

APPEARANCE DOCKET

Week Ending May 1, 2026
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 OF-
FICIAL 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 APPOINT-
MENTS THROUGH THE OFFICE OF
THE PROTHONOTARY.

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

JUDGE ERIC J. TAYLOR - (EJT)

BARTHOLOMEW, JOSEPH - Lvnv Funding
LLC; 26 4444; Michael F. Ratchford.

GEISINGER, TAMMY - Solivan, Rafael
Rivera, Hollenbaugh's Trash & Recycling
LLC; 23 4668; R. Solivan, IPP.

Abuse

CALCANO, LILIBETH C - Moronta, Nicolas
Djesus Salvador; 26 4407; N. Moronta, IPP.
(EJT).

CONCEPCION, CHRISTOPHER JUNIOR
BONILLA - Diaz, Gertrudis Marte; 26 4424;
G. Diaz, IPP. (TMB).

DELGADO, KIMBERLY - Lamar, Diego A;
26 4469; D. Lamar, IPP. (EJT).

ESPINAL, ASHLEY NAULA - Espinal,
Dahiana; 26 4540; D. Espinal, IPP. (JMS).

GASTON, RAHMEL - Lovell, Olivia Glory;
26 4411; O. Lovell, IPP. (EJT).

GUZMAN, USBALDO ARROYO - Diaz,
Lucia Baustista; 26 4324; L. Diaz,
IPP. (TMB).

JOHNSON, JASMINE CHYNA INEZ -
Johnson, Denise K; 26 4523; D. Johnson,
IPP. (EJT).

KOCHEL, CATHERINE M - Speller, Justice
A; 26 4545; J. Speller, IPP. (JMS).

LEE, EUGENE F - Matute, Julissa Nicole; 26
4396; J. Matute, IPP. (JMS).

LINVAL, VALERIE C - Smith, Alexander
Lars; 26 4315; A. Smith, IPP. (EJT).

LOPEZ, STEVEN RIVERA - Gonzalez,
Shakira M; 26 4516; S. Gonzalez, IPP.
(JMS).

LUGO, EDWIN A - Smith, Rachel A; 26 4409;
R. Smith, IPP. (EJT).

MALDONADO, VICTOR J COLON - Diaz,
Jodymar; 26 4539; J. Diaz, IPP. (JMS).

MCKINNEY, MEGAN MARIE - Saniscalchi,
Robert Patrick; 26 4421; R. Saniscalchi, IPP.
(EJT).

MEDINA, JOSEF ALEJANDRO - Ferrera,
Masciel Elisa; 26 4520; M. Ferrera, IPP.
(JMS).

MELENCIANO, FRANCISCO ALBERTO
- Mena, Miguellina Vasquez; 26 4378; M.
Mena, IPP. (EJT).

MONTALVO, ISMAEL J - Figueroa, Megan
Ann; 26 4320; M. Figueroa, IPP. (EJT).

MORONTA, NICOLAS DE JESUS
SALVADOR - Calcano, Lilibeth C; 26 4393;
L. Calcano, IPP. (EJT).

MUNIZ, ZAYBION - Vargas, Leyinska I; 26
4492; L. Vargas, IPP. (JMS).

PRIETO, JULIANN R - Ortiz, Christina M; 26
4322; C. Ortiz, IPP. (EJT).

RADER, ETHAN M - Aponte, Maraiha J; 26
4465; M. Aponte, IPP. (EJT).

SANISCALCHI, ROBERT PATRICK -
McKinney, Megan Marie; 26 4420; M.
McKinney, IPP. (EJT).

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SANTANA, JOHAN MANUEL UCETA - Azcona, Yeimy Perez; 26 4377; Y. Azcona, IPP. (EJT).

SMITH, ALEXANDER L - Linval, Valerie C; 26 4317; V. Linval, IPP. (EJT).

SUAREZ, RUBEN MOJICA - Rojas, Xiomara Rosado; 26 4318; X. Rojas, IPP. (EJT).

TINEO, ALFRED - Fernandez, Agueda; 26 4502; A. Fernandez, IPP. (TMB).

TOLENTINO, JEAN CARLOS UBILES - Lopez, Jacqueline Tolentino; 26 4314; J. Lopez, IPP. (EJT).

VASQUEZ, RAYMOND - Leconte, Natasha; 26 4543; N. Leconte, IPP. (JMS).

WILLIAMS, SABRINA - Rosario, Elvin; 26 4321; E. Rosario, IPP. (EJT).

Arbitration Award

SOLIVAN, RAFAEL RIVERA, HOLLENBAUGH'S TRASH & RECYCLING LLC - Geisinger, Tammy; 23 4668; T. Geisinger, IPP.

Certified Copy of Foreign Divorce Decree

FROMETA, JENNIFER SANTOS - Torress, Nazario Torres; 26 4425; N. Torress, IPP.

Complaint

LYONS SOLAR LLC - Depcom Power Inc; 25 13142; Veronica L. Morrison.

ZIELINSKI, DAMIAN R, MARTIN, ASHLEY M - Smither, Andrew P; 26 822; Andrew F. Fick.

Contract - Buyer Plaintiff

CARS FOR LESS III INC - Penske Truck Leasing Co L P, Penske Leasing And Rental Company; 26 4391; H David Seidman. (JBN).

Contract - Debt Collection: Credit Card

ALVAREZ, JR, HERMAN - Bank Of America N A; 26 4579; Jonathan P. Cawley. (JBN).

APONTE, CHRISTIAN - Capital One N A, Discover Bank; 26 4568; Michael J. Dougherty. (MSF).

BRADER, THOMAS - JPMorgan Chase Bank N A; 26 4490; Kaitlyn Claire Conway. (JBN).

CORTORREAL, MAUREEN A - Citibank N A; 26 4537; Alexander M. Parise. (MSF).

CRESPO, WILLIAM - Cavalry Spv I LLC; 26 4389; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

DEETS, DENA C - Capital One N A, Discover Bank; 26 4479; Nicole Collins. (JEG).

DEVARGAS, JESUS - Capital One N A, Discover Bank; 26 4599; Michael J. Dougherty. (JBN).

ESPOSITO, KATHRYN V - Capital One N A, Discover Bank; 26 4597; Michael J. Dougherty. (MSF).

FIRRANTELLO, ANTHONY - Bank Of America N A; 26 4511; Jonathan P. Cawley. (JBN).

GANTKOWSKI, DAVID - Bank Of America N A; 26 4591; Jonathan P. Cawley. (JBN).

GRIFFIN, VICKI - Cavalry Spv I LLC; 26

4387; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

HARRIGLE, SAMANTHA - Bank Of America N A; 26 4514; Jonathan P. Cawley. (MSF).

JAMES, STEPHON - Capital One N A, Discover Bank; 26 4576; Nicole Collins. (JBN).

KAISER, THOMAS J - Capital One N A, Discover Bank; 26 4472; Nicole Collins. (JBN).

KOPCIK, MARK - Capital One N A, Discover Bank; 26 4408; Nicole Collins. (JEG).

KULP, CONNOR J - Capital One N A, Discover Bank; 26 4473; Nicole Collins. (JEG).

LAITY, ABBY - JPMorgan Chase Bank N A; 26 4484; Lorenzo R. Ramunno. (MSF).

LOEFFLER, STEPHEN - JPMorgan Chase Bank N A; 26 4399; Lewis C. Trauffer. (MSF).

LOPEZ, JANET K - Capital One N A, Discover Bank; 26 4505; Nicole Collins. (MSF).

MASTRANGELO, JESSICA - Bank Of America N A; 26 4513; Joel M. Flink. (JEG).

MAULFAIR, COLEEN - Capital One N A, Discover Bank; 26 4510; Nicole Collins. (MSF).

MICHUA, JOSE A URIBE - Capital One N A, Discover Bank; 26 4478; Nicole Collins. (JBN).

MOJICA, LOURDES S - Cavalry Spv I LLC; 26 4519; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

MOUNTZ, SR, ROBERT J - JPMorgan Chase Bank N A; 26 4415; Kaitlyn Claire Conway. (JEG).

MOUNTZ, SR, ROBERT J - JPMorgan Chase Bank N A; 26 4466; Robert Jamann, Ian M. Lauer. (JBN).

PACHARIS, ERIC L - Citibank N A; 26 4487; Michael J. Dougherty. (JEG).

PERELLA, TIMOTHY J - Bank Of America N A; 26 4522; Jonathan P. Cawley. (MSF).

PERELLA, TIMOTHY J - Bank Of America N A; 26 4557; Jonathan P. Cawley. (JEG).

RIEDEL, CAROL G - Wells Fargo Bank N A; 26 4559; Jaelyn Burke. (JBN).

RODRGUEZ, SR, SWANDY MEJIA - Capital One N A, Discover Bank; 26 4467; Nicole Collins. (JEG).

SANTOS, JUAN C - Bank Of America N A; 26 4521; Jonathan P. Cawley. (JEG).

SCHUR, LEWIS - Cavalry Spv I LLC; 26 4406; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

TATUM, ALSTON - Cavalry Spv I LLC; 26 4422; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

VALENTIN, GABRIEL A - Citibank N A; 26 4507; Paul J. Klemm. (JEG).

WEAND, RUSSETTE - Spring Oaks Capital Spv LLC; 26 4398; Frederic I. Weinberg.

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- (JEG).
- WELLER, HEATHER - Cavalry Spv I LLC; 26 4405; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).
- WENTZEL, CHEYENNE - Cavalry Spv I LLC; 26 4379; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).
- ZORRILLA, EDDY DE JESUS - Capital One N A; 26 4551; Michael J. Dougherty. (JBN).
- Contract - Debt Collection: Other**
- CRUZ, JULIAN - Lvnv Funding LLC; 26 4558; Michael F. Ratchford. (MSF).
- OLIVER, NAJI - Keybank N A; 26 4567; Michael J. Dougherty. (JEG).
- PICHARDO, RAPHIEL J. TRIPLE BEAM LLC - Truist Bank; 26 4577; Michael J. Dougherty. (JEG).
- Contract - Other**
- ARREDONDO, JUSTIN A, ARREDONDO TRUCKING LLC - Amur Equipment Finance Inc; 26 4575; Michael J. Dougherty. (MSF).
- ARROYAVE, YUSSEPY - Onemain Financial Group LLC, Wilmington Trust N A, Onemain Financial Issuance Trust 2020-2; 26 4556; Aniya Jones. (JBN).
- DE LA CRUZ, EDILIS - Capital One N A, Discover Bank; 26 4383; Nicole Collins. (MSF).
- E R STUEBNER INC - Shrock Fabrication LLC; 26 4565; Jason A. Copley. (JBN).
- JR TRANSPORT ENTERPRISES LLC, GARCIA, JUAN DEL ROSARIO - Nu Ko Capital LLC; 26 4536; Robert M. Morris. (JEG).
- LANGENBACHER, WALTER - Members 1st Federal Credit Union; 26 4573; Michael J. Dougherty. (JBN).
- MENDOZA, ROLANDO - Truist Bank; 26 4574; Michael J. Dougherty. (JEG).
- NUNEZ, JOSE, ARIAS, RUTH, NOVALIONS LLC - Riverfront Federal Credit Union; 26 4586; Eden R. Bucher. (MSF).
- PAFFHAUSEN, SCOTT A - Security Credit Services LLC; 26 4417; Demetrius H. Tsarouhis. (MSF).
- REAM, MARISSA QUINN, BISTRANSKY, MICHELLE E - Nationwide Assurance Company, Equity Real Estate; 26 4381; Matthew B. Weisberg. (JEG).
- ROLON, ANTHONY - Sofi Bank N A; 26 4386; Nicole Collins. (MSF).
- SHEPHERD, III, JOHNNIE ROE - Sun East Federal Credit Union; 26 4413; Gregory J. Allard. (JBN).
- Custody**
- ANTHONY, FRANKLINA - Joseph, Paul; 26 4474; Ryan W. McAllister. (JEG).
- COSME, ROBERTO - Curtis, Morgan; 26 4475; M. Curtis, IPP. (SEL).
- CRUZ, FRANK ROSARIO - Diaz, Sheyla; 26 4323; Joseph A. Guillama. (JMS).
- GINGERICH, PAUL ANDREW - Green, Deniese, Green, Lorenzo; 26 4359; Jana R. Barnett. (EJT).
- HURLEY, BROOKE - Calio, Steven; 26 4518; Caitlin E. Foley. (SEL).
- LUGO, VERONICA - Tavarez, Carlos; 26 4482; Joseph A. Guillama. (TMB).
- MARTINEZ, ASHLEY - White, Nathan; 26 4319; N. White, IPP. (EJT).
- PEREZ, JR, RAMON - Perez, Sheila M; 26 4382; Joseph A. Guillama. (TMB).
- REED, MICHAEL - Reed, Elizabeth; 26 4397; Courteney A. Hahn. (SEL).
- SMITH, ALEXANDER - Linval, Valerie; 26 4369; V. Linval, IPP. (EJT).
- SWOPE, JASON - Schaeffer, Sara; 26 4517; Rebecca Ann Smith. (JEG).
- WEAVER, JEFFREY L - Weaver, Sarah A; 26 4541; S. Weaver, IPP. (EJT).
- WHITE, NATHAN - Martinez, Ashley; 26 4370; A. Martinez, IPP. (EJT).
- Divorce**
- BLOCK, MATTHEW T - Block, Monica B; 26 4550; Nikolas David Capitano. (JMS).
- CLOUDEN, ANA LYDIA - Clouden, Timothy David; 26 4403; Carl W. Mantz. (TMB).
- DEVINE, AMANDA E - Devine, Eric J; 26 4515; Sara R. Haines Clipp. (TMB).
- FINNEY, ALLAN - Finney, Angela J; 26 4390; Dawn M. L Palange. (JEG).
- GERGES, KYLE - Gerges, Katelyn; 26 4361; K. Gerges, IPP. (JMS).
- MOHR, NATALIE MARIE - Seyler, Jason M; 26 4493; Jana R. Barnett. (JEG).
- NORMAND, MEGAN L - Normand, Michael T; 26 4402; Nikolas David Capitano. (EJT).
- NOVAK, MICHAEL - Novak, Rachel; 26 4395; Ryan W. McAllister. (JMS).
- PARKER, TAMATHA JEAN - Zambito, Debora Ann; 26 4509; D. Zambito, IPP. (EJT).
- PAYAN, JERRY - Florestal, Sancialey; 26 4560; Joseph T. Bambrick, Jr. (EJT).
- PORTER, JOHN F - Porter, Dina M; 26 4494; Ann E. Endres. (SEL).
- RUEDA, YLIANOV DE JESUS - Comas, Nakisha Altagracia; 26 4394; N. Comas, IPP. (TMB).
- SHINGLE, BROOKE - Shingle, Jr, Eric; 26 4416; E. Shingle, IPP. (EJT).
- SMITH, GARY - Smith, Catherine; 26 4423; Michael R. Lessa. (SEL).
- STEIGER, CINNOMIN, UHLER, CINNOMIN JUNE - Steiger, Michael; 26 4481; Matthew Kopecki. (JEG).
- TORNIELLI, RICHARD A - Tornielli, Megan R; 26 4480; Rebecca Ann Smith. (JMS).
- WILLIAMSON, EARLE S - Williamson, Stephanie A; 26 4562; Nikolas David Capitano. (SEL).
- Land Use Appeal**
- BOARD OF SUPERVISORS OF THE TOWNSHIP OF BERN BERKS COUNTY PENNSYLVANIA (THE), TOWNSHIP OF BERN BERKS COUNTY

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PENNSYLVANIA (THE) - Reading One Three LLC; 26 4476; Christopher Muvdi. (MSF).

BOROUGH OF WYOMISSING ZONING HEARING BOARD - Evangelical Lutheran Church Of The Atonement (the); 26 4564; Mahlon J. Boyer. (MSF).

Magisterial District Justice Appeal

BARTHOLOMEW, JOSEPH - Lvnv Funding LLC; 26 4444; Michael F. Ratchford. (MSF).

CABRERA, DEBORAH - Synchrony Bank; 26 4495; Gregg L. Morris. (JEG).

EVANS, JENNIFER L - Capital One N A; 26 4404; C. A. IPP. (JEG).

MCCULLEY, KAISHA - Diamond Credit Union; 26 4412; Michael J. Dougherty. (MSF).

WILLIAMS, CORIN - Norman, Albert; 26 4546; A. Norman, IPP. (JBN).

Miscellaneous - Other

INPERIUM INC, APIS SERVICES INC, RESOURCES FOR HUMAN DEVELOPMENT INC, LOWER MERION COUNSELING SERVICES - Gawrylewski, Stephen; 26 4419; Thomas G. Wolpert, J Christine Lerro-Ryan. (JBN).

Miscellaneous - Replevin

STINE, DENNIS A, UNKNOWN SPOUSE IF ANY, STINE, NATHANIEL R, UNKNOWN SPOUSE IF ANY, UNKNOWN OCCUPANTS AND/OR TENANTS - Cm Sales LLC; 26 4380; David J. Demers. (JBN).

Motion/Petition for/to

NAVEIRA, MAGDALENA - Correa, Raymond Rodriguez, Rivera, Dora Naveira; 26 4503; Joseph T. Bambrick, Jr.

Præcipe to Reissue Writ - Writ Reissued

RODRIGUEZ, LISSETTE R PANIAGUA - Foster, Micheal; 25 17619; Ronald L. Clever.

Professional Liability - Other

DISCOVERY READING LEASING LLC, DISCOVERY SENIOR LIVING HOLDINGS LLC, DISCOVERY SL MANAGEMENT LLC, VENTAS INC, NHI OPCO READING PA LLC, JERRY ERWIN ASSOCIATES LLC, PCHA, LOURDES ORTIZ, NUNEZ, NYDIA, 1-4, JOHN DOES - Oulds, Mark A, Oulds, Nancy R; 26 4524; Denine Marie Moscariello. (JBN).

Real Property - Ejectment

VIERS, KYLE, VIERS, BRITTANY, OCCUPANTS - American Neighborhood Mortgage Acceptance Company LLC; 26 4489; Jeff Calcagno. (MSF).

Real Property - Mortgage Foreclosure:**Residential**

ACEVEDO, DIANA - United Wholesale Mortgage LLC; 26 4508; Adrianna Hunsberger. (MSF).
CARRIER, HENRI, CARRIER, LAURENT A, CARRIER, JAMIE - Lakeview Loan

Servicing LLC; 26 4464; Kayleigh Zeron. (MSF).

CERNAS-BERNAL, JAVIER - M&T Bank; 26 4538; Geraldine M. Linn. (MSF).

DAVIS, JASON W - Midfirst Bank; 26 4488; Leon P. Haller. (MSF).

FARRARA, PHILLIP D, FARRARA, COLLEEN J - Fulton Bank NA; 26 4587; Chelsea A. Nixon. (MSF).

FRIZ, DENISE M, FRIZ, RUSSELL J - Federal Home Loan Mortgage Corporation, Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1; 26 4491; Brian Gelbert. (MSF).

GUITAS, KRIS ALAN - Fulton Bank N A; 26 4414; Chelsea A. Nixon. (MSF).

JUSTINIANO, ARLINDA C - Carrington Mortgage Services LLC; 26 4553; Kayleigh Zeron. (MSF).

KNOLL, ALFONSO C, KNOLL, JENNIFER N - U S Bank Trust National Association, Gs Mortgage-backed Securities Trust 2022-rp1; 26 4418; Kaitlin D. Shire. (MSF).

MACKEY, CHRISTOPHER SCOTT, MACKEY, THERESA M - Freedom Mortgage Corporation; 26 4555; Karin Schweiger. (MSF).

MOSSIE, JR, DANIEL P, MOSSIE, ASHLEY M - Wells Fargo Bank N A; 26 4477; E Edward Qaqish. (MSF).

TRATE, JR, WILLIAM W - Diamond Credit Union; 26 4483; Benjamin Hoen. (MSF).

WESSNER, HEATH L, WESSNER, WARREN J - Truist Bank; 26 4501; Karin Schweiger, Carolyn Treglia. (MSF).

Real Property - Other

UNIVERSITY RIFLE CLUB INC - Magazzu, Russell, Sneeringer, John, Lebron, David, Lebron, Raquel, Van Der Linden, Peter, Van Der Linden, Amanda; 26 4506; Alexander Elliker. (JBN).

Tort Motor Vehicle

E, T J, ECKERT, MATTHEW WYATT - Bermudez-Rosario, Maria Alejandra; 26 4552; Jeremy R. Weinstock. (JEG).

FISHER, MATHEW - Evans, Lainey; 26 4578; Nicholas R. Sabatine, IV. (MSF).

HAUGHNEY, PATRICK - Ramirez, Sandy; 26 4400; Robert P. Brand. (JBN).

HERNANDEZ-RODRIGUEZ, BRYAN, GUERREIRO, ANNA, HIT THE ROAD TRANSPORTATION LLC - Makowicki, Alejandra; 26 4471; Roman Galas. (MSF).

LITTLE, WILLIAM MICHAEL - Acevedo, Eduvigis Martinez; 26 4544; Sam Gangemi. (MSF).

MILLER, BILLIE J - Mejias-Ortiz, Zoraida; 26 4486; John W. Aitchison, Esq. (JBN).

Tort Slander/Libel/Defamation

READING, JOHN, SCHNEIDER, ROBERT, HETTINGER, DANIELLE, DOE, JOHN, JANE DOES 1-5 - Meirav, Udi, May, Megan Sterling, Camperdown Properties LLC; 26 4596; Timothy M. Kolman. (JEG).

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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 **June 5, 2026** 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

NO. 18-17170
Judgment: \$179,384.90
Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN tract or piece of ground situate in Longswamp Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Viny" dated May 17, 1977, by Warren F. Gift. R.S., recorded in Plan Book 90, Page 9 as follows:

Beginning at a spike in the bed of Benfield Street, T-872, said point making a corner of lands late of George Moll; thence said road and passing through a pin on line Twenty Eight and Forty Nine One Hundredths feet and by Moll North Seventy Eight degrees Forty minutes Forty seconds West Two Hundred Nine and Two One Hundredths feet to a pin; thence by lands late of John Rush the two following courses and distances: (1) North Seven degrees Fourteen minutes Fifty seconds East One Hundred Four feet to a pin; (2) North Seventy Two degrees Twenty minutes Fifty seconds West One Hundred Fifty and Two One Hundredths feet to a pin; thence by Annex B North Forty Eight degrees Twenty one minutes Thirty seconds East One Hundred Fifteen feet to a pin; thence by Lot No. 6, passing through a pin on line at Twenty Nine and Fifty Two One Hundredths feet South Sixty Four degrees Three minutes East Three Hundred Sixty Five and Seventy Five One Hundredths feet to a point; thence by the bed of Benfield Street South Thirty Seven degrees Two minutes West One Hundred Thirty Two and Eighty Seven One Hundredths feet to the place of beginning.

Being Lot No. 7 as shown on said Plan.

Being the same premises in which Barry M. Merkel and Dorothy A. Merkel, husband and wife, by deed dated 05/06/2010 and recorded 06/15/2010 in the Office of the Recorder of Deeds, in and for the County of Lehigh, Commonwealth of Pennsylvania, in Instrument No. 2010022687, granted and conveyed unto James Earl Hemnitz and Tamarya Ann James.

AND THE SAID James Earl Hemnitz passed away on or about May 4, 2018, thereby vesting title solely unto Tamarya Ann James by operation

of law.

TAX PARCEL NO 59549101095600
BEING KNOWN AS 20 Benfield Road,
Macungie, PA 18062
Residential Property

To be sold as the property of Tamarya Ann James, Individually and as the Administratrix of the Estate of James Earl Hemnitz, Deceased

Docket Number: 20-03510
Attorney: Portnoff Law Associates, Ltd.
Judgment Amount: \$4,677.06

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon located on the Eastern side of Pomander Avenue (60.00 feet wide) and being Lot No. 146 as shown on Plan of Lots known as "Lorane Orchards" recorded in Plan Book 42 page 2, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Eastern building line of Pomander Avenue, a corner in common of the herein described lot with Lot No. 145; thence extending in a Northwesterly direction along the Eastern building line of Pomander Avenue making an interior angle of 90 degrees with the line to be described last; a distance of 70.00 feet to a point in line of Lot No. 147; thence extending in a Northeasterly direction along Lot No. 147 making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in line of Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife; thence extending along Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife and Lot now or late of Bernard W. Kelley and Louise O. Kelley, his wife, South 17 degrees 37 minutes 08 seconds West, a distance of 70.00 feet to a point in line of Lot No. 145; thence extending in a Northwesterly direction along Lot No. 145, by a line making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in the Eastern building line of Pomander Avenue the place of beginning.

TAX PARCEL NO. 43-5325-12-85-3202
PROPERTY ADDRESS: 745 Pomander Avenue, Exeter Township, Pennsylvania 19606-3431

To be sold as the property of James A. McCarthy and Nicole M. McCarthy

Docket Number: 23-10838
Attorney: Portnoff Law Associates, Ltd.
Judgment Amount: \$3,426.96

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract of land with the 2-1/2 story stone dwelling, small frame barn and

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other outbuildings thereof erected, situate in Earl Township, Berks County, Pennsylvania, bounded and described as follows:

A Florida professional limited liability company

BEGINNING at a point in the State Highway known as Traffic Route No. 73; thence extending along lands now or late of Lester Renninger South 30-1/2 degrees West 15.3 perches to a corner in a line of lands now or late of Paul Koch, formerly Daniel Mathias; thence by the same North 50-1/2 degrees West 5.35 perches to a corner of lands now or late of Reuben Miller, formerly of Simon Clouser; thence along the same North 31-1/2 degrees East 14.6 perches to the center line of said highway; thence along the same South 58 degrees East 5.3 perches to the place of Beginning.

Legal Description

All tract or parcel of land and premises, situate, lying and being in the Township of Tulpehocken in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the North side of Legislative Route LR-06011 and being Lot No. 3 of the Plan of Lots of Olde Hickory Estates, situate in the Township of Tulpehocken, County of Berks and State of Pennsylvania, and being more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners, dated November 7, 1974 and designed plan number 65-B 4026, as follows, to wit:

CONTAINING 80 perches.
 TAX PARCEL NO. 42-5378-17-11-9708
 PROPERTY ADDRESS: 1630 W. Philadelphia Avenue, Earl Township, Pennsylvania
 To be sold as the property of Wayne G. Carpenter

BEGINNING at a spike in Legislative Route LR-06011 a corner of Lot No. 2; thence in said road in a Westerly direction, 180.00 feet to a spike, a corner of Lot. No. 4; thence leaving said road and along Lot No. 4 in a Northerly direction by a line making a right angle with the last described line, 370.00 feet to an iron pipe in line, 370.00 feet to an iron pipe in line of lands of Lot No.2; thence along Lot No. 2 the following courses and distances: (1) in an Easterly direction by a line making a right angle with the last described line, 180.00 feet to an iron pipe; (2) in a Southerly direction by a line making an interior angle of 90 degrees with the last described line and an interior angle of 90 degrees with the first described line, 370.00 feet to a pipe, the place of Beginning.

NO. 24-00871
 Judgment: \$75,252.20
 Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN lot or piece of ground, together thereon, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

CONTAINING 1.529 acres.
 BEING KNOWN AS: 173 DECK RD,
 WOMELSDORF, PA 19567
 PROPERTY ID: 86442000312062
 TITLE TO SAID PREMISES IS VESTED IN CHARLES E. WOOLF AND BRENDA K. WOOLF, HUSBAND AND WIFE BY DEED FROM GEORGE H. ZIMMERMAN, DATED OCTOBER 31, 1994 RECORDED NOVEMBER 7, 1994 IN BOOK NO. 2589, AT PAGE 1330
 TO BE SOLD AS PROPERTY OF: CHARLES E. WOOLF AND BRENDA K. WOOLF

BEGINNING at a point on the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Parcel ID: 17531729079711
 Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604
 BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

Docket Number: 24-12298
 Attorney: Portnoff Law Associates, Ltd.
 Judgment Amount: \$4,052.79

To Be Sold As The Property Of: Yvette Belfort and Alex Belfort

PROPERTY DESCRIPTION

PURPART NO. 1
 ALL THAT CERTAIN lot of ground together with the two-story stucco bungalow house thereon erected, being 307 South Baumstown Road in Exeter Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

Case Number: 24-01105
 Judgment Amount: \$204,776.00
 Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff

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BEGINNING at a point marked by an iron pin in the east side of the 33-foot wide public road leading from Birdsboro to Baumstown, said point being 60 feet, more or less, north of the north line of property of Harry H. Koch measured along the east line of aforesaid 33-foot wide public road; thence along property of now or late Gerhard Petitjean, South 55 degrees East, 200 feet to an iron pin; thence along residue property of Samuel Hadley, South 35 degrees West, 60 feet to an iron pin; thence still along same, North 55 degrees West, 200 feet to the place of BEGINNING.

CONTAINING 12,000 Square feet.

BEING A PART OF THE SAME PREMISES WHICH Daniel E. Kline, deceased, by Kathleen M. Kline, surviving spouse of Daniel E. Kline and Administrator pursuant to Grant of Letters Testamentary on July 6, 2021 transferred and conveyed unto Kathleen M. Kline by a deed dated January 18, 2022 and filed with the Berks County Recorder of Deeds Office as Instrument Number 2022005799 on February 8, 2022.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the eastern side of a public road leading from Birdsboro to Baumstown, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the eastern side of said public road leading from Birdsboro to Baumstown, a distance of 120 feet North from a corner of property of Harry Kock, thence East along property of Richard Brooks Shelton a distance of 200 feet to a point in line of property of Samuel H. Hadley, thence North along same 60 feet to a point in line of other property of said Samuel H. Hadley, thence West along the same 200 feet to a point in the Eastern side of said public road leading from Birdsboro to Baumstown, thence South along same 60 feet to a point, the place of BEGINNING.

TAX PARCEL NO. 43-5344-06-39-5417

PROPERTY ADDRESS: 307 S. Baumstown Road, Exeter Township, Pennsylvania

To be sold as the property of Noah Kline

Docket Number: 24-15029

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$3,421.39

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with a 2 1/2 story dwelling thereon erected, situate on the Westerly side of Water Street (30 feet wide) at the terminus of Lincoln Avenue (50 feet wide) in the Borough of Birdsboro County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No's. 43 and 44 and the Southerly half of a vacated portion of Lincoln Avenue as laid out on a plan of lots known as Wayne Heights, recorded in Plan Book

3 Page 8 Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a nail in the intersection of the Westerly building line of Water Street with the former centerline of Lincoln Avenue said point being the most Northeasterly corner of the herein described tract of land; thence along the said Westerly building line of Water Street South 02 degrees 09 minutes 00 seconds East a distance of 44.09 feet to a nail, a corner of lands of Patsy J. Kreamer; thence along the said lands of Patsy J. Kreamer, passing through the party wall of a 2 1/2 story dwelling, South 87 degrees 51 minutes 00 seconds West a distance of 98.02 feet to an iron pin in line of lands now or late of the E. and G. Brooke Land Co; thence along the said lands now or late of the E. and G. Brooke Land Co North 0 degrees 24 minutes 00 seconds West a distance of 61.98 feet to an iron pin in at the said former centerline of Lincoln Avenue; thence along the said former centerline of Lincoln Avenue South 81 degrees 37 minutes 30 seconds East a distance of 97.79 feet to the place of beginning.

TAX PARCEL NO. 31-5344-14-24-8195

PROPERTY ADDRESS: 232 S. Water Street, Birdsboro, Pennsylvania

To be sold as the property of Mary L. Interrante

Docket: 24-17148

Judgment Amount: \$169,117.08

Attorney: Matthew G. Brushwood, Esquire

ALL THAT CERTAIN dwelling being house No. 407 South Wyomissing Avenue, Borough of Shillington, Berks County, Pennsylvania, together with the lot or piece of ground upon which same is erected being Lot No. 28, as said lot is shown on a revised plan of lots laid out by S & S Construction, Inc. said revised plan being recorded in Plan Book Volume 44, page 2, Berks County records, situate in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway in common with all of the owners abutting thereto, extending across the rear of these premises and between Lots Nos. 15 and 16 into South Wyomissing Avenue as and for a driveway, passageway and means of ingress and egress for these premises and all of the premises abutting thereon at all times hereafter forever.

BEING THE SAME premises which S & S Construction, Inc., by deed dated July 22, 1975, and recorded July 22, 1975 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Deed Book 1674, page 940, granted and conveyed unto Larry R. Goodman.

AND THE SAID Larry R. Goodman died on May 18, 2021, whereupon title vested into Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns,

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Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

PARCEL IDENTIFICATION NO: 77439510466501; TAX ID #: 77066200

TO BE SOLD AS THE PROPERTY OF Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

Docket Number: 24-17705

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$2,357.69

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or lot of ground together with the one-car garage thereon erected, situate on the Western side of the public road, leading from Schuylkill River Road across the River Schuylkill to Monocacy Station, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the aforesaid public road, thence along line of property of the Birdsboro Stone Co., a corporation, South 82 degrees 51 minutes West 101 feet and 10-1/4 inches to a point, thence further along the same North 18 degrees 43 minutes East 96 feet and 1-1/2 inches to a point and thence further along same North 15 degrees 9 minutes East 117 feet to the water's edge of the River Schuylkill, thence along said water's edge in an Easterly direction 65 feet more or less, to line of property of Amandus Hoffman, and thence along the same and in and along said public road in a Southerly direction 185 feet, more or less, to the Place of Beginning.

CONTAINING 59-1/2 square perches, be the same more or less.

TAX PARCEL NO. 88-5354-14-22-9906

PROPERTY ADDRESS: 30 N. Main Street, Union Township, Pennsylvania 19518

To be sold as the property of Joshua Brunner

No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

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

BEGINNING at a point in the center line of

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said Oley Turnpike and on a line along the center of same bearing North 75 degrees 04 minutes East, said point being the Southeasterly corner of land about to be conveyed to Homer B. Wendling and Elda S. Wendling, his wife; thence along the same making an interior angle of 105 degrees 35 minutes with the said above-mentioned line North 30 degrees 31 minutes West 36.15 feet to an iron pipe marker and continuing thereon for a total distance of 727.04 feet to an iron pipe being a corner on line of lands of Alton Weist; thence along the same making an interior angle of 100 degrees 21 minutes with the last mentioned line North 49 degrees 08 minutes East 116.47 feet to an iron pipe being the northwest corner of land about to be conveyed to Joseph E. Dziki and Virginia M. Dziki, his wife; thence along same making an interior angle of 78 degrees 57 minutes with the said last mentioned line South 29 degrees 49 minutes East to an iron pipe marker located 34.14 feet from the center line of said Oley Turnpike and continuing thereon for a total distance of 776.02 feet more or less to a point in said center line of the Oley Turnpike; thence along the same making an interior angle of 75 degrees 07 minutes with the said last mentioned line South 75 degrees 04 minutes West 108.72 feet to the place of Beginning.

CONTAINING 1 acre 144 perches, more or less.

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

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

Mapped PIN: 5337-03-40-2622

Parcel ID #: 43533703402622

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

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

Case Number: 25-02017

Judgment Amount: \$120,299.20

Attorney: Jared M. Greenberg, Esquire

ALL THAT CERTAIN lot or tract of land situate in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, being known as Lot No. 85 on a Final Plan of Country Ridge Estates, Phase II, by Ranck & Lake, Project No. 2630R dated October 8, 1987 and recorded January 4, 1988 in the Recorder's

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Office in and for Berks County, PA in Subdivision Plan Book 151 page 62, and more fully bounded and described as follows:

TO BE SOLD AS PROPERTY OF: JOSEPH STEVEN VERA

BEGINNING at a point on the West side of Adams Drive at a corner of Lot No. 86; thence along the same North 68° 34' 00" West a distance of 122.95 feet to a point in line with Lot No. 95; thence along Lots No. 95 and 96 North 04° 45' 32" East a distance of 42.80 feet to a point a corner of Lot No. 84; thence along the same South 68° 34' 00" East a distance of 135.23 feet to a point on the West side of said Adams Drive; thence along the same South 21° 26' 00" West a distance of 41.00 feet to the place of beginning.

No. 25-04537

Judgment Amount: \$32,042.17

Attorney: Matthew G. Brushwood, Esquire

CONTAINING 5,293 square feet.

PROPERTY: 208 Adams Drive, Womelsdorf, Pa 19567

PIN: 95433706386657

BEING the same premises which Sean Barnette, by Deed from Michael G. Hasinec and Amie L. Hasinec, dated April 19, 2018, recorded March 19, 2018, Instrument number 2018012740.

TO BE SOLD AS THE PROPERTY OF: Sean Barnette

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Locust Street, between Spring and Robeson Streets, being No. 1036 Locust Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by property now or late of Harry G. Moyer and Beatrice N. Moyer, his wife;

On the East by Locust Street;

On the South by property now or late of Berks County Trust Company; and

On the West by a 10 feet wide alley.

CONTAINING in front or width, North and South, on Locust Street 13 feet, more or less, and in equal length or depth of equal width, East and West, 105 feet, more or less, to said 10 feet wide alley.

BEING THE SAME PREMISES WHICH Sergio Cruz and Sonia Cruz by deed dated October 31, 2008, and recorded in the Office of the Recorder of Deeds for Berks County on November 6, 2008, in Record Book 5438, Page 1693 granted and conveyed unto Maria Delcarmen Soto Gonzalez and Manuel Malave Santiago.

AND the said Manuel Malave Santiago died on July 28, 2018 whereupon his interest in the premises vested into Maria Delcarmen Soto Gonzalez.

PARCEL IDENTIFICATION NO: 13-5317-46-16-3014.

TO BE SOLD AS THE PROPERTY OF MARIA DELCARMEN SOTO GONZALEZ ON JUDGMENT 25-04537.

Case Number: 25-4456

Judgment Amount: \$107,755.53

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN dwelling house, No. 334, and the lot or piece of ground upon which the same is erected, Situate on the West side of North Eleventh Street, between Elm and Buttonwood Streets, 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 Edward Pearson,

On the East by North Eleventh Street;

On the South by property now or late of Jacob Duser, Sr. and

On the West by a 10 feet wide alley.

CONTAINING in front on said North Eleventh Street, North and South, 20 feet and in depth East and West, 110 feet.

Being the same premises which Nationstar Mortgage LLC by Deed dated May 31, 2016 and recorded August 15, 2016 in Berks County as Instrument No. 2016028241 conveyed unto Ana Patricia Cocolo, in fee.

BEING KNOWN AS: 334 N 11TH STREET, READING, PA 19604

PROPERTY ID: 09-5317-69-12-0129

TITLE TO SAID PREMISES IS VESTED IN JOSEPH STEVEN VERA, AN UNMARRIED MAN BY DEED FROM ANA PATRICIA COELLO, DATE RECORDED SEPTEMBER 18, 2023 AT INSTRUMENT NO. 2023027538

C.C.P. BERKS COUNTY, NO. 25-10206

Judgment - \$159,044.62

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the dwelling erected thereon, on the Northern side of Friedensburg Road, East of Brooke Street, being Lots 7 and 8 and the Eastern 12.50 feet of Lot 9, as shown on the Plan of Lots of J. Calvin Campfield, in January 1921, said Plan being recorded in Plan Book Volume 1, Page 49, Berks County records; in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Friedensburg Road, 181 feet 0 inches east of

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Brooke St. and being a corner in Lot 9 on said Plan; thence in a Northwesterly direction thru Lot 9, at right angles to Friedensburg Road, a distance of 125 feet 0 inches to a point in the Southern side of Hill Avenue; thence in a Northeasterly direction along the Southern side of Hill Avenue, at right angles to last described line, a distance of 62 feet 6 inches to a point; thence in a Southeasterly direction, at right angles to Hill Avenue, a distance of 125 feet 0 inches to the Northern side of Friedensburg Road; thence in a Southwesterly direction along the Northern side of Friedensburg Road, at right angles to last described line, a distance of 62 feet 6 inches to the place BEGINNING.

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

BEING KNOWN AND NUMBERED as 410 Friedensburg Road, Reading, Pennsylvania 19606.

BEING KNOWN AS 410 Friedensburg Rd, Reading, PA 19606

PARCEL NO.: 64531720806062

BEING the same premises which David A. Hoskinson and Carol B. Hoskinson by Deed dated January 6, 2020 and recorded in the Office of Recorder of Deeds of Berks County on January 9, 2020 as Instrument 2020001103 granted and conveyed unto Ibrahim Rogers.

TO BE SOLD AS THE PROPERTY OF Ibrahim Rogers

Case Number: 25-10245
 Judgment Amount: \$309,148.41
 Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story cement plastered cinder block dwelling house, being No. 14 Woodland Road, and the lot of ground on which the same is erected, being the Eastern half of a twin dwelling house situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition to Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as Lot No. 226, which map of plan is hereby referred to and expressly made a part of this deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225 and

being two hundred forty-five and fifty-seven hundredths feet West from the Southwest Corner of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 225, and at right angles to Woodland Road, a distance of one hundred thirty-five feet to a point in the rear line of Lot No. 224; thence in a Southwesterly direction and at right angles to the last described line along Lot No. 224 a distance of thirty-feet to a point, a corner of Lot No. 227; thence in a Southeasterly direction and at right angles to the last described line along Lot No. 227 a distance of one hundred thirty-five feet to a point in the Northwest side of Woodland Road; thence in a Northeasterly direction along the Northwest side of said Woodland Road and at right angles to the last described line a distance of thirty-five feet to the place of BEGINNING.

CONTAINING in front of said Woodland Road thirty-five feet and in depth of equal width one hundred thirty-five feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition of Wyomissing Hills, surveyed by E. Kurtz Wells, C.D., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as the Southwest portion of Lot No. 225, which said map of plan is hereby referred to and expressly made a part of this deed, and more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225, and being 245.57 feet Southwest from the Southwest corner of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 226 and at right angles to Woodland Road, a distance of 135 feet to a point in the rear line of Lot No. 224, a distance of 12.28 feet to a point, a corner in Lot No. 9 and residue portion of Lot No. 225, thence in a Southeasterly direction and at right angles to the last described line, along the residue of Lot No. 225, a distance of 135 feet to a point in the Northwest side of said Woodland Road and at right angles to the last described line, a distance of 12.28 to the place of BEGINNING.

CONTAINING in front of said Woodland Road 12.28 feet and in depth of equal width 135 feet.

BEING Parcel UPI No: 96-4397-18-40-9816.
 PROPERTY BEING: 14 Woodland Rd., Reading, Pa 19610

BEING THE SAME PREMISES WHICH IZZY HOLDINGS LLC, by Deed dated

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August 28, 2023 and recorded September 8, 2023 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2023026742, granted and conveyed unto MARQUIS LAMONT HOOD, as sole owner.

TO BE SOLD AS THE PROPERTY OF: Marquis Lamont Hood

Docket: 25-10950
Attorney: Orlans Law Group PLLC
Judgment Amount: \$167,647.82

DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three story brick dwelling house thereon erected, Situate on the Southern side of West Fifth Street, between North Reading Avenue and North Walnut Street, in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner of building range on the Southern side of West Fifth Street, a corner of lot of Estate of Mabel Giles; thence by the latter and through the middle of an alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Southwestwardly direction 65 feet to a point, a corner of lot of Helen Geiger, formerly Charles L. Keely; thence along the same in a Northwestwardly direction 15 feet to a point, a corner of lot of A. Virginia Moore; thence along the same and through the middle of alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Northwestwardly direction 65 feet to a point, a corner on building range on the Southern side of West Fifth Street; thence along the same in a Southeastwardly direction 15 feet to the place of BEGINNING.

PIN 33538720910929

TITLE TO SAID PREMISES VESTED IN Robert A. O’Toole and Irene E. Ingram , by Deed from David M. Kern and Jazmin I.Kem, dated November 20, 2020, recorded November 24, 2020, Instrument number 2020044803.

Tax Parcel No: 33538720910929

Premises known as: 16 W. 5th Street, Boyertown, PA 19512

To Be Sold as the property of: Robert A O’Toole and Irene E Ingram

Case Number: 25-14130
Judgment Amount: \$194,327.93
Attorney: Robert Flacco, Esq.

SCHEDULE A

ALL THAT CERTAIN two story brick mansard roof dwelling house and the lot or piece of ground whereon the same is erected, situate

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on the North side of Hollenbach Street between Schuylkill Avenue and Lincoln Street, being No. 345 Hollenbach Street, in the City of Reading, Berks County, Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

On the North by a ten feet (10’) wide alley;

On the East by property now or late of Ralph S. Hoffmaster and Charlotte Hoffmaster, his wife,

On the West by property now or late, of Albert F. Brehmer and Elizabeth M. Brehmer, his wife, and

On the South by said Hollenbach Street, CONTAINING in front on said Hollenbach Street fourteen feet (14’) and in depth of equal width one hundred feet (100’) to said alley.

SUBJECT nevertheless, to the joint use of a joint alleyway with the owners or occupants of the property adjoining on the east.

Tax ID / Parcel No. 15530756440484; Pin: 530756440484; Acc: 15429475

BEING THE SAME PREMISES which Lauri Serrano by Deed dated August 29, 2022 and recorded September 20, 2022 in Berks County as Instrument No. 2022037534 conveyed unto Roughneck Realty, LLC.

PROPERTY: 345 Hollenbach Street, Reading, PA 19601.

TO BE SOLD AS PROPERTY OF: ROUGHNECKS REALTY LLC A/K/A ROUGHNECK REALTY LLC

Case Number: 25-14698
Judgment Amount: \$128,324.74
Attorney: Jacqueline F. McNally, Esq.

ALL THAT CERTAIN lots or pieces of ground situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being Lot No 836, Lot No 834, Lot No 832, Lot No 830, Lot No 828 and a portion of Lot No 826 in the Plan of West Wyomissing, as recorded in the Recorder’s Office of Berks County, Pennsylvania in Plan Book 2, Page 44, being more particularly described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Portland Street A corner of other lands of Lawrence Anderson and Dolores Anderson, husband and wife, thence along the Southern right-of-way line of Portland Street, North eighty-four (84) degrees, fifteen (15) minutes, forty-one (41) seconds East, one hundred thirteen and forty-six (46) one-hundredths (113 46) feet to a point, a corner of Lot No 838, thence leaving said road and along Lot No 838, South five (05) degrees, forty-four (44) minutes, nineteen (19) seconds East, fifty-eight and ninety-nine one-hundredths (58 99) feet to a point in line of Lot No 843, thence along Lot No 843-831, South seventy-four (74) degrees, twenty-two (22) seconds, one (01) minute West one hundred sixteen and two one-hundredths (116 02) feet to a point, a corner of other lands of Lawrence Anderson and Dolores Anderson,

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husband and wife, thence along lands of same, North five (05) degrees, seven (07) minutes, fifty-nine (59) seconds West, passing through a party wall, seventy-eight and ninety three one-hundredths (78 93) feet to the place of Beginning.

Title is vested with Kelly A. Bingaman, by Deed from Andrew R. Bingaman and Kelly Anne Bingaman dated February 13, 2012 and recorded on February 22, 2012 with the Berks County Recorder of Deeds as Instrument Number 20122007030.

PARCEL ID 80-4396-09-26-4943

PROPERTY: 1740 Portland Avenue, West Lawn, Pa 19609

TO BE SOLD AS PROPERTY OF: Kelly A. Bingaman

C.C.P. BERKS COUNTY, NO. 25-17047

Judgment - \$209,877.75

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN parcel of ground on the South side of Lincoln Drive (SR-3012) situate in the Borough of Wernersville, Berks County, Pennsylvania, being known as Lot #3 of the Final Plan of "Lincoln Drive", recorded in Plan Book 158, page 63, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-3441, dated August 12, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Lincoln Drive a corner of Lot #4; thence along Lot #4, South 31 degrees 50 minutes 00 seconds West 100.00 feet to a point in line of residue property of Dionisios Kotsakis; thence along residue property, North 58 degrees 0 minutes 00 seconds West 75.00 feet to a point a corner of Lot #2; thence along Lot #2, North 31 degrees 50 minutes 00 seconds East 100.00 feet to a point on the Southern right-of-way line of Lincoln Drive, South 58 degrees 10 minutes 00 seconds East 75.00 to a point the place of beginning.

CONTAINING 7,500.00 square feet.

BEING SUBJECT to the restrictive notes as shown on the above referenced plan.

Being the same premises which Dionisios Kotsakis and Maria Kotsakis, his wife, by deed dated December 22, 1988 and recorded in Berks County in Record Book 2051, page 155 conveyed unto GG & F Construction, Inc., a Pennsylvania Corporation, in fee.

BEING KNOWN AS 420 Lincoln Drive A/K/A 420 Lincoln Dr, Wernersville, PA 19565
PARCEL NO.: . 90436611658069

BEING the same premises which G G & F Construction, INC., A Pennsylvania Corporation by Deed dated April 13, 1995 and recorded in the Office of Recorder of Deeds of Berks County on April 18, 1995 at Book 2627, Page 1496 granted and conveyed unto Charles K. Spears, Angelena E. Spears.

TO BE SOLD AS THE PROPERTY OF
Angelena E. Spears
Charles K. Spears having departed this life
on March 7, 2017

NO. 25-17147

Judgment: \$27,545.81

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN parcel of land in the Muhlenberg Township, Berks County, Commonwealth of PA, as more fully described in Volume 2819 Page 1660 ID# 66-5308-16-93-0983, being known and designated as part of lot no. 178 and part of lot no. 177 plan of lots laid out by Henry Barnhart in the Village of Hyde Park, filed in plan Book Vol Eat Page 34.

ALL THAT CERTAIN lot or piece of ground, together with a two and one half story brick dwelling house erected thereon, situate on the east side of street, in Hyde Park, Muhlenberg Township, County of Berks and State of Pennsylvania, being part of lot no. 178 and part of lot no. 177 of plan of lots laid out by Henry Barnhart in the Village of Hyde Park, dated 1907 and recorded in the Recorder's Office of Berks County, Pennsylvania, in plan Book Volume e Page 34, bounded and described as follows to wit:

BEGINNING at a point on the west side of said Raymond Street, said point being twenty six feet (26') south of the southeast corner of Barnhart Avenue and Raymond Street; thence south along said Raymond Street twenty one (21') to a point in line of other property of George Elderton and John U. Seibert; thence eastwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point in the west side of a ten foot wide alley; thence northwardly along the west side of said ten feet wide alley twenty one feet (21') to a point in line of other property of George Elderton and John U. Seibert; thence westwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point, the place of beginning.

CONTAINING in front along said Raymond Street a width of twenty one feet (21') and in depth of equal width one hundred and twenty feet (120') and being numbered 129 Raymond Street.

BEING THE SAME PROPERTY conveyed by fee simple deed from Michael T. Miller to Neil R. Brown and Michelle L. Griesemer, dated 03/31/1997 recorded on 04/03/1997 in Volume 2819, Page 1660 in Berks County records, Commonwealth of PA.

BEING THE SAME PROPERTY conveyed by fee simple deed from Neil R. Brown and Michelle L. Brown who took title as Michelle L. Griesemer, now married to Neil R. Brown, to Neil R. Brown and Michelle L. Brown, husband and wife dated 12/31/2005 and recorded on 10/31/2006 in Volume 5001, Page 2268 in Berks County records, Commonwealth of PA.

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BEING KNOWN AS 129 Raymond Street,
Reading, PA 19605.

PARCEL ID NO. 66530816930983

TO BE SOLD AS THE PROPERTY OF: Neil
R Brown and Michelle L Brown a/k/a Michelle
L Griesemer

C.C.P. BERKS COUNTY, NO. 25-17506

Judgment - \$189,086.71

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected Situate in Cumru Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Steevers Glen Revision drawn by Thomas R. Gibbons, Professional Land Surveyor, dated March 31, 1987, and last revised May 6, 1987, said Plan recorded in Berks County in Plan Book 149 page 34, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Harry Avenue (54 feet wide) said point being at the arc distance of 29.92 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side Cedar Top Road (T-404) (60 feet wide): thence extending from said point of beginning along the Southwesterly side of Harry Avenue South 45 degrees 2 minutes East 93.72 feet to a point a corner of Lot No. 20 on said Plan; thence extending along same South 44 degrees 34 minutes West and crossing a 20 feet wide Drainage Easement 374.37 feet to a point in line of lands now or late of Richard E. Davenport; thence extending along said lands North 41 degrees 05 minutes 01 second West and crossing the Southeasterly side of Cedar Top Road 159.16 feet to a steel pin on the title line in the bed of same; thence extending along same North 48 degrees 54 minutes 55 seconds East 346.20 feet to a point on the title line in the bed of Cedar Top Road; thence extending along same South 41 degrees 08 minutes 15 seconds East 18.84 feet to a point on the Southeasterly side of Cedar Top Road; thence leaving same along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.92 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 1.218 acres of land.

BEING Lot No. 21 as shown on the above mentioned Plan.

FOR INFORMATIONAL PURPOSES

The property address being known as No. 1178 Cedar Top Road, Reading, Pennsylvania 19607
TAX ID# 39-5305-13-14-4454

The improvements thereon being known as 1178 Cedar Top Road, Reading, Pennsylvania - 19607

BEING KNOWN AS 1178 Cedar Top Road,

Reading, PA 19607

PARCEL NO.: . 39530513144454

BEING the same premises which Irene R. Burnatowski by Deed dated August 9, 1995 and recorded in the Office of Recorder of Deeds of Berks County on August 11, 1995 at Book 2657, Page 2225 as Instrument 33381 granted and conveyed unto Irene R. Burnatowski and Joseph J. Burnatowski.

TO BE SOLD AS THE PROPERTY OF Deborah L. Burnatowski and Joseph J. Burnatowski

Irene R. Burnatowski having departed this life on September 29, 2021

Case Number 25-17783

Judgment Amount: \$203,101.50

Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN two-story brick dwelling house and store-stand and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, between 2nd Avenue and 34d Avenue, and being known as No. 243 Chestnut Street in the Borough of West Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north side of chestnut Street, nineteen feet eight inches (19' 8") east of 34d Avenue, thence along said chestnut Street, east seventeen feet four inches (17' 4") to a corner of property now or late of Jacob Hill, being No. 241 Chestnut Street, thence along the same north one hundred and twenty-five feet (125') to a twenty feet (20') wide alley, thence along the south side of said alley west seventeen feet four inches (17' 4") to property now or late of John Wagner, being No. 245 Chestnut Street; thence along the same south one hundred and twenty five feet (125') to the place of beginning.

CONTAINING in front on said Chestnut Street, in width or breadth, east and west seventeen feet four inches (17' 4"), and in depth or length of equal width or breadth, north and south, one hundred and twenty-five feet (125') to said twenty feet (20') wide alley on the north.

BEING KNOWN AND NUMBERED as 243 Chestnut Street, West Reading, Pennsylvania 19611.

PIN 93530606393358

BEING THE SAME PREMIESES which Berks County Trust Company, a Pennsylvania Corporation, by deed dated July 24, 1942 and recorded July 24, 1942 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Deed Book 867, Page 171, granted and conveyed unto Italian American Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West Reading, Pennsylvania, a Pennsylvania Corporation.

To be sold as the property of Italian American

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Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West Reading, Pennsylvania, a Pennsylvania Corporation on Judgment No. 25-17783.

Attorney: Caitlin Donnelly, Esq.

Docket #25-17951
Judgment Amount: \$123,928.15
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the bi-level brick and frame dwelling erected thereon, being known as No. 10 Glen-Tilt Avenue, situate on the South side of Glen -Tilt Avenue, between Beckley Street and Werner Street, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid Glen-Tilt Avenue (50 feet wide), on the East by property belonging to Wernersville Realty Company, on the South by the Development of Wernersville Heights Addition, and on the West by property belonging to Neil R. Grimes and Gloria L. Grimes, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern building line of Glen-Tilt Avenue, a distance of 56.31 feet Eastwardly from the beginning of a curve having a radius of 25.00 feet connecting the Southern building line of the aforesaid Glen-Tilt Avenue with the Eastern building line of Beckley Street; thence in an Easterly direction along the Southern building line of the aforesaid Glen-Tilt Avenue, a distance of 70.00 feet to a corner; thence leaving and making an interior angle of 101 degrees 04 minutes with the aforesaid Glen-Tilt Avenue, and in a Southerly direction along residue property belonging to Wernersville Realty Company, a distance of 138.82 feet to a corner in line of the Development of Wernersville Heights Addition; thence in a Westerly direction along same, making an interior angle of 78 degrees 47 minutes with the last described line, a distance of 70.04 feet to a corner; thence making an interior angle of 101 degrees 13 minutes with the last described line and in a Northerly direction along properly belonging to Neil R. Grimes and Gloria L. Grimes, his wife, a distance of 138.64 feet to and making an interior angle of 78 degrees 56 minutes with the aforesaid Glen-Tilt Avenue at the place of beginning.

Thereon erected a dwelling house known as:
10 East Glen Tilt Avenue
Wernersville, PA 19565
Tax Parcel #51436611550303
See Deed Book INSTRUMENT NO.:
2018013240

Sold as the property of:
ANTHONY LUIS CARRION

Case Number: 25-18004
Judgment Amount: \$98,156.64

LEGAL DESCRIPTION

All that certain tract of land situate on the southern side of State Highway SR-1008 (known as Balthaser Road) in the Township of Windsor, County of Berks, and Commonwealth of Pennsylvania, being shown as Lot 3 on a plan of the Adams Subdivision prepared by G.I. Kohl & Associates of Leesport, Pennsylvania, Drawing No. 90-005-127, dated 5/10/90, last revised 10/29/90, said plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 178, page 24, being more fully bounded and described as follows, to wit:

Beginning at a point, a corner on or near the southern edge of Macadam State Highway SR-1008 (known as Balthaser Road), said point being a corner of Lot 4 of the Adams Subdivision and the northeastern corner of the herein described property, said point being located South 52 degrees 22 minutes 51 seconds West a distance of 145.67 feet from a PK spike on or near the centerline of said State Highway SR-1008, said PK spike marking a corner of property belonging to Jacob G. Leiby and Marion Leiby, his wife, and of property belonging to Jeffrey L. Dissinger and April Dissinger, his wife, (being shown as Lot 16 on a plan of the Haas Subdivision recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 135, page 72); thence leaving said State Highway SR-1008 along said Lot 4 in the following (2) courses and distances, viz: (1) along the centerline of a joint access easement passing over an iron pin on the southern existing right-of-way line of said State Highway SR1008 located a distance of 32.89 feet from the last described point South 10 degrees 28 minutes 56 seconds West a distance of 565.54 feet to a point, a corner marked by an iron pin; (2) leaving said joint driveway easement South 65 degrees 40 minutes 20 seconds West a distance of 340.64 feet to a point, a corner in line of property belonging to Steven R. Stamm (shown as Lot 11 of the aforementioned Haas Subdivision) marked by an iron pin; thence along the same North 08 degrees 11 minutes 30 seconds West a distance of 185.00 feet to a point, a corner of Lot 1 of the Adams Subdivision, marked by an iron pin; thence along said Lot 1 and along Lot 2 of the Adams Subdivision passing over an iron pin located a distance of 122.01 feet from the next described point, said iron pin marking the common corner of said Lot 1 and Lot 2 North 65 degrees 40 minutes 20 seconds East a distance of 312.79 feet to a point, a corner marked by an iron pin; thence continuing along said Lot 2 passing over a concrete monument on the aforementioned southern existing right-of-way line of State Highway SR-1008 located a distance of 42.53 feet from the next described point North 10 degrees 28 minutes 56 seconds East a distance

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of 349.10 feet to a point, a corner in said State Highway SR-1008; thence in and along the same North 65 degrees 40 minutes 20 seconds East a distance of 100.00 feet to the place of beginning.

Subject to a joint driveway easement as shown on the herein named plan of the Adams Subdivision.

Containing in area 2.1943 acres (gross area).

Title is vested in Jeffrey A. Bylina by deed from Federal Home Loan Mortgage Corporation dated October 20, 1999 and recorded on November 4, 1999 in the Berks County Clerk's/ Register's Office as Book 3141, Page 1.

Parcel ID: 94541400061682

Property Address: 620 Balthaser Road, Township of Windsor, Lenhartsville, PA 19534
TO BE SOLD AS PROPERTY OF: Jeffrey A. Bylina

CASE NUMBER: 25-18170

JUDGMENT AMOUNT: \$150,933.07

ATTORNEY: CHARLES N. SHURR, JR.,
ESQUIRE

ALL THAT CERTAIN parcel or tract of land being located on the Eastern side of Garfield Road, also being shown as Lot #9 of a recorded Subdivision Plan of "Garfield Acres" prepared for Oliver S. Mast, prepared by E.R. Felty, Inc., Professional Land Surveyors, in the Township of Centre, County of Berks, Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a point on Garfield Road; thence leaving said road and going along Lot #8, the two following courses and distances: (1) North 74 degrees 55 minutes 32 seconds East a distance of 377.00 feet to a steel pin; (2) South 15 degrees 04 minutes 20 seconds East a distance of 125.00 feet to a steel pin; thence going along Lot #10 South 74 degrees 55 minutes 32 seconds West a distance of 377.00 feet to a point in Garfield Road; thence going in and along Garfield Road North 15 degrees 04 minutes 28 seconds West a distance of 125.00 feet to a point, the place of Beginning.

BEING KNOWN AS Tax Parcel Number 4480-01-18-9332

BEING KNOWN AS

1647 Garfield Road, Mohrsville, Pennsylvania 19541

Parcel No. 36448001189332

TO BE SOLD as the property of ROBERT SIMKO a/k/a ROBERT P. SIMKO, JR.

No. 2025-18474

Judgment: \$11,622.67

Attorney: Leon P. Haller, Esquire

ALL that certain lot or piece of ground upon which is erected a two-story brick, tin roof dwelling house, being number 928 Moss Street,

situate on the West side of said Moss Street, between Windsor and Spring Streets, 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 George P. Granger, being No. 930 Moss Street;

On the East side by said Moss Street;

On the South side by property now or late of Annie Hoffman, being No. 926 Moss Street; and On the West by a twenty feet (20') wide alley.

Containing in front on said Moss Street, in width or breadth, thirteen (13') feet, and in depth of equal width or breadth, one hundred (100') feet, more or less.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 928 MOSS STREET, READING, PA 19604

Mapped PIN: 5317-45-05-2329

Parcel ID #: 13531745052329

BEING THE SAME PREMISES WHICH Matthew E. Correll, et ux., by Deed dated November 13, 2001 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania December 20, 2001 at Deed Book 3454, page 2205, granted and conveyed unto Odalys Rivera. Odalys Rivera is also known as Odalys Pereya. Odalys Rivera aka Odalys Pereya died January 31, 2016. Letters Testamentary were granted to Francisco Sanchez and Obelis Dunlap on February 22, 2016 to Berks County File No. 0616-0281.

TO BE SOLD AS THE PROPERTY OF OBELIS DUNLOP AND FRANCISCO SANCHEZ, CO-EXECUTORS OF THE ESTATE OF ODALYS RIVERA A/K/A ODALYS PEREYRA

Case Number: 26-00143

Judgment Amount: \$117,734.07

Attorney: Timothy A. Cirino, Esq.

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground whereon the same is erected, situated on the West side of South Seventeenth and One-half Street, between Cotton and Fairview Street, being No. 522 South Seventeenth and One-half 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 Perey J, Hain and Luella Hain;

ON the East by said South Seventeenth and One-half Street;

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ON the South by property now or late of Jonathan D. Betz; and

Deed Instrument No. 2015001154, granted and conveyed unto Ryan P. Birmingham and Kimberly A. Birmingham, husband and wife.

ON the West by a ten feet wide alley.

Tax Parcel: 80438608897695

CONTAINING in front along said South Seventeenth and One-half Street twelve feet six inches and in depth to said alley one hundred and ten feet.

Premises Being: 516 Snyder Road, Reading, PA 19609

Property Being: 522 South 17-1/2 Street, Reading, Pa 19606

To be sold as Property of: Kimberly A. Birmingham and Ryan P. Birmingham

PIN: 16531632476512

TO BE SOLD AS PROPERTY OF: JM Diamond Enterprises Investments, LLC

LEGAL DESCRIPTION

Case Number: 26-01030

Judgment Amount: \$202,324.97

Attorney: Brock and Scott, PLLC

Case Number: 26-00758

Judgment Amount: \$242,593.25

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN split level brick dwelling being House No. 516 Snyder Road together with the lot or piece of ground upon which the same is erected being Lot No. 18 Block "L" as shown on the Plan of Building Lots known as Whitfield Section No. 2 as laid out by Byron Whitman and recorded in the Office for the Recording of Deeds in and for Berks County in Plan Book Volume 24, page 39, dated May 19, 1961, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

ALL THAT CERTAIN lot or tract of land on the southern side of Third Street, designated as Lot 2 of the "Baer Subdivision", as recorded in Plan Book Volume 143, Page 18, Berks County Records, situate in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at an iron pin on the southern right-of-way line of Third Street, being the westernmost corner of the herein described lot, also being a common corner of Lot 1 of the "Baer Subdivision"; THENCE, leaving the place of beginning, along the southern right-of-way of Third Street, North 80 degrees 00' 00" East 106.00 feet to an iron pin being a common corner of lands of Paul and Barbara Yandrisevits;

BEGINNING at a point in the Westerly building line of Snyder Road, a 53.00 feet wide street, said point being the arc distance of 281.82 feet Southwardly from the point of curve formed by said Westerly building line of Snyder Road, as measured along a curve having a radius of 1,433.50 feet a central angle of 11 degrees 15 minutes 50 seconds; thence in a Westwardly direction along the Northerly side of Lot No. 17, being House No. 514 Snyder Road, by a line being radial to the last described curve, the distance of 117.34 feet to a point; thence in a Northwardly direction along the Easterly side of a portion of Lot No. 6, being House No. 515 Lenore Court, by a line forming an interior angle of 91 degrees 14 minutes 03 seconds with the last described line, the distance of 64.27 feet to a point; thence in an Eastwardly direction along the Southerly side of Lot No. 19, being House No. 518 Snyder Road, by a line being radial to the next described curve, and forming an interior angle of 91 degrees 33 minutes 49 seconds with the last described line, the distance of 117.15 feet to a point; thence in a Southwardly direction along the Westerly building line of Snyder Road, by a line curving to the right, said curve having a radius of 1,433.50, a central angle of 02 degrees 47 minutes 52 seconds, the arc distance of 70.00 feet to the place of BEGINNING.

THENCE, along said Yandrisevits property, South 10 degrees 00' 00" East 182.36 feet to an iron pin in line of lands of Wolfe Dye and Bleach Works;

THENCE, along said Wolfe property, South 57 degrees 17' 27" West 114.91 feet to an iron pin being a common corner of Lot 1 of the "Baer Subdivision";

THENCE, along said Lot 1 North 10 degrees 00' 00" West 226.72 feet to the place of beginning.

CONTAINING 21,681.28 square feet.

The improvements thereon being commonly known as 200 3rd Street, Shoemakersville, Pennsylvania 19555.

Being the same lot or parcel of ground which by deed dated July 17, 1986 and recorded among the land records of Berks County in Book 1007 Page 203, was granted and conveyed by William K. Baer and Fern M. Baer, husband and wife, unto David S. Baer and Patricia A. Baer, husband and wife.

Tax Parcel: 78449207598112 a/k/a 4492-07-59-8112

Premises Being: 200 3rd Street, Shoemakersville, PA 19555, a/k/a 200 Third Street,

Shoemakersville, PA 19555

To be sold as Property of: David S. Baer and Patricia A. Baer A/K/A Patricia A. Baer Taken in Execution and to be sold by

Being the same premises which Mauro A. Ciabattini Jr. and Sabrina Ciabattini, husband and wife, by Deed dated 12/30/2014 and recorded 01/12/2015, in the Office of the Recorder of Deeds in and for the County of Berks, in

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MANDY P. MILLER, SHERIFF

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

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 **Dump N Run Dumpster Rentals, Inc.**
The Articles of Incorporation have been filed on May 6, 2026.

George C. Balchunas, Esq.
KOZLOFF STOUTD
2640 Westview Drive
Wyomissing, PA 19610

The name of the proposed corporation is **TGP Consultants Inc.**
The Articles of Incorporation have been filed on December 30, 2025.

The Articles were filed by:
Richard E. Pape
61 Pricetown Road
Fleetwood, PA 19522

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 26-04496

NOTICE IS HEREBY GIVEN that the Petition of Jonh Ilhan Rivera, a minor, by Richard Andres Rivera and Laura J. Suero was filed in the above-named Court, praying for a Decree to change their name to JOHN IVAN RIVERA.

The Court has fixed June 23, 2026, at 2:30 p.m. in Courtroom "4D" on the 4th floor of the Berks County Services Center, 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.

Douglas Wortman, Esq.
Justicia Law, LLC, 35 North 6th St.,
Mezzanine Suite 102
Reading, PA 19601

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 26-02756

Assigned to: JAMES E. GAVIN, J.

NCB Management Services, Inc., Plaintiff
vs.
Alesia Cahn, Defendant

NOTICE TO DEFEND
NOTIFICACIÓN PARA DEFENDERSE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers' Referral Service of the
Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone: (610) 375-4591

www.BerksBar.org

AVISO

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVEERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

SI NO PUEDE CORRER CON LOS GASTOS PARA CONTRATAR A UN ABOGADO, ESTA OFICINA PUDIERA PROVERLE INFORMACION RESPECTO A INSTITUCIONES QUE PUEDAN OFRECER SERVICIOS LEGALES A PERSONAS QUE CALIFICAN PARA LA REDUCCION DE HONORARIOS O QUE NO TENGAN QUE PAGAR HONORARIOS.

Servicio de Recomendación para Contratar Abogados
del Colegio de Abogados del Condado Berks
544 Court Street
Reading, PA 19601
Telefono: (610) 375-4591
www.BerksBar.org

TSAROUHIS LAW GROUP
Demetrios Tsarouhis
21 South 9th Street
Allentown, Pennsylvania 18102
Attorney for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-18150

Assigned to: Jame E. Gavin, J.

Velocity Investments, LLC, Plaintiff
vs.
Holly Milligan, Defendant

**NOTICE TO DEFEND
NOTIFICACIÓN PARA DEFENDERSE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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.

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AVISO

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME

05/14/2026

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POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVEERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

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

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del Colegio de Abogados del Condado Berks
544 Court Street
Reading, PA 19601
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AVISO

TSAROUHIS LAW GROUP
Demetrios Tsarouhis
21 South 9th Street
Allentown, Pennsylvania 18102
Attorney for Plaintiff

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podria dictarse un fallo por el juez en contra suya sin notificación adicional y podria ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-12569

Assigned to: James E. Gavin, J.

Velocity Investments, LLC, Plaintiff
vs.
Karra Mayo, Defendant

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO IMMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVEERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

NOTICE TO DEFEND
NOTIFICACIÓN PARA DEFENDERSE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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.

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05/14/2026

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TSAROUHIS LAW GROUP
Demetrios Tsarouhis
21 South 9th Street
Allentown, Pennsylvania 18102
Attorney for Plaintiff

AVISO

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-15869

Assigned to: JAMES E. GAVIN, J.

Velocity Investments, LLC, Plaintiff
vs.
Richard Marrasquin, Defendant

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO IMMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

**NOTICE TO DEFEND
NOTIFICACIÓN PARA DEFENDERSE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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.

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TSAROUHIS LAW GROUP
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21 South 9th Street
Allentown, Pennsylvania 18102
Attorney for Plaintiff

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Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone: (610) 375-4591
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STOCK ALFIERI
By: Edwin L. Stock, Esquire
Attorney I.D. No. 43787
50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

05/14/2026

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IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 21-1534

READING AREA WATER AUTHORITY,
Plaintiff
vs.
NICHOLAS S. KNAUER, Defendant

TO: Nicholas S. Knauer
1400 Palm Street
Reading, PA 19604

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on April 16, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on February 26, 2021 in the amount of \$1887.87, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

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

ESTATE NOTICES

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

to the executor or administrator, or his, her or their attorney indicated.

First Publication

ERNST, PHYLLIS E., dec'd.

Late of Penn Township.
Executrix: BARBARA JEAN NWOKE,
1229 Duke St.,
Palmyra, PA 17078.
ATTORNEY: ELIZABETH ROBERTS
FIORINI, ESQ.,
Fiorini Law, P.C.,
1150 W. Penn Avenue,
Womelsdorf, PA 19567

**FARINA, WILLIAM also known as
FARINA, WILLIAM FRANCIS, dec'd.**

Late of City of Reading.
Executrix: LAUREN J. OSWALD.
ATTORNEY: MICHAEL J. GOMBAR, JR.,
ESQ.,

MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

FOX, NAOMI, dec'd.

Late of Borough of Fleetwood.
Executrix: SYLVIA K. BAUSHER,
3615 Pricetown Rd.,
Fleetwood, PA 19522.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

HARTZ, RICHARD C., dec'd.

Late of 207 Community Dr., Apt. H,
Borough of Shillington.
Executrix: KIMBERLY M. HAINES,
342 Cherry St.,
Pottstown, PA 19464.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,

BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

HEIMBACH, DOREEN C., dec'd.

Late of Colebrookdale Township.
Executrix: COURTNEY L. ROBERTS.
c/o ATTORNEY: ELIZABETH
TIMBERLAKE-NEWELL, ESQ.,
E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

KAPLAN, DEBORAH L., dec'd.

Late of Exeter Township.
Executrix: JACALYN KAPLAN,
10851 Palm Lake Ave., Apt. 201,
Boynton Beach, FL 33437.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

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MARTINKA, VICKI S., dec'd.

Late of Borough of Bechtelsville.
 Administrator: JOHNNY P. MARTINKA,
 III.
 c/o ATTORNEY: WARREN H. PRINCE,
 ESQ.,
 PRINCE LAW OFFICES, P.C.,
 646 Lenape Road,
 Bechtelsville, PA 19505-9135

MOYER, LENA J., dec'd.

Late of Borough of Boyertown.
 Executors: LISA R. MOYER,
 725 Hill Church Rd.,
 Boyertown, PA 19512 and
 SCOTT A. MOYER,
 14 Springfield Dr.,
 Fleetwood, PA 19522.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

SCHAEFFER, SR., WILLIAM C., dec'd.

Late of 520 Buzzard Rd.,
 City of Reading.
 Executor: CHARLES W. SCHAEFFER,
 324 Mail Route Rd.,
 Reading, PA 19608.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

STAUDT, JR., ALBERT S., dec'd.

Late of City of Reading.
 Executor: BARRY L. STAUDT.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

SWEIGART, JR., RONALD E., dec'd.

Late of 331 N. Church St.,
 Borough of Robesonia.
 Executrix: TAMMY L. ZERBE,
 331 N. Church St.,
 Robesonia, PA 19551.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHOON, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

TULLY, KATHY A. also known as

TULLY, KATHY, dec'd.
 Late of 918 Maple Grove Rd.,
 Borough of Mohnton.
 Administratrix: JANEEN MENGEL,
 717 Maria Ave.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROSIE SOTO, ESQ.,
 5 E. Germantown Pike,
 Plymouth Meeting, PA 19462

VOZZO, JR., VINCENT J., dec'd.

Late of Borough of Wyomissing.
 Executrix: BRIANNA THOMSON.
 c/o ATTORNEY: CATHERINE M.
 HARPER, ESQ.,
 TIMONEY KNOX, LLP,
 P.O. Box 7544,
 Ft. Washington, PA 19034-7544

WATKINS, CHARLES MELVIN, dec'd.

Late of 803 Penn St.,
 City of Reading.
 Executor: JOHN WATKINS.
 P.O. Box 432,
 Fleetwood, PA 19522

WISNER, RICKY ALAN, dec'd.

Late of Borough of Birdsboro.
 Administrators: RYAN WISNER,
 32 Speck Rd.,
 Mohnton, PA 19540 and
 NICOLE WISNER,
 14 High St.,
 Reading, PA 19606.
 ATTORNEY: STEPHEN H. PRICE, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

Second Publication**AMMANN, RICHARD A., dec'd.**

Late of 24 Apple Lane,
 Borough of Fleetwood.
 Executor: NATHAN J. AMMANN.
 c/o ATTORNEY: JACOB T. THIELEN,
 ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

ANGSTADT, BETH ANN, dec'd.

Late of 1089 Chestnut,
 Union Township.
 Administratrix: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

BROWN, MICHAEL DAVID, dec'd.

Late of Washington Township.
 Administratrix: JOANNE M. MILLER,
 1101 Sleepy Hollow Rd.,
 Pennsburg, PA 18073.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

CICCOLI, MARY D., dec'd.

Late of 424 Chestnut St.,
 Borough of Bally.
 Executrices: JENNIFER CICCOLI,
 560 Hamilton St.,
 Lancaster, PA 17602 and
 KAREN FAUSNAUGHT,
 422 Chestnut St.,
 Bally, PA 19503.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

05/14/2026

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DEEM, DONALD D., dec'd.

Late of 805 Berks Place,
Spring Township.
Executrix: LORI LUTZ,
12 Knollwood Dr.,
Sinking Spring, PA 19608.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

DERR, MARY ANN, dec'd.

Late of Cumru Township.
Executor: TERRANCE E. DERR, JR.
c/o ATTORNEY: CHRISTINA M. BRAY,
ESQ.,
BRENNAN & FOLINO,
2 Woodland Road,
Wyomissing, PA 19610

FIRESTINE, LUCILLE J., dec'd.

Late of Marion Township.
Administrator: LUCINDA SEMSICK,
109 S. Front St.,
Womelsdorf, PA 19567.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

GOWOMBECK, JONATHAN L., dec'd.

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

HIGINBOTHAM, JAMES W., dec'd.

Late of 4400 Haines St.,
Borough of Sinking Spring.
Executor: JOHN C. HIGINBOTHAM,
98 Grandview Blvd.,
Reading, PA 19609.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

KOHLHAAS, FREDERICK J., dec'd.

Late of Amity Township.
Administratrix, C.T.A.: KARI ANN
KOHLHAAS,
1211 New Philadelphia Rd.,
Pottstown, PA 19465.
ATTORNEY: MATTHEW R. KESSLER,
ESQ.,
KESSLER LAW OFFICES, LLC,
8 Church Lane,
Douglassville, PA 19518

KOSTZEWA, JOHN W., dec'd.

Late of 2900 Lawn Terrace,
City of Reading.
Executrix: CHRISTINA FLOTO,
3058 Friedensburg Rd.,
Reading, PA 19606.
ATTORNEY: LAUREN BUTTERWORTH,
ESQ.,
LAUREN P. BUTTERWORTH, ESQUIRE,
PLLC,
P.O. Box 113,
Adamstown, PA 19501

KRISSINGER, DARLENE A., dec'd.

Late of Marion Township.
Executor: TIMOTHY T. ENGLER,
36 W. Main St.,
Myerstown, PA 17067.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

MATTHEWS, RICHARD A., dec'd.

Late of Robeson Township.
Executrix: JENNIFER L. WASSON.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

MCSURDY, MARY EILEEN, dec'd.

Late of 48 Kinsey Hill Dr.,
Borough of Birdsboro.
Executrices: ROSEMARIE SULLIVAN
SANDMAN and
MARY DALE BARNETT.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MILLS, KEVIN D., dec'd.

Late of 12 Lenape Lane,
Borough of Douglassville.
Executor: ANDREW S. MILLS.
c/o ATTORNEY: JAMES L. DAVIS, ESQ.,
Law Office of James L. Davis,
606 N. 5th Street,
Reading, PA 19601

NEIMAN, RANDY ALLEN also known as

NEIMAN, RANDY A., dec'd.
Late of Colebrookdale Township.
Executrix: LINDA C. NEIMAN,
531 Gables View Lane,
Felton, PA 17322.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

NIEVES, ERNESTO, dec'd.

Late of City of Reading.
Administratrix: SYDNEY M. NIEVES.
c/o ATTORNEY: MICHAEL K.
HOLLINGER, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Rd., Suite 101,
Wyomissing, PA 19610

NIEVES, KRISTEN E., dec'd.

Late of City of Reading.
Administratrix: SYDNEY M. NIEVES.
c/o ATTORNEY: MICHAEL K.
HOLLINGER, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Rd., Suite 101,
Wyomissing, PA 19610

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ROYER, BRYAN HENRY, dec'd.

Late of 32 E. Broad St.,
Borough of Shillington.
Administrator: JODI ROYER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

SANDER, LAURA P. also known as

SANDER, LAURA I., dec'd.
Late of 80 Museum Rd.,
Borough of Shillington.
Executrix: STEPHANIE RAWDEN,
1001 Reading Blvd.,
Wyomissing, PA 19610.
ATTORNEY: KRISTEN L. HARTMAN,
ESQ.,
BARLEY SNYDER LLP,
126 East King St.,
Lancaster, PA 17602

SHEETZ, ROSE also known as

**SHEETZ, ROSE M. and
SHEETZ, ROSEMARY, dec'd.**
Late of Borough of Boyertown.
Executrix: EMMA MARIE HANNA.
c/o ATTORNEY: ELIZABETH
TIMBERLAKE-NEWELL, ESQ.,
E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

SHULTZ, JAMES C., dec'd.

Late of South Heidelberg Township.
Administrators: DAVID M. SHULTZ,
BARBARA J. EBERLY and
KENNETH D. SHULTZ.
c/o BARLEY SNYDER ATTORNEYS AT
LAW,
1601 Cornwall Road,
Lebanon, PA 17042

TOBIAS, ERIN J., dec'd.

Late of Spring Township.
Administratrix: ROBIN R. HIVNER,
436 Miller Rd.,
Sinking Spring, PA 19608.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

WRIGHT, BARBARA J., dec'd.

Late of Borough of Birdsboro.
Executrix: AMY B. GULLA,
338 W. 2nd St.,
Birdsboro, PA 19508.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

Third and Final Publication**ACTON, JAMES, dec'd.**

Late of Caernarvon Township.
Administratrix: COURTENAY ACTON,
284 Park St.,
Honey Brook, PA 19344.
ATTORNEY: MISTY TOOTHMAN,
TWIN VALLEY LAW, PLLC,
P.O. Box 235,
Elverson, PA 19520

**BAETZEL, ROBERT LEON also known as
BAETZEL, ROBERT L., dec'd.**

Late of Amity Township.
Executor: EDWARD L. BAETZEL,
150 Limerick Center Rd.,
Limerick, PA 19468.
ATTORNEY: JAMES C. KOVALESKI,
ESQ.,
OWM LAW,
1503 Sunset Dr., Ste. 201,
Pottstown, PA 19464

BEILER, EUGENE K., dec'd.

Late of Borough of Mohnton.
Executor: PERRY L. BEILER,
1105 Poplar Dr.,
Narvon, PA 17555.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
Reading, PA 19603

**BENGTSON, MARY M. also known as
BENGTSON, MERRI M. W., dec'd.**

Late of Borough of Wyomissing.
Executrix: SUSAN MARA.
c/o ATTORNEY: HEIDI B. MASANO,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

BLEILER, BARBARA, dec'd.

Late of 241 E. Main St.,
Borough of Kutztown.
Executor: NICHOLAS B. BLEILER,
412 Fallon Ct.,
Sanford, NC 27330.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

**DANIELS, BEVERLY A. also known as
DANIELS, BEVERLY ANN, dec'd.**

Late of 1909 Steuben Rd.
Executors: WENDY L. FASIG,
1909 Steuben Rd.,
Reading, PA 19612 and
ROBIN DIXON,
912 E. Coover St.,
Mechanicsburg, PA 17055.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

05/14/2026

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DEUTSCH, SOL, dec'd.

Late of 24 Dorchester Dr.,
Borough of Wyomissing.
Administrator, C.T.A.: RACHEL
DEUTSCH,

24 Dorchester Dr.,
Wyomissing, PA 19610.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

DEYSHER, RUTH F., dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executrix: MELANIE M. DEYSHER,
92 Gordonhurst Ave.,
Montclair, NJ 07043.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

EISENBISE, CYNTHIA A., dec'd.

Late of City of Reading.
Administratrix: TANYA FICHTHORN,
209 N. 2nd St.,
St. Clair, PA 17970.
ATTORNEY: EDWIN L. STOCK, ESQ.,
STOCK ALFIERI,
50 N. 5th Street, Suite 4,
Reading, PA 19601

ENGLEHART, MARIAN D., dec'd.

Late of City of Reading.
Executrix: DONNA L. FRANKE.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

ESTEVEZ, FELICITA A., dec'd.

Late of City of Reading.
Administratrix: JASMINE DELAROSA,
543 N. 10th St.,
Reading, PA 19604.
ATTORNEY: KENNETH MILLMAN,
ESQ.,

FANELLI, EVANS & PATEL, P.C.,
867 Berkshire Blvd., Suite 103,
Wyomissing, PA 19610

FIKE, DONNA, dec'd.

Late of Borough of Topton.
Executor: STEVEN GLENN ALDINGER.
c/o ATTORNEY: LEIGH A. SEGAL, ESQ.,
WISLER, PEARLSTINE, LLP,
Blue Bell Executive Campus,
460 Norristown Rd., Ste. 110,
Blue Bell, PA 19422-2323

GABRIELLI, DAVID M., dec'd.

Late of 341 Hazel St.,
City of Reading.
Executor: DANIEL M. GABRIELLI,
PSC 415, Box 5803,
APO AE 09114.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

GRETH, JR., WALTER A., dec'd.

Late of Spring Township.
Executor: WILLIAM W. GRETH,
318 Parkview Dr.,
Reading, PA 19606.

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

GUTIERREZ, ANA J., dec'd.

Late of City of Reading.
Administrator: DAVID V. BOGDAN, ESQ.,
2725 West Chester Pike,
Broomall, PA 19008.

HERNER, DAVID ALLEN, dec'd.

Late of Borough of Bally.
Administratrix: BRENDA VICKERS,
223 Hill Rd.,
Elverson, PA 19520.
ATTORNEY: MISTY TOOTHMAN,
TWIN VALLEY LAW, PLLC,
P.O. Box 235,
Elverson, PA 19520

HESS, JR., RUSSELL M. also known as HESS, JR., RUSSELL MALON, dec'd.

Late of 109 Cascades Lane,
Bern Township.
Executor: MICHAEL D. FIERRO,
2043 Shartlesville Rd.,
Mohrsville, PA 19541.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KANTNER, SR., HARRY G., dec'd.

Late of 13 Chestnut St.,
Tulpehocken Township.
Executrix: HOPE BARNETT,
241 Golf Rd.,
Myerstown, PA 17067.
ATTORNEY: JAMES O'CONNOR, ESQ.,
608 West Oak Street,
P.O. Box 201,
Frackville, PA 17931

KISSINGER, MARYAN M., dec'd.

Late of 64 Cross Key Rd.,
Borough of Bernville.
Executor: CHRISTOPHER
STANKIEWICZ,
6669 Chenahot Spring Rd.,
Fairbanks, AK 99712.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MAYS, JR., CLAUDE E., dec'd.

Late of 501 Hoch Rd.,
Maidencreek Township.
Executors: CLAUDE E. MAYS, III,
440 Congress St., Apt. A2,
Bradford, PA 16701 and
KALAI L. WHERLEY,
420 Oak Hill Rd.,
Biglerville, PA 17307.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

05/14/2026

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MERKEL, ELAINE J., dec'd.

Late of 66 Turning Leaf Way,
Muhlenberg Township.
Executor: KEITH MERKEL,
7 Kantner Lane South,
Shillington, PA 19607.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

NOLL, STEVEN W., dec'd.

Late of Borough of Laureldale.
Administratrix: MARCIA NOLL.
c/o ATTORNEY: KRISTEN L. BEHRENS,
ESQ.,
DILWORTH PAXSON LLP,
1650 Market St., Ste. 1200,
Philadelphia, PA 19103

PATSCHKE, JEAN A., dec'd.

Late of Borough of Wyomissing.
Executrix: SALLY A. MILLER.
c/o ATTORNEY: RICHARD S. CAPUTO,
ESQ.,
FOX ROTHSCHILD LLP,
747 Constitution Drive, #100,
Exton, PA 19341-0673

SELL, RONALD L., dec'd.

Late of 3336 Chestnut St.,
Borough of Laureldale.
Executor: MICHAEL A. WERNER,
368 Hard Hill Rd.,
Hamburg, PA 19526.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

SHEAMAN, DAWN AILEEN, dec'd.

Late of 669 Summer Mtn. Rd.,
Borough of Bernville.
Executrix: TRACEY R. YORK,
226 East 5th St.,
Bernville, PA 19506

STRUNK, RUSSELL ARTHUR, dec'd.

Late of Amity Township.
Administratrix: LORRAINE F. STRUNK,
21 Winding Creek Dr.,
Douglassville, PA 19518.
ATTORNEY: JAMES C. KOVALESKI,
ESQ.,
OWM LAW,
1503 Sunset Dr., Ste. 201,
Pottstown, PA 19464

WARNE, DENNIS T., dec'd.

Late of 52 Loganberry Court,
Borough of Womelsdorf.
Administrator: SARAH WARNE,
1345 Martin Ct., Apt. 627,
Bethlehem, PA 18018.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WEISS, DELORES G., dec'd.

Late of Borough of Bechtelsville.
Executrix: LISA L. LEWIS,
36 Douglass St.,
Boyertown, PA 19512.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WELLER, JON H., dec'd.

Late of Borough of St. Lawrence.
Executrix: CHRISTINE L. BOETTLIN,
214 Grande Valley Rd.,
Reading, PA 19606.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Blvd.,
Wyomissing, PA 19610

YARNALL, ERIC WILLIAM, dec'd.

Late of City of Reading.
Administrator: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

ZHANG, YIN, dec'd.

Late of City of Reading.
Administrator: ROBERT NICHOLAS
DOUTHAT.
c/o ATTORNEY: MARY C. CROCKER,
ESQ.,
1296 East High Street,
Pottstown, PA 19464

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

Cassidy's Clean Paws with its principal place of business at 129 Ebling Rd., Kutztown, PA 19530.

The name and address of the person owning or interested in said business is: Denise Cassidy-Dietsch, 129 Ebling Rd., Kutztown, PA 19530.

The application was filed on January 12, 2026.

Sit & Stay Borough Pet Care with its principal place of business at 703 E. Philadelphia, Ave., Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Sherri Mervovich, 703 E. Philadelphia Ave., Boyertown, PA 19512.

The application was filed on March 30, 2026.

TRUST NOTICES**First Publication****REVOCABLE TRUST OF JOHN W.
SCHLAPPICH DATED JANUARY 30, 2023**

JOHN W. SCHLAPPICH, late of Centre Township, Berks County, PA

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

Trustee: Kirk J. Schlappich

5610 W. Corral Dr.
Eloy, AZ 85131-3183

Trustee's Attorney: Robin S. Levengood,
Esquire

WEILER & LEVENGOOD, P.C.
213 East Lancaster Avenue, Suite One
Shillington, PA 19607

Third and Final Publication**GARY E. KISSINGER AND MARYAN
M. KISSINGER LIVING TRUST DATE
MARCH 9, 2010**

Maryan M. Kissinger, late of Jefferson Township, Berks County, PA

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

Trustee: Christopher Stankiewicz

6669 Chenahot Springs Rd.
Fairbanks, AK 99712

Trustee's Attorney: Russell E. Farbiarz,
Esquire

Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

**THE PATRICIA L. TREASTER IRREVO-
CABLE TRUST DATED MAY 16, 2022**

Patricia L. Treaster, late of Bern Township, Berks County, PA

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

Trustee: Jenny R. Plassio

337 Dogwood Lane
Womelsdorf, PA 19567

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

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