

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 5, 2024

The Defendant's Name Appears
First in Capital Letters

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

PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

Abuse

- BEAN, JASON - Bean, Amber Raser; 24 47; A. Bean, IPP. (JMB).
- BORDER, DAVID JAMES - Santiago, Yulissa M; 24 13; Y. Santiago, IPP. (JMS).
- DARIENZO, MYKEL - Eisenhower, Megan Lynn; 24 3; M. Eisenhower, IPP. (JMS).
- DIAZ, JR, MARIANO SOTO - Encarnacion, Virgen Sanchez; 24 202; V. Encarnacion, IPP. (JDB).
- FRANKS, NATHANIEL T - Odonnell, Thomas P; 24 201; T. Odonnell, IPP. (JDB).
- FRITZ, JOEY - Irwin, Rachael; 24 70; R. Irwin, IPP. (JMB).
- GIPPRICH, MELANIE - Budgeon, Alan D; 24 11; A. Budgeon, IPP. (JMS).
- HAAS, THOMAS WILLIAM - Smitley, Michelle Marie; 24 16; M. Smitley, IPP. (JMS).
- HIGH, TOBY - Parke, Stacey Rae; 24 29; S. Parke, IPP. (JMB).
- HOWARD, TONYA - Howard, Barbara; 24 27; B. Howard, IPP. (JMB).
- LEDOUX, JONATHAN P - Padilla, Paula R; 24 96; P. Padilla, IPP. (TMB).
- MAYO, SR, MICHAEL L - Warrick, Latosha; 24 153; L. Warrick, IPP. (JDB).
- MORGENSTERN, DREW P - Buchman, Tina M; 24 4; T. Buchman, IPP. (JMS).
- ORTIZ, LUIS J - Miller, Jasmine N; 24 71; J. Miller, IPP. (JMB).
- PAGAN, JERALD - Molina, Delia J; 24 26; D. Molina, IPP. (JMB).
- PURCELL, MICHAEL S - Wolfgang, Stephanie J; 24 204; S. Wolfgang, IPP. (JDB).
- REITZ, JARROD MICHAEL - Cardona, Amanda Marie; 24 14; A. Cardona, IPP. (JMS).
- SEYLER, GENE DENNIS - Seyler, Amanda Jeanne; 24 15; A. Seyler, IPP. (TMB).
- SWIST, SEVANNA - Smith, Joseph Raymond; 24 72; J. Smith, IPP. (JMB).
- VALADEZ, TONY - Goodman, Courtney; 24 2; C. Goodman, IPP. (JMS).
- VARGAS, KATHRYN MATOS - Rivera, Corrie Amber; 24 125; C. Rivera, IPP. (TMB).
- ZAVALA, SAUL - Castillo, Iliana V Ocano; 24 124; I. Castillo, IPP. (TMB).

Appearance - Plaintiff

STINLEY, RACHEL - Bally Park Place Lc; 23 17326; David C. Zerbato.

Arbitration Award

ULLOA-NUNEZ, PORFIRIO - Rodriguez, Fernando, Lopez, Glenys, Martinez, Flor De Velen Vasquez; 19 20948; F. Rodriguez, IPP.

Complaint

AMAZON - Goodville Mutual Casualty Company, Spanish United Pentecostal Church; 23 15219; Paul N. Sandler.

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BOROUGH OF WYOMISSING, BOROUGH OF WEST READING, WYOMISSING POLICE DEPARTMENT, BOROUGH OF WEST READING POLICE DEPT - Neiman, Klint, Palmer, Amanda; 23 13383; Stephen V. Yarnell.

BRANFORD, RODNEY - Sweeney, Victoria; 23 17706; Christopher Muvdi.

DOS AMIGOS LLC, GAFFNEY, JAMES - US Foods Inc; 23 17847; Daniel A. Wechsler.

GOVILLADA, JUAN D URRE, KL TRANSERVICES - City Line Motors LLC, Popal, Mukhtar; 23 1024; Eric L. B Strahn.

LONG, JEFFREY G - Capital One N A; 23 17792; Robert L. Baroska III.

MOORE, ADRIENNE - Bally Park Place Lp; 23 17289; David C. Zerbato.

SANTIAGO, MARGARET - Oak Meadows Homeowners Association; 23 17423; Katharine A. Costlow.

Contract - Debt Collection: Credit Card

ARNOLD, DILLAN - American Express National Bank; 24 240; Andrew D. Loewy. (MSF).

BROWN, WILLIAM M - Cavalry Spv I LLC; 24 200; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

BUBBENMOYER, HOLLY - Citibank N A; 24 148; Sean P. Stevens. (JBN).

MCINTOSH, LEIGH ANN - Citibank N A; 24 137; Sean P. Stevens. (JBN).

MILLER, CHRISTOPHER - Citibank N A; 24 46; Michael J. Dougherty. (JEG).

MYERS, CHRISTOPHER P - Wells Fargo Bank N A; 24 143; Nicole M. Francese. (MSF).

NOWICKI, KRISTIE L - Citibank N A; 24 198; Sean P. Stevens. (JEG).

SABATINO, JOSEPH M - Cavalry Spv I LLC; 24 138; David J. Apothaker. (JEG).

SHESTOK, MARK - American Express National Bank, American Express Bank Fsb; 24 25; Andrew D. Loewy. (MSF).

ZAORSKI, PAUL - Cavalry Spv I LLC; 24 144; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

Contract - Debt Collection: Other

DINENNA, GIOVANNI, GD BEDROCK INVESTMENTS LLC - Dinenna, Mario, Giovanni And Isabella LLC; 24 95; Mark J. Merolla. (JBN).

JONES, CHARLES M - Bankers Healthcare Group LLC; 24 12; Demetrios H. Tsarouhis. (MSF).

TORRES, JOHN GONZALEZ - Riverfront Federal Credit Union; 24 287; Eden R. Bucher. (JBN).

Contract - Other

FROST, EMMA ELIZABETH - Jonestown Bank & Trust Co; 24 21; Eden R. Bucher. (JEG).

KNOUSE, ROBERT M, KNOUSE, JANET F - Picture Perfect Landscaping And Lawn Care Service Inc; 24 224; Kelsey Frankowski. (MSF).

MERCADO-CASTRO, JORGE LUIS, TORRES, MARIA DE LOS ANGELES MIRANDA - First Commonwealth Federal Credit Union; 24 20; Michael R. Nesfeder. (JBN).

ORBAN BUILDERS, ORBAN, LARRY - Exeter Supply Co Inc; 24 152; Cheryl J. Allerton. (JEG).

QUEST DIAGNOSTICS INC - Reading Jet Sales II LLC; 24 146; Lawrence J. Moran Jr. (JEG).

S POLLACK INC, POLLACK FURS INC - Fox Capital Group Inc; 24 34; Daniel A. Wechsler. (JBN).

Custody

K, A, CARBON COUNTY OFFICE OF CHILDREN AND YOUTH - R, K, J, Soisson, James P, Soisson, Julia A; 24 58; Timothy B. Bitler Jr. (JEG).

PRESTON, JR, DAVID M - Mckernan, Kaili A; 24 235; Rebecca Batdorf Stone. (SEL).

SHEAFFER, LOGAN - Kreisher, Sierra E; 24 5; Joseph A. Guillama. (JMS).

SWEIGART, TYLER R - Sweigart, Rachael A; 24 22; Lauren M. Marks. (JDB).

VALLE, DILAYLA IVELISSE DEL - Alberto, Erick Antonio; 24 206; E. Alberto, IPP. (JMS).

Divorce

AROSARENA, CARL - Arosarena, Lisa; 24 109; L. Arosarena, IPP. (JDB).

BAILEY, ANGELIQUE - Bailey, Scott; 24 211; David S. Sobotka. (JDB).

CLEMMENS, BRADLEY - Kurman, Brooke; 24 83; Matthew Kopecki. (JEG).

GOMEZ, JUNIOR DANIEL FELIZ - Urena, Yulisa Altagracia Valerio; 24 10; Y. Urena, IPP. (JMS).

GORDON, SHAWN - Gordon, Christine; 24 227; Dawn M. L Palange. (SEL).

KERR, TERESA Y - Kerr, Michael E; 24 118; Julie J. Marburger. (JMS).

MOORE, II, SAUNDERS - Moore, Heather; 24 234; Rebecca Ann Smith. (JMS).

O'SULLIVAN, GARTH P - Torres, Krystal; 24 225; Jacob Mazur. (JMS).

ROSENTHAL, JR, KENNETH H - Rosenthal, Janel L; 24 208; Kenneth C. Myers. (JEG).

SANTANA, YASMIN - Matias Del Carmen, Felix; 24 28; Lisa D. Gentile. (JDB).

SCHAEFFER, SCOTT D - Schaeffer, Lucinda S; 24 59; Jeffrey R. Boyd. (SEL).

VAZQUEZ, FELIPE - Vazquez, Melissa R; 24 120; Nikolas David Capitano. (SEL).

WERTMAN, VINCENT T - Wertman, Kristen M; 24 145; Kristen L. Doleva-Lecher. (JMS).

WILLIAMS, JAMES LEWIS - Williams, Emily Florence; 24 107; E. Williams, IPP. (JMS).

Divorce - Custody Count Complaint

ALRAWI, NOORA - Alrawi, Zaid; 24 108; Peter J. Dolan. (JDB).

O'SULLIVAN, GARTH P - Torres, Krystal; 24 226; Jacob Mazur. (JMS).

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Land Use Appeal

SINKING SPRING ZONING HEARING BOARD - Gutierrez, Samantha; 24 203; Salvatore Folino. (JEG).

Licence Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Mayo, Preston J; 24 207; P. Mayo, IPP. (JMS).

Miscellaneous - Replevin

DICILLO SERVICES LLC - Creekside Property Services Inc, Schnabl, Gregory Martin; 24 9; Charles N. Shurr Jr. (JEG).

Real Property - Mortgage Foreclosure:**Residential**

BROWN, AMBER N, BROWN, DANIEL L - Lakeview Loan Servicing LLC; 24 32; Roger Fay. (MSF).
 GARCIA, NOÉ PAGAN - Customers Bank; 24 19; Robert L. Saldutti. (MSF).
 ORTIZ, JUANITA NIEVES - Newrez LLC; 24 35; Kaitlin D. Shire. (MSF).
 PIETROBONE, JARROD J, PIETROBONE, JEANETTE P - Gitsit Solutions; 24 154; Geraldine M. Linn. (MSF).
 WARGO, LINDSEY - Freedom Mortgage Corporation; 24 6; Karin Schweiger. (MSF).

Real Property - Other

FLATLEY, THOMAS F, FLATLEY, NANCY - Remax Of Reading; 24 84; Mahlon J. Boyer. (MSF).

Tort Intentional

DELONG, EVELYN B, KIRTNER, JOSEPH E, KIRTNER, LISA S, REAL ENTERPRISES INC, MILLER, ERIC J, A-1 REALTY SERVICES INC, ZIMMERMAN, JEFFREY - Thompson, Ian Joseph, Thompson, Lynn Susan Chittick; 24 197; Matthew M. Setley. (JBN).

Tort Motor Vehicle

BOB FISHER CHEVROLET INC, GILMER, SANDRA - State Farm Mutual Automobile Insurance Company, Watts, Katherine; 24 233; Robert W. Allen. (JEG).
 MOYER, BRIAN V - Ferreira-Martinez, Melania; 24 199; Brandon Swartz, Devorah Peretz. (MSF).
 OLSEN, III, H E - Freymoyer, Nathan L; 24 119; Hannah J. Molitoris. (JEG).
 SAFE AUTO INSURANCE COMPANY - State Farm Mutual Automobile Insurance Company; 24 123; Robert W. Allen. (MSF).
 STEWARD, JACOB A - Kassama, Bakary M; 24 147; Ronald E. Cirba. (MSF).
 SUNOCO LP, FRANCIS L WERLEY INC, HECKMAN, DWIGHT - State Farm Mutual Automobile Insurance Company, Primack, Jonathan; 24 317; Robert W. Allen. (MSF).
 VARGAS, SONNIA - Said, Faten A; 24 33; F. Said, IPP. (MSF).
 WRIGHT, TROY M - Heffner, Brian R, Cameron, Nicole; 24 195; Christopher B. Slusser. (MSF).

Tort Other

SANTOS, JENESIS MARIA SANTOS, TORRES, CARLOS, AYALA-AGOSTO, ISMAEL, AYALA-LOPEZ, KAMILA - State Farm Mutual Automobile Ins Co, Chubb, Robert; 24 30; Douglas G. Aaron. (JBN).

Tort Premise Liability

ATENCO, ELVIRA, DOE, JOHN - Weidman, Carleene; 24 31; Andrew C. Smialowicz. (JEG).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on February 9, 2024 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

First Publication

Case Number: 17-03068
 Judgment Amount: \$194,417.31
 Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground situate along Normal Avenue, being No. 152 Normal Ave, Tax Parcel No. 55-5443-12-96-3320, in the Borough of Kutztown, County of Berks, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of Normal Avenue and Bieber Alley and extending thence along Bieber Alley southwardly 90 feet to an alley given by William Bieber for public use, thence along said alley eastwardly 24 feet to other property now or late of the said William Bieber, thence along the same northwardly and in and through the middle of the partition walls of the two adjoining brick dwelling houses 90 feet to a point in the curb line on Normal Avenue, thence along said Normal Avenue 24 feet to the place of Beginning.

CONTAINING a net acreage of 0.05.

BEING the same premises which Pamela Marie Angstadt, by deed, dated June 1, 2007, and recorded July 16, 2007, in the Office of Recorder of Deeds of Berks County, in Deed Book Volume 5179, Page 2037, as Instrument No. 2007043314, granted and conveyed to Pamela Marie Angstadt and Robert Angstadt.

TO BE SOLD AS PROPERTY OF:

Pamela Marie Angstadt aka Pamela Angstadt and Robert Angstadt aka Robert Angstadt Jr.

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NO. 17-14533
Judgment: \$101,534.26
Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two story brick dwelling house and lot of ground, situate on the east side of North Ninth Street, between Spring and Robeson Streets, being No. 1017 North Ninth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Catherine Reich;
On the East by a twenty (20') feet wide alley;
On the South by property now or Late of Garian M. Miller; and

On the West by said North Ninth Street.

CONTAINING in front on said North Ninth Street, fifteen (15') feet, and extending in depth of equal width one hundred (100') feet, more or less, to said twenty (20') feet wide alley.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 1017 North Ninth Street, Reading PA 19604

BEING PARCEL #13531745051900

BEING THE same premises which Lewis Paulshock, by Deed dated March 19, 1988, and recorded March 21, 1988 in Deed Book 1992, Page 1493 in the office of the Recorder of Deeds in and for Berks County, granted and conveyed unto Daniela Lapadat Pascu, in fee

TAX PARCEL NO 13531745051900

BEING KNOWN AS 1017 North 9th Street, Reading, PA 19604

Residential Property

To be sold as the property of Daniela Lapadat Pascu

Docket #18-18794
Judgment Amount: \$79,285.16
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house with mansard roof situate on the East side of North Front Street, between Spring and Robeson Streets, numbered 1017, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, together with the lot or piece of ground upon which the same is erected, bounded and described as follows:

ON the North by property now or late of Emma Weaver;

ON the East by a ten (10) feet wide alley;

ON the South by property now or late of Heffner, Gilbert and Croll; and

ON the West by said North Front Street.

CONTAINING in front on said North Front Street, twenty (20) feet and in depth of equal width one hundred twenty (120) feet).

Thereon erected a dwelling house known as: 1017 North Front Street

Reading, PA 19601
Tax Parcel #15530749557972
Account: 15046350
See Deed Book INSTRUMENT # 2018007286
Sold as the property of:
JOSE M. MUNOZ SANCHEZ

No. 19-11767
Judgment: \$216,287.68
Attorney: Stephen M. Hladik, Esquire

ALL that certain lot or piece of ground situate on the Southeastly corner of Deborah Drive and Daniel Street, in the Township of Spring, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania. Bounded and described as follows, to wit:

BEGINNING at a point on the Southeastly right of way line of Deborah Drive (53 feet wide) on the division line between Lot No. 147 and Lot No. 148; thence extending along the Southeastly right of way line of Deborah Drive, North 24 degrees 14 minutes 52 seconds East, a distance of 110.81 feet to as point of curvature; thence extending along the right of way line connecting the Southeastly right of way line of Deborah Drive with the Southwestly right of way line of Daniel Street (53 feet wide), being along the arc of a curve deflecting to the right having a radius of 10.00 feet, a central angle of 101 degrees 14 minutes 16 seconds, an arc distance of 17.67 feet, the chord of said curve bearing North 74 degrees 52 minutes 00 seconds East, a chord distance of 15.46 feet to a point of tangency; thence extending along the Southwestly right of way line of Daniel Street, the following two (2) courses and distances: (1) South 54 degrees 30 minutes 52 seconds East, a distance of 80.53 feet to a point of curvature; and (2) along the arc of a curve deflecting to the right having a radius of 173.50 feet, a central angle of 21 degrees 28 minutes 00 seconds, a distance along the arc of 65.00 feet to a point; thence leaving said street and extending along Lot No. 146, south 51 degrees 5 minutes 46 seconds West, a distance of 90.50 feet to a point; thence extending along Lot No. 148, North 65 degrees 45 minutes 8 seconds West, a distance of 110.00 feet to the place of BEGINNING.

CONTAINING in area 14,373.78 square feet of land.

BEING the same premises which Forino Developers Co., a PA Corp., by Deed dated February 28, 1990 and recorded on March 2, 1990, in the Berks County Recorder of Deeds Office at Deed Book Volume F.H.S. 2124 at Page 1882, granted and conveyed unto John J. Smith, III and Carol M. Smith, husband and wife.

TAX PARCEL NO: 80-4386-1830-9820

MAP PIN NO: 4386-18-30-9820

ACCOUNT NO: 80591501

TO BE SOLD AS THE PROPERTY OF John J. Smith, III and Carol M. Smith

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Case Number: 19 15046
Judgment Amount: \$ 161,679.05
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiffs
A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain plan entitled Annexation Plan, Stephen E. and Lois F. Savage to James M. Geiger, as recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 222, Page 12.

PIN 54530619500515

PROPERTY ADDRESS: 1206 COMMONWEALTH BOULEVARD, READING, PA 19607-1718

PARCEL#54-5306-19-50-0515

TITLE TO SAID PREMISES IS VESTED IN MICHAEL C. BRUNNER AND BONNIE SUE BRUNNER, HUSBAND AND WIFE BY DEED FROM CHRISTENA G. BERTOLET DATED 06/02/2017 RECORDED 06/06/2017 INSTRUMENT # 2017020297

TO BE SOLD AS THE PROPERTY OF: MICHAEL C. BRUNNER AND BONNIE SUE BRUNNER, HUSBAND AND WIFE

line passing through the middle of the party wall between said premises Number 1951 Fairview Avenue and the herein described premises, a distance of one hundred twenty feet (120') to a point on the Southern side of a twenty feet (20') wide alley; thence at right angles with the last described line in an Easterly direction along the said Southern side of said twenty feet (20') wide alley, a distance of fourteen feet eight and seven-eighths inches (14' 8 7/8") to a point; thence at right angles with the last described line in a Southerly direction along premises, Number 1955 Fairview Avenue, by a line passing through the middle of the party wall between said premises Number 1955 Fairview Avenue and the herein described premises, a distance of one hundred and twenty feet (120') to a point on the Northerly building line of said Fairview Avenue, being the place of beginning.

BEING the same premises which Kimberly D. Coolbaugh, now by marriage known as Kimberly D. Silcox, married woman, joined by Robert J. Silcox, her husband, by deed, dated February 11, 2003 and recorded February 14, 2003 in the Berks County Recorder of Deeds in Deed Book 3698, Page 902, granted and conveyed to Kimberly D. Silcox and Robert J. Silcox.

TO BE SOLD AS PROPERTY OF:

Kimberly Silcox a/k/a Kimberly D. Silcox and Robert Silcox a/k/a Robert J. Silcox.

Docket #19 20916
Judgment Amount: \$965,301.98
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Tract* 1 (DEED BOOK 1951. PAGE 1146)

ALL THAT CERTAIN lot or piece of ground, together with the one story -warehouse, being No. 520 Frontier Avenue, thereon erected, situate on the South side of Frontier Avenue, being Lot No. 179 as shown on the plan of lots laid out by Hollenbach Construction Company in Riveredge Acres, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly curb line of Frontier Avenue, (thirty-four feet (34') wide) as shown on the plan of lots laid out by Hollenbach Construction Company, said place of beginning being located as follows: Starting at a point on the South lot line of Barlow Avenue (fifty feet (50') wide); thence extending in a Southerly direction along the west curb line of Frontier Avenue three hundred and fifty-five feet and ninety-two hundredths of one foot (355.92') to a point; thence extending in a Southeasterly direction along the Southern curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71'), said place of beginning and point

Case No: 19-15244
Judgment Amount: \$72,954.76
Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two story brick dwelling house with basement garage, together with the lot or piece of ground upon which the same is erected, situate on the North side of Fairview Avenue between Nineteenth and Twentieth Streets, being Number 1953 Fairview Avenue, in the borough of Mt. Penn, County of Berks and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of said Fairview Avenue (a fifty feet wide street as laid out on the topographical survey of the said Borough of Mt. Penn), said point being a distance of two hundred ninety-six feet, eleven and one-half inches (296' 11 1/2") West of and from the Northwestern building corner of said Fairview Avenue and Twentieth Street (a sixty feet wide street, also as laid out on the said topographical survey of the said Borough of Mt. Penn), thence in a Westerly direction along the said Northern building line of said Fairview Avenue, a distance of fourteen feet eight and seven-eighths inches (14' 8 7/8") to a point; thence at right angles with the last described line in a Northerly direction along premises Number 1951 Fairview Avenue, by a

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of curvature; thence extending in an Easterly direction along the Southerly curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71') to a point; thence extending in a Southerly direction along land now or late William D. Johnson and Petrina Johnson, his wife, having an interior tangent angle of ninety (90) degrees, a distance of one hundred and twenty-one feet and eighty-seven hundredths of one foot (121.87') to a point; thence extending in a Westerly direction along land now or late Louis H. Von Ohlsen and Marjorie R. Von Ohlsen, his wife, having an interior angle of eighty-eight (88) degrees fifty two (52) minutes, a distance of eighty-four feet and thirty hundredths of one foot (84.30') to a point; thence extending along the same in a Northerly direction, having an interior angle of eighty-eight (88) degrees forty-eight (48) minutes, a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; thence extending along the same in a Westerly direction, having an interior angle of two hundred and seventy-one (271) degrees thirty-six (36) minutes, distance of ninety-eight feet and thirty-five hundredths of one foot (98.35') to a point; thence extending in a Northerly direction along land now or late Edgar L. Paulsgrove and Georgia L. Paulsgrove, his wife, having an interior angle of eighty-nine (89) degrees thirty-five (35) minutes, a distance of sixty feet (60') to a point; thence extending in an Easterly direction along land of now or late Ronald L. Roland and Patricia L. Roland, his wife, having an interior angle of ninety (90) degrees twenty-five (25) minutes, a distance of one hundred feet (100') to a point; thence extending along the same in a Northeasterly direction, having an interior angle of two hundred eight (208) degrees forty-seven (47) minutes thirty (30) seconds, a distance of forty-six feet and thirty hundredths of one foot (46.30') to the place of Beginning, having an interior angle of one hundred six (106) degrees thirty-seven (37) minutes thirty (30) seconds with the first described line.

CONTAINING in area sixteen thousand two hundred forty-five and ninety seven hundredths (16,245.97) square feet of land.

Tract # 2 (DEED BOOK 1951, PAGE 2242)

ALL THAT CERTAIN tract or piece of land, together with the frame dwelling house and other structures thereon erected, being No 2015 Bernville Road, lying between Bernville Road and the Schuylkill River, partly along the north side of Driscoll's Lane, in the Township of Bern County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the lane known as Driscoll's Lane, leading

from the Bernville Road to property now or late of Daniel J. Driscoll; thence extending along land now or late of Anne Milliken Cullum the four following courses and distances: (1) north thirty-one degrees thirty-three minutes (31° 33') west, a distance of three hundred twenty-one feet and eighty-four hundredth of one foot (321.84') to a point; (2) north fifty-eight degrees fifty-seven and one half minutes (58° 57-1/2') east, a distance of one hundred eight feet and thirty-one hundredths of one foot (108.31') to a point; (3) south twenty-nine degrees twenty-six and one-half minutes (29° 26 1/2') east a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; (4) north fifty-nine degrees twenty-one and one-half minutes (59° 21 1/2') east, a distance of two hundred nine feet and eleven hundredths of one foot (209.11') to a point in line of land now or late of Daniel J. Driscoll; thence along land now or late of Daniel J. Driscoll, the two (2) following courses and distances: (1) south thirty-four degrees eleven and three-quarters minutes (34° 11-3/4') east, a distance of one hundred three feet and fifty-eight hundredths of one foot (103.58') to an iron stake; (2) south twenty-six degrees four and one-quarter minute (26° 4 1/4') west, a distance of three hundred four feet and eight hundredths of one foot (304.08') to a point on the northerly side of Driscoll's Lane; thence extending along the northerly side of Driscoll's Lane, south sixty-one degrees twenty-three minutes (61° 23') west, a distance of sixty-three feet and forty-four hundredths of one foot (63.44') to the place of BEGINNING.

CONTAINING in area one (1) acre and ninety-nine and fifty-three-hundredths (99.53) perches of land.

Excepting thereout and therefrom that portion conveyed to the Township of Bern by Agreement and Deed or Independent Grant of Right-of Way for Storm Sewer and Sanitary dated 11/26/1996 and recorded 2/13/1997 in Book 2909. Page 1795

Thereon erected a dwelling house known as:
520 Frontier Avenue
Reading, PA 19601

Tax Parcel #27530817014265
Account: 27050082
See Deed Book 1951, Page 2246

Sold as the property of:
DENA LIMBERIOU

21-14580
Judgment: \$158,264.04
Attorney: Samantha Gable, Esquire

The following real property situate, lying and being found in the City of Hamburg, County of Berks and State of Pennsylvania, described as follows, to wit:

PREMISES A - ALL THAT CERTAIN tract or parcel of land situate on the South side of

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Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being South-wardly a distance of 16.50 feet from the center line thereof; thence extending along the South side of the same by line 16.50 feet South-wardly from and parallel to the center line thereof, South 68 degrees 51 minutes East, a distance of 200.00 feet to an iron pin, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband the three (3) following courses and distances (1) leaving said Pennsylvania State Highway Legislative Route No. 06125 South 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pin; (3) North 20 degrees 9 minutes East, a distance of 200.00 feet to the place of beginning.

CONTAINING in area, 0.918 of an acre of land.

BEING PART OF THE SAME PREMISES which Hattie S. Dreibelbis and Joel F. Dreibelbis, her husband, by deed dated July 30, 1970, and recorded in Deed Book Volume 1570, page 1027, Berks County Records, granted and conveyed unto Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband.

PREMISES B - ALL THAT CERTAIN tract of parcel of land situate on the South side of Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

The actual consideration for the within conveyance is \$3,000.00

BEGINNING at an iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being Southwardly a distance of 16.50 feet from the center line thereof, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, the three (3) following coursed and distances: (1) leaving Pennsylvania State Highway Legislative Route No. 06125, south 20 degrees 9 minutes West, a distance of 236 feet to a point (3) North 20 degrees 2 minutes East of distance of 200.00 feet to an iron pin; (2) North 69 degrees 51 minutes West, a distance of 200.00 feet to a point on the south side of Pennsylvania State Highway Legislative Route No. 06125, said point being 16.50 feet Southward from the center line thereof; thence extending along the South side of the same, South 69 degrees 51 minutes East, a distance of 236.00 feet to the place of beginning.

CONTAINING in area, 1.084 acres of Land.

BEING PART OF THE SAME PREMISES which Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, by deed dated July 30, 2970, and recorded in Deed Book Volume 1570, page 1027, Berks County records, granted and conveyed

unto Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband. The improvements thereon being commonly known as 38 Virginville Road, Hamburg, PA 19526.

Being the same premises which Joel P. Dreibelbis and Hattie S. Dreibelbis by deed dated June 22, 1971 and recorded in the Recorder of Deeds for Berks County in Deed Book 1588, Page 544 on June 24, 1971, granted unto Henry O. Strunk and Cora L. Strunk, in fee.

TO BE SOLD AS THE PROPERTY OF FLORENCE F. STRUNK, EXECUTRIX OF THE ESTATE OF HENRY O. STRUNK, DECEASED.

NO. 21-15588

Judgment: \$111,001.75

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story stone residence erected thereon, lying on the Northern side of Boeing Avenue, 50 feet wide, between the Bernville Road an Cullum Drive, said Boeing Avenue being as shown on a Plan of Lots laid out by the Hollenbach Construction Company in Riveredge Acres, and recorded in Berks County Records in Plan Book 14, Page 40, situate in the Township of Bern, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Boeing Avenue, said point being a distance of seven hundred forty-eight and thirty-nine one-hundredths feet (748.39') Eastwardly from the Eastern terminus of a twenty feet (20') radius connecting the said Northern building line of Boeing Avenue with the Eastern building line of Bernville Road; thence leaving said building line of Boeing Avenue and extending in a Northerly direction along property belonging to H. K. Hollenbach, by a line making an interior angle of ninety degrees (90°) with the said building line of Boeing Avenue, a distance of one hundred one and eighteen one-hundredths feet (101.18') to a point in line of property belonging to the City of Reading; thence extending in art Easterly direction along the same, by a line making an interior angle of eighty-eight degrees thirty-eight minutes (88° 38') with the last described line, a distance of fifty-nine and one one-hundredths feet (59.01') to a point; thence extending in a Southerly direction along said property belonging to H. K. Hollenbach, by a line making an interior angle of ninety-one degrees twenty-two minutes (91° 22') with the last described line, a distance of ninety-nine and seventy-seven one-hundredths feet (99.77') to a point in the aforesaid Northern budding line of Boeing Avenue; thence extending in a Westerly direction along said building line making an interior angle of ninety degrees (90°) with the last described line, a distance of fifty-nine and no one-hundredths feet (59.00') to the place of BEGINNING.

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BEING the same premises which Cuong V. Nguyen and Duyen T. Nguyen, formerly Duyen T. Do, husband and wife, by Deed dated 09/07/2001 and recorded 09/19/2001 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 3399, Page 92, granted and conveyed unto Richard W. Kulaga and Theresa A. Nicholson, as joint tenants with the right of survivorship and not as tenants in common.

AND THE SAID Richard W. Kulaga departed this life on or about February 27, 2021 thereby vesting title unto Theresa A. Nicholson in fee.

TAX PARCEL NO 27439816924726

BEING KNOWN AS 529 Boeing Avenue, Reading, PA 19601

Residential Property

To be sold as the property of Unknown Heirs of Successors, assigns, and all Persons, Firms, or associations Claiming Right, Title or Interest From or under, Richard W. Kulaga, deceased, John J. Kulaga, Jr., Known Heir of Richard W. Kulaga, deceased and Frank Kulaga, Known Heir of Richard W. Kulaga, deceased

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

Case No. 22-12648
Judgment Amount \$202,644.97
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being Lot No. 8 as shown on the Final Plan of "Fairview Farms", recorded in Plan Book Volume 141, page 17, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the curve in the Southerly right of way line of Sunny Court (53.00 feet wide), said point being a corner in common with Lot No 7 as shown on said Final Plan of "Fairview Farms", THENCE leaving the Southerly right of way line of Sunny Court and extending along said Lot No. 7 by a line radial to the curve in the Southerly right of way line of Sunny Court, to be described last, South 05 degrees 30 minutes 42 seconds East, a distance of 496.55 feet to a corner marked by an iron pin, a corner in common with Lot No. 10 of said plan, thence extending along said Lot No. 10, North 67 degrees 43 minutes 15 seconds West, a distance of 416.84 feet to a point, a corner in common with Lot No. 9 of said plan, thence extending along said Lot No. 9, North 26 degrees 53 minutes 50 seconds East, a distance of 387.80 feet to a point on the aforementioned curve in the Southerly right of way line of Sunny Court, thence extending in a Northeasterly direction along the Southerly right of way line of Sunny Court, being along the arc of a curve deflecting to the left, having a radius of 526.50 feet, a central angle of 17 degrees 47 minutes 44 seconds, and a distance along the arc of 163.53 feet to the point of beginning

CONTAINING in area 2.75 acres of land BEING PIN NO 4480-04-83-6699

BEING THE SAME PREMISES which Relocation Advantage LLC, by Deed dated 02/14/2005 and recorded 05/19/2005 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4584, Page 975, granted and conveyed unto Brian T. Kohl and Mandy L. Kohl, in fee.

Tax Parcel: 27448004836699
Premises Being: 109 SUNNY COURT, Leesport, PA 19533

TO BE SOLD AS THE PROPERTY OF BRIAN T. KOHL; MANDY L. KOHL.

Docket #22-2387

Judgment Amount: \$145,925.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or Piece of Ground With The Buildings and Improvements Thereon Erected, SITUATE in the Borough of Birdsboro, County Of Berks, State of Pennsylvania, Described According to a Final Plan Of Cloverdale Made By Systems Design Engineering Inc., Consulting Engineers And Surveyors Of Wyomissing, Pennsylvania, Dated 7/26/89 Last Revised 4/4/90 Recorded In Beaks County Recorder Of Deeds In Plan Case 171 Page 37 as Follows To Wit:

BEGINNING at a Point On The Northwesterly Side of South Kelly Drive (50 Feet Wide) on a Corner of Lot 16 of Said Plan, Thence Extending, From Said Beginning Point North 85 Degrees 13 Minutes 15 Seconds West Along Lot 16 of Said Plan Along The Center Line of a 15 Feet Wide Drainage Easement 171.02 Feet To A Point, Thence Extending North 5 Degrees 33 Minutes 40 Seconds East 134.23 Feet To A Point, Thence Extending The Two Following Courses And 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.

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22-13095

Judgment: \$167,538.36
Attorney: Brock and Scott**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the Westerly side of Pennsylvania Legislative Route 157, said route connecting Township Route T-746 with Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyors, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 157, said route approximately sixty (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five degrees twelve minutes thirty seconds West (N. 55° 12' 33" W.) passing through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths feet (321.76') to an iron pin in line of property of now or late Develco Corp.: thence along the same North forty-three degrees twenty-seven minutes thirty seconds East (N. 43° 27' 30"E.), a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternberg, his wife, South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along said road South thirty-four degrees forty-six West (S. 34° 46' W.) a distance of ninety-two and two hundredths feet (92.02') to a place of BEGINNING.

BEING THE SAME PREMISES which Barbara Kies, by Deed dated 06/02/2016 and recorded 06/08/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No 2016019062, granted and conveyed unto Pedro Marrero, Jr., in fee

Tax Parcel: 68541009270030

Premises Being: 5700 Allentown Pike, Reading, PA 19605

To be sold as the property of Pedro Marrero, Jr.

Case Number: NO: 22-14622
Judgment Amount: \$144,403.86
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located at the intersection of the east side of Cemetery Lane (24 feet wide) and the north side of Bock Alley (16 feet wide), and being Lot 2 as shown on Haring Subdivision Plan, Sketch Plan For Record, by Berks Surveying & Engineering, Inc., drawing number 699-29-01-04, recorded in Berks County Records at Plan Book Volume 275, page 54, situate in the Borough of Kutztown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the easterly right of way line of Cemetery Lane and the northerly right of way line of Bock Alley.

Thence along the easterly right of way line of Cemetery Lane, North 47 degrees 00 minutes 00 seconds East, a distance of 37.30 feet to a mag nail set,

Thence along Lot 1 of said plan, South 43 degrees 00 minutes 00 seconds East a distance of 62.30 feet to a 1/2" rebar set in line of land now or late of Charles S. Altenderfer III & Ginny L. Altenderfer,

Thence along said land now or late of Charles S. Altenderfer III & Ginny L. Altenderfer, South 47 degrees 11 minutes 00 seconds West, a distance of 37.30 feet to a point in the northerly right of way line of Bock Alley,

Thence along the northerly right of way line of Bock Alley, North 43 degrees 00 minutes 00 seconds West, a distance of 62.18 feet to the place of BEGINNING.

CONTAINING 0.0533 acre of land more or less.

PROPERTY ADDRESS: 251 GREENWICH STREET, KUTZTOWN, PA 19530

PARCEL NUMBER: 55544308785555

TITLE TO SAID PREMISES IS VESTED IN GEORGE E. WEIDA AND SHIRLEY E. WEIDA,

HIS WIFE BY DEED FROM GEORGE E. WEIDA AND SHIRLEY E. WEIDA, HIS WIFE DATED 06/13/2005 RECORDED 06/23/2005 BOOK 4611 PAGE 905. SHIRLEY WEIDA DIED ON OR ABOUT 07/18/2007. GEORGE E. WEIDA DIED ON OR ABOUT 06/02/2021. TO BE SOLD AS THE PROPERTY OF: GEORGE E. WEIDA, DECEASED AND SHIRLEY E. WEIDA, DECEASED.

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NO. 22-14739

Judgment: \$165,805.59

Attorney: Christopher A. DeNardo, Esquire

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 Cannino 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.

PARCEL # 31534417018806

FOR INFORMATIONAL PURPOSES ONLY: Being known as 139 Hopewell Street, Birdsboro, PA 19508. BEING THE SAME PREMISES which HETCO Inc. by Deed dated August 11, 2017 and recorded August 21, 2017 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2017030449 granted and conveyed unto Timothy McCabe, as sole owner, in fee.

TAX PARCEL NO 31534417018806

BEING KNOWN AS 139 Hopewell Street, Birdsboro, PA 19508

Residential Property

To be sold as the property of Timothy Mccabe

Case No. 22-16006

Judgment Amount \$200,427.22

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

PURPART NO 1

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate on the Southeast corner of Hay Creek Road and Bird Street, in that portion of the Birdsboro Borough locally known as 'Texas', County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner of Hay Creek Road and Bird Street, thence Northeastwardly along the southern building line of Hay Creek Road, making an interior angle of 68 degrees 24 minutes with Bird Street, a distance of 55 feet to property now or late of The E&G Brooke Land Company, thence Southeastwardly along same at right angles to Hay Creek Road a distance of 113 feet 3-3/4 inches to the Northern side of Clover Alley extended, thence Southwestwardly along the Northern side of extended Clover Alley a distance of 10 feet 1-5/8 inches to the Northeast building corner of said Clover Alley and Bird Street, thence Northwestwardly along the Eastern building line of Bird Street making an interior

angle of 111 degrees 36 minutes with Clover Alley a distance of 121 feet 10-1/2 inches, to the place of Beginning.

PURPART NO 2

ALL THAT CERTAIN strip or piece of ground situate on the Southeastern side of Hay Creek Road, between Bird Street and the Hay Creek, in the Borough of Birdsboro, locally known as 'Texas', Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Walter E Moyer's other lot, said corner being in the Southeastern building line of Hay Creek Road 55 feet Northeast of the Southeastern building corner of Hay Creek Road and Bird Street, thence Southeastwardly along said other lot of Walter E Moyer at right angles to Hay Creek Road a distance of 113 feet 3-3/4 inches to the Northwestern side of Clover Alley extended, thence Northeastwardly along said Northwestern side of extended Clover Alley parallel to Hay Creek Road, a distance of 15 feet to property now or late of The E&G Brooke Land Company, of which the herein described premises are part, thence Northwestwardly along the same parallel to first described line and at right angles to said Hay Creek Road a distance of 113 feet 3-3/4 inches to the Southeastern building line of said Hay Creek Road, thence Southwestwardly along said Southeastern building line of Hay Creek Road a distance of 15 feet to the place of Beginning.

Being the same premises which Morley H. Fogel, by Deed dated 06/13/2018 and recorded 06/28/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.2018021590, granted and conveyed unto Kathryn Jensen and Elroy Nihart, in fee.

Tax ID / Parcel No.: 5344-17-02-7267

Tax Parcel: 31-5344-17-02-7267

Premises Being: 1036 Haycreek Rd, Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF: KATHRYN JENSEN; ELROY NIHART.

No. 22-16665

Judgment: \$122,231.85

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 12 as on Plan of Lots as laid out by William H. Dechant & Sons and recorded in Berks County records in Plan Book No. 4, page 53, together with the Northern half of a two and one-half story twin brick dwelling house thereon erected, being house No. 24 Marshall Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of said Marshall Avenue on party line between Lots No. 12 and No. 13 as on said

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Plan; thence in a Northwesterly direction along said party line along Lot No. 13 a distance of ninety-five feet (95') to the Eastern building line of Carsonia Avenue; thence in a Northeasterly direction making an interior angle with the last described line of ninety degrees (90°) along the said Eastern building line of Carsonia Avenue, a distance of twenty-five feet (25') to property now or late of Oliver G. Stoudt (Lot No. 11); thence in a Southeasterly direction making an interior angle of ninety degrees (90°) with the last described line along said Lot No 11, a distance of ninety-five feet (95') to a point in the Western building line of said Marshall Avenue; thence in a Southwesterly direction making an interior angle of ninety degrees (90°) with the last described line along the said Western building line of Marshall Avenue, a distance of twenty-five feet (25') to the place of beginning.

BEING THE SAME PREMISES which Sandra L. Bender, by Deed dated June 29, 1992 and recorded on July 9, 1992, in the Berks County Recorder of Deeds Office at Deed Book Volume 2321 at Page 1741, as Instrument No. 199236025, granted and conveyed unto Jeanne M. Ehrgood. The said Jeanne M. Mautz a/k/a Jeanne M. Ehrgood departed this life on or about September 20, 2019. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, her known surviving heirs are Karen Loeper and Barbara Kehr. Whereby operation of law, title vested in known heirs, Karen Loeper, Barbara Kehr, and the Unknown Surviving Heirs of Jeanne M. Mautz a/k/a Jeanne M. Ehrgood, Deceased.

TAX PARCEL NO. 23532710358474

MAP PIN NO. 532710358474

ACCOUNT NO. 23036405

TO BE SOLD AS THE PROPERTY OF

Jeanne M. Mautz a/k/a Jeanne M. Ehrgood,
Deceased

CASE NUMBER: 23-01378

JUDGMENT AMOUNT: \$121,730.77

ATTORNEY: CHARLES N. SHURR, JR.,
ESQUIRE

PURPART #1

ALL THAT CERTAIN three (3) lots being lost 14, 15 and 16 as shown on a Map or plan of lots laid out by Earl Sheble, as surveyed by Wm. H. DeChant and Sons, dated January 1923 and recorded in the Recorder of Deeds Office in Berks County in Plan Book 6A, Page 33, together with the improvements erected thereon, situate in the Township of Richmond, County of Berks, State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly building line of Moslem Street as shown on the above mentioned Map or plan of lots (Moslem Street being also known as Pennsylvania Traffic Route No. 662), said iron pin being the northwesterly corner of lands now or late of

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George Gerhret; thence along the westerly line of Lot No. 13 and along lands now or late of the said George Gerhret in a southerly direction forming an interior angle of 90 degrees with the said southerly building line of Moslem Street a distance of 160.00 feet to an iron pin in the northerly building line of Pearl Alley; thence along the northerly building line of said Pearl Alley in a westerly direction forming an interior angle of 90 degrees with the last described line a distance of 25.00 feet to an iron pin; thence still along the northerly building line of said Pearl Alley in a northwesterly direction forming an interior angle of 165 degrees 53 minutes with the last described line, a distance of 51.56 feet to an iron pin the southeasterly corner of Lot No. 17; thence along the easterly line of Lot No. 17 in a northerly direction forming an interior angle of 104 degrees 07 minutes with the last described line a distance of 147.43 feet to an iron pin in the aforementioned southerly building line of Moslem Street; thence along the southerly building line of the said Moslem Street in an easterly direction forming an interior angle of 90 degrees with the last described line a distance of 75.00 feet to the iron pin the place of beginning.
CONTAINING 11,685.50 square feet.

PURPART #2

ALL THAT CERTAIN building lot, piece, or parcel of land, situate in Moselem, Township of Richmond, County of Berks and State of Pennsylvania, being Lot Numbered Seventeen (17) on the Plan of Lots laid out by the Moselem Iron Company and more particularly bounded and described as follows to wit:

Lot No. Seventeen (17); Bounded on the North by Moselem Street; on the East by Lot Numbered Sixteen (16) of said plan; on the South by Pearl Alley; and on the West by Lot Numbered Eighteen of said Plan. Extending in front along said Moselem Street twenty-five feet, southwardly along said Lot Numbered Sixteen (16) and at right angles with Moselem Street aforesaid one hundred and forty-seven feet and five inches and one eighth of an inch (147' 5 1/8") to Pearl Alley; thence westwardly along said Pearl Alley twenty-five feet and seven inches (25' 7") and thence northwardly along said Lot Numbered Eighteen (18) and at right angles with Moselem Street aforesaid One hundred and forty-two feet and one quarter of an inch to the place of Beginning.

CONTAINING three thousand six hundred and eighteen square feet (3618).

BEING THE SAME PREMISES WHICH Larry E. Pickar, Jr. and Jennifer R. Pickar, husband and wife by Deed dated January 14, 2023 and recorded on April 20, 2023 in the Office of the Recorder of Deeds of Berks County to Instrument #2023011221 granted and conveyed unto Jennifer R. Pickar.

BEING KNOWN AS

1642 Moselem Springs Road, Hamburg, Berks

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County, Pennsylvania and Moselem Springs Road, Hamburg, Berks County, Pennsylvania Parcel Nos. 72541304900775 and 72541304900724 TO BE SOLD as the property of Jennifer R. Pickar

Colebrookdale Railway Company's land and running thence by the same according to the then position of the magnetic needle, South 36 degrees, 15 minutes West 12.00 perches to a stone corner of land now or late of Jacob Levengood; thence by the same, North 48 degrees, 15 minutes West 13.30 perches to a post; thence North 36 degrees, 15 minutes East 12.00 perches to a post, a corner of land formerly of David Rhodes; thence by the same, South 48 degrees, 15 minutes East 13 perches and three and a half tenths to the place of beginning.

No. 23-02662 Judgment: \$20,641.42 Attorney: Stephen M. Hladik, Esquire

Containing one acre, more or less.

ALL THOSE CERTAIN three building lots and the buildings 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.

(b) BEGINNING at the side of the bridge wall a corner of the Colebrookdale Railway Company's land and running thence by the same partly by the aforesaid tract, north 46 degrees, 15 minutes West 17.20 perches to a corner of land now or late of H.M. Houck; thence by the same, south 50 degrees, 00 minutes East 10.30 perches to a post; thence north 76 degrees, 15 minutes East, 3.10 perches to a stone at the side of the Pottstown Road; thence along the same and by the outer edge of said bridge wall, South 15 degrees, 00 minutes East 5.90 perches to the place of beginning.

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.

CONTAINING 14.0 perches of land, more or less.

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.

TRACT NO. 2. BEGINNING at a corner of lands now or late of Henry Heimbech; thence extending South 41 degrees, 00 minutes West 12.00 perches to a corner of land now or late of Henry S. Schaeffer; thence by the same, North 44 degrees, 00 minutes West 28.00 perches to a corner; thence North 75 degrees, 00 minutes East 14.00 perches to a corner in line of land now or late of E.E. Stauffer; thence by the same and land now or late of Harrison M. Houck, South 44 degrees, 00 minutes East 12.10 perches to the place of beginning.

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.

CONTAINING one acre and 1 Perches of land, more or less.

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

BEING Berks County Tax Parcel 41-63761.

Case No. 23-03254 Judgment Amount \$168,605.86 Attorney: Brock & Scott, PLLC

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, SITUATE on the western side of the macadam state highway leading from Morysville to Pottstown in the Township of Douglass, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Walter E. Spotts, Registered Engineer and Land Surveyor in June, 1958, Plan No. 2509-3-5, as follows, to wit:

LEGAL DESCRIPTION

PREMISES "A"

TRACT NO. 1. ALL THAT CERTAIN message, tenement and two adjacent tracts of land, SITUATE in Douglass Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by a stake in the Northern right of way line of the Reading Company, Colebrookdale Railroad Branch, said corner being the most southerly corner of the herein described property; thence leaving the aforesaid right of way of the said Reading Company and along property belonging to now or late Harrison Scheetz and Elsie M. Scheetz, his wife, North 47 degrees, 05 minutes West, a

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distance of 120 feet, 06.375 inches to a corner, marked by a iron pin; thence along property belonging to Clarence G. Stoudt and Elsie F. Stoudt, his wife, North 75 degrees, 54 minutes, 30 seconds East, a distance of 201 feet, 07.250 inches to a corner marked by a stake in the macadam state highway, aforesaid; thence in and along same, South 15 degrees, 04 minutes West a distance of 33 feet, 00.000 inches to a corner marked by a spike in the Northwestern right of way line of the aforesaid Reading Company, Colebrookdale Railroad Branch; thence along the same, South 44 degrees, 52 minutes, 30 seconds West, a distance of 140 feet, 000.250 inch to the place of beginning.

CONTAINING 0.26 of an acre of land, more or less.

BEING Berks County Tax Parcel 41-63760.

BEING the same premises which Robert T. Jordan and Charlotte E. Jordan, husband and wife, by Indenture bearing date the 11th day of June AD, 2002 and recorded at Berks County, in the office for the Recording of Deeds on the 10th day of October AD, 2002 in Volume 3621 page 1510 etc., granted and conveyed unto Michael John Jordan, in fee.

AND the said Michael John Jordan died intestate on 5/18/09, and his estate has since been duly probated in the Berks County Register of Wills Office, File No. 0609-0805, naming Joyce J. Klinefelter as Administratrix whom Letters of Administration were granted on June, 17th 2009

Being the same premises which Joyce J. Klinefelter, Administratrix of the Estate of Michael John Jordan, by Deed dated 09/03/2010 and recorded 09/07/2010, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument 2010034220, granted and conveyed unto Joel J. Chisholm, in fee.

Tax Parcel: 41538610463569

Premises Being: 2296 Farmington Avenue, Boyertown, PA 19512

TO BE SOLD AS THE PROPERTY OF JOEL J CHISHOLM.

No. 23-03264

Judgment: \$173,027.94

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground, being a portion of Lot No. 12 as shown on the plan of "Wilshire Development", Section No. 3, said plan recorded in Plan Book Volume 19, page 11, Berks County Records, situate on the Southeasterly side of Curtis Road, between Brevity Lane and Stevens Avenue, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly lot line of Curtis Road (50 feet wide), Northeastward a distance of 6.86 feet from the division line between Lot No. 12 and Lot No. 13; thence extending along the Southeasterly lot line of

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Curtis Road, the two following directions and distances: (1) in a Northeasterly direction, along the arc of a curve deflecting to the left, having a radius of 501.65 feet, a central angle of 4 degrees 23 minutes 17 seconds, a distance along the arc of 38.42 feet to a point; thence extending in a Southeasterly direction along the Northeasterly portion of Lot No. 12, being along House No. 3606 Curtis Road, the property now or late of Maynard C. Staller and Marcella M. Staller, his wife, radial to the curve in the Southeasterly lot line of Curtis Road, a distance of 140 feet to a point, thence extending in a Southwesterly direction, partly along Lot No. 88 and partly along Lot No. 90 as shown on the plan of "Mohican Gardens", said plan recorded in Plan Book Volume 2, page 77, Berks County Records, being along the arc of a curve deflecting to the right, having a radius of 641.65 feet, a central angle of 4 degrees 23 minutes 17 seconds, a distance along the arc of 49.14 feet to a point of tangency, thence continuing in a Southwesterly direction, along Lot No. 92, tangent to the last described curve, a distance of 33.14 feet to a point; thence extending in a Northwesterly direction along the Southwesterly portion of Lot No. 12, being along House No. 3010 Curtis Road, the property now or late of George W.R. Morrow and Elizabeth F. Morrow, his wife, forming a right angle with the last described line, a distance of 140 feet to the place of beginning, the last described line forming a right angle with the Southeasterly lot line of Curtis Road.

BEING the same premises which Henry H. Thomas and Wynne E. Thomas, by Deed dated July 29, 2019 and recorded on August 1, 2019, in the Berks County Recorder of Deeds Office as Instrument No. 2019025402, granted and conveyed unto David A. Thomas.

TAX PARCEL NO. 80438607576571

MAP PIN NO. 438607576571

ACCOUNT NO. 80196811

TO BE SOLD AS THE PROPERTY OF David A. Thomas

Docket No. 23 3361

Judgment: \$93,990.32

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

LEGAL DESCRIPTION

All that certain lot or tract of land together with the one story dwelling house erected thereon, situate on the North side of Lincoln Avenue, between Linden Street and Hilda Street, in the Township of Heidelberg County of Berks and State of Pennsylvania, being known and described as Lot No. 11, as shown on Plan of

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Lots of Harry Z. Fry and wife, as prepared by Frankhouser Associates, Inc., dated December, 1954 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 16, Pages 9A, 9B, 9C and 9D, and more particularly bounded and described as follows, to wit:

Beginning at a point in the Northern lot line of Lincoln Avenue at the Southeast corner of Lot No. 12 and the Southwest corner of Lot No. 11, thence continuing in an Easterly direction along said Lot line a distance of 75 feet to a point, being the Southwest corner of Lot No. 10, thence continuing in a Northerly direction along said Lot No. 10 and forming an interior angle of 89 degrees 45 minutes with the last described line, a distance of 150.00 feet to a point, being the Northwest corner of Lot No. 10, thence continuing in a Westerly direction along the South lot Lines of Lots No. 3 and 2 and forming an interior angle of 90 degrees 15 minutes with the last described line, a distance of 75.00 feet to a point, being the Northeast corner of Lot No. 12, thence continuing in a southerly direction along Lot No. 12, forming an interior angle of 89 degrees 45 minutes with the last described line, a distance of 150.00 feet to the place of Beginning, the last described line forming an interior angle of 90 degrees 15 minutes with the first described line.

Containing 75 feet in the front on Lincoln Avenue and 75 feet in the rear and a uniform depth of 150.00 feet.

Being the same property conveyed to Helen L. Mogel and Harold I. Mogel who acquired title, with rights of survivorship, by virtue of a deed from Helen L. Mogel, dated October 29, 1987, recorded November 10, 1987, at Document ID 1973, and recorded in Book 40964, Page 587, Office of the Recorder of Deeds, Berks County, Pennsylvania.

Helen L. Mogel died on January 26, 2007 and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Harold I. Mogel.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 315 EAST LINCOLN AVENUE, ROBESONIA, PA 19551.

Parcel No.: 48-4357-09-25-0327

Account: 48017550

See Deed Book Volume 40964, Page 587

TO BE SOLD AS THE PROPERTY OF HELEN L. MOGEL AND HAROLD I. MOGEL

Prothonotary # 23-03548

Judgment: \$12,523.86

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 13531746155776

LAND SITUATED IN THE CITY OF READING IN THE COUNTY OF BERKS IN THE STATE OF PA

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND LOT OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF NORTH TWELFTH STREET, BETWEEN SPRING AND ROBESON STREETS, BEING NUMBER 1002 NORTH TWELFTH STREET, IN THE CITY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF MARY ANN SCHILDT;

ON THE EAST BY SAID NORTH TWELFTH STREET;

ON THE SOUTH BY PROPERTY NOW OR LATE OF SUSAN ECK, AND

ON THE WEST BY A 10' WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID NORTH TWELFTH STREET 15' AND IN DEPTH OF EQUAL WIDTH 105' TO SAID 10' WIDE ALLEY.

COMMONLY KNOWN AS: 1002 N 12TH ST, READING, PA 19604-2225

Being known as: 1002 NORTH 12TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Jill C. Gruberger by deed from LISA S. HOLLIS dated February 28, 1996 and recorded March 26, 1996 in Instrument Number 1996012544.

TO BE SOLD AS THE PROPERTY OF JILL C. GRUBERGER

Docket #23-4853

Judgment Amount: \$122,704.01

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on 1/15/1951, and developed by Cherokee Ranch Homes, Inc., and known and designated as Lot No. 101 as indicated on the Plan of Cherokee Ranch, South Range; said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Berks, State of Pennsylvania on 6/11/1951, in Plan Book 9 page 62.

Thereon erected a dwelling house known as: 5106 Lamont Avenue Temple, PA 19560

Tax Parcel #530908870572

Account: 66083100

See Deed Book 5107, Page 420

Sold as the property of: KEVIN L. BENN

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Case Number: 23-09760
Judgment Amount: \$ 56,917.47
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 with the buildings thereon erected situate on the eastern side of the macadam state highway leading from the Philadelphia Pike to Gibraltar, in the Township of Exeter, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of the macadam state highway leading from the Philadelphia Pike to Gibraltar, said corner being the northwestern corner of the herein described property and being a distance of four hundred eighty-six feet three and three quarter inches (486' 3-3/4") southwardly from the center line of the aforesaid Philadelphia Pike, measured along the center line of the aforesaid macadam state highway. Thence leaving the aforesaid macadam state highway and along property now or late of Ira Toole, Jr. and Leona F. Toole, his wife, passing through an iron pin twenty (20) feet from the last described corner, south sixty-two degrees forty seven minutes east (S. 62° 47' E) a distance of three hundred seventeen feet seven and three eighth inches (317' 7-3/8") to a corner marked by an iron pin in line of property now or late of Sallie Hafer; thence along same, South twenty-seven degrees thirteen minutes West (S. 27° 13' W.) a distance of fifty feet no inches (50' 0") to a corner; thence along residue property now or late of Ira Toole, Sr., and Catherine V. Toole, his wife, north sixty-two degrees forty-seven minutes west (N. 62° 47' W) a distance of three hundred seventeen feet seven and three eighth inches (317' 7-3/8") to a corner in the center line of the aforesaid macadam state highway leading from the Philadelphia Pike to Gibraltar; thence along same, north twenty-seven degrees thirteen minutes east (N. 27° 13' E.) a distance of fifty feet no inches (50' 0") to the place of Beginning.

CONTAINING fifteen thousand eight hundred eighty and one half (15,880 1/2) square feet.

AND being the same premises as shown in Plan No. 1416-1-S of Walter E. Spotts, Registered Professional Engineer of the City of Reading, Berks County, Pennsylvania, dated August 1949.

PROPERTY ADDRESS: 105 GIBRALTAR ROAD, READING, PA 19066

PARCEL NUMBER: 43532508881589

TITLE TO SAID PREMISES IS VESTED IN JAMES F. RUFFNER BY DEED FROM LARRY MEDAGLIA FOR THE ESTATE OF FORREST J. RUFFNER, DECEASED DATED 04/01/2015 RECORDED 04/08/2015

INSTRUMENT # 2015011204. JAMES R. RUFFNER A/K/A JAMES RUSTY RUFFNER DIED ON NOVEMBER 22, 2022
TO BE SOLD AS THE PROPERTY OF:
JAMES F. RUFFNER, DECEASED

Docket No. 23-10348
Judgment: \$113,057.06

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

LEGAL DESCRIPTION

All that certain two and one-half story brick dwelling house and other out buildings and lot of ground upon which the same are erected, situate on the North side of High Street, being known as House No. 217 West High Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and described as follows:

On the North by a twelve feet (12.00') wide alley;

On the West by property now or late of Mrs. John H. Obold,

On the East by property now or late of Harry G. Schaeffer, and

On the South by said High Street

Containing in front on said High Street thirty-three feet (33.00') and in depth to said alley, two hundred sixty-four feet (264.00').

Being the same property conveyed to Katherine E. Griffin who acquired title by virtue of a deed from Alan M. Holmes and Judith A. Holmes, husband and wife, dated August 15, 2005, recorded October 12, 2005, at Document ID 2005060650, and recorded in Book 04683, Page 0575, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 217 WEST HIGH STREET, WOMELSDORF, PA 19567.

Parcel No.: 95433707593353

Account: 95035400

See Deed Book Volume 04683, Page 0575

TO BE SOLD AS THE PROPERTY OF
KATHERINE E. GRIFFIN

Prothonotary # 23-11799
Judgment: \$272,045.15

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 74-4347-1275-5191

ALL THAT CERTAIN tract or lot of land, with improvements thereon, situate on the northern end of the extension of Smokering Drive in the Borough of Robesonia, Berks

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County, Pennsylvania, being depicted on a plan of subdivision entitled "Final Subdivision Plan for Keener Heights", dated 6/12/17 and last revised 4/20/18, prepared by HNT, LLC and recorded in Instrument #2019019801, Berks County Records and being more fully bounded and described as follows To Wit:

BEGINNING at an iron pin on the southern right-of-way line of Smokering Drive, the northeast most corner of the herein described premises;

Thence along the right of way line of Smokering Drive the following two courses and distances:

1) By a curve to the left being tangent to the point of beginning, having a radius of 123.00', a central angle of 36 degrees, 26 minutes, 11 seconds, and an arc length of 78.22' to a point;

2) North 59 degrees, 20 minutes, 33 seconds West, 10.63' to an iron pin;

Thence along Lot 3, South 30 degrees, 39 minutes, 27 seconds West, 115.72' to an iron pin;

Thence along the lands of Tyler D. Witmer, South 62 degrees, 35 minutes, 21 seconds East, 16.73' to an iron pin;

Thence along Lot 1, North 67 degrees, 05 minutes, 38 seconds East, 112.78' to an iron pin the Point of Beginning.

CONTAINING: 6,014 square feet

BEING SUBJECT TO a 20' wide stormwater easement along the rear property line & a 7.5' wide stormwater easement along the right property line.

BEING SUBJECT TO any and all easements, rights of way, covenants or restrictive notes associated with and appurtenant to the plan of subdivision "Final Subdivision Plan for Keener Heights".

Being known as: 402 SMOKERING DRIVE, ROBESONIA, PENNSYLVANIA 19551.

Title to said premises is vested in Evan Malarkey and Emily Kate Malarkey, husband and wife, by deed from JACK L. KEENER, RECORD OWNER AND GARMAN HOMES LLC, EQUITABLE OWNER dated June 3, 2021 and recorded June 25, 2021 in Instrument Number 2021031995.

TO BE SOLD AS THE PROPERTY OF EVAN MALARKEY AND EMILY KATE MALARKEY

Docket #23-12808
Judgment Amount: \$209,972.27
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase V,

drawn by Land Service Company, dated June 15, 1995 and last revised April 26, 1996, said Plan recorded in Berks County in Plan Book 216 page 5, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of the cul-de-sac (of irregular width) at the terminus of Colorado Avenue being a corner of Lot No. 273 on said Plan; THENCE extending from said point of beginning along Lot No. 273 North 15 degrees 19 minutes 00 seconds West 70.08 feet to a point being a corner of Lot No. 270 on said Plan; thence extending along same North 37 degrees 43 minutes 35 seconds East 65.91 feet to a point being a corner of Lot No. 271 on said Plan; thence extending along same South 48 degrees 05 minutes 00 seconds East 127.48 feet to a point of curve on the Northwesterly side of Colorado Avenue; thence extending along same Southwesterly along the arc of a circle curving to the right having a radius of 223.00 feet and an arc distance of 50.97 feet to a point of curve; thence extending along the cul-de-sac at the terminus of Colorado Avenue the two following courses and distances: (1) Westwardly and Northwestwardly along the arc of a circle curving to the right having a radius of 40.00 feet and an arc distance of 40.98 feet to a point of reverse curve; (2) Northwestwardly and Westwardly along the arc of a circle curving to the left having a radius of 60.00 feet and an arc distance of 40.88 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 272 as shown on the above mentioned Plan.

Thereon erected a dwelling house known as:
28 Colorado Avenue
Reading, PA 19608

Tax Parcel #49437608880083
Account: 49000829
See Deed Book Instrument No.: 2018040748

Sold as the property of:
TERRA A. NEWMASER AKA TERRA
A. ORTIZ-NIEVES and JOSE O. ORTIZ AKA
JOSE O. ORTIZ-NIEVES

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, March 8, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

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ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **BS TRUCK LINE INC.**

The Articles of Incorporation have been filed on December 28, 2023.

The name of the proposed corporation is **MERTZTOWN STORE INC.**

The Articles of Incorporation have been filed on September 18, 2023.

Tristan K. Luengen, Esq.
STECKEL AND STOPP
4331 Route 309,
P.O. Box 216
Schnecksville, PA 18078

**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 January 3, 2024, 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: **Redemptive Properties**

The purposes for which it was organized are: Charitable purposes, including the management and maintenance of facilities used to provide nonprofit medical and clinical addiction treatment services.

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 (February

6, 2024) 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 February 7, 2024 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

GETTY, LOUIS H. a/k/a GETTY, II, LOUIS H. - Kathleen Serpa, Extx., Robert R. Kreitz, Esq.

HILL, CHARLENE H. - Deanna Marie Yoder, Admx., Scott L. Kelley, Esq.

PUPEK, JR., BENJAMIN A. - Brian A. Pupek, Exr., Gregory W. Philips, Esq.

Last day for filing Accounts for March 2024 is February 5, 2024.

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. 23-16451

NOTICE IS HEREBY GIVEN that the Petition of Shane Wahhab Deppen was filed in the above named Court, praying for a Decree to change their name to SHANE DEPPEN.

The Court has fixed February 23, 2024, at 1:30 p.m. in Courtroom "TBD" 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.

Eric Harakal, Esq.
33 South Seventh St.,
P.O. Box 4060
Allentown, PA 18105

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-12888

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

1/18/2024

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U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff

vs.

JANET GARCIA A/K/A JANET GARCIA-TORRES, IN HER CAPACITY AS HEIR OF ALIDA PEREZ-SANTANA; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALIDA PEREZ-SANTANA; CITY OF READING Defendant(s), 248 GREENWICH STREET A/K/A 248 W GREENWICH STREET READING, PA 19601.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County, PA docketed to No. 23-12888, seeking to foreclose the mortgage secured on your property located, 248 GREENWICH STREET A/K/A 248 W GREENWICH STREET READING, PA 19601.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyers' Referral Service
Berks County Bar Association

544 Court St
Reading PA, 19601
610-375-4591
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

BLAIR, JANE M., dec'd.

Late of Borough of Wyomissing.
Executrix: HEIDI VASSAR,
c/o ATTORNEY: JILL R. FOWLER, ESQ.,
HECKSCHER, TEILLON, TERRILL &
SAGER, P.C.,
1001 Conshohocken State Rd., Suite 1-300,
West Conshohocken, PA 19428.

BREITINGER, HARRY H. also known as BREITINGER, JR., HARRY HIBBITT, dec'd.

Late of Robeson Township.
Executrix: ETHEL L. BREITINGER,
802 Furnace Rd.,
Morgantown, PA 19543.
ATTORNEY: HENRY M. KOCH, JR., ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

CAMPBELL, JUSTINA L., dec'd.

Late of Spring Township.
Administrators, C.T.A.: MARY PATRICIA,
1112 Treymour Way,
Knoxville, TN 37922
and JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

DIXON, TWILA E., dec'd.

Late of Mohrsville.
Executor: RICHARD D. THOMPSON.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

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FIDLER, BRENDA JEAN, dec'd.

Late of 1 Emily Court,
City of Reading.
Administrator: DAVID R. BRUMBAUGH,
1 Emily Ct.,
Reading, PA 19606.

KACHEL, JOANNA R. also known as

KACHEL, JOANNA ROSE, dec'd.
Late of 636 N. Wyomissing Blvd.,
Borough of Wyomissing.
Executor: BARRY D. KACHEL,
2194 Shartelsville Rd.,
Mohrsville, PA 19541.
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

KAUFFMAN, RONALD J., dec'd.

Late of 30 Kirkwood Ave.,
Borough of Sinking Spring.
Executrix: MARY ANN KAUFFMAN,
30 Kirkwood Ave.,
Sinking Spring, PA 19608.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

LAGANA, EVAN C., dec'd.

Late of Borough of Douglassville.
Executrix: BARBARA LAGANA,
311 Glenwood Dr.,
Douglassville, PA 19518.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON & BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

LEIBENSPERGER, HELEN A., dec'd.

Late of 2147 Reading Ave.,
Spring Township.
Executor: DAVID LEIBENSPERGER,
4317 Country Club Dr.,
Plano, TX 75074.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LOESCH, MARION ELIZABETH, dec'd.

Late of Lower Heidelberg Township.
Executor: STEPHEN P. LOESCH,
267 Wren Court,
Lansdale, PA 19446.
ATTORNEY: EDWIN L. STOCK, ESQ.,
RICK STOCK LAW,
50 N. 5th Street, 4th Floor,
Reading, PA 19601

MACK, CANDACE L. also known as

MACK, CANDACE LOU, dec'd.
Late of Spring Township.
Executrix: CICELY CALVARESI-
HOLSTON.
c/o ATTORNEY: CHRISTINA M. BRAY, ESQ.,
BRENNAN & ASSOCIATES, P.C.,
2 Woodland Road,
Wyomissing, PA 19610

MILLER, ADA G., dec'd.

Late of Borough of Shoemakersville.
Executrix: TRACEY HECKMAN,
800 Main St.,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MOYER, DORIS I. also known as

MOYER, DORIS IRENE MAY, dec'd.
Late of Maiden creek Township.
Executrix: KIMBERLY A. MOYER,
121 Hickory Lane,
Wyomissing, PA 19610.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

NACHURSKI, RICKY ALLEN, dec'd.

Late of Muhlenberg Township.
Executrix: KIMBERLY A. WUNSCH.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC
606 North 5th Street,
Reading, PA 19601

NEPPES, GLADYS M., dec'd.

Late of 125 Holly Rd.,
Borough of Hamburg.
Executors: CHESTER NEPPES,
20 Rainbow Dr.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

SMITH, KEVIN A., dec'd.

Late of Exeter Township.
Executrix: KIMBERLY A. YEAKLEY.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

SUVG, JOHN B., dec'd.

Late of Exeter Township.
Executor: JEFFREY FURMANCHIN.
C/O ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

WILEMAN, DAVID LEE also known as

WILEMAN, DAVID L., dec'd.
Late of Earl Township.
Executor: HARRY C. WILEMAN,
14 Earl Rd.,
Boyetown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyetown, PA 19512

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WILEMAN, GOLDIE ARLENE also known as
WILEMAN, GOLDIE A., dec'd.
 Late of Earl Township.
 Executor: HARRY C. WILEMAN,
 14 Earl Rd.,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

Second Publication

ALTHOUSE, THERESA M., dec'd.
 Late of 133 N. Cacosong Dr.,
 Spring Township.
 Executor: KURT ALTHOUSE,
 1217 Van Steffy Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

CHRISTMAN, FLORABELLE C., dec'd.
 Late of 1019 Yarrow Ave.,
 City of Reading.
 Executors: DALE L. CHRISTMAN,
 211 Capri Lane,
 Blandon, PA 19510 and
 NANCY M. DELILLO,
 1019 Yarrow Ave.,
 Reading, PA 19605.
 ATTORNEY: JOHN T. FORRY, ESQ.,
 FORRY ULLMAN,
 540 Court Street,
 P.O. Box 542,
 Reading, PA 19603

**GEIGER, FREDERICK J. also known as
 GEIGER, FREDERICK JOHN, dec'd.**
 Late of Borough of West Reading.
 Executors: IAN GEIGER,
 3007 Sunrise Court,
 Middletown, WI 53562 and
 ELISE GEIGER,
 1221 W. Greenleaf Ave., Apt. GN,
 Chicago, IL 60626.
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

REED, PATRICIA L., dec'd.
 Late of City of Reading.
 Administrators: JARED SCHLENKER,
 2208 Reading Ave.,
 West Lawn, PA 19609 and
 JASON SCHLENKER,
 173 West Shore Dr.,
 Hamburg, PA 19526.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

**RHEIN, CARL also known as
 RHEIN, CARL R., dec'd.**
 Late of City of Reading.
 Executrix: DEBBIE L. DILLOW,
 513 Elm Ave.,
 Hamburg, PA 19526.
 ATTORNEY: GARY R. SWAVELY, JR.,
 ESQ.,
 38 North Sixth Street,
 P.O. Box 1656,
 Reading, PA 19603-1656

RICH, DENNIS LEE, dec'd.
 Late of Borough of Lenhartsville.
 Administrator: TIMOTHY L. RICH.
 ATTORNEY: REBECCA M. YOUNG,
 ESQ.,
 YOUNG & YOUNG,
 119 E. Main Street,
 Macungie, PA 18062

SANTILLI, ROCCO, dec'd.
 Late of 503 Butter Lane,
 Borough of Leesport.
 Executors: JOHN T. SANTILLI and
 ROXANNE WISE,
 19 Second St.,
 Shoemakersville, PA 19555.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

TADDEI, LISA JEANNE, dec'd.
 Late of 8 Mabry St.,
 Mertztown.
 Executor: DAVID GOFFMAN,
 19 Featherbed Lane,
 Branford, CT 06405.
 ATTORNEY: MICHAEL L. DAIELLO,
 ESQ.,
 2 W. Market St.,
 West Chester, PA 19382

WEGMAN, GERALDINE M., dec'd.
 Late of Amity Township.
 Executors: BRENDA W. HAAG,
 170 Oley Line Rd.,
 Douglassville, PA 19518 and
 RICHARD D. WEGMAN,
 4 E. 35th St.,
 Reading, PA 19606.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

Third and Final Publication

COLE, CAROLINE B., dec'd.
 Late of 316 E. Washington St.,
 Borough of Fleetwood.
 Executor: JOHN S. COLE.
 c/o ATTORNEY: JACOB T. THIELEN,
 ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

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DESCH, ROBERT JAMES, dec'd.

Late of Douglass Township.
 Executor: KURT WILLIAM DESCH.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC.,
 8 Church Ln.,
 Douglassville, PA 19518

FILLMAN, KATHLEEN DIANE, dec'd.

Late of Exeter Township.
 Administratrix: LYNDEL LEE SALLADA,
 4014 Merrybells Ave.,
 Reading, PA 19605.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

FORNEY, ARLENE E., dec'd.

Late of 1020 Fleetwood Lyons Rd.,
 Borough of Fleetwood.
 Executors: JOHN D. FORNEY and
 KAREN L. SCHULER.
 c/o ATTORNEY: JACOB T. THIELEN,
 ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

GEISINGER, STANLEY E., dec'd.

Late of Hereford Township.
 Executrix: PAMELA S. GEISINGER,
 58 Kemp Rd.,
 Barto, PA 19504.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

HEPNER, BETTY R., dec'd.

Late of 200 Cambridge Ave., Apt. 235,
 Borough of Wyomissing.
 Executor: JAMES H. HEPNER,
 842 Apple Lane,
 Shoemakersville, PA 19555.
 ATTORNEY: WILLIAM R. A. RUSH, ESQ.,
 RUSH LAW GROUP,
 38 N. 6th Street,
 P.O. Box 758,
 Reading, PA 19603

KLINE, ANGELA KIMBERLY, dec'd.

Late of City of Reading.
 Administrators: GREGORY M. KLINE and
 ROCHELLE KLINE.
 c/o ATTORNEY: KELLY C. HAYES, ESQ.,
 MCANDREWS, MEHALICK,
 CONNOLLY, HULSE & RYAN, P.C.,
 30 Cassatt Ave.,
 Berwyn, PA 19312

KOCH, JOHN RICHARD, dec'd.

Late of South Heidelberg Township.
 Executrix: DEBORAH V. KOCH.
 c/o ATTORNEY: JAMES S. ROTHSTEIN,
 ESQ.,
 ROTHSTEIN & SCULLIN, P.C.,
 1124 Penn Avenue,
 Wyomissing, PA 19610

LEVINE, GERALD J., dec'd.

Late of Bern Township.
 Executor: ALAN P. LEVINE.
 c/o ATTORNEY: J. WILLIAM WIDING, III, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

MCMENAMIN, ELLA MAE, dec'd.

Late of Washington Township.
 Executors: SEAN K. MCMENAMIN and
 CHRISTINE A. DEMBICKI.
 ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MILLER, BRIAN KEITH, dec'd.

Late of Marion Township.
 Administratrix: MARILYN R.
 SCHLAGETER,
 1123 Union St.,
 Reading, PA 19604.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

MOSHEIM, MARILYN H., dec'd.

Late of 3451 Seisholtzville Rd.,
 Hereford Township.
 Executors: LISA ANN MOSHEIM and
 DAVID E. MOSHEIM.
 c/o ATTORNEY: ERIC C. FREY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

PAULEY, RUTH, dec'd.

Late of South Heidelberg Township.
 Executors: KATHY L. HOLLENBAUGH,
 3017 Curtis Rd.,
 Sinking Spring, PA 19608 and
 STEVEN J. PAULEY,
 119 Laura's Court,
 Millsboro, DE 19966.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

REGAR, DAVID B., dec'd.

Late of Exeter Township.
 Executor: RONALD G. HAWK,
 426 Cottonwood Lane,
 Casa Grande, AZ 85122.
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

RHOADS, GLADYS, dec'd.

Late of 11 Zimmerman Lane,
 Mertztown.
 Executor: MAURIE D. RHOADS,
 36 E. Pine St.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

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SARLA, JAMES MICHAEL, dec'd.

Late of Borough of Boyertown.
 Administrator: LYNN SARLA-
 KUBOVETZ.
 c/o ATTORNEY: RICHARD T. CURLEY,
 ESQ.,
 50 E. Philadelphia Avenue,
 P.O. Box 357,
 Boyertown, PA 19512

SHAAK, DAVID A., dec'd.

Late of 421 Mill Rd.,
 Upper Bern Township.
 Executor: TRAVIS SHAAK,
 8 Hughes Hill Rd.,
 Shoemakersville, PA 19555.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SMITH, DENNIS L. also known as

SMITH, DENNIS LEE, dec'd.
 Late of 31 Church Lane,
 Amity Township.
 Administrator: BRIAN P. SMITH,
 P.O. Box 65,
 Geigertown, PA 19523.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

STULL, STEPHEN MATTHEW, dec'd.

Late of South Heidelberg Township.
 Executrix: SAMANTHA L. STULL,
 29 Hain Ave.,
 Wernersville, PA 19565.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

URBAN, JR., LAWRENCE H. also known as

**URBAN, JR., LAWRENCE HENRY,
 dec'd.**
 Late of Amity Township.
 Administrator, C.T.A.: DONALD G.
 URBAN,
 231 Pine Lane,
 Douglassville, PA 19518.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

WANNER, RUSSELL L. also known as

WANNER, RUSSELL LEE, dec'd.
 Late of North Heidelberg Township.
 Executrix: ELIZA B. WEATHERHOLTZ.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

TRUST NOTICES**First Publication**TRUST NOTICE

LENAM. KALEY, late of Windsor Township, Berks County, Pennsylvania, was Settlor of the Lena M. Kaley Living Trust under Agreement dated April 28, 2003. Lena M. Kaley died on October 31, 2023.

All persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

Cheryl A. Parker, Trustee

202 E. Adamsdale Road
 Orwigsburg, PA 17961 or

Benjamin M. Forbes, Esquire

Williamson, Friedberg & Jones, LLC
 10 Westwood Road
 Pottsville, PA 17901

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