

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending July 8, 2022
The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE PAUL M. YATRON - (PMY)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL - (JGK)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE STEPHEN B.
LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI - (JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

MOYER, DARRYL C, BERING, SAGE
 M - Pielechaty-Boraks, Iwona; 21 13187;
 Richard T. Kupersmith. ()

Abuse

ALBERTO, REYNALDO - Moran, Maryelin;
 22 11003; M. Moran, IPP. (JMB).
 ANTUNEZ, GLORIO SALGADO - Salgado,
 Jessica; 22 10917; J. Salgado, IPP. (TMB).
 ARELLANO, CHRISTIAN - Diaz - Cruz, Shakia
 Latifah; 22 10910; S. Diaz - Cruz, IPP. (TMB).
 AYALA, VERONICA - McCray, Davon Ali; 22
 10985; D. McCray, IPP. (TMB).
 BAUTISTA, MIGUEL - Bautista, Manuel
 A.; 22 11017; M. Bautista, IPP. (JEG).
 BROWN, DAMON - Martinez, Maria
 E.; 22 10932; M. Martinez, IPP. (JMB).
 DELEON, JOVANNY - Murcia,
 Jennifer; 22 11014; J. Murcia, IPP. (TMB).
 DIAZ, CHRISTIAN M - Paneto, Daisy
 Dejesus; 22 11013; D. Paneto, IPP. (JEG).
 EALEY, SEAN - Hudock, Jaimi; 22 11016; J.
 Hudock, IPP. (JEG).
 ENGLISH, DAVID JAMES - Myers, Patricia
 Eileen; 22 10877; P. Myers, IPP. (JEG).
 FONTE, ANTHONY - Pena, Rubbi; 22 10909;
 R. Pena, IPP. (TMB).
 FOWLE, JOSHUA JAMES - Hamlin, Morgan
 Leigh; 22 10915; M. Hamlin, IPP. (TMB).
 GONZALEZ JR, ANGEL - Ramirez, Elizabeth;
 22 10880; E. Ramirez, IPP. (JEG).
 GUERRERO, YACK MOTA - Franco, Luis
 Ariel; 22 11011; L. Franco, IPP. (JEG).
 HENDERSON, MICHAEL A - Lemoine,
 Kelsey; 22 11048; K. Lemoine, IPP. (JEG).
 IZIDOR, WESNER - Regis,
 Ashanki; 22 10983; A. Regis, IPP. (JMB).
 JONES, KENDELL DWAYNE - Melendez,
 Ada; 22 10914; A. Melendez, IPP. (TMB).
 MCCONNELL, FRANK ANTHONY III -
 Marcano-Murray, Ashlee; 22 11074; A.
 Marcano-Murray, IPP. (JEG).
 MCCRAY, DAVON ALI SR - Ayala, Veronica
 V.; 22 10919; V. Ayala, IPP. (TMB).
 MUNGIN, CHRISTOPHER - Coll,
 Jaidyn; 22 11020; J. Coll, IPP. (JEG).
 OBITZ, STEVEN G - Obitz, Mark
 William; 22 10912; M. Obitz, IPP. (TMB).
 OSORIO, HERIBERTO MELENDEZ -
 Gonzales, Carmen Enid; 22 11054; C.
 Gonzales, IPP. (JEG).
 PAGAN JR, ANGEL LUIS - Guerrero,
 Chasity; 22 10916; C. Guerrero, IPP. (JEG).
 POMALES, KAYLA LUZ - Colon, Marcus
 Angel; 22 10908; M. Colon, IPP. (TMB).
 RAMOS, NELSON EMMANUEL - Plavcan,
 Morgan; 22 10928; M. Plavcan, IPP. (JMB).
 SCOTT, KAREEM ALMEEN - Patterson,
 Danielle; 22 11007; D. Patterson, IPP. (JEG).
 STOULIS, CONSTANTINE ANGELO -
 Stoulis, Olivia Williams; 22 10878; O.
 Stoulis, IPP. (TMB).

07/21/2022

Vol. 114, Issue 42

TOLENTINO, JEAN CARLOS UBILES

- Victoriano Marte, Wildania Maria;
22 10940; W. Victoriano Marte, IPP. (JEG).

VARALLO, SAMUEL - Varallo,

Melissa; 22 11071; M. Varallo, IPP. (JEG).

VARALLO, SAMUEL JAMES - Landis,

Rachael; 22 11070; R. Landis, IPP. (JEG).

VASQUEZ JR, GERARDO - Lopez, Heidi

Yanez; 22 10933; H. Lopez, IPP. (JMB).

YESPY, JOSHUA MICHAEL - Emerick,

Brittany; 22 11049; B. Emerick, IPP. (JEG).

Arbitration Award

BENTON, RONALD, BENTON, ALICIA -

Schwandt, Von M, Shull, Pollina, Eydlin,
Lina I, Eydlin, Alex; 18 2469; V. Schwandt,
IPP. ()**Contract - Debt Collection: Credit Card**

AMARA, PATRICIA G - Bank Of America N

A; 22 11064; Frederic I. Weinberg. (JKS).

LAZAREVIC, PETAR - Discover Bank;

22 10937; Thomas J. Nolan. (JKS).

Contract - Other

BLANCO, TATYANA - Diamond Credit

Union; 22 11052; Philip G. Curtin. (JBN).

CARPENTER, MARCUS - Union Greene

Community Association; 22 10934; Larry S.
Eisman. (JKS).

CHECKR INC - Pricharda, Michael; 22 10973;

M. Pricharda, IPP. (JKS).

FIGUEROA, LUIS A SR - Diamond Credit

Union; 22 11045; Philip G. Curtin. (MSF).

HAVAS STREET, T-MOBILE USA INC -

Pricharda, Michael; 22 10972; M. Pricharda,
IPP. (JKS).

LASER REPAIR TECH, LASER SERVICE

PROS LLC, THE LASER SOURCE, THE

LASER SOURCE LLC, MEDICAL

LASER EXPERTS LLC - Beautiful You By
Christine LLC; 22 10920; Cheryl J. Allerton.
(MSF).

PROUT JR, FRED J, PROUT, KRISTA A -

Diamond Credit Union; 22 11055; Philip G.
Curtin. (MSF).

RAU, JUSTIN - Diamond Credit

Union; 22 11043; Philip G. Curtin. (JBN).

SYNCHRONY FINANCIAL - Pricharda,

Michael; 22 10971; M. Pricharda, IPP. (JKS).

Custody

CARROLL, WENDY, HIBSHMAN,

COREY, THOMAS, TRACY - Hibshman,

Reyanne; 22 11063; Timothy T.

Engler. (EDG).

KEHL, SHELBY - Deily, James; 22 11065;

Julie J. Marburger. (SEL).

LEDDY, VALERIE M - Smith, Dylan

W; 22 10931; D. Smith, IPP. (EDG).

SHOEMAKER, MEGAN R - McKenry, Justin

A C; 22 10924; J. McKenry, IPP. (EDG).

TRATE JR, JIMMY - Moore, Gretchen; 22

10939; Richard G. Jacoby Jr. (EDG).

Divorce

ACEVEDO JR, MANUEL - Acevedo, Diana,

Larruiz, Diana; 22 10918; D. Acevedo,
IPP. (EDG).

BRYAN, LLOYD - Bryan, Evelyn; 22 11000;

Joseph T. Bambrick Jr. (SEL).

CROSSLEY, MARK D - Crossley, Karin M;

22 10921; Mark E. Zimmer. (JEG).

GARCIA, ANGEL A - Ortega, Dilenia;

22 11072; Joseph A. Guillama. (EDG).

HO, LOAN K - Lieu, Hiep P; 22 10989; Julie

J. Marburger. (SEL).

HOYT, REBECCA GRACE - Hoyt, Robert

Kenneth III; 22 10922; Eric C. Diggan.
(EDG).

JORDAN, RICHARD P - Jordan,

Karen L; 22 11078; Nikolas David
Capitano. (SEL).

KUEBLER, LUCAS - Kuebler,

Nicole; 22 10987; Rebecca Ann
Smith. (JEG).

LEVY, THOMAS J - Levy, Kathryn L; 22

10879; Dawn M. L Palange. (SEL).

MCKITTRICK, NATHAN E - McKittrick,

Erin K; 22 10875; Catherine J. Nadirov.
(JEG).

MUNZ, NATHAN - Munz, Janae; 22 11075;

Joseph A. Guillama. (JEG).

NOLT, BRANDON P - Nolt, Ashly

R; 22 10991; Robin S. Levenoood. (JEG).

ORTEGA GOMEZ, MARIA D - Gomez,

Jose Ramon; 22 11069; Joseph A.

Guillama. (EDG).

POGASH, BENJAMIN - Pogash,

Amy; 22 11051; Michael J. Fiorillo. (JEG).

REILLY, PAUL J - Reilly, Adele V; 22 10990;

Dawn M. L Palange. (TMB).

VALERA, HERIBERTO A - DeJesus, Jenette

P; 22 10992; Joseph T. Bambrick Jr. (EDG).

Divorce - Custody Count Complaint

GARCIA, ANGEL A - Ortega,

Dilenia; 22 11073; Joseph A.

Guillama. (EDG).

KUEBLER, LUCAS - Kuebler, Nicole;

22 10988; Rebecca Ann Smith. (JEG).

MCKITTRICK, NATHAN E - McKittrick,

Erin K; 22 10876; Catherine J. Nadirov.
(JEG).

MUNZ, NATHAN - Munz, Janae; 22 11076;

Joseph A. Guillama. (JEG).

VALERA, HERIBERTO A - DJesus, Jenette P;

22 10993; Joseph T. Bambrick Jr. (EDG).

Magisterial District Justice Appeal

MISKELL, JOHN J - Capital One Bank (USA)

N A; 22 10913; Capital One Bank (USA) N

A, IPP. (JEG).

ROSADO, ASHLEY, DIAZ, IRIS - Stevenson,

John; 22 10982; Gabriella T. Lacitignola.
(JBN).**Petition for Appointment of Viewers**

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF TRANSPORTATION -

Vysotskiy, Vitaly; 22 11018; Christopher A.

Sarno. (MSF).

Petition to Compromise

MORALES, ALYSON - Diaz, Lebriam, Cotto,

Carmen; 22 11009; Howard A. Rosen.
(JBN).

07/21/2022

Vol. 114, Issue 42

Professional Liability - Medical

MERCY HOME HEALTH, MERCY HOME HEALTH SERVICES, TRINITY HEALTH OF THE MID-ATLANTIC REGION, STEFANICK, JEFFREY, JOHN DOE CORPORATIONS 1-10 - Green, Robert; 22 11082; Justin M. Bernstein. (JKS).
 UNIVERSITY OF PENNSYLVANIA/PENN MEDICINE, GENG, THOMAS A, ONG, ADRIAN W, TOWER HEALTH MEDICAL GROUP, KIM, ESTHER - Hernandez, Danielle, Hernandez, Matthew, H, R M; 22 11081; Nicole Plank. (MSF).

Real Property - Mortgage Foreclosure: Residential

EBERHART, JOHN, EBERHART, WALTER H, UNKNOWN SURVIVING HEIR OF, EBERHART, WALTER H - Beltway Capital LLC, Western Run Capital Management Trust, Grazzio, Kay; 22 11062; Christine L. Graham. (MSF).
 FERRIZZI, CLIFFORD M - NDFL, LLC; 22 10995; Jennie C. Shnyder. (MSF).
 GIL, GERALD A - Loancare LLC; 22 10911; Kenya Bates. (MSF).

Real Property - Other

HERNANDEZ, FRANKLIN L, HERNANDEZ, SORAIDA - Rodriguez-Flores, Jayson; 22 11066; William R. A. Rush. (JBN).

Tort Motor Vehicle

ROMAN, ALICIA, ROMAN, BRANDON - Vue, Ia, Vue, Mao Lo; 22 10894; James M. Turner Jr. (JBN).
 SMALE, STEPHANIE - Yoest, Duane, Adams, Alison; 22 10935; Stephen M. Specht. (JBN).
 TORIBIO BAEZ, MARIA E - State Farm Mutual Automobile Insurance Company; 22 10936; Travis L. McElhaneay. (MSF).

Tort Other

HOLMES, MICAH JOEL - Donegal Mutual Insurance Company ASO George I and Terry L Weikel; 22 10986; Brian K. Zellner. (MSF).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on August 5, 2022 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Second Publication

18-4237
 JUDGMENT \$74,100.21
 ATTORNEY: BROCK & SCOTT PLLC
 LEGAL DESCRIPTION

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

BEGINNING at a point in the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road, in line of land now or late of Robert Cole, thence along the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road, South 53 degrees 49-1/2 minutes West, a distance of 117.01 feet to a point in the middle of said concrete road bed; thence along land now or late of Alois L. Giessuebel and Marie H. Giessuebel, his wife, North 34 degrees 18 minutes West, a distance of 256.39 feet to a point in the Old Pricetown Road, the last described line passing through an iron pin on line at a distance of 20.79 feet from the last described point in the Old Pricetown Road; thence along the said Old Pricetown Road, and along lands now or late of Edgar S. Seyler and Mamie S. Seyler, his wife, North 61 degrees 39 minutes East, a distance of 133.50 feet to a point, thence along land now or late of Robert Cole, South 30 degrees 30 minutes East, passing through an iron pin on line at a distance of 9.35 feet, a total distance of 239.19 feet to the place of BEGINNING The last described line passing through an iron pin on line at a distance of 34.73 feet from the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road.

CONTAINING in area 113.671 Perches of land.

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

Tax Parcel: 5430-03-11-8185
 Premises Being: 105 Seyler Rd, Fleetwood, PA 19522

To be sold as property of: Mark A. Smith

C.C.P. BERKS COUNTY NO. 18-20184
 Judgment - \$122,192.91

Andrew J. Marley - Attorney for Plaintiff

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected, being known as

07/21/2022

Vol. 114, Issue 42

No. 206 East Main Street, situate on the south side of East Main Street, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, and being bounded and described as follows, to wit:

- On the North by said East Main Street;
- On the South by Foundry Alley;
- On the East by property now or late of Leroy D. Heist and Emma H. Heist, his wife; and
- On the West by property late of Charles R. Strausser and Edith B. Strausser, his wife, now or late of Harold B. Beihl.

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

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

PARCEL NO. 44543116846886

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

TO BE SOLD AS THE PROPERTY OF Brittany L. Torres

No. 19-14951

Judgment: \$53,703.67

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

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

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

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

On the South by said Marion Street; and

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

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

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 911 MARION STREET READING, PA 19604

Property ID: 17531737062807

Mapped PIN: 5317-37-06-2807

Account #: 17-485755

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

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

19-18637

JUDGMENT \$51,305.45

ATTORNEY: BROCK & SCOTT PLLC
LEGAL DESCRIPTION

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

BEGINNING a point in the Eastern line of said Lincoln Street, a distance of one hundred and twenty (120) feet of and from the Southeast corner of said Lincoln Street and West Douglas Street, the said point being South of the Southeast corner of said streets thence East along a ten feet wide alley, a distance of one hundred twelve (112) feet to a ten feet wide alley, thence along said alley South fourteen (14') feet eight inches (8") to a point., thence West along property now or late of Estelle Ray Reinner one hundred and twelve (112) feet to a point in the Eastern building line of said Lincoln Street, thence North along said Lincoln Street, fourteen feet (14') eight inches (8") to the place of BEGINNING.

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

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

Premises Being: 743 Lincoln St, Reading, PA 19601

To be sold as property of: Mildred J. Soto

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

Judgment - \$32,148.61

Jessica N. Manis, Esquire, Attorney for Plaintiff

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

ON the North by a ten feet wide alley;

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

ON the South by said Perry Street; and

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

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

07/21/2022

Vol. 114, Issue 42

ten feet wide alley.

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

BEING KNOWN AS 507 Perry Street, Reading, PA 19601

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

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

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

LEGAL DESCRIPTION

Docket No. 20-18703

Judgment: \$74,287.24

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

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

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

Containing 4,025 square feet.

Being Lot No. 3 on the abovementioned Plan.

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

2019026113, Office of the Recorder of Deeds, Berks County, Pennsylvania.

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

Parcel No.: 19530737162800

Account: 19239507

TO BE SOLD AS THE PROPERTY OF CHARLES KEVIN JACKSON

21-14520

JUDGMENT: \$173,852.66

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

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

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

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

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

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

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

To be sold as the property of Jody L. Lutz

No. 21-15103

Judgment: \$167,946.97

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

TRACT A:

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

07/21/2022

Vol. 114, Issue 42

on said Plan, on the East by Marion Avenue, on the South by Lot No. 382, and on the West by Lots Nos. 368 and 369 on said Plan, having a frontage of 20 feet on said Marion Avenue and a depth of 105 feet and 3/8 of an inch along the northern line of the Lot, and 107 feet and 6-7/8 inches along the southern line of the lot.

TRACT B:

ALL that certain lot or piece of ground situate in Rosedale, in the Borough of Laureldale (formerly Muhlenberg Township), County of Berks, State of Pennsylvania, as shown by the Map or Plan of Rosedale, surveyed by William H. Dechant, and bearing date of August, 1902, said Map or Plan having been duly executed and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book 2, page 13, and being further known as Lot No. 384 in the said Plan of Lots laid out by the said Edward A. Sarter, known as Rosedale, said Lot being bounded on the North by Lots Nos. 385, 386, 387 (erroneously omitted in prior deed), 388, 389 and part of Lot No. 390, on the East by Marion Avenue, on the South by Lot No. 383, and on the West by Lot No. 369 on said Plan, having a frontage of 20 feet on Marion Avenue and a depth of 102 feet and 5-7/8 inches along the northern line of said Lot, and 105 feet and 3/8 of an inch along the southern line of said Lot.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 3436 MARION STREET, READING, PA 19605

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

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

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

NO. 21-15600

Judgment: \$146,095.42

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, with the two and one half story brick dwelling house thereon erected, situate in the Borough of Kenhorst, formerly Cumru Township, County

of Berks and Commonwealth of Pennsylvania, as shown by Map or Plan surveyed by F. Kurtz Wells and bearing date September 1920, said Map or Plan being recorded and being further known as Lots Nos. 534 and 535 in said Plan known as Farview Hills and more particularly bounded and described as follows, to wit.

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

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

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

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

LOT No. 534 having a total frontage on said Upland Boulevard and Commonwealth Boulevard of twenty (20) feet, more or less, and extending in depth along its Northeastern boundary line 104.03 feet, more or less to said alley, and in depth along its Southwestern boundary line 107.01 feet, more or less, to said alley and having a total width on said alley of 9.90 feet, more or less

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

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

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

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

Residential Property

To be sold as the property of Mark S. Groff

No. 21-16690

Judgment Amount: \$220,893.66

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

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

BEGINNING at a point in the northern line of Park Road, formerly known as Ferncliffe Road, being ten feet East of the eastern line of

07/21/2022

Vol. 114, Issue 42

Lot 57, Block H on the Wyomissing Hills plan of lots and also one hundred fifteen feet East of the intersection of the northern line of Park Road and the eastern line of Wyomissing Hills Boulevard; thence Eastward along the northern line of Park Road, by a line curving to the South, having a radius of six hundred thirty-three and forty-seven one-hundredths feet, the distance of fifty-six and seventy one-hundredths feet to a point of compound curve in the northern line of Park Road; thence still along the northern line of Park Road by a line curving to the South, having a radius of sixteen hundred sixty-two feet, the distance of eleven and thirty-one hundredths feet to a point, being twenty-two feet West of the eastern line of Lot 45, Block H; thence Northward on a radial line from the curve of the north line of Park Road, the distance of one hundred forty and ninety-nine one-hundredths feet to a point in the southern line of Lot 5, Block H; thence Westward along Lot 5 and also along Lot 4, Block H, by a line making an interior angle of ninety-four degrees twenty-five minutes with the last described line, the distance of thirty-two and ninety-two one-hundredths feet to a point; thence still along Lot 4 and also Lot 3, Block H, by a line making an interior angle of one hundred fifty degrees fifty-one minutes with the last described line, the distance of forty-one and five one-hundredths feet to a point in the eastern line of a ten-foot wide walk; thence Southwestwardly along the same by a line curving to the right, having a radius of forty feet, the distance of four and forty-two one-hundredths feet to a point of reverse curve in the eastern line the ten-foot wide walk; thence still along the same by a line curving to the left, having a radius of thirty feet, the distance of twenty-two and two one-hundredths feet to a point; thence Southwardly by a line ten feet East of and parallel to the eastern line of Lot 47, Block H, the distance of one hundred one and eighty-six one-hundredths feet to the place of BEGINNING.

PARCEL 96439605283087

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

PIN NO. 96439605283087

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

No. 22-01329

Judgment Amount: \$196,604.09

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

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

bonded and described as follows, to wit:

Tract No. 1

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

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

Tract No.2

ALL THAT CERTAIN triangular place of ground situate in Douglass Township, Berks County and State of Pennsylvania, bounded and described as follows to wit:

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

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

PIN NO. 415386-10-37-8049

To be sold as the property of: Robin Sollinger

Property to be known as: 916 South Reading Avenue A/K/A 850 South Reading Avenue, Boyertown, PA 19512.

No. 22-01692

Judgment: \$124,955.32

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

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

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

07/21/2022

Vol. 114, Issue 42

87-1/2 degrees East, 212 feet to a post; thence by property now or late of Jeremiah Werner, South 2-1/2 degrees West, 32 feet to the place of beginning.

CONTAINING 25 perches, more or less.

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

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

Mapped PIN: 4395-14-42-0734

Parcel ID: 65439514420734

Account #: 65068900

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

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

22-01816

JUDGMENT: \$128,260.50

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

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

On the North by Lot 594;

On the South by the remaining portion of Lot 597;

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

On the West by Keppel Avenue on said Plan.

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

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

Tax Parcel: 80438612776052

Premises Being: 41 KEPPEL AVE, Reading, PA 19609

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

LEGAL DESCRIPTION

Docket No. 22-2232

Judgment: \$73,440.53

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

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

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

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

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

Parcel No.: 95433707593616

Account: 95013200

See Deed Book Volume 5424, Page 1589

TO BE SOLD AS THE PROPERTY OF CARMEN M. RICHARDS

Docket #22-2387

Judgment Amount: \$145,925.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE

07/21/2022

Vol. 114, Issue 42

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

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

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

KEITH J. SMITH AND ANNE F. SMITH WERE CONTINUOUSLY MARRIED TO EACH OTHER. THAT ANNE F. SMITH DIED ON DECEMBER 13, 2011 IN BERN TOWNSHIP, PENNSYLVANIA. TITLE NOW VESTS SOLELY IN KEITH J. SMITH AS SURVIVOR. TITLE TO THE ABOVE DESCRIBED PROPERTY CONVEYED TO KEITH J. SMITH AND ANNE F. SMITH,

HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES FROM FEARANN CORPORATION BY CORPORATION DEED DATED AND RECORDED OCTOBER 7, 1993 IN VOLUME 2465 PAGE 205

APN: 533415722673

Thereon erected a dwelling house known as:

125 South Kelly Drive

Birdsboro, PA 19508

Tax Parcel #533415722673

Account: 31020325

See Deed Book 2465, Page 205

Sold as the property of:

KEITH J. SMITH

Docket #22-02465

Judgment Amount: \$197,757.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

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

07/21/2022

Vol. 114, Issue 42

FEET TO THE PLACE OF BEGINNING.

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

APN: 61-5411-02-95-9880

Thereon erected a dwelling house known as:

164 Evansville Road

Fleetwood, PA 19522

Tax Parcel #61-5411-02-95-9880

Account: 61004125

See Deed Book , Page

Sold as the property of:

AMY E. SIEKIERKA and NICHOLAS L. STUBBLEBINE

James S. Rothstein, Esq.
ROTHSTEIN & SCULLIN, P.C.
 1124 Penn Avenue
 Wyomissing, PA 19610-2024

Notice is hereby given that the shareholders and directors of **West Reading Properties, LLC**, a Pennsylvania corporation, with an address of 1215 Monroe Ave., Wyomissing, PA 19610, 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.

James S. Rothstein, Esq.
ROTHSTEIN & SCULLIN, P.C.
 1124 Penn Avenue
 Wyomissing, PA 19610-2024

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **Turf's Up Lawn Services Inc., 18 Carriage Drive, Wernersville, PA 19565.**

The Articles of Incorporation have been filed on May 24, 2022.

David R. Dautrich, Esq.
David R. Dautrich, Esquire, P.C.
 526 Court Street
 Reading, PA 19601

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 7, 2022, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Berks County Tax Collectors Association with its principal office located at 2999 Bernville Road, Leesport 19533.**

Nicole Plank, Esq.
GEORGEADIS SETLEY
 Four Park Plaza, Second Floor
 Wyomissing, PA 19610

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, September 2, 2022 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

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

Notice is hereby given that the shareholders and directors of **Third & Spruce Cafe, Inc.**, a Pennsylvania corporation, with an address of 1215 Monroe Ave., Wyomissing, PA 19610, 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.

07/21/2022

Vol. 114, Issue 42

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 2, 2022) 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 3, 2022 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BERKS COUNTY MEMORIAL GARDENS CEMETERY (Permanent Lot Care Trust) - Truist Bank, formerly Suntrust Bank, Trustee, Timothy C. Leventry, Esq.

DERR, JR., RALPH C. - Susan M. Derr, Extx., Russell E. Farbiarz, Esq.

FOREST HILLS MEMORIAL PARK (Trust A) - Truist Bank, formerly Suntrust Bank, Trustee, Timothy C. Leventry, Esq.

FOREST HILLS MEMORIAL PARK (Trust B) - Truist Bank, formerly Suntrust Bank, Trustee, Timothy C. Leventry, Esq.

FOREST HILLS MEMORIAL PARK (Trust C) - Truist Bank, formerly Suntrust Bank, Trustee, Timothy C. Leventry, Esq.

HENDEL, RAYMOND S. - Lauren E. Hendel and Michael S. Hendel, Admrs. C.T.A., Jonathan B. Batdorf, Esq.

KEY, SARA E. - Scott A. Key, Admr., Mark R. Sprow, Esq.

LOVE, ESMINE ADINA a/k/a LOVE, ESMINE A. - Janet Hayles Roy, Extx., Elizabeth T. Stefanide, Esq.

MUNSON, JOAN P. - Jill M. Ostant, Extx., Jonathan B. Batdorf, Esq.

RYMSHAW, CAROLEA. - Darlene S. Melot, Extx., Rebecca Batdorf Stone, Esq.

SNYDER, SYLVIA R. - Rosann K. Becker, Extx., Rebecca Batdorf Stone, Esq.

Last day for filing Accounts for September 2022 is August 8, 2022.

Larry Medaglia
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. 22-10209

NOTICE IS HEREBY GIVEN that on June 17, 2022, the Petition of Casey Joy Mente was filed in the above named Court, praying for a Decree to change their name to CASEY ANN MENTE.

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

Jacob T. Thielen, Esq.

Miller Thielen P.C.

101 South Richmond Street, Suite B
Fleetwood, PA 19522

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

ADAM, JR., JOHN W., dec'd.

Late of 1518 N. 13th St.,

City of Reading.

Executor: JORDON R. MURRAY,

931 Berks St.,

Birdsboro, PA 19508.

ATTORNEY: BETH M. KOHL, ESQ.,

HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,

1025 Berkshire Boulevard, Suite 700,

Wyomissing, PA 19610

BLIMLINE, DONALD L., dec'd.

Late of Greenwich Township.

Executor: ALBERTINE DISHMAN,

1254 Old U.S. 22,

Lenhartsville, PA 19534.

ATTORNEY: DANIEL T. MCGRORY,
ESQ.,

BELLO, REILLEY & MCGRORY, P.C.,

144 East DeKalb Pike, Suite 300,

King of Prussia, PA 19406

07/21/2022

Vol. 114, Issue 42

BONANNO, ANTOINETTE M., dec'd.

Late of Maidencreek Township.
 Executor: RONALD A. FIERRO.
 c/o ATTORNEY: STEPHEN H. PRICE,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

CASCINO, CONSTANCE M., dec'd.

Late of Borough of Boyertown.
 Administrator, C.T.A.: JEFFREY R.
 CASCINO.
 c/o ATTORNEY: DAVID G. GARNER,
 ESQ.,

635 E. High Street, Suite 2,
 Pottstown, PA 19464

CHIRIELEISON, PHILIP, dec'd.

Late of Sarasota County, FL.
 Executor: ROCCO T. CHIRIELEISON.
 c/o ATTORNEY: DARAL A. WOERLE,
 ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

CLOUDEN, JR., RUSSELL C., dec'd.

Late of 482 South Northkill Rd.,
 Tulpehocken Township.
 Executor: TIMOTHY D. CLOUDEN,
 482 South Northkill Rd.,
 Bernville, PA 19506.
 ATTORNEY: CARL W. MANTZ, ESQ.,
 136 W. Main Street,
 Kutztown, PA 19530-1712

DREY, JEANNETTE A., dec'd.

Late of 1011 Berks Rd.,
 Bern Township.
 Executor: BRÉTT R. HEFFNER,
 32-C Gulf Stream Dr.,
 Reading, PA 19607.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

DULINA, IRENE O., dec'd.

Late of 27 Kempsville Rd.,
 Borough of Kutztown.
 Executor: HELEN J. LASH,
 22 Pillar Dr.,
 Reading, PA 19605.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

ENGLE, RANDALL SCOTT, dec'd.

Late of 113 Goldsborough Rd.,
 Borough of Robesonia.
 Administrator: JACKIE DURNETT,
 113 Goldsborough Rd.,
 Robesonia, PA 19551.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

EVANS, IRVIN R., dec'd.

Late of 109 Erie St.,
 City of Reading.
 Executor: CHAD D. EVANS.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

FLICKINGER, RICHARD WILLIAM, dec'd.

Late of Oley Township.
 Executrix: CHRISTINE ANN
 FLICKINGER,
 401 Lynetree Dr.,
 West Chester, PA 19380.

GANSTER, EDWARD H., dec'd.

Late of Borough of Shillington.
 Executor: CHARLES E. GANSTER,
 303 Philadelphia Ave.,
 Reading, PA 19607

GARCIA, IDET, dec'd.

Late of City of Reading,
 Administrator: ARMANDO GARCIA.
 ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 HOFFERT & KLONIS,
 536 Court Street,
 Reading, PA 19601

GILES, JOAN D., dec'd.

Late of Spring Township.
 Executor: GREGORY K. GILES,
 1406 Parkside Drive S.,
 Wyomissing, PA 19610.
 ATTORNEY: STEPHEN H. PRICE, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

GOHACKI, WAYNE C., dec'd.

Late of Cumru Township.
 Executor: BRIAN W. GOHACKI,
 12 Iron Cir.,
 Reading, PA 19607.

GRESH, KAREN L., dec'd.

Late of Muhlenberg Township.
 Executrix: KATHRYN A. FREDERICK,
 35 N. Brobst St.,
 Shillington, PA 19607.
 ATTORNEY: BETSY HAWMAN SPROW,
 ESQ.,
 DERR, HAWMAN & DERR,
 9 East Lancaster Avenue,
 Shillington, PA 19607

HART, SUSAN V., dec'd.

Late of 5501 Perkiomen Avenue,
 Exeter Township.
 Administratrix: LISA A. WISNER.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

07/21/2022

Vol. 114, Issue 42

HILBERT, FREDERICK C., dec'd.

Late of 306 Clover St.,
Mertztown.
Executor: TONY R. HILBERT,
788 Topton Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

HODOWANEC, LUBOMIRA, dec'd.

Late of City of Reading.
Executrix: STEFANIE O. HODOWANEC,
639 S. 10th St.,
Reading, PA 19602.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

LEONTI, MARYANN, dec'd.

Late of Exeter Township.
Executor: DAVID LEONTI,
41 Michigan Dr.,
Sinking Spring, PA 19608.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MILLER, SHIRLEY M., dec'd.

Late of 10 Whitehall Dr.,
Administrator: GARY L. MILLER,
10 Whitehall Dr.,
Robesonia, PA 19551.
ATTORNEY: SARA R. HAINES CLIPP,
ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Road, Suite 101,
Wyomissing, PA 19610

MILLS, EILEEN L., dec'd.

Late of 12 Lenape Lane,
Douglassville.
Administrator: KEVIN D. MILLS.
c/o ATTORNEY: JAMES L. DAVIS, ESQ.,
606 N. 5th Street,
Reading, PA 19601

**MUCERINO, JOSEPH J. also known as
MUCERINO, JOSEPH JOHN, dec'd.**

Late of Amity Township.
Executor: JOSEPH J. MUCERINO, JR.,
108 Russell Ave.,
Douglassville, PA 19518.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

PETTIS, MARY C., dec'd.

Late of West Lawn,
Spring Township.
Executors: CASSANDRA M.
KARAMANOS,
1034 Chapel Forge Court,

Lancaster, PA 17601 and
DAVID C. PETTIS,
17 Ontario Dr.,
Sinking Spring, PA 19608.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 202,
Reading, PA 19606

**RAPP, ELSBETH A. also known as
RAPP, ELSBETH ARLENE, dec'd.**

Late of Bern Township.
Executor: WILLIS M. RAPP,
113 Damascus Rd.,
Blandon, PA 19510.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

RAUTZHAN, GERALDINE S., dec'd.

Late of Cumru Township.
Executor: PETER M. RAUTZHAN,
4924 Briarwood Dr.,
Macungie, PA 18062.
ATTORNEY: KEVIN A. MOORE, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

REESER, GRACE L., dec'd.

Late of 1011 Berk Rd.,
Bern Township.
Executor: RYAN R. REESER,
1142 W. Leesport Rd.,
Leesport, PA 19533.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

**REIDER, LINDA L. also known as
REIDER, LINDA LOU, dec'd.**

Late of 1 Spruce Court,
Amity Township.
Executor: TOMMY E. REIDER,
1 Spruce Court,
Douglassville, PA 19518.
ATTORNEY: BRETT M. FEGELY, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

ROCHELLE, EDITH G., dec'd.

Late of Exeter Township.
Executrix: RENEE R. WEER,
31395 Coventry Dr.,
Lewes, DE 19958.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

07/21/2022

Vol. 114, Issue 42

ROMIG, PETER O., dec'd.

Late of Longswamp Township.
 Executors: SCOTT P. ROMIG and
 JULIA D. BEHM.
 c/o ATTORNEY: ERIC R. STRAUSS, ESQ.,
 WORTH, MAGEE & FISHER, P.C.,
 2610 Walbert Avenue,
 Allentown, PA 18104

ROSE, THERESA G., dec'd.

Late of Hereford Township.
 Administrator: JOSEPH ROSE.
 c/o ATTORNEY: CHRISTOPHER P.
 MULLANEY, ESQ.,
 MULLANEY LAW OFFICES,
 598 Main Street,
 Red Hill, PA 18076

RUMPF, TIMOTHY W., dec'd.

Late of Marion Township.
 Administrator, C.T.A.: WILLIAM C.
 RUMPF,
 2039 Reading Ave.,
 West Lawn, PA 19609.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 FIORINI LAW, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

SAJDAK, THEODORE F., dec'd.

Late of 9 Colin Court, 202,
 Exeter Township.
 Executrix: BRENDA FLAMMER,
 2014 Reservoir Rd.,
 Reading, PA 19604.
 ATTORNEY: PAUL T. ESSIG, ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

SHAFFER, SHIRLEY W., dec'd.

Late of Amity Township.
 Executrix: SANDRA S. MINNICK.
 c/o ATTORNEY: MARY C. CROCKER, ESQ.,
 CROCKER & CROCKER, P.C.,
 1296 East High Street,
 Pottstown, PA 19464

SOCKEL, JOSEPH R., dec'd.

Late of City of Reading.
 Executrix: KAREN G. SOCKEL,
 1303 Wellesley Ter.,
 West Chester, PA 19382.
 ATTORNEY: MISTY A. TOOTHMAN,
 OWM LAW,
 41 E. High St.,
 Pottstown, PA 19464

WEGLINSKI, ALISHA E., dec'd.

Late of 530 N. 10th St.,
 City of Reading.
 Administrators: CHERYL L. FREDERICK
 and
 JOSEPH S. WEGLINSKI.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

WERLEY, SANDRA M., dec'd.

Late of Cumru Township.
 Administrator: JUSTINE BURKART.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 HOFFERT & KLONIS,
 536 Court Street,
 Reading, PA 19601

YODER, MICHAEL J., dec'd.

Late of 230 Pine St., Apt. 11,
 Borough of Hamburg.
 Administratrix: SHIRLEY P. YODER.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

YOUNG, CHRISTOPHER E., dec'd.

Late of Borough of Laureldale.
 Administratrix: CRYSTAL U. CAMMAUF-
 YOUNG,
 3525 Fremont St.,
 Laureldale, PA 19605.
 ATTORNEY: THOMAS C. RENTSCHLER,
 ESQ.,
 RENTSCHLER LAW LLC,
 34 West Lancaster Avenue,
 Reading, PA 19607

YOUSE, GRACE E., dec'd.

Late of 303 Linden Lane,
 Borough of West Reading.
 Executor: ALLEN M. YOUSE,
 61 East Summit St.,
 Mohnton, PA 19540.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

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

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

CARLEY, HOMER ACHILLES also known as

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

07/21/2022

Vol. 114, Issue 42

CAVES, JOEL L., dec'd.

Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrices: JENNIFER C. GERHART and
REBECCA C. CINELLI.
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

DANNER, RONALD L., dec'd.

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

DIAZ, AGUEDA L., dec'd.

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

HEILMAN, DONALD B. also known as

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

JANOV, JEAN L., dec'd.

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

KLINE, GLENN L., dec'd.

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

LEFFEL, PAULINE A., dec'd.

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

1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464

MERKEL, ROY D., dec'd.

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

POWELL, MARGUERITE, dec'd.

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

RICHARDS, CYNTHIA C., dec'd.

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

ROSS, SYLVIA L., dec'd.

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

ROTHERMEL, ETHEL I., dec'd.

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

SCHRIVER, BARRY L., dec'd.

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

STASEK, RICHARD C., dec'd.

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

07/21/2022

Vol. 114, Issue 42

WALTERS, MARY A., dec'd.

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

WENTLING, DAVID S., dec'd.

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

YOUNG, DAVID P., dec'd.

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

**ZATRATZ, ELIZABETH A. also known as
ZATRATZ, ELIZABETH ANN, dec'd.**

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

Third and Final Publication**BURKHOLDER, CYNTHIA L., dec'd.**

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

CALVARESI, MARIO, dec'd.

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

ELLISON, CHRISTINE, dec'd.

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

ESTRELLA, CHICO MOTO, dec'd.

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

**FIZZ, GENE E. also known as
FIZZ, GENE EARL, dec'd.**

Late of 1803 Tulpehocket Rd., Apt. 429,
 Borough of Wyomissing.
 Executor: RODERICK R. FIZZ.
 c/o ATTORNEY: J. WILLIAM WIDING,
 III, ESQ.,
 KOZLOFF STODT,
 2640 Westview Drive,
 Wyomissing, PA 19610

GOMBAR, STEPHEN E., dec'd.

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

GUNDERSEN, ANITA E., dec'd.

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

LATSHAW, HELENA B., dec'd.

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

07/21/2022

Vol. 114, Issue 42

LEUFFEN, BEATRICE ADRIANNE also known as

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

MOGEL, JEAN A., dec'd.

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

MULHERIN, JOHN W. also known as MULHERIN, JR., JOHN W., dec'd.

Late of Borough of Sinking Spring.
Executrix: MICHELLE B. MULHERIN,
3004 Susanna Dr.,
Sinking Spring, PA 19608.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

RABER, AUDREY M. also known as RABER, AUDREY MAY, dec'd.

Late of Union Township.
Executor: JOHN E. RABER.
ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

RAHN, NANCY A., dec'd.

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

RAMPOLLA, CHARLES PETER, dec'd.

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

SERPICO, RANDY, dec'd.

Late of Union Township.
Executrix: MARISA A. SERPICO,
243 Sycamore Rd.,
Douglassville, PA 19518.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,

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

SHANE, ERNEST S. also known as SHANE, ERNEST SYLVESTER, dec'd.

Late of Douglassville.
Executor: GARY L. SHANE,
40 Gibraltar Rd.,
Reading, PA 19606.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

SHENK, TRACY C., dec'd.

Late of 60 Versailles Court.
Administratrices: TAMMY L.
KEMMERER,
4608 Wentzel Ave.,
Temple, PA 19560 and
KELSEY C. SHENK,
60 Versailles Court,
Reading, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SMITH, REX W., dec'd.

Late of City of Reading.
Executor: JEREMY R. SMITH.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

ZIEMER, CRAIG B., dec'd.

Late of Borough of Wyomissing.
Executrix: CAROLINE LOUISE ZIEMER.
c/o ATTORNEY: SARA R. HAINES CLIPP,
ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Road, Suite 101,
Wyomissing, PA 19610

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:

Farmhouse Stitched with its principal place of business at 1685 Orchard Lane, Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Tara Scott, 1685 Orchard Lane, Boyertown, PA 19512.

The application was filed on March 2, 2022.

07/21/2022

Vol. 114, Issue 42

MISCELLANEOUS**PUBLIC HEARING NOTICE OF PROPOSED PRIVATE SALE TO BE CONDUCTED BY THE BERKS COUNTY, PENNSYLVANIA, TAX CLAIM BUREAU**

As presented on behalf of the Berks County Tax Claim Bureau by:

Nicole E. Blanding, Director
Socrates J. Georgeadis, Solicitor

PROPERTY #1:

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 425 TULPEHOCKEN STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING TWO HUNDREDTHS (0.02) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS IN BOOK # 1749, PAGE # 858, AND BEARING PARCEL NUMBER 06530772423340. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Habitat For Humanity of Berks County, who has offered to pay the sum of One Thousand Dollars and Zero Cents (\$1,000.00) by way of money order, at a closing to be held SEPTEMBER 4, 2022, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

PROPERTY #2:

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 427 TULPEHOCKEN STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING TWO HUNDREDTHS (0.02) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS IN

BOOK # 1460, PAGE # 891, AND BEARING PARCEL NUMBER 06530772423332. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Habitat for Humanity of Berks County, who has offered to pay the sum of One Thousand Dollars and Zero Cents (\$1,000.00) by way of certified check, at a closing to be held SEPTEMBER 4, 2022, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

PROPERTY #3:

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 457 TULPEHOCKEN STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING TWO HUNDREDTHS (0.02) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS IN BOOK # 2014, PAGE # 1726, AND BEARING PARCEL NUMBER 06530772422468. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Habitat for Humanity of Berks County, who has offered to pay the sum of One Thousand Dollars and Zero Cents (\$1,000.00) by way of certified check, at a closing to be held SEPTEMBER 4, 2022, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

07/21/2022

Vol. 114, Issue 42

PUBLIC HEARING NOTICE OF PROPOSED PRIVATE SALE TO BE CONDUCTED BY THE BERKS COUNTY PENNSYLVANIA, TAX CLAIM BUREAU

and/or Administrator of the Estate of David A. Mycko; Cynthia Brooks, as Believed Heir and/or Administrator of the Estate of David A. Mycko; Lynn Jasmin, as Believed Heir and/or Administrator of the Estate of David A. Mycko; Unknown Heirs and/or Administrators of the Estate of David A. Mycko (if any), Defendants

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 343 NORTH 12TH STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING THREE HUNDREDTHS (0.03) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY DEED BOOK # 1479, PAGE 0841, AND BEARING PARCEL NUMBER 09531770127237. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Richard Bradshaw, who has offered to pay the sum of Six Thousand Dollars and Zero Cents (\$6,000.00) by way of certified check, at a closing to be held SEPTEMBER 4, 2022, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

TO: Unknown Heirs and/or Administrators of the Estate of David A. Mycko (if any)

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 22-9062, seeking to foreclose the mortgage secured by the real estate located at 1448 Cross Keys Road, Reading, PA 19605.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Nicole E. Blanding, Director,
Berks County Tax Claim Bureau
Socrates J. Georgeadis, Solicitor,
Berks County Tax Claim Bureau

LAWYERS REFERRAL SERVICE
Berks County Bar Association
544 Court Street, P.O. Box 1058
Reading, PA 19603
(610) 375-4591

SALE OF REAL ESTATE

NOTICE OF MORTGAGE FORECLOSURE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-09062

WELLS FARGO BANK N.A., Plaintiff
vs.
Janet Agema, as Believed Heir and/
or Administrator of the Estate of David A.
Mycko; Frederick Mycko, as Believed Heir

TERMINATION OF PARENTAL RIGHTS

IN THE COURT OF
COMMON PLEAS
OF BERKS COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
No. 88193

IN RE: ADOPTION OF K.E.G., A Minor

TERMINATION OF PARENTAL RIGHTS OF
"JOHN DOE"

TO: "JOHN DOE"

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, K.E.G. (born August 9, 2013). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room 4B, on the Fourth Floor of the Berks County Court House, situate at 633 Court Street, Reading, Pennsylvania, said hearing to be held on August 24, 2022, at 10:30 o'clock a.m. If you do not appear at this hearing or file a written objection to such termination with the court prior to the hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator Court Administrator's Office, Berks County Court House, 633 Court St. Reading, PA 19601 Telephone No. (610) 478-6208.

TRUST NOTICES

First Publication

MOSER FAMILY TRUST DTD 5/10/99

Donna J. Moser, late of Exeter Township, Berks County, PA.

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

Trustee: Moser Family Trust
c/o Christopher Wolf, Esq.
166 Allendale Road
King of Prussia, PA 19406

Second Publication

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

Cheryl Lynn Mankel, Settlor, late of Exeter Township, Berks County, PA.

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

Trustee: Rebecca Gueorguiev and Matthew Mankel
c/o Trustee's Attorney: Christopher Wolf, Esq.
166 Allendale Road
King of Prussia, PA 19406

Third and Final Publication

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

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

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

Trustee: Carolyn M. Deakyné
29331 Dewberry Lane
Westlake, OH 44145
Trustee's Attorney: Scott C. Painter, Esq.
906 Penn Avenue, Suite 1
Wyomissing, PA 19610

Berks County Law Journal Legal Advertising

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Notice Type

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Sheriff's Sales, Audit Notices, Civil Actions, Termination of Parental Rights, Misc.

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CHANGE IN DEADLINE

The Berks County Law Journal is adjusting its publication schedule for the following issue. All Legal Ads and Commercial Ads should be submitted according to the schedule below.



Due Date	Publication Date
Weds., August 31 by 12 PM	September 8, 2022