEGRON, GLADYS L - Westlake Services LLC; 25 11774; Ian M. Lauer. (JBN).

PEREZ, JOSE M - Westlake Services LLC; 25 11745; Ian M. Lauer. (JEG).

PETTINATO, ANTHONY - Velocity Investments LLC; 25 11789; Demetrios H. Tsarouhis. (JEG).

ROUGHNECKS REALTY LLC, JEFFERSON, RECO - Wilmington Savings Fund Society Fsb, Ibis Holdings A Trust; 25 11769; Michele M. Bradford. (JBN).

SANCHEZ, SALVADOR GARCIA - Velocity Investments LLC; 25 11642; Demetrios H. Tsarouhis. (JBN).

SKUMANICK, MICHAEL - Sofi Bank National; 25 11817; Joel M. Flink. (JBN).

ULRICH, DANIELLE - Mpli Capital Holdings IV; 25 11820; Frederic I. Weinberg. (JBN).

VALERIO, DIGNORA - Westlake Services LLC; 25 11741; Ian M. Lauer. (MSF).

VENEABLE, MICHAEL W - Forsythe Finance LLC; 25 11664; Demetrios H. Tsarouhis. (JBN).

VITA, NICHOLAS - Velocity Investments LLC; 25 11802; Demetrios H. Tsarouhis. (MSF).

WILKINSON, JESSICA - Velocity Investments LLC; 25 11825; Demetrios H. Tsarouhis. (JBN).

#### Custody

BALTHAUSER, ALYSSA M - Derenzo, Joseph T; 25 11662; Jacob Mazur. (SEL).

GRAHAM, MELANIE ANN - Ingram, Aaron Jimmy; 25 11722; A. Ingram, IPP. (JDB).

KINKAID, AMBER - Sabo, Dillan; 25 11780; D. Sabo, IPP. (JDB).

LEININGER, DANIELLE - Leininger, Stephen; 25 11720; Cheryl A. Rowe. (SEL).

LOPEZ, ELIJAH, HERNANDEZ, GENESIS - Long, Tracy; 25 11643; Graziella M. Sarno. (JDB).

ORTIZ, BRITTANY - Tillman, Jerome R; 25 11814; J. Tillman, IPP. (JMS).

REYES, VICTOR JOSE ADAMES - Candelario-Colon, Jenevith; 25 11727; Joseph T. Bambrick Jr. (JDB).

RODRIGUEZ, KEVIN - Cruz-Boscana, Melissa; 25 11743; M. Cruz-Boscana, IPP. (JDB).

WAGNER, JR, JEFFREY - Gwillim, Morgan; 25 11714; David T. Schnarrs. (JDB).

WORKMAN, DALISHA - Morgan, Julia N; 25 11752; J. Morgan, IPP. (JMS).

ZAVALA, MIGUEL - Mercado, Vicenta; 25 11782; Scott N. Jacobs. (JDB).

#### Divorce

BECKER, JESSICA - Becker, Terry; 25 11798; Rebecca Ann Smith. (JMS).

BOURGEOIS, BEAU JEFFREY - Bourgeois, Taran Helena; 25 11655; Linda Walters. (JDB).

BRELO, JORDAN - Brelo, Jessie; 25 11697; Margaret McDonough. (JMS).

CONLIN, BOBBI JO - Conlin, Christopher M; 25 11626; C. Conlin, IPP. (JMS).

DIAZ, STEPHANIE - Santiago, Edwin; 25 11751; E. Santiago, IPP. (JMS).

EM LAM, VAN TUAN - Nguyen, Kristine Hanh; 25 11674; Don Pak. (JDB).

ETCHBERGER, KERRY - Etchberger, Renee, Pflueger, Renee; 25 11690; Margaret McDonough. (JDB).

GOHO, TIMOTHY - Goho, Melissa; 25 11794; Dawn M. L. Palange. (JDB).

HAIN, SR, JAKE - Hain, Kathleen; 25 11625; Rebecca Ann Smith. (SEL).

HAWKES, CHRISTOPHER N - Doleniak, Michelle; 25 11661; David S. Sobotka. (SEL).

JIMENEZ, ALFREDO ADORNO - De La Rosa, Gissel Ramirez; 25 11739; Douglas S. Wortman. (JEG).

LIPTOCK, ANDREW - Semenas, Melisa; 25 11676; Martin P. Mullaney. (JMS).

LOWING, CHRISTOPHER - Lowing, Amanda, Robinson, Amanda; 25 11678; Rebecca Ann Smith. (JEG).

MARRA, DAVID - Marra, Brenda; 25 11709; Lauren L. Sorrentino. (JDB).

MARTINEZ, SR, FRANCISCO - Martinez, Jocelyn; 25 11815; Rebecca Ann Smith. (SEL).

WILBY, LAURA, ORTH, LAURA - Wilby, Jr, Michael; 25 11799; M. Wilby, IPP. (JDB).

PENA-ARIAS, CARLOS JOSE - Pena-Medina, Neysha Marie; 25 11746; Joseph T. Bambrick Jr. (JDB).

ROSARIO-MALAVE, OSCAR G - Mercado-Negron, Mirnelle M; 25 11811; Joseph A. Guillama. (JEG).

SWARTZ, CARA L - Swartz, Nathan P; 25 11762; James L. Markofski. (SEL).

TORRES, CORYBEL MAHONEY - Oliveras, Julio Garcia; 25 11725; Douglas S. Wortman. (SEL).

TRUMBO, SEAN - Trumbo, Tracy; 25 11812; Ann E. Endres. (JDB).

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**Divorce - Custody Count Complaint**

BRELO, JORDAN - Brelo, Jessie; 25 11698; Margaret McDonough. (JMS).

LOWING, CHRISTOPHER - Lowing, Amanda; 25 11679; Rebecca Ann Smith. (JEG).

MARTINEZ, SR, FRANCISCO - Martinez, Jocelyn; 25 11816; Rebecca Ann Smith. (SEL).

**License Suspension Appeal**

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ferretti, Frank James; 25 11627; Allan L. Sodomsky. (JMS).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ugrenyuk, William; 25 11833; W. Ugrenyuk, IPP. (JMS).

RODRIGUEZ, PEDRO ANDRES - Commonwealth Of Pennsylvania Department Of Transportation; 25 11813; Commonwealth Of Pennsylvania Department Of Transportation, IPP. (JMS).

**Magisterial District Justice Appeal**

DODGE, PAIGE - Discover Bank; 25 11827; Michael J. Dougherty. (MSF).

GRAY, ALLYSON - Portfolio Recovery Associates LLC; 25 11660; Portfolio Recovery Associates LLC, IPP. (JEG).

JENKINS, LARRY - Coastal North; 25 11822; Coastal North, IPP. (JEG).

MEISTER, JARROD D - Millcreek Motor Works, Nye, Michael; 25 11818; Millcreek Motor Works, IPP. (JEG).

MILLER, JENNY LYN - New Generation Housing LLC; 25 11823; Alex V. Alfieri. (JEG).

MIZIC, DAVID - Discover Bank; 25 11828; Michael J. Dougherty. (JBN).

**Petition for Protection from PFI/SVP**

FIGUEROA, ROBERTO - Ramos, Maria I Aponte, V, E; 25 11791; M. Ramos, IPP. (TMB).

**Real Property - Mortgage Foreclosure: Residential**

ALAMO, JOAN - Santander Bank N A; 25 11636; Michael S. Bloom. (MSF).

BRECHBILL, ANGEL, BRECHBILL, JASON T - Pennymac Loan Services LLC; 25 11759; Geraldine M. Linn. (MSF).

CARPENTER, JAMES BRYAN - Pennsylvania Housing Finance Agency; 25 11717; Leon P. Haller. (MSF).

GARRISON, HEIDI M - M&T Bank; 25 11755; Geraldine M. Linn. (MSF).

GAZZILLO, ANTHONY R - Pennsylvania Housing Finance Agency; 25 11728; Leon P. Haller. (MSF).

HAMMOND, IVY, HAMMOND, TRISTAN - Midfirst Bank; 25 11767; E Edward Qaqish. (MSF).

KUCIER, DAVID - Lakeview Loan Servicing LLC; 25 11761; Lakeview Loan Servicing LLC, IPP. (MSF).

LUIGARD, JUSTIN, LUIGARD, JENNIFER B - Selene Finance Lp; 25 11821; Adrienna Hunsberger. (MSF).

NEIDER, JASON C - Wells Fargo Bank N A; 25 11846; Kimberly J. Hong. (MSF).

STUMP, SCOTT A - Keybank N A, First Niagara Bank N A; 25 11840; Kimberly J. Hong. (MSF).

VALENTINE, WILLIAM L - Phh Mortgage Corporation; 25 11839; Kenya Bates. (MSF).

WATT, ADAM - Pennsylvania Housing Finance Agency; 25 11696; Leon P. Haller. (MSF).

WITMAN, RICHARD - U S Bank Trust National Association, Not In Individual Its Individual Capacity But Solely As, Gs Mortgage-backed Securites Trust 2023-rpli; 25 11835; Kimberly J. Hong. (MSF).

**Real Property - Quiet Title**

EDWARDS, ANNA B - Roberts, Evan Maldwyn; 25 11723; Osmer S. Deming. (JBN).

GEORGE, SHEENA, 437 HOLDINGS LLC - Sangster, Alexie; 25 11861; JoAnn Lasky Ruchlewicz. (JEG).

**Tort Motor Vehicle**

ANDERSON, JENICA D - Reitnauer, Gavina C; 25 11800; Ronald E. Cirba. (JBN).

GOMEZ, ISAAC, TW METALS LLC, O'NEAL STEEL LLC - Bautista, Yanet Bautista De; 25 11754; Shane L. Weaver. (MSF).

GRUBE, KENNETH - Fasig, Hope, Fasig, Jr, Martin; 25 11671; Jared M. Teich. (JEG).

GUTIERREZ, MIGUEL - Allstate Insurance Company, Cabrera, Dulce; 25 11834; Paul N. Sandler. (MSF).

LOUBRIEL, JR, ERIC ANTHONY - Hernandez, Enrique, Frutos, Maria Elena Quintana; 25 11673; Steven A. Mimm. (JBN).

**Tort Other**

GARDA CL ATLANTIC INC - Reitnauer And Cylcwski Holdings LLC; 25 11768; Karen H. Cook. (MSF).

ROSARIO, JEFFERSON - State Farm Mutual Automobile Ins Co, Williams, Jason, Reitemyer, Amanda; 25 11669; Douglas G. Aaron. (MSF).

SWALLEY, COLLIN - United Services Automobile Association, Ambridge, Jack; 25 11666; Joseph Donegan. (MSF).

WEIST PROPERTIES LTD, MOUNTAIN VIEW SERVICES LTD, LEESPORT FARMERS MARKET, JOHN DOE 1, JOHN DOE 2 - Glaser, David, Glaser, Kathleen; 25 11777; Robert N. Braker. (MSF).

**Tort Premise Liability**

MOUNTAINVIEW THOROUGHbred RACING ASSOCIATION LLC - Ciccio, Robert; 25 11778; Anthony E. Patterson. (JBN).

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**Tort Product Liability**

SAMSUNG ELECTRONICS AMERICA INC

- Allstate Vehicle And Property Insurance  
Company, Nigrini, Diana, Nigrini, Jeffrey;  
25 11836; Paul N. Sandler. (JBN).

**SHERIFF'S SALES**

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **August 8, 2025** 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**

Case Number: 20-02813  
Judgment Amount: \$145,622.31  
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN house and lot of ground situate In the Village of Blandon, Township of Maidenecreek, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a post at the side of a public road, thence Westward by a 12 feet wide alley 180 feet to a post, thence Northward by land now or late of William K. Himmelreich, 53 feet to a post, thence Eastward by the same, 180 feet to a post at the side of the aforesaid road, thence along said road Southward 42 feet to the place of beginning. Tax ID / Parcel No. 5420-05-07-8737 and Account No. 55300 (61) and Parcel ID 61542005078737

Being the same premises which Nancy Drummheller N/K/A Nancy Rothermel, by Deed dated 02/28/2013 and recorded 03/04/2013, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2013008748, granted and conveyed unto John C. Flack, in fee.

Tax Parcel: 61542005078737

Premises Being: 14 GROVE ROAD, Blandon, PA 19510

To be sold as Property of: Sherry Flack A/K/A Sherry Ann Flack, in her capacity as Heir of John C. Flack A/K/A John Christopher Flack, Deceased; Benjamin Flack, in his capacity as heir of John C. Flack A/K/A John Christopher Flack, Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under John C. Flack A/K/A John Christopher Flack, Deceased

Case Number: 20-3094

Judgment Amount: \$329,366.03

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

Attorneys for Plaintiff

A Florida professional limited liability  
company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN AND IDENTIFIED IN THE DECLARATION REFERRED TO BELOW AS THE VILLAGE OF COUNTRY MEADOWS, A CONDOMINIUM, LOCATED IN THE TOWNSHIP OF CAERNARVON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 P.S.A. SECTION 3101 ET SEQ., RECORDING IN THE BERKS COUNTY RECORDER OF DEEDS A DECLARATION DATED JULY 22, 1998 AND RECORDED JULY 27, 1998 IN RECORD BOOK 2962 PAGE 1. RERECORDED FEBRUARY 18, 1999 IN RECORD BOOK 3040 PAGE 1307; THE FIRST AMENDMENT TO DECLARATION DATED DECEMBER 18, 1998 AND RECORDED ON DECEMBER 24, 1998 IN RECORD BOOK 3019 PAGE 323, RERECORDED ON FEBRUARY 18, 1999 IN RECORD BOOK 3040 PAGE 1390; THE SECOND AMENDMENT TO DECLARATION DATED NOVEMBER 15, 1999 AND RECORDED NOVEMBER 15, 1999 IN RECORD BOOK 3144 PAGE 1063; THE THIRD AMENDMENT TO DECLARATION DATED MARCH 28, 2000 AND RECORDED ON MARCH 29, 2000 IN RECORD BOOK 3184 PAGE 1627 (COLLECTIVELY THE "DECLARATION"), BEING AND DESIGNATED IN SUCH DECLARATION AS UNIT 102 COUNTRY LANE, AS MORE FULLY DESCRIBED IN SUCH DECLARATION, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION) OF 2.86%.

UNDER AND SUBJECT TO ANY AND ALL EXISTING COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, EASEMENTS AND AGREEMENTS OF RECORD.

TOGETHER WITH ALL RIGHT TITLE AND INTEREST OF AND TO THE COMMON ELEMENTS AS DEFINED BY THE UNIFORM CONDOMINIUM ACT OF PENNSYLVANIA AND AS MORE FULLY SET FORTH IN THE AFOREMENTIONED DECLARATION OF "THE VILLAGE OF COUNTRY MEADOWS CONDOMINIUM, A CONDOMINIUM", AND ALL AMENDMENTS THERETO.

SUBJECT TO COAL AND MINERAL



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RIGHTS PREVIOUSLY CONVEYED OR RESERVED AND TO RIGHTS OF WAY, EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN PRIOR INSTRUMENT OF RECORD, BUT ARE NOT RE-IMPOSED HEREBY.

UNDER AND SUBJECT TO any and all exceptions, restrictions, covenants, easements, rights-of-way, and agreements as heretofore contained in the prior chain of title.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveway, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of the Grantor in law, as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING KNOWN AS: 102 COUNTRY LANE MORGANTOWN, PA 19543

PROPERTY ID: 35-5320-03-44-2431-C29

TITLE TO SAID PREMISES IS VESTED IN MARILYN J. OWENS BY DEED FROM MARILYN J. OWENS, A/K/A LYNN OWENS, DATED OCTOBER 25, 2011 RECORDED NOVEMBER 9, 2011 INSTRUMENT NO. 2011041927.

TO BE SOLD AS PROPERTY OF: MARILYN J. OWENS

21-12425

Judgment: \$5,062.06

Attorney: Portnoff Law Associates, Ltd

### **PROPERTY DESCRIPTION**

ALL THAT CERTAIN message, tenement and tract of land, situate in Douglass Township, Berks County and State of Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at an iron pin near the Westerly side of the public road leading from Stowe to Glendale; thence along land now or late of William Kochert North, 39 1/2 degrees East, 1.9 perches to the middle of said road; thence along land conveyed to Stanley Bender South, 38 degrees East, 3.03 perches and North, 39 1/2 degrees East, 9.7 perches and North, 38 degrees, West, 3.03 perches to line of Kochert's land; thence along the same North 39 1/2 degrees East, 20.4 perches to a stone heap and North, 49 1/4 degrees West, 7.0 perches to an iron pin; thence along land now or late of Moddis Mauger North, 53 1/2 degrees East, 7.28 perches to an iron pin and South, 31 degrees East, 19.4 perches to a stump and South, 23 degrees West, 26 perches and South 38 3/4 degrees East, 15.1 perches; thence along lands of Landis South, 60 1/2 degrees West, 17.8 perches; thence North 3 degrees West, 9.1 perches and North, 34 1/2 degrees West, 22.2 perches to the place of beginning.

CONTAINING 4 acres and 140 perches of land, be the same more or less.

TAX PARCEL NO. 41-5374-00-49-7035

PROPERTY ADDRESS: 73 Poole Hill Road, Douglass Township, Pennsylvania 19512

TO BE SOLD AS THE PROPERTY OF Robert Grubb and Christine Grubb

Case Number: 22-11264

Judgment Amount: \$182,469.01

Attorney: Brock and Scott, PLLC

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the ranch-type dwelling house thereon erected, and being the Northernly ten (10) feet of Lot No. 3 and all of Lots No. 4, 5 and 6, Block "L," as shown on the Plan of "Sinking Spring Heights," said plan being recorded in Plan Book Volume 5A, page 20, Berks County records, situate on the Westerly side of Elwyn Avenue, between Clematis and Doherty Streets, in the Borough of Sinking Spring, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by Lot No. 7, Block "L," on said plan; ON the East by Elwyn Avenue; ON the South by the Southerly ten (10) feet of Lot No. 3, Block "L," on said plan; and ON the West by a twenty (20) feet wide alley.

SAID lots having a frontage along the Westerly side of Elwyn Avenue of seventy feet (70') and a depth of equal width to said twenty feet (20) wide alley of one hundred forty feet (140').

BEING the same premises which Ina Cehovica, by Deed dated 10/10/1960 recorded 10/20/2006 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4992 and Page 2225, granted and conveyed unto Alberto Ferrandino, Jr., in fee.

Tax Parcel: 79437616841862

Premises Being: 226 Elwyn Ave, Reading, PA 19608

To be sold as Property of: Alberto Ferrandino, Jr.

22-11644

Judgment: \$9,462.60

Attorney: Portnoff Law Associates, Ltd

### **PROPERTY DESCRIPTION**

ALL THAT CERTAIN tract or piece of land together with the dwelling house thereon erected, lying on the Northern side of the concrete Pennsylvania State Highway U.S. Route No. 422, leading from Reading to Philadelphia, also known as the Philadelphia Pike, situate in the Township of Exeter, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Northern right of way line of the aforesaid Pennsylvania State Highway known as the Philadelphia Pike, said

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point being forty feet (40') North of the center line of said concrete State Highway; thence leaving said State Highway and extending along property belonging to the now or late John Herfflicker Estate, North thirty-one degrees nine minutes East (N. 31 degrees, 09' E.) a distance of four hundred eighteen and ninety-six one-hundredths feet (418.96') to a point; thence along property belonging to the now or late Helen Roth, wife of Frank Roth, South sixty-six degrees forty-nine minutes thirty seconds East (S. 66 degrees, 49' 30" E.) a distance of ninety-three and one one-hundredths feet (93.01') to a point; thence along property now or late belonging to the said Robert T. Glass, Jr., South twenty-six degrees twenty-seven minutes thirty seconds West (S. 26 degrees, 27' 30" W.) a distance of four hundred twenty-two and eighty-eight one-hundredths feet (422.88') to a point in the aforesaid Northern right of way line of the Pennsylvania State Highway known as the Philadelphia Pike; thence extending along the said Northern right of way line of said highway, by a line forty feet (40') Northwardly from and parallel to the center line of said State Highway, North sixty-three degrees thirty-two minutes thirty seconds West (N. 63 degrees, 32' 30" W.) a distance of one hundred twenty-seven and fifteen one-hundredths feet (127.15') to the place of BEGINNING.

CONTAINING in area one (1) acre and nine and sixty one-hundredths (9.60) perches.

TOGETHER with the right, liberty and privilege to the Grantees hereof, their heirs and assigns to use as a means of ingress and egress to and from the herein described premises, that portion of a common driveway entrance from Route 422 to the subject property and to the adjacent property now owned by Paul R. Mower and Grace I. Mower, his wife, which portion of said driveway is on the property of the said Paul R. Mower and Grace I. Mower, his wife; and, subject to the right of the said Paul R. Mower and Grace I. Mower, his wife, their heirs and assigns, to use as a means of ingress and egress that portion of the aforesaid common driveway entrance located on the within described premises, the maintenance of said driveway to be, shared equally by the owners of the respective properties.

TAX PARCEL NO. 43-5335-16-93-0759

PROPERTY ADDRESS: 6631 Perkiomen Avenue, Exeter Township, Pennsylvania

TO BE SOLD AS THE PROPERTY OF:  
Richard P Huhn & Shirley M Huhn

22-11647

Judgment: \$4,505.22

Attorney: Portnoff Law Associates, Ltd

ALL THOSE CERTAIN two tracts of land situate in Exeter Township, Berks County, Pennsylvania, being more fully described as follows, to wit:

**PURPART NO. 1**

ALL THAT CERTAIN lot of ground together with the single frame (covered by brick siding) dwelling house and detached cement block garage erected thereon and being further known as 1025 Butter Lane, situate in the Township of Exeter, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in a public road known as Butter Lane, leading from Mt. Penn to Stony Creek Mills, thence along lot now or late of Rose and Horace H. Trout, north forty-three degrees twenty-five minutes west one hundred sixty-five feet to a corner in a line of lands of the Reading Transit Company, thence along the same and other lands of Sarah Schweitzer, north forty-six degrees thirty-five minutes east fifty feet to a corner of lands now or late of the said Sarah Schweitzer, south forty-three degrees twenty-five minutes east one hundred seventy-five feet to a corner in said Butter Lane, thence along the same south fifty-seven degrees forty-seven and a half minutes west fifty-one feet to the place of Beginning;

CONTAINING 8500 square feet;

**PURPART NO. 2**

ALL THAT CERTAIN piece, parcel or tract of land situate on both sides of the Antietam Creek and a short distance northwestwardly from the Macadam Township Road known as Butter Lane, in the Township of Exeter, County of Berks and State of Pennsylvania, bounded on the northwest and northeast by property now or late belonging to Harold J. Ash and Ida G. Ash, his wife, on the southeast by the rear of property belonging to John B. Trout and Lulu B. Trout, his wife, and the rear of property now or late belonging to Karl P. Krummonoechl, and on the southwest by property now or late belonging to the Borough of Mt. Penn Water Authority, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a steel post in line of the rear of property belonging to John B. Trout and Lulu B. Trout, his wife, north forty six degrees thirty five minutes east (N. 46° 35' E.), a distance of twenty six feet no inches (26' 0") from a corner marked by an iron pin in the rear of and on the division property line between property belonging to John B. Trout and Lulu B. Trout, his wife, and property now or late belonging to Paul Edwin Kulp, said corner being the most southerly corner of the herein described property, and being a corner of property belonging to the Borough of Mt. Penn Water Authority, thence along the aforesaid property now or late belonging to the Borough of Mt. Penn Water Authority, crossing Antietam Creek and passing through an iron pin one hundred thirty six feet five eighths inches (136' 0-5/8") from the last described corner, north forty three degrees twenty three minutes West (N. 43° 23' W.), a distance of two hundred seventy two feet one and one quarter inches (272' 1") to a corner marked by an iron

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post, thence along property now or late belonging to Harold J. Ash and Ida G. Ash, his wife, the two (2) following courses and distances, viz: (1) north forty six degrees thirty-five minutes east (N. 46° 35' E.), a distance of seventy four feet no inches (74' 0") to a corner marked by an iron pin and (2) recrossing the aforesaid Antietam Creek and passing through an iron pin one hundred thirty six feet five eighths inch (136' 0-5/8") from the last described corner south forty three degrees twenty three minutes east (S. 43° 23' E.), a distance of two hundred seventy two feet one and one quarter inches (272' 1") to a corner marked by an iron pin, said corner being a corner in common between the herein described property, property now or late belonging to Harold J. Ash and Ida G. Ash, his wife, property now or late belonging to Harold Moyer and Florence Moyer, his wife, and the aforesaid property now or late belonging to Karl P. Krummenoehl, thence along the rear of the aforesaid property now or late belonging to Karl P. Krummenoehl, passing through an iron pin fifty feet no inches (50' 0") from the last described corner, and along the rear of property belonging to John B. Trout and Lulu B. Trout, his wife, south forty six degrees thirty five minutes west (S. 46° 35' W.), a distance of seventy four feet no inches (74' 0") to the place of Beginning;

CONTAINING twenty thousand one hundred thirty four and seventy nine one hundredths (20,134.79) square feet;

TAX PARCEL NO. 43-5327-18-41-2922

PROPERTY ADDRESS: 1025 Butter Lane, Reading, Pa 19606

TO BE SOLD AS THE PROPERTY OF: John M Liszcz and Renee M Liszcz

22-13830

Judgment: \$3,903.39

Attorney: Portnoff Law Associates, Ltd

### **PREMISES "A":**

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate along the northerly side of Franklin Street between Fourth Street and Fifth Street in the Borough of Boyertown, Berks County, Pennsylvania, said parcel or lot of ground BEGINNING at a point in the northerly building line of said Franklin Street 150 feet southwesterly from the northwesterly building corner of said Franklin and Fifth Streets, said point being also in the division lot line between original lots Nos. 28 and 29 of a plan of building lots laid out by Joshua Bahr Estate under date of August 23, 1905, thence in a northwesterly direction along said division lot line and at right angles to said Franklin Street 146' - 7 5/8" to an iron pipe in the southerly side of a 16 feet wide alley as shown on said lot plan and as laid out by the Topographical Survey of the Borough of Boyertown, thence in a northeasterly direction along the southerly side of said alley making an interior angle of 86 degrees 06 minutes with the last described

line 79' 10 1/8" to another iron pipe in line of property of the Borough of Boyertown, thence along same in a southeasterly direction making an interior angle of 82 degrees 09 1/2 minutes with the southerly side of said alley and passing diagonally across original lots Nos. 26 and 27 of said plan of building lots 144' 2 5/8" to a point in the northerly building line of said Franklin Street as laid out on the said Topographical Survey of the Borough of Boyertown and said plan of building lots, thence in a southwesterly direction along said northerly building line of Franklin Street, making an interior angle of 101 deg. 44 1/2 minutes with the last described line 50 feet to the place of beginning.

CONTAINING 9,370 square feet more or less, having in front along Franklin Street 50 feet which comprises the whole of the original lot No. 28 and the westerly 20 feet of original Lot No 27, and having in rear along said 16 feet wide alley 79° 10 1/8" which comprises the whole of original Lots Nos. 27 and 28 and the westerly 19' 8 3/8" of the original Lot No. 26.

BEING THE SAME PREMISES which Golden Robin Club of Boyertown, PA, a Corporation, by its deed dated September 14, 1950 and recorded in Deed Book Volume 1065, Page 64, Berks County records, granted and conveyed unto Stanley L. Rhoads and Joyce L. Rhoads, his wife, in fee simple.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or parcel of ground being a portion of Lots Nos. 28 and 27 as shown on a Plan of Lots laid out by the Joshua Bahr Estate, dated August 23, 1905, said Plan being unrecorded, situate along the Northerly side of Franklin Street between Fourth Street and Fifth Street, in the Borough of Boyertown, County of Berks and State of Pennsylvania, said parcel or lot of ground bounded and described as follows:

BEGINNING at a point in the Northerly building line of said Franklin Street 100 feet Southwesterly from the Northwesterly building corner of said Franklin and Fifth Streets, said point being also in the division lot line between original Lots Nos. 28 and 29 of a plan of building lots laid out by Joshua Bahr Estate under date of August 23, 1905; thence in a Northwesterly direction by a line making an interior angle of 86 degrees 06 minutes with said Franklin Street 143.30 feet to point in the Southerly side of an 16 feet wide alley as shown on said lot plan and as laid out by the topographical survey of the Borough of Boyertown; thence in a Northeasterly direction along the Southerly side of said alley by a line making an interior angle of 90 degrees with the last described line 20.01 feet to an iron pipe in line of property of the Borough of Boyertown; thence along the same in a Southeasterly direction making an interior angle of 64 degrees 03 minutes with the Southerly side of said alley and passing diagonally across original Lots Nos. 26 and 27 of said plan of building lots 144.00 feet to a pointing



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the Northerly building line of said Franklin Street as laid out on said topographical survey of the Borough of Boyertown and said plan of building lots, said point being the place of beginning.

CONTAINING 1,433 square feet.

### **PREMISES "B":**

ALL THAT CERTAIN lot or parcel of ground situate along the northerly side of Franklin Street between Fourth Street and Fifth Street in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows, to wit

BEGINNING at a point in the northerly building line of said Franklin Street 160 feet southwesterly from the northwesterly building corner of said Franklin Street and Fifth Street in a northwesterly direction at right angles to Fifth Street 147 feet, in line of property of Maurice A. Hanley and Mame Hanley, his wife, to the southerly side of a 16 feet wide alley as laid out by the Topographical Survey of the Borough of Boyertown, thence in a northeasterly direction along the southerly side of said alley 10.02 feet to an iron pipe in line of property of Stanley L. Rhoads and Joyce L. Rhoads, his wife; thence along the same in a southeasterly direction 146 feet 7-5/8 inches to a point in the northerly building line of said Franklin Street as laid out on the said Topographical Survey of the Borough of Boyertown; thence in a southwesterly direction along said Northerly building line of Franklin Street 10 feet to the place of beginning.

TAX PARCEL NO. 33-5397-17-01-0099

PROPERTY ADDRESS: 131 N. Franklin Street, Boyertown, Pennsylvania

TO BE SOLD AS THE PROPERTY OF: Eric C Brown and Loreen R Brown

Case Number: 22-15223

Judgment Amount: \$129,431.94

Attorney: Brock and Scott, PLLC

### **LEGAL DESCRIPTION**

#### **TRACT NO. 1:**

ALL THAT CERTAIN tract or parcel of land situate in Douglass Township, County of Berks and Commonwealth of Pennsylvania, bounded and described in accordance with a partial sub-division plan, and more fully described as follows, to wit:

BEGINNING at a corner on line of lands now or late of Grantor, said point being distant along said lands from a corner in the middle of Township Line Road South 70 degrees 14 minutes East 202.95 feet; thence from said point of beginning on a northerly direction along other lands of the Grantor and lands of the Grantor, North 21 degrees 09 minutes East 261.79 feet to a corner and continuing along other lands of the Grantor South 66 degrees 36 minutes East 100.0 feet to an iron pin, a corner of lands retained now or late by Ida Meese, widow; thence along the same and other lands of the Grantor crossing a private right-of-way South 21 degrees 09 minutes

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West 264.16 feet to a corner on line of lands aforesaid of the Grantor; thence along the same North 70 degrees 14 minutes West 9995 feet to the place of BEGINNING.

CONTAINING 0.603224 Acres of Land.

### **TRACT NO. 2:**

ALL THAT CERTAIN tract or parcel of land situate in Douglass Township, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner lands now or late of George A. Mease, said point being distant along said lands from a corner in the Township Line Road South 67 Deg - 03 Min East 100.0 feet; thence along other lands of the Grantors South 67 Deg - 03 Min East 110.31 feet to a corner of line lands now or late of Victor J. Mease, thence along the same South 21 Deg - 09 Min West 242.52 feet to a corner on line lands now or late of Alto Sales Comp., Inc.; thence along the same North 70 Deg - 14 Min West 103.13 feet to a corner. thence along other lands now or late of the Grantors and lands now or late of George A. Mease North 19 Deg - 30 Min East 248.56 feet to the Place of Beginning.

TOGETHER with the right and ingress and egress forever over a one Perch wide private road or lane more fully described as follows: - Beginning at a corner on line westerly property line lands now or late of Victor J. Mease and distant along the same from the northeasterly corner of the above described lands; thence passing through lands of the said Victor J. Mease and Ida M. Mease South 66 Deg - 36 Min East 190.0 feet and South 8 Deg - 16 Min West 176.79 feet to a corner on the northerly Right-of-Way of State Highway Route #422; thence along the same South 67 Deg. 03 Min East 17.06 feet to a corner other lands now or late of Ida M. Mease; thence along the same North 8 Deg - 16 Min East 193.70 feet and North 66 Deg - 36 Min West 203.24 feet to a corner on line lands now or about to be conveyed, thence along the same South 21 Deg - 09 Min West 16.51 feet to the Place of BEGINNING.

### **TRACTS NO. 1 & 2:**

TOGETHER WITH the right to use a right of way known as Willow Drive as set forth under a Right of Way and Maintenance Agreement recorded in Misc Book 351, Page 1197.

BEING the same premises which Victor J. Mease, by Deed dated 8/14/2012 and recorded 8/22/2012 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2012034818, granted and conveyed unto Joseph Jessum and Jeanette Colona, as joint tenants with the right of survivorship and not as tenants in common, in fee.

Tax Parcel: 41-5364-19-72-1049 & 41-0000-00-00-0001

Premises Being: 17 Willow Drive, Douglassville, PA 19518

To be sold as Property of: Jeanette Colona and Joseph Jessum

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No. 23-02662

Judgment: \$20,641.42

Attorney: Stephen M. Hladik, Esquire

ALL THOSE CERTAIN three building lots and the building s thereon erected, located in Spring Township, Berks County, Pennsylvania (and as shown on the Plan of West Wyomissing, said Plan being recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania, in Plan Book Vol. 2, page 44, said lots being the same lots of ground bearing Numbers 301, 303 and 305 on said plan) and being now known as 348 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania.

HAVING together a frontage of sixty (60) feet along West Wyomissing Boulevard and a depth of one hundred fifty (150) feet to a fifteen feet alley.

AND the said three building lots and the buildings thereon erected, are now known and designated as 347 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania, formerly being known as 348 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania.

BEING the same premises which The Estate of Leroy C. Yerger, Jr., Deceased, by and through the Executor of the Estate, Gregory J. Yerger, by Deed dated November 30, 2004 and recorded on January 7, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4515 at Page 649, as Instrument No. 2005000991, granted and conveyed unto Jason E. Pruitt and Jamie A. Yerger, as joint tenants with the right of survivorship.

TAX PARCEL NO. 80438612957119

MAP PIN NO. 438612957119

ACCOUNT NO. 80002074

TO BE SOLD AS THE PROPERTY OF

Jason E. Pruitt and Jamie A. Yerger

Docket #24-2011

Judgment Amount: \$245,589.59

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the buildings erected thereon, being No 478 East Main Street, Borough of Kutztown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line of the public road leading from Kutztown to Allentown (now East Main Street) and extending; thence along property of the Kutztown Park Association eastward one hundred eighty feet (180') to a twenty feet (20') wide alley; thence along the same northward fifty-six feet (56') to property now or late of Annie R. Gernert, thence along the same westward one hundred eighty feet (180') to the curb line of said public road (now East Main

Street), and thence along the same southward fifty-six feet (56') to the place of BEGINNING CONTAINING ten thousand eighty square feet (10,080 sq. ft.) more or less

Thereon erected a dwelling house known as:  
478 East Main Street  
Kutztown, PA 19530

Tax Parcel #55545417005500

Account: 55003975

See Deed INSTRUMENT NO.: 2020004208

Sold as the property of:  
TERESA LANGOUSSIS

Case Number: 24-02686

Judgment Amount: \$52,868.48

Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

BEING PARCEL NUMBER 12-5317-62-13-9793

ALL THAT CERTAIN lot or piece of ground and the two story brick dwelling house thereon erected, situated on the East side of Birch Street, between Greenwich and Oley Street, being No. 609 Birch Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by the property of Edwin H. Himmelman;

ON the East by a ten feet alley;

ON the South by property of Charles M. Himmelman; and

ON the West by said Birch Street.

CONTAINING in front or breadth on said Birch Street thirteen (13) feet more or less and in depth of equal width one hundred feet more or less to said ten feet alley.

Being the same premises which Our City-Reading Inc., by Deed dated 08/24/2007 and recorded 09/05/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5214, Page 2125, granted and conveyed unto Grace Green and Frederick B. Butler Sr., as joint tenants with rights of survivorship.

Tax Parcel: 12531762139793

Premises Being: 609 Birch St, Reading, PA 19604

To be sold as Property of: Frederick Butler A/K/A Frederick B. Butler Jr., in his capacity as heir to the Estate of Frederick B. Butler, Sr., Deceased; Duane Butler in his capacity as Heir to the Estate of Frederick B. Butler Sr., Deceased; Juanita M. Williams in her capacity as heir to the Estate of Frederick B. Butler Sr., Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Frderick B. Butler, Sr., Deceased

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Case Number: 24-10341  
 Judgment Amount: \$34,535.20  
 Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

The following described property:

All that certain Two-Story brick dwelling house and lot or piece of ground situate on the South side of Kenney Street, between Thirteen and Fourteen Streets, in the City of Reading, County of Berks and State of Pennsylvania, No. 1336 Kenney Street, bounded:

On the North by said Kenney Street;  
 On the East by Property now or late of Esther A. Holl;  
 On the South by a Ten (10) foot wide alley; and  
 On the West by Property now or late of Esther A. Holl.

Containing in front on Kenney Street Twelve (12') feet and in depth One Hundred (100') feet.  
 Assessor's Parcel No: c16531630274560

BEING the same premises which Bernard Shaw and Yvonne Shaw, husband and wife by Deed dated 1/13/2012 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2012002366, granted and conveyed unto Ronald G. Jackson, in fee.

Tax Parcel: 16531630274560  
 Premises Being: 1336 Kenney St, Reading, PA 19602

To be sold as Property of: Sabena A. Myers in her capacity as heir of the Estate of Ronald G. Jackson, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald G. Jackson, Deceased

Case Number: 24-11905  
 Judgment Amount: \$217,212.70  
 Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN tract or piece of land situate on the East side of Old Airport Road, Legislative Route LR 06187, in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described according to survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners dated May 30, 1973, and designated Plan No. 4-E1028, as follows, to wit:

BEGINNING at a spike in the center line of the intersection of Morlatton Road with Old Airport Road; thence in and along Old Airport Road, Legislative Route LR 06187, North 22 degrees, 14 minutes 36 seconds East a distance of 220 feet to an iron pin in line of other lands of Grantors herein; thence leaving the aforesaid Old Airport Road and along residue property of grantors herein South 83 degrees 42 minutes 18 seconds East, a distance of 441.10 feet to an iron pin in line of lands, now or late of Victor R. Beiber

Estate; thence in and along same South 24 degrees 25 minutes 18 seconds West a distance of 222.91 feet to a spike in Morlatton Road; thence in and along said Road North 85 degrees 42 minutes 18 seconds West 432.19 feet to a spike, the place of BEGINNING.

Being the same premises which George Santora and Jennifer A. Santora, by Deed dated 05/26/20107 and recorded 06/28/2017, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2017023375, granted and conveyed unto George Santora, in fee.

Tax Parcel: 24536517006523  
 Premises Being: 11 Morlatton Road, Douglassville, PA 19518  
 To be sold as Property of: Jennifer A. Santora and George Santora

Case Number: 24-12967  
 Judgment Amount: \$ 46,741.93  
 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 lying on the Northerly corner of Hearthstone Drive and Executive Circle, both 60' wide streets, said lot being known as Lot No. 811 of Subdivision "A" of Section No. 4 of Crestwood Plan of Lots, laid out by Richard H. Rimby, dated August 29, 1969, and recorded in Berks County Records in Plan Book No. 32 Page 59, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the curve of the Northeastern building line of Hearthstone Drive, being a corner between Lots numbered 811 and 812 of said Plan of Lots; thence leaving said building line of Hearthstone Drive and extending in a Northeasterly direction along said Lot No. 812 belonging to now or late Theodore W. Faust, Jr., and Joyce L., his wife, known as #37 Hearthstone Drive, by a line radial to the curve in the said building line of Hearthstone Drive, a distance of ninety-three and zero one-hundredths feet (93.00') to a point, a corner between Lots numbered 812 and 810 of said Plan of Lots; thence extending in a Southeasterly direction along said Lot No. 810, belonging to the now or late John E Larkin and Dolores P., his wife, and known as #5 Executive Circle, by a line making an interior angle of one hundred eleven degrees thirteen minutes fourteen seconds (111° 13' 14") with the last described line, a distance of ninety-four and seven one-hundredths feet (94.07') to a point in the Northwestern building line of Executive Circle; thence extending in a Southwesterly direction along said building line of Executive Circle, by a line making a right angle

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with the last described line, a distance of seventy-five and zero one-hundredths feet (75.00') to a point of curve connecting said building line of Executive Circle with the aforesaid Northeastern building line of Hearthstone Drive; thence extending in a Westerly direction along the arc of a curve deflecting to the right, having a radius of thirty and zero one-hundredths feet (30.00'), a central angle of ninety degrees (90°), a distance along the arc of forty-seven and twelve one-hundredths feet (47.12') to a point of compound curve in the Northeastern building line of Hearthstone Drive; thence extending in a Northwesterly direction along said building line of Hearthstone Drive, being along the arc of a curve deflecting to the right, having a radius of two hundred seventy and zero one-hundredths feet (270.00'), a central angle of twenty-one degrees thirteen minutes fourteen seconds (21° 13' 14"), a distance along the arc of one hundred and zero one-hundredths feet (100.00') to the place of BEGINNING

CONTAINING IN AREA 11,172 06 square feet.

BEING KNOWN AS: 6 EXECUTIVE CIRCLE READING, PA 19606

PROPERTY ID: 43-5326-17-11-2594

TITLE TO SAID PREMISES IS VESTED IN EDWARD J. WALTMAN AND WAYNE E. WALTMAN, HIS SON, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP BY DEED FROM EDWARD J. WALTMAN, A WIDOWER, DATED October 16, 2018 RECORDED October 16, 2018 INSTRUMENT NO. 2018035945

EDWARD J. WALTMAN IS DECEASED HAVING DIED ON OR ABOUT OCTOBER 22, 2020.

TO BE SOLD AS PROPERTY OF: WAYNE E. WALTMAN

NO. 24-15253

Judgment: \$126,900.68

Attorney: LOGS LEGAL GROUP, LLP

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.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of the premises.

Parcel ID: 43532506376521

Property Address: 2506 Orchard View Road, Reading, PA 19606

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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 for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2020041967, granted and conveyed unto Christopher Lorah, in fee.

TAX PARCEL NO 43532506376521

BEING KNOWN AS 2506 Orchard View Road, Reading, PA 19606

Residential Property

To be sold as the property of Christopher Lorah

Docket No. 24-15606

Judgment: \$36,182.22

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain two story brick dwelling house, No. 409, and the lot of ground upon which the same is erected, situate on the East side of Printz Street, between Muhlenberg and Cotton Streets, in the City of Reading. County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the east side of Printz Street, 48.00 feet South of Muhlenberg Street; thence East at right angles to Printz Street along property now or late of Elmira H. Kinsey, 73.00 feet to a four (4) feet wide alley; thence South along the same, 12.00 feet to property now or late of Sallie A. Webber and Esther N. Lincoln; thence West along the same, 73.00 feet to Printz Street; thence North along the same, 12.00 feet to the place of beginning.

Being the same property conveyed to William A. Chipperfield who acquired title by virtue of a deed from TLC Real Estate Solutions Inc., dated August 31, 2007, recorded August 31, 2007, as Document ID 2007053995, and recorded in Book 5212, Page 2202, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 409 PRINTZ STREET, READING, PA 19606.

Parcel No.: 16531631377925

Account: 16607375

See Deed Book 5212, Page 2202

TO BE SOLD AS THE PROPERTY OF WILLIAM A. CHIPPERFIELD

Case Number: 24-15937

Judgment Amount: \$110,851.61

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

Attorneys for Plaintiff

A Florida professional limited liability company

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**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of ground on the Western side of Carriage Drive (50 feet wide) situate in the Borough of Birdsboro, Berks County, Pennsylvania, being known as Lot #58 of the Final Plan of Mansion Heights Revision, recorded in Plan Book Volume 2023 page 304, Berks County Records dated August 26, 1988, and being more particularly bounded and described as follows, to wit.

BEGINNING at a point on the Western right-of-way line of Carriage Drive, a corner of Lot #57, thence along Lot #57, North 60 degrees 07 minutes 18 seconds West, 109.26 feet to a point of land being annexed to Hlornberger, thence along lands being annexed to Hornberger, North 28 degrees 37 minutes 10 seconds East, 83.65 feet to a point, a corner of Lot #59, thence along Lot #59 South 53 degrees 34 minutes 03 seconds East 111.89 feet to a point on the Western right-of-way line of Carriage Drive, the last described line being radial to the next described curve, thence along the Western right-of-way line of Carriage Drive, the two following courses and distances,

1. By a curve to the left having a radius of 175.00 feet a central angle of 07 degrees 48 minutes 45 seconds and an arc length of 23.86 feet to a point of tangency.

2. South 28 degrees 37 minutes 10 seconds West, 47.05 feet to a point the place of Beginning, CONTAINING 8,462 square feet.

BEING THE SAME PREMISES WHICH ALAN R GOOD and MARIANNE L GOOD, by Deed dated 6/30/2005 and recorded 7/29/2005 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Record Book 4634, Page 895, granted and conveyed unto MARIANNE L GOOD

BEING THE SAME PREMISES VESTED IN Andrew J. Deorzio and Heather M. Deorzio, h/w, by Deed from Marianne L. Good. dated 12/21/2005, recorded 02/09/2006 in Book 4781. Page 891.

BEING THE SAME PREMISES VESTED IN Federal National Mortgage Association, by Deed from Eric J. Weaknecht, Sheriff of the County of Berks, dated 02/11/2014, recorded 02/12/2014 in Instrument Number 2014004546.

BEING KNOWN AS: 118 CARRIAGE DRIVE BIRDSBORO, PA 19508

PROPERTY ID: 31533416939930

TITLE TO SAID PREMISES IS VESTED IN JEFFREY A. LEVAN AND HEATHER M. LEVAN BY DEED FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY ITS ATTORNEY IN FACT, PHELAN HALLINAN LLP, BY POWER OF ATTORNEY RECORDED 12/18/13 INST 2013051998, DATED JUNE 20, 2014 RECORDED AUGUST 4, 2014 INSTRUMENT NO. 2014025086

TO BE SOLD AS PROPERTY OF: JEFFREY A. LEVAN AND HEATHER M. LEVAN

Case Number: 24-16640  
Judgment Amount: \$79,708.17  
Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land together with the two and one half story brick and frame dwelling house erected thereon, being No. 39 South Madison Street, in the Borough of Boyertown, Berks County, Pennsylvania, bounded on the northeast by No. 37 South Madison Street, on the southeast by the said South Madison Street (50 feet wide between building lines), on the southwest by No. 41 South Madison Street, and on the northwest by a twenty feet (20') wide alley; being more fully bounded and described in accordance with a survey and plan made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in December, 1960, as follows, to wit:

BEGINNING at a corner in the northwestern topographical building line of South Madison Street, said corner being two hundred nineteen and sixty seven one-hundredths feet (219.67') northeastwardly from the Northeastern topographical building corner of Third Street and South Madison Street as established on the topographical plan of the Borough of Boyertown;

thence leaving and forming an interior angle of ninety degrees (90°) with the aforesaid South Madison Street, and in a northwesterly direction along property about to be conveyed to Paul J. Geunes and Virginia D. Geunes, his wife, known as No. 41 South Madison Street, the following two (2) courses and distances viz: (1) passing through the center of a ten inch (10") party wall dividing No. 39 and No. 41 South Madison Street, a distance of forty nine and fifty two one hundredths feet (49.52') to a corner; (2) thence leaving the said ten inch (10") party wall, forming an Interior angle of one hundred and eighty degrees, ten minutes and forty seconds (180° 10' 40") with the last described line, continuing in a northwesterly direction, a distance of one hundred twenty and forty-one one-hundredths feet (120.41') to a corner marked by a spike in the southeastern side of a twenty feet (20') wide alley;

thence along same in a northeasterly direction forming an interior angle of ninety five degrees, thirty-two minutes and twenty seconds (95° 32' 20") with the last described line, a distance of eighteen and seventeen one-hundredths feet (18.17') to a corner marked by an iron pin;

thence leaving and forming an interior angle of eighty-four degrees and eighteen minutes (84° 18') with the last described line, and in a Southeasterly direction along property belonging to Herbert D. Weller and Helen M. Weller, his wife, known as No. 37 South Madison Street, a distance of one hundred and seventy one and seventy three one-hundredths feet (171.73') to a corner marked by an iron pin in the aforesaid



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northwestern topographical building line of South Madison Street;

thence along same in a southwesterly direction forming an interior angle of eighty nine degrees and fifty nine minutes (89° 59") with the last described line a distance of seventeen and seventy five one-hundredths feet (17.75") to the place of BEGINNING.

Containing three thousand fifty one and thirty five one-hundredths (3,051.35) square feet.

UPI # 33539605096442

Assessor's Parcel No: 33-5396-05-09-6442

Being the same premises which Pamela D. Spohn, by Deed dated 02/01/2023 and recorded 02/14/2023, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2023004085, granted and conveyed unto Geoffrey A. Littlefield and Pamela D. Spohn, husband and wife, in fee.

Tax Parcel: 33539605096442

Premises Being: 39 S Madison St, Boyertown, PA 19512

To be sold as Property of: Pamela D. Spohn and Geoffrey A. Littlefield

C.C.P BERKS COUNTY, NO. 24-17168

Judgement - \$169,947.56

Matthew C. Fallings, Esq., Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground with the building thereon erected, being Lot No. 26 on the southerly side of Seventh Street, a 50 feet wide street between building lines as shown on a Plan of Building Lots known as Arenel Farms Development, intended to be recorded in Berks County Records, and as laid out on the Topographical Survey of the Borough of Shoemakersville, between Chestnut and Reber Streets in the Borough of Shoemakersville, Berks County, Pennsylvania, said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southerly building line of said Seventh Street 105 feet west of the southwesterly building corner of said Seventh and Chestnut Streets in line of Lot No. 25 of said development; thence in a southerly direction along line of said Lot No. 25 and at right angles to said Seventh Street 150 feet to a point in the northerly side of a 20 feet wide alley parallel with said Seventh Street; thence in a westerly direction along said alley 53 feet to a point in line of Lot No. 27 of said development; thence along same in a northerly direction at right angles to said alley 150 feet to a point in said southerly building line of Seventh Street; thence along same in an easterly direction 53 feet to the place of Beginning.

CONTAINING 7,950 square feet.

BEING KNOWN AS 222 7th Street, Shoemakersville A/K/A Borough of Shoemakersville, PA 19555

PARCEL NO.: 78449319509826

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BEING the same premises which Clarence H. Ritter, Single Man and Esther H. Ludwig, Single Woman by Deed dated October 1, 1962 and recorded in the Office of Recorder of Deeds of Berks County on October 2, 1962 at Book 1414, Page 1028 granted and conveyed unto Manuel Rivera and Iva F. Rivera, His Wife.

TO BE SOLD AS THE PROPERTY OF Anna M. Rivera, solely in her capacity as known heir of Manuel Rivera, deceased and Cheryl S. Rivera, solely in her capacity as known heir of Manuel Rivera, deceased and Mary E. Cirocco, solely in her capacity as known heir of Manuel Rivera, deceased and The Unknown Heirs of Manuel Rivera, deceased. Manuel Rivera having departed this life on February 2, 2021. Iva F. Rivera having departed this life on January 1, 2020.

NO. 24-18398

Judgment: \$166,000.66

Attorney: LOGS Legal Group, LLP

ALL THAT CERTAIN lot or piece of ground, with the frame dwelling house thereon erected, known as No. 517 Montgomery Avenue, Situate in Colebrookdale Township, Berks County, Pennsylvania, being Lot No. 165 and part of Lot No. 166 in a certain plot or plan of lots as laid out for William F. Lamb by R. E. Shaner in 1923, as per plan duly recorded in the offices for the Recording of Deeds in Montgomery and Berks Counties, being situate on the Southwestern side of a Public Road now known as Montgomery Avenue, between Berks and Eighth Streets, bounded on the Southeast by Lot No. 164, on the Southwest by a 20 feet wide alley, on the Northwest by the remainder of Lot No. 166, and on the Northeast by said Montgomery Avenue, the total frontage on said Montgomery Avenue being 47 1/2 feet with a depth of equal width of 120 feet to said 20 feet wide alley.

BEING known as 517 Montgomery Avenue.

BEING County Parcel 38539718216360.

BEING the same premises which Margaret M. Bodor and George D. Bodor, Jr., by deed dated January 2, 2023 and recorded January 5, 2023 at Inst. No. 2023000441 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Joseph Allen and Brenda E. Allen as tenants by the entirety.

TAX PARCEL NO 38539718216360

BEING KNOWN AS 517 Montgomery Avenue, Boyertown, PA 19512

Residential Property

To be sold as the property of Brenda E. Allen and Joseph Allen

No. 25-00584

Judgment Amount: \$56,869.37

Attorney: Matthew G. Brushwood, Esquire

### TRACT NO. 1

ALL THAT CERTAIN tract or piece of land together with the frame dwelling house

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and other improvements thereon erected, situate in the Village of Wessnersville, **Township of Albany**, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

On the Northeast by Main Street;  
On the Southeast by Tract No.2;  
On the Southwest by an alley; and  
On the Northwest by property now or late of the Estate of Jeremiah Stern, deceased.

**CONTAINING** in front on said Main Street 30 feet, more or less, and in depth to the said alley 218 feet, more or less, containing in area 6,540 square feet of land more or less.

### **TRACT NO. 2**

**ALL THAT CERTAIN** lot or parcel of land situate in the Village of Wessnersville, **Township of Albany**, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a stone in the State Road leading from Allentown to Orwigsburg, known as Main Street; thence by property now or late of Levi Roth, South 48 degrees West 218 feet to a point in an alley; thence along said alley, North 42 degrees West 17.4 feet; thence by Tract No. 1 above described, North 47 degrees 58 minutes East 218 feet to a point in the aforesaid state road known as Main Street; thence along the same South 42 degrees East 17.6 feet to the place of beginning.

**CONTAINING** in area 14 perches 3-1/2 square feet of land, neat measure.

### **BEING THE SAME PREMISES WHICH**

Linda M. Green, Successor Trustee of The Raymond C. Bailey Revocable Living Trust dated August 20, 2009, by Deed dated October 26, 2017, and recorded November 2, 2017 in the Office for the Recorder of Deeds in and for the County of Berks and Commonwealth of Pennsylvania to Instrument No. 2017040991 granted and conveyed unto Mark S. Yorden and Cynthia A. Yorden.

AND THE SAID Mark S. Yorden died on June 30, 2018, whereupon his interest in the premises vested into Cynthia A. Yorden. And the said Cynthia A. Yorden died on December 26, 2023, whereupon title vested into Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cynthia A. Yorden, Deceased.

PARCEL IDENTIFICATION NO: 21-5437-04-54-7385; TAX ID #: 21003903

Being known as: 2462 Route 737, Kempton, Albany Township, Berks County

TO BE SOLD AS THE PROPERTY OF UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CYNTHIA A. YORDEN, DECEASED.

Case Number: 25-658

Judgment Amount: \$54,257.90

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

Attorneys for Plaintiff

A Florida professional limited liability company

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE ON THE WEST SIDE OF MACADAM STATE HIGHWAY, L.R. 06025, KNOWN AS KATTERMAN HILL ROAD, IN THE TOWNSHIP OF MARION, COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SPIKE, SAID SPIKE BEING IN THE CENTER OF MACADAM STATE HIGHWAY L.R. 06025 AND BEING THREE HUNDRED EIGHTY-SIX FEET (386') NORTH FROM THE INTERSECTION OF L.R. 06021 AND L.R. 06025; THENCE LEAVING MACADAM STATE HIGHWAY L.R. 06025 AND ALONG PROPERTY BELONGING TO GRACE E. MILLER AND STARR L. MILLER, HER SON, THE TWO (2) FOLLOWING COURSES AND DISTANCES, VIZ: (1) NORTH FIFTY- SIX DEGREES WEST (N. 56° W.) FOUR HUNDRED SIXTY-FIVE FEET (465') TO AN IRON PIN; (2) NORTH FOURTEEN DEGREES EAST (N. 14° E.) ONE HUNDRED FEET (100') TO AN IRON PIN; THENCE ALONG PROPERTY BELONGING TO GRACE E. MILLER AND STARR L. MILLER, HER SON, ALONG A LOT AND PROPERTY ABOUT TO BE CONVEYED TO STEVE D. KISSLING AND PATTI A. KISSLING HIS WIFE, SOUTH FIFTY-SIX DEGREES EAST (S. 56° E.) FOUR HUNDRED SIXTY-FIVE FEET (465') TO A SPIKE IN THE CENTER OF MACADAM STATE HIGHWAY L.R. 06025; THENCE ALONG THE CENTER OF MACADAM STATE HIGHWAY SOUTH FOURTEEN DEGREES WEST (S. 14° W.) ONE HUNDRED FEET (100.00') TO THE PLACE OF BEGINNING.

CONTAINING 1.0674 ACRES.

BEING THE SAME PREMISES WHICH MARK EDWIN PEIFFER AND BRENDA L. PEIFFER, HIS WIFE, BY DEED DATED MARCH 2, 1977 AND RECORDED IN RECORD BOOK 1707 PAGE 624, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO RALPH B. GERHART, SR. AND JEAN L. GERHART, HIS WIFE.

BEING KNOWN AS: 1281 KATTERMAN HILL ROAD F/K/A 1512 SCHOOL ROAD RICHLAND, PA 17087

PROPERTY ID: 62430900957020

TITLE TO SAID PREMISES IS VESTED IN DUANE K. SMITH, SINGLE PERSON

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BY DEED FROM RALPH B. GERHART, SR., DATED AUGUST 31, 1999 RECORDED SEPTEMBER 7, 1999 IN BOOK NO. 3121 PAGE 2275

TO BE SOLD AS PROPERTY OF: DUANE K. SMITH, SINGLE PERSON

Case Number: 25-00935

Judgment Amount: \$51,892.08

Attorney: Brock and Scott, PLLC

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern side of a proposed 40 feet wide street, a corner of property now or late of Robert Brady and wife; thence along the southern side of said street, in an easterly direction, a distance of 107.10 feet to a point; thence in a southerly direction, forming a right angle with the last described line a distance of 100 feet to a point; thence in a westerly direction, forming a right angle with the last described line, a distance of 182.68 feet to a point in line of property now or late of the aforementioned Robert Brady and wife; thence in a northeasterly direction along the last mentioned property, forming an interior angle of 52 degrees 55 minutes with the last described line a distance of 125.35 feet to the place of beginning.

Being the same premises which John F. Shull, and Shirley M. Shull, by Deed dated 05/25/1972 and recorded 05/26/1972, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1608, Page 287, granted and conveyed unto Robert H. Shollenberger and Elenor E. Shollenberger, in fee.

AND the said Robert H. Shollenberger has departed this life on or about 12/28/2012, thereby vesting title of the mortgaged premises solely unto Elenor E. Shollenberger.

AND the said Elenor E. Shollenberger has departed this life on or about 05/20/2021, thereby vesting title of the mortgaged premises unto Ray A. Shollenberger, Scott A. Shollenberger, Joanna Miller, and Unknown Heirs.

Tax Parcel: 39439519614475 AKA 4395-19-61-4475

Premises Being: 127 Cedar Lane, Reading, PA 19607

To be sold as Property of: Ray A. Shollenberger, known heir of Eleanor E. Shollenberger A/K/A Eleanor Evelyn Shollenberger, Deceased; Scott A. Shollenberger, known heir of Eleanor E. Shollenberger A/K/A Eleanor Evelyn Shollenberger, Deceased; Joanne Miller known heir of Eleanor E. Shollenberger A/K/A Eleanor Evelyn Shollenberger, Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Eleanor E. Shollenberger A/K/A Eleanor Evelyn Shollenberger, Deceased

Docket No. 25-1022

Judgment: \$202,268.09

Attorney: Ed E. Qaqish, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with two and one-half story frame dwelling house and barn erected thereon, situate on Hopewell Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded as follows:

ON the North by an alley; on the East by property now or late of Carmino Marcucci; on the South by Hopewell Street; and on the West by property of E. Harvey Wellmann.

HAVING a frontage on said Hopewell Street of 40 feet and a depth of 142 feet.

Being the same property conveyed to Timothy McCabe who acquired title by virtue of a deed from HETCO, Inc., dated August 11, 2017, recorded August 21, 2017, as Instrument Number 2017030449, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 139 HOPEWELL STREET, BIRDSBORO, PA 19508.

Parcel No.: 31534417018806

Account: 31018780

Instrument Number 2017030449, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF TIMOTHY MCCABE

Case No. 2501107

Judgment Amount: \$129,384.96

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

Being County Parcel No. 93?5306?06?28?7121

ALL THAT CERTAIN TWO STORY BRICK HOUSE AND LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF SUNSET ROAD, BETWEEN THIRD AVENUE AND ANN STREET, BEING HOUSE NUMBER 402 SUNSET ROAD, IN THE BOROUGH OF WEST READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH PROPERLY LINE OF SUNSET ROAD THENCE THE NORTHEAST INTERSECTION CORNER OF SUNSET ROAD AND ANN STREET BEARS NORTH 65 DEGREES 51-1/2 MINUETS EAST 55 FEET 0 INCHES

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FOR THE SOUTHWEST CORNER OF THIS SURVEY; THENCE NORTH 65 DEGREES 51 MINUETS EAST WITH SAID NORTH LINE OF SUNSET ROAD A DISTANCE OF 20 FEET 0 INCHES TO A SOUTHEAST CORNER OF THIS SURVEY AND SOUTHWEST CORNER OF HOUSE LOT NO. 400; THENCE NORTH 24 DEGREES 08-1/2 MINUTES WEST WITH THE DIVIDING LINE BETWEEN THIS SURVEY AND SAID HOUSE LOT NO. 400, A DISTANCE OF 100 FEET 0 INCHES TO THE SOUTH LINE OF A 12 FEET WIDE ALLEY FOR THE NORTHEAST CORNER OF THIS SURVEY; THENCE SOUTH 65 DEGREES 51-1/2 MINUTES WEST WITH SAID SOUTH LINE OF ALLEY, A DISTANCE OF 20 FEET 0 INCHES TO THE NORTHWEST CORNER OF THIS SURVEY AND NORTHEAST CORNER OF HOUSE LOT NO. 404; THENCE SOUTH 24 DEGREES 08-1/2 MINUTES EAST WITH THE DIVIDING LINE BETWEEN THIS SURVEY AND SAID HOUSE LOT NO. 404, A DISTANCE OF 100 FEET 0 INCHES TO THE BEGINNING.

BEING THE SAME PREMISES WHICH JO ANN D. BOLTZ BY DEED DATED 12/13/2013 AND RECORDED 12/18/2013 IN BETTS COUNTY IN INSTRUMENT NO. 2013052146 CONVEYED UNTO JOHN HUGHES IN FEE.

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No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

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

BEGINNING at a point in the center line of said Oley Turnpike and on a line along the center of same bearing North 75 degrees 04 minutes East, said point being the Southeasterly corner of land about to be conveyed to Homer B. Wendling and Elda S. Wendling, his wife; thence along the same making an interior angle of 105 degrees 35 minutes with the said above-mentioned line North 30 degrees 31 minutes West 36.15 feet to an iron pipe marker and continuing thereon for a total distance of 727.04 feet to an iron pipe being a corner on line of lands of Alton Weist; thence along the same making an interior angle of 100 degrees 21 minutes with the last mentioned line North 49 degrees 08 minutes East 116.47 feet to an iron pipe being the northwest corner of land about to be conveyed to Joseph E. Dziki and Virginia M. Dziki, his wife; thence along same making an interior angle of 78 degrees 57 minutes with the said last mentioned line South 29 degrees 49 minutes East to an iron pipe marker

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located 34.14 feet from the center line of said Oley Turnpike and continuing thereon for a total distance of 776.02 feet more or less to a point in said center line of the Oley Turnpike; thence along the same making an interior angle of 75 degrees 07 minutes with the said last mentioned line South 75 degrees 04 minutes West 108.72 feet to the place of Beginning.

CONTAINING 1 acre 144 perches, more or less.

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

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

Mapped PIN: 5337-03-40-2622

Parcel ID #: 43533703402622

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

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

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Case Number: 25-1688

Judgment Amount: \$122,280.68

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story frame dwelling and lot or piece of ground upon which the same is erected known as 216 West Broad Street, situate in the Borough of Shillington, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the southern line of West Broad Street, said post being two hundred five (205) feet from the east line of South Wyomissing Avenue; thence Southward along the eastern line of a twenty (20) feet wide street, one hundred seventy (170) feet to a post; thence Eastward along the northern line of a twenty (20) feet wide street, thirty (30) feet to a post; thence Northward along line of lot herein described, one hundred seventy (170) feet to a post in the southern line of West Broad Street, thence Westward along the southern line of West Broad Street, thirty (30) feet to the place of BEGINNING.

Being the same premises which Travis J. Williamson and Cathy R. Williamson, by Deed dated 03/01/2016 and recorded 03/02/2016 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2016006987, granted and conveyed unto Ronald Lykens, in fee.

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Tax Parcel: 77439507572760 AKA 77-4395-07-57-2760

Premises Being: 216 W Broad St, Shillington, PA 19607

To be sold as Property of: Scott Huber, in his capacity as Executor of the Estate of Ronald Lykens A/K/A Ronald A. Lykens, Deceased

Docket No. 25-1903  
Judgment: \$123,813.19

Attorney: Ed E. Qaqish, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

### **LEGAL DESCRIPTION**

All that certain lot or piece of ground, together with the improvements thereon erected, known as 807 Summit Chase Drive, being Lot No. 74, located on the Northern side of Summit Chase Drive, (50 feet wide), as shown on the Plan of Lots known as "Summit Chase", and recorded in Plan Book 34, page 12, Berks County Records, situate in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a point on the Northern building line of Summit Chase Drive, a corner of Lot No. 74, with No. 75; thence along the Northern building line of Summit Chase Drive, South 82 degrees 35 minutes 15 seconds West, a distance of 20.33 feet to a point, a corner Lot No. 73; thence leaving the Northern building line of Summit Chase Drive and along Lot No. 73, North 7 degrees 24 minutes 45 seconds West, a distance of 88.00 feet to a point in line of Lot No. 87; thence partially along Lot No. 87 and partially along Lot No. 88, North 82 degrees 35 minutes 15 seconds East, a distance of 20.33 feet to a point, a corner of Lot No. 75; thence along Lot No. 75, South 7 degrees 24 minutes 45 seconds East, a distance of 88.00 feet to the place of Beginning.

Containing in area 1,789.04 (erroneously indicated in the prior deed as 1,700,040) square feet of land.

Under and subject to rights, agreements, easements and restrictions of record.

Being the same property conveyed to Alexandra Ortiz, a single individual who acquired title by virtue of a deed from Balbino Pena and Juana Pena, a married couple, dated September 27, 2018, recorded September 27, 2018, as Instrument Number 2018033599, Office of the Recorder of Deeds, Berks County, Pennsylvania. HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 807 SUMMIT CHASE DRIVE, READING, PA 19611.

Parcel No.: 18530639361670

Account: 18655175

See Instrument Number 2018033599, Office

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of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF ALEXANDRA ORTIZ, A SINGLE INDIVIDUAL

Docket #25-02349  
Judgment Amount: \$202,869.70  
Attorney: KML Law Group, P.C.

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a Final Plan of The Wagner Farms Subdivision, Drawn by Hanover Engineering Associates, Inc., dated March 07, 1997 and last Revised April 21, 1998, said Plan Recorded in Berks County in Plan Book 234, Page 11, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Huron Drive (64 feet Wide), said point being a corner of Lot No. 67 on said Plan, thence extending from said point of beginning along Lot No. 67 South 21 degrees 37 minutes 42 seconds East 159.13 feet to a point in line of Lot No. 54 on said Plan; thence extending along same South 64 degrees 39 minutes 11 seconds West 72.90 feet to a point, a corner of Lot No. 69 on said Plan; thence extending along Same North 9 degrees 34 minutes 53 seconds West 171.53 feet to a point of curve on the Southerly side of Huron Drive; thence extending Eastwardly and Northeastwardly along the Southerly and Southeasterly side of Huron Drive along the arc of a circle curving to the left having a radius of 177 feet the arc distance of 37.22 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 68 as Shown on the above mentioned Plan.

Thereon erected a dwelling house known as: 1520 Huron Drive

Sinking Spring, PA 19608

Tax Parcel #79438614239657

Account: 79000398

See Deed Book Instrument #: 2021036323

Sold as the property of:

WILSON GARCIA

Docket #25-02564  
Judgment Amount: \$171,390.48  
Attorney: KML Law Group, P.C.

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or tract of land with the Southern portion of a semi-detached brick dwelling house and other buildings thereon erected, situate on the Western side of West Court Boulevard, and being known as No. **12 West Court Boulevard**, between Penn Avenue and Belmont Avenue, in the **Township of Spring**, County of Berks and Commonwealth



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of Pennsylvania, said lot or tract of the land being shown as Lot No. 11 and twelve and one-half feet of the Southern portion of Lot No. 12, as shown by the map or plan known as Spring Crest Courts, laid out by the Spring Crest Development Company and being recorded in the Recorder's Office in and for Berks County in Plan Book Volume 5A, page 13, said lot or tract of land being more fully bounded and described as follows: On the North by remaining portion of Lot No. 12 on said plan; on the East by said West Court Boulevard; on the South by Lot No. 10 on said plan; and on the West by Lots No. 1, 2 and 3 on said plan.

**CONTAINING** in front on said West Court Boulevard thirty-seven and five tenths (37.5) feet and in depth to Lots No. 1, 2 and 3 and containing in width along Lots No. 1, 2 and 3, thirty-eight and seventy-six hundredths (38.76) feet.

Thereon erected a dwelling house known as:  
12 West Court Boulevard

Reading, PA 19609

Tax Parcel #80438611662426

Account: 80194600

See Deed Book Instrument #: 2019028477

Sold as the property of:

JACKLYN HIGHTOWER and KAREEM L. HIGHTOWER SR.

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Docket #25-02973

Judgment Amount: \$232,642.14

Attorney: KML Law Group, P.C.

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of land, situate on the northern side of Township Road T-527 (known as Ziegler Road) in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being shown as Lot 7 on a Plan of the Park Acres Subdivision prepared by G.L. Kohl & Associates of Hamburg, Pennsylvania, Drawing #94-030-285-D, July 25, 1994 last revised March 24, 1995, said Plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book Volume 209, Page 26, being more fully bounded and described as follows, to wit:

BEGINNING at a point a corner, in Macadam Township Road T-527 (known as Ziegler Road), said point being a corner of property belonging to Brian R. Bates, being in line of property belonging to Charles A. Lash and Lucy A. Lash, his wife, and being the southeastern corner of the herein described property, thence in and along said Township Road T-527, along said property belonging to Charles A. Lash and Lucy A. Lash, his wife, and along the Colonial Manor Subdivision (as shown on a plan of same prepared by Rea D. Gehret of Shillington, Pennsylvania, Drawing #O-C-290, dated August 29, 1984, last revised December 8, 1986 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book 139, Page 47) South 70 degrees 20 minutes 00 seconds West a distance

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of 131.91 feet to a point, a corner of Lot 6 of the Park Acres Subdivision; thence leaving said Township Road T-527 along said Lot 6, passing over an iron pin on the northern ultimate right-of-way line of said Township Road T-527, located a distance of 29.96 feet from the last described corner, North 20 degrees 04 minutes 45 seconds West a distance of 466.87 feet to a point, a corner in line of property belonging to Brian R. Bates, marked by an iron pin; thence along the same, North 70 degrees 58 minutes 46 seconds East, a distance of 186.90 feet to a point, a corner marked by an iron pin; thence continuing along the same, reentering the aforementioned Township Road T-527, passing over a concrete monument on the aforementioned northern ultimate right-of-way line of said Township Road T-527 located a distance of 31.13 feet from the next described corner, South 13 degrees 19 minutes 44 seconds East a distance of 467.80 feet to the place of BEGINNING.

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

Thereon erected a dwelling house known as:

129 Ziegler Road

Leesport, PA 19533

Tax Parcel #27448003441559

Account: 27000160

See Deed Book INSTRUMENT NO.: 2016003633

Sold as the property of: BRIAN K. SORENSEN

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Berks County No. 25-3200  
Judgment Amount: \$305,463.89  
Attorney: Powers Kim, LLC

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Washington, County of Berks, Commonwealth of Pennsylvania as shown on Minor Subdivision for Scott R. and Michelle M. Johnson prepared by Aston Surveyors/Engineers, Inc. Dated 02/04/2004 and last revised 06/02/2004 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 272, Page 44, more fully bounded and described as follows:

BEGINNING at a point in the bed of Weisstown Road at a corner of Lot No. 2, thence along said lot (1) North 09 degrees 18 minutes 17 seconds West a distance of 106.04 feet (2) South 85 degrees 25 minutes 43 seconds West a distance of 220.56 feet, and (3) North 13 degrees 31 minutes 54 seconds West a distance of 173.00 feet to a corner of land now or late Alton L. and Jean A. Dengler, thence along the same North 54 degrees 31 minutes 31 seconds East a distance of 209.58 feet to a corner in line of land now or late of Community Rod and Gun Club; thence along the same and along land now or late

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Curtis H. and Shirley M. Sell South 42 degrees 11 minutes 51 seconds East a distance of 307.18 feet to a corner in or near the bed of said Weisstown Road, thence in and along the same South 84 degrees 44 minutes 27 seconds West a distance of 218.04 feet to a corner of Lot No. 1, the point and place of Beginning.

BEING Lot No. 1 on said plan

BEING THE SAME PREMISES which Darrell Leach a/k/a Darrell F. Leach and Kelly L. Leach a/k/a Kelley L. Leach, by Deed dated 9/23/2019 and recorded in the Office of the Recorder of Deeds of Berks County on 9/26/2019 in Instrument No. 2019033103, granted and conveyed unto Ryan Mitchell Taggart.

BEING KNOWN AS: 2131 Weisstown Road, Boyertown, Pennsylvania 19512.

TAX PARCEL NO. 89538802873023

See Instrument No. 2019033103

To be sold as the property of Ryan Mitchell Taggart.

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, September 5, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

## ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Kutztown Pennsylvania German Festival, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Keith W. Strohl, Esq.**

STECKEL AND STOPP, LLC,

1036 Main St.,

PO Box 159,

Slatington, PA 18080

Notice is hereby given that the shareholders and directors of **Leisawitz Heller Abramowitch Phillips, P.C.**, 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

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Business Corporation Law of 1988, as amended.

**Charles J. Phillips, Esq.**

**BARLEY SNYDER**

2755 Century Boulevard

Wyomissing, PA 19610-3346

## AUDIT LIST

### First Publication

#### AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**August 5, 2025**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **August 6, 2025**, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

GINO, PASQUALE - Jolene Gino, Extx. - Christopher C. Muvdi, Esq.

YOCUM FAMILY PERPETUAL CHARITABLE TRUST #2, DATED 2/13/13, BY JAMES H. YOCUM (Settlor) - Trustist Bank Trustee, Adam G. Silverstein, Esq.

Last day for filing Accounts for September 2025 is August 4, 2025.

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

## CHANGE OF NAME

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 25-11159

NOTICE IS HEREBY GIVEN that the Petition of Karen Denise Fegley was filed in the above named Court, praying for a Decree to change her name to KAREN DENISE QUEEN.

The Court has fixed August 13, 2025, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the

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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.

**Leah B. Rotenberg, Esq.**  
**MAYS & ROTENBERG LLP**  
 1235 Penn Avenue, Suite 202  
 Wyomissing, PA 19610

## CIVIL ACTION

LOGS LEGAL GROUP LLP  
 BY: CHRISTOPHER A. DeNARDO, PA I.D.  
 NO. 78447  
 SAMANTHA GABLE, PA I.D. NO. 320695  
 STEVEN PALMER, PA I.D. NO. 334553  
 LESLIE J. RASE, PA I.D. NO. 58365  
 HEATHER RILOFF, PA I.D. NO. 309906  
 KEVIN T. TONCZYCZYN, PA I.D. NO.  
 332616  
 ELIZABETH L. WASSALL, PA I.D. NO.  
 77788  
 JOSEPH L. LoCASTRO, IV, PA I.D. NO.  
 314973  
 985 OLD EAGLE SCHOOL ROAD, SUITE  
 514  
 WAYNE, PA 19087  
 TELEPHONE: (610) 278-6800  
 E-MAIL: PAHELP@LOGS.COM  
 LLG FILE NO. CGG 24-070901

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 CIVIL DIVISION  
 NO. 24-12260

Carrington Mortgage Services, LLC  
 PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and  
 All Persons, Firms or Associations Claiming  
 Right, Title or Interest from or under David R.  
 Bridegam, deceased; Randall Bridegam, Known  
 Heir of David R. Bridegam, deceased; Robert  
 Bridegam, Known Heir of David R. Bridegam,  
 deceased; and Paula Bridegam, Known Heir of  
 David R. Bridegam, deceased  
 DEFENDANTS

To the Defendants, Unknown Heirs,  
 Successors, Assigns and All Persons, Firms  
 or Associations Claiming Right, Title or  
 Interest from or under David R. Bridegam,  
 deceased: TAKE NOTICE THAT THE Plaintiff,  
**Carrington Mortgage Services, LLC** has filed  
 an amended action **Mortgage Foreclosure**, as  
 captioned above.

### NOTICE

IF YOU WISH TO DEFEND, YOU MUST  
 ENTER A WRITTEN APPEARANCE

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PERSONALLY OR BY ATTORNEY AND  
 FILE YOUR DEFENSE OR OBJECTIONS  
 WITH THE COURT. YOU ARE WARNED  
 THAT IF YOU FAIL TO DO SO THE CASE  
 MAY PROCEED WITHOUT YOU AND A  
 JUDGMENT MAY BE ENTERED AGAINST  
 YOU WITHOUT FURTHER NOTICE FOR THE  
 RELIEF REQUESTED BY THE PLAINTIFF.  
 YOU MAY LOSE MONEY OR PROPERTY  
 OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Berks County Bar Association  
 544 Court Street  
 P.O. Box 1058  
 Reading, PA 19603

### **STOCK ALFIERI**

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

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 MUNICIPAL LIEN CLAIM  
 NO. 22-2852

READING AREA WATER AUTHORITY,  
 Plaintiff  
 vs.  
 REINALDO CARRION CRUZ,  
 Defendant

TO: REINALDO CARRION CRUZ  
 143 N. 3rd Street  
 Reading, PA 19601

### **IMPORTANT NOTICE**

A Writ of Scire Facias was filed with the Court  
 on May 13, 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 24, 2022 in the amount of  
 \$2,682.81, filed against your property set forth

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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

**STOCK ALFIERI**

By: Edwin L. Stock, Esquire  
Attorney I.D. No. 4378750  
N. 5th Street, 4th Floor, Ste. #4  
Reading, PA 19601  
Phone: 610-372-5588  
Fax: 484-930-0729  
estock@estocklaw.com  
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 20-16053

READING AREA WATER AUTHORITY,  
Plaintiff  
vs.

FRANKLIN J. THOMAS, Defendant

TO: Franklin J. Thomas 1519 Perkiomen  
Avenue Reading, PA 19602

**IMPORTANT NOTICE**

A Writ of Scire Facias was filed with the Court on May 13, 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 September 23, 2020 in the amount of \$12,043.21, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment,

to include loss of your home and/or personal property, may be entered against you by the Court without further notice. If you do not have a lawyer or cannot afford one, you may contact, either in person or by telephone, the following office to find out where you can get legal help. Lawyers' Referral Service of the Berks County Bar Association 544 Court Street, Reading, PA 19601 Telephone: 610-375-4591 www.BerksBar.org

**ESTATE NOTICES**

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

**First Publication****CAROLO, ALDINO MEDEIROS, dec'd.**

Late of Muhlenberg Township.  
Administrator: JOHN STEPHEN CAROLO,  
2506 Hampden St.,  
Reading, PA 19604.  
ATTORNEY: JOHN B. ZONARICH, ESQ.,  
METTE,  
3401 N. Front St.,  
P.O. Box 5950  
Harrisburg, PA 17110-0950

**CLEMENS, DAVID ROBERT, dec'd.**

Late of Borough of Mohnton.  
Executor: DAVID M. CLEMENS.  
c/o ATTORNEY: WILLIAM B. COOPER,  
III, ESQ.,  
FOX ROTHCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341-0673

**COOPER, DONALD M., dec'd.**

Late of 322 Charleston Lane,  
Spring Township.  
Executor: DANIEL S. COOPER.  
c/o ATTORNEY: TRISHA LANTZ, ESQ.,  
BLAKINGER THOMAS, PC,  
28 Penn Square,  
P.O. Box 1889,  
Lancaster, PA 17608-1889

**DRUZBA, EDWARD D. also known as  
DRUZBA, EDWARD DENNIS, dec'd.**

Late of Exeter Township.  
Executrix: ELAINE E. DRUZBA,  
27 Scotland Dr.,  
Reading, PA 19606.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

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**FAUST, SR., DENNIS W., dec'd.**

Late of 8444 Old U.S. 22,  
Bethel Township.  
Administratrix: NINA FAUST,  
8444 Old U.S. 22,  
Bethel, PA 19507.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**HEFFNER, PEARL FAYE, dec'd.**

Late of 1 S. Home,  
Longswamp Township.  
Administratrix: WENDY J. ASHBY, ESQ.,  
314 West Broad Street, Suite 118,  
Quakertown, PA 18951

**HOOVER, JR., ELAM G. also known as**

**HOOVER, ELAM G., dec'd.**  
Late of Bern Township.  
Executors: KEITH H. HOOVER and  
DERRILL LYNN HOOVER.  
c/o ATTORNEY: NEVIN D. BEILER, ESQ.,  
BEILER LEGAL SERVICES, P.C.  
105 S. Hoover Ave.,  
New Holland, PA 17557

**MILES, CAROLYN ANN also known as**

**MILES, CAROLYN A., dec'd.**  
Late of 3638 Willingham Ave.,  
Muhlenberg Township.  
Executor: MARK E. RIGHTMYER,  
3638 Willingham Ave.,  
Reading, PA 19605.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**MUSSER, EDWIN JOHN also known as**

**MUSSER, EDWIN, dec'd.**  
Late of Muhlenberg Township.  
Executrix: VIRGINIA R. BARNES.  
c/o ATTORNEY: MICHAEL D. BETTS, ESQ.,  
887 W. Bristol Rd.,  
Warminster, PA 18974

**NESTER, BARBARA J. also known as**

**NESTER, BARBARA JEAN, dec'd.**  
Late of 161 Crest Dr.,  
Borough of Boyertown.  
Executor: JOHN R. NESTER,  
71 Orchard Lane,  
Boyertown, PA 19512.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**NUNNENKAMP, ELEANOR MATHILDA**

**also known as**  
**NUNNENKAMP, ELEANOR M., dec'd.**  
Late of South Heidelberg Township.  
Executor: TERRI A. MCCORMICK.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**SCOTT, TERRY DARWIN also known as**

**SCOTT, TERRY D., dec'd.**  
Late of Amity Township.  
Executor: JACK S. SCOTT,  
824 Colonial Dr.,  
Birdsboro, PA 19508.  
ATTORNEY: MATTHEW R. KESSLER, ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**Second Publication****BAMPTON, STEPHANIE D. also known as**

**BAMPTON, STEPHANIE, dec'd.**  
Late of Muhlenburg Township.  
Executrix: LINDSEY SAUER.  
c/o ATTORNEY: BRADLEY C. BAIRD, ESQ.,  
WEBBER LAW, PLLC,  
5000 Ritter Rd., Suite 202,  
Mechanicsburg, PA 17055

**COCO, SANTO J. also known as**

**COCO, SANTO JOHN, dec'd.**  
Late of 21 Kantner Lane South.,  
Cumru Township.  
Executrix: NANCY HURST,  
102 Red Fox Lane,  
Lititz, PA 19543.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**DEETER, MARY S., dec'd.**

Late of Borough of West Reading.  
Administrators: SELENA A. SMITH,  
9964 Richmond Rd.,  
Bangor, PA 18013 and  
ROBERT J. SCHON,  
3262 Route 35,  
Selingsgrove, PA 17872.  
ATTORNEY: WILLIAM R. SWINEHART,  
ESQ.,  
WIEST, MUOLO, NOON SWINEHART &  
BATHGATE,  
240-246 Market Street,  
Sunbury, PA 17801

**DERR, JUNE L., dec'd.**

Late of Lutheran Home at Topton,  
Borough of Topton.  
Executor: CLAIR L. DERR,  
921 N. Richmond St.,  
Fleetwood, PA 19522.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**DIETRICH, DIANA M., dec'd.**

Late of 11 B Saint Andrews Circle,  
City of Reading.  
Administrator: DARRYL DIETRICH,  
16417 Clifton Bend Rd.,  
Sale Creek, TN 37373.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526



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**DIEZEL, JANET A., dec'd.**

Late of Exeter Township.  
 Executor: MICHAEL R. DIEZEL.  
 c/o ATTORNEY: DENISE SEBALD  
 LAMBORN, ESQ.,  
 SEBALD LAMBORN LAW OFFICES,  
 4700 Perkiomen Avenue,  
 Reading, PA 19606

**DRUCKENMILLER, RICHARD, dec'd.**

Late of 407 W. Franklin St.,  
 Borough of Topton.  
 Executrix: ALISON GREEN,  
 901 College Blvd.,  
 Kutztown, PA 19530.  
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**DUDECK, ROBERT N., dec'd.**

Late of Amity Township.  
 Administrators: DEBRA LEE A.  
 SCHAEFFER and  
 DARLENE M. SCHAEFFER.  
 c/o ATTORNEY: JAMIE V. OTTAVIANO,  
 ESQ.,  
 PICARDI PHILIPS & OTTAVIANO,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**EBEN, FLORENCE P., dec'd.**

Late of One South Home Ave.,  
 Borough of Topton.  
 Executor: WILLIAM C. EBEN,  
 306 East Walnut St.,  
 Kutztown, PA 19610.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**ESSIG, THERESA M., dec'd.**

Late of 400 Tranquility Lane,  
 Cumru Township.  
 Executor: VINCENT P. ESSIG,  
 576 Old State Rd.,  
 Oley, PA 19547.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**FAETCHE, NANCY F. also known as**

**FAETCHE, NANCY FERN, dec'd.**  
 Late of Robeson Township.  
 Executrix: SUSAN D. STOLZFUS.  
 c/o ATTORNEY: SARAH RUBRIGHT  
 MCCAHOON, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

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

Late of Maxatawny Township.  
 Administratrix: SHELLY J. DANNI,  
 2004 Virginia St.,  
 Allentown, PA 18103.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

**GINALSKI, DRZYSZTOF, dec'd.**

Late of Temple.  
 Administratrix: DIANA SHEMANSKI,  
 3817 Raymond St.,  
 Reading, PA 19605.  
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**HAMM, DONALD J., dec'd.**

Late of 516 Ountelaunee Drive,  
 Borough of Shoemakersville.  
 Executor: ROERT N. HAMM,  
 713 Alton Ave.,  
 Reading, PA 19605.  
 ATTORNEY: JOANN L. RUCHLEWICZ, ESQ.,  
 1716 Olive Street,  
 Reading, PA 19604

**HAMM, SHIRLEY F., dec'd.**

Late of 147 N. Whiteoak St.,  
 Borough of Kutztown.  
 Executor: MICHAEL GILMORE,  
 321 Linden Rd.,  
 Mertztown, PA 19539.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**HAWK, SR., CHARLES H., dec'd.**

Late of 253 Bloody Spring Rd.,  
 Borough of Bernville.  
 Executrix: DEBORAH M. ROSS,  
 1739 Liggett Ave.,  
 Reading, PA 19607.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607

**KAUFFMAN, KEVIN JEROME, dec'd.**

Late of 701 Tamarack Trail,  
 Cumru Township.  
 Administrator: KERRY G. KAUFFMAN,  
 2124 Cleveland Ave.,  
 West Lawn, PA 19609.  
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD, P.C.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

**KILYK, JOEL BRUCE, dec'd.**

Late of 3314 E. Galen Hall Rd.,  
 South Heidelberg Township.  
 Administrator: JUSTIN B. KILYK,  
 112 Troxel Rd.,  
 Shoemakersville, PA 19555.  
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD, P.C.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

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**KLINE, GWENDOLINE W., dec'd.**

Late of Muhlenberg Township.  
 Executrix: KIM MARIE VANBUSKIRK.  
 c/o ATTORNEY: DENISE SEBALD  
 LAMBORN, ESQ.,  
 SEBALD LAMBORN LAW OFFICES,  
 4700 Perkiomen Avenue,  
 Reading, PA 19606

**KRESSLY, JOYCE, dec'd.**

Late of 31 Gebhart School Rd.,  
 Mohnton.  
 Executor: JEFFREY FRYMOYER,  
 31 Gebhart School Rd.,  
 Mohnton, PA 19540.  
 ATTORNEY: LARRY W. MILLER, JR., ESQ.,  
 MILLER LAW GROUP, PLLC,  
 25 Stevens Avenue,  
 West Lawn, PA 19609

**LAWRENCE, GERALDINE L., dec'd.**

Late of Exeter Township.  
 Executrix: JAN L. LAWRENCE.  
 c/o ATTORNEY: KAREN H. COOK, ESQ.,  
 MASANO BRADLEY, LLP,  
 875 Berkshire Blvd., Suite 100,  
 Wyomissing, PA 19610

**LILIENTHAL, PAUL FREDERICK also known as**

**LILIENTHAL, PAUL F., dec'd.**  
 Late of Borough of Hamburg.  
 Executrix: MARGARET A. BROUGHALL,  
 91 Johnson Point Rd.,  
 Orr's Island, ME 04066.  
 ATTORNEY: FREDERICK M. NICE, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**LOEB, ALMA, dec'd.**

Late of Borough of St. Lawrence.  
 Executor: ALLEN LOEB.  
 c/o ATTORNEY: MICHAEL J. GOMBAR,  
 JR., ESQ.,  
 MASANO BRADLEY, LLP,  
 875 Berkshire Blvd., Suite 100,  
 Wyomissing, PA 19610

**MARTENS, MARY SUE, dec'd.**

Late of 29 Maywood Ave.,  
 Borough of Sinking Spring.  
 Executor: JOSEPH MARTENS,  
 460 Hamilton St.,  
 Lancaster, PA 17602.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**MILLER, EUNICE G., dec'd.**

Late of Douglass Township.  
 Executors: PETER MILLER and  
 GRETCHEN MCTAVISH.  
 c/o ATTORNEY: DOUGLAS L. KAUNE, ESQ.,  
 UNRUH, TURNER, BURKE & FREES,  
 P.C.,  
 120 Gay Street,  
 P.O. Box 289,  
 Phoenixville, PA 19460

**MINCHHOFF, ANNA MAE, dec'd.**

Late of Borough of Wernersville.  
 Executor: MARK R. SPROW, ESQ.,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**MOYER, JOHN SAMUEL, dec'd.**

Late of 64 Moyer Lane,  
 Borough of Robesonia.  
 Executors: KAREN L. SPAYD,  
 3316 E. Galen Hall Rd.,  
 Reinholds, PA 17569 and  
 DAVID J. MOYER,  
 791 Sue Dr.,  
 Lititz, PA 17543.  
 ATTORNEY: LARRY W. MILLER, JR.,  
 ESQ.,  
 MILLER LAW GROUP, PLLC,  
 25 Stevens Avenue,  
 West Lawn, PA 19609-1425

**OTERO, JR., RAMON, dec'd.**

Late of Borough of Wyomissing.  
 Administrator: LISSETTE INGLES-  
 OTERO.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**PAGE, JR., CLEMSON N. also known as PAGE, JR., CLEMSON NORTH, dec'd.**

Late of 411 N. 25th St.,  
 Lower Alsace Township.  
 Executrix: EVE I. PAGE,  
 411 N. 25th St.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**PIERCE, LARRY, dec'd.**

Late of Borough of West Reading.  
 Administratrix: ILA SMITH,  
 2902 Marvin Dr.,  
 Reading, PA 19608.  
 ATTORNEY: GRAZIELLA M. SARNO, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**RHOADS, RITA C., dec'd.**

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

**RITTER, PATRICIA A., dec'd.**

Late of Colebrookdale Township.  
 Administrator: JASON CHRISTIAN  
 RITTER,  
 202 Popodickon Dr.,  
 Boyertown, PA 19512.  
 ATTORNEY: DAVID A. MEGAY, ESQ.,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

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**SAYLOR, HENRY S. also known as SAYLOR, JR., HENRY S., dec'd.**  
 Late of Cumru Township.  
 Executors: MARK H. SAYLOR,  
 47 Southern Peak Lane,  
 Mohnton, PA 19540 and  
 PATRICIA L. NOVAK,  
 37656 Exeter Dr.,  
 Rehoboth Beach, DE 19971 and  
 DOUGLAS E. SAYLOR,  
 2132 E. High St.,  
 Pottstown, PA 19464.  
 ATTORNEY: CAROLYN M.  
 MARCHESANI, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 East High St.,  
 Pottstown, PA 19464

**SCHWAB, DORA N., dec'd.**  
 Late of 120 W. 5th St.,  
 Borough of Boyertown.  
 Executor: ROBERT L. SCHWAB.  
 c/o ATTORNEY: KEVIN F. HENNESSEY, ESQ.,  
 P.O. Box 534,  
 Pottstown, PA 19464

**SHOLLENBERGER, ELEANOR E. also known as SHOLLENBERGER, ELEANOR EVELYN, dec'd.**  
 Late of 190 Marina Lane,  
 Bern Township.  
 Administratrix: JOANNE MILLER,  
 190 Marina Lane,  
 Reading, PA 19605.  
 ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**SNYDER, NANCY J. also known as SNYDER, NANCY JEAN, dec'd.**  
 Late of Union Township.  
 Executors: MITCHELL WARREN  
 SNYDER and  
 VINCENT WILLIAM SNYDER.  
 c/o ATTORNEY: JEFFREY P. OUELLET, ESQ.,  
 APPEL YOST LLP,  
 33 North Duke Street,  
 Lancaster, PA 17602

**WALKER, MARY LOUISE also known as WALKER, MARY L. also known as WALKER, MARY K. and WALKER, MARY L. K., dec'd.**  
 Late of 1802 Tulpehocken Rd.,  
 Borough of Wyomissing.  
 Executrix: BARBARA LYNNE PAJAK,  
 431 Wilson Rd.,  
 Clinton, PA 15026.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**WEIDMAN, GERALD B., dec'd.**  
 Late of 934 Main St.,  
 Perry Township.  
 Executor: TRAUTE R. WEIDMAN,  
 934 Main St.,  
 Shoemakersville, PA 19555.  
 ATTORNEY: C. THOMAS WORK, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

**WEINMAN, BRUCE K. also known as WEINMAN, BRUCE KARL, dec'd.**  
 Late of Borough of Fleetwood.  
 Executrix: DEBRA K. KEMMERER,  
 7 Cambridge Court,  
 Fleetwood, PA 19522.  
 ATTORNEY: GARY R. SWAVELY, JR.,  
 ESQ.,  
 38 North Sixth Street,  
 P.O. Box 1656,  
 Reading, PA 19603-1656

**WILLARD, DORIS also known as WILLARD, DORIS M., dec'd.**  
 Late of Alsace Township.  
 Executrix: VICTORIA ANN LOUIS  
 RICHARDS.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

**WILLIAMS, INA A., dec'd.**  
 Late of 31 Barbar Dr.,  
 Longswamp Township.  
 Executor: RICHARD WILLIAMS.  
 c/o ATTORNEY: BERNARD WALTER, ESQ.,  
 1674 Memorial Highway,  
 Shavertown, PA 18708

**WORLEY, THOMAS A., dec'd.**  
 Late of 259 Mountain Top Rd.,  
 South Heidelberg Township.  
 Administrator: SCOTT A. WORLEY,  
 130 Timberlake Lane,  
 Wernersville, PA 19565.  
 ATTORNEY: SARAH RUBRIGHT  
 MCCAHOH, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**ZAWORA, CAROLE A., dec'd.**  
 Late of Douglass Township.  
 Executrix: CHRISTINE M. FICK.  
 c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
 BITLER LAW, P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508-8319

### Third and Final Publication

**BRADDICK, GERALD J., dec'd.**  
 Late of Cumru Township.  
 Administratrix: JUDY BRADDICK,  
 P.O. Box 181,  
 Westtown, PA 19395

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**HAMM, JEFFREY L., dec'd.**

Late of 147 N. Whiteoak St.,  
Borough of Kutztown.  
Administrator: MICHAEL W. GILMORE,  
321 Linden Rd.,  
Mertztown, PA 19539.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**MINNICH, MARY L. also known as  
MINNICH, MARY LOUISE, dec'd.**

Late of 1701 State Hill Rd., Apt. L-1,  
Borough of Wyomissing.  
Executrix: MOLLIE A. PREY,  
102 Orchard Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SOLT, MICHAEL P., dec'd.**

Late of 44 Glen Rd.,  
Mertztown.  
Executor: PRUDENCE A. MILLER,  
33 S. Park Ave.,  
Mertztown, PA 19539.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**SPONSLER, JOAN K. also known as  
SPONSLER, JOAN, dec'd.**

Late of 2552 Garfield Ave.,  
Spring Township.  
Executrix: LYNNE M. MADER,  
8031 Rabbit Lane,  
Harrisburg, PA 17112.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

Highway East, Douglassville, PA 19518; Halter Construction & Excavating, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518; Halter Landscape Creations, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518; Halter Maintenance, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518; Halter Materials & Landscape Supply, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518; and Halter Tree Service, LLC, 948 Ben Franklin Highway East, Douglassville, PA 19518..

The application was filed on July 1, 2025.

**Jay W. Waldman, Esq.****WALDMAN LAW GROUP, P.C.**

1150 Berkshire Blvd., Suite 245  
Wyomissing, PA 19610

**Little Birdie** with its principal place of business at 10 Village Center Drive, Reading, PA 19607.

The name and address of the person owning or interested in said business is: Katerina Whitman, 1 Gulf Stream Drive, Reading, PA 19607.

The application was filed on July 11, 2025.

**Osmer S. Deming, Esq.****DEMING LAW OFFICE LLC**

38 North 6th Street  
Reading, PA 19601

**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:*

**HALTER ENTERPRISES** with its principal place of business at 948 Ben Franklin Highway East, Douglassville, PA 19518.

The name and address of the person owning or interested in said business are: : Halter Landscaping, Inc., 948 Ben Franklin Highway East, Douglassville, PA 19518; Halter Automotive Service, LLC, 948 Ben Franklin

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