

LEGAL NOTICES**APPEARANCE DOCKET**

**Week Ending September 18, 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)****AMERICAN DEVELOPERS, GRANDE-
CIRANDINE, TINA - Tu, Yali; 26 13217;
Y. Tu, IPP.****AMERICAN DEVELOPERS, GRANDE-
CIRANDINE, TINA - Tu, Yali; 26 13218;
Y. Tu, IPP.****AMERICAN EXPRESS NATIONAL BANK -****Jimenez, Luis; 24 13645; L. Jimenez, IPP.****AMERICAN EXPRESS NATIONAL BANK -****Nunez, Yesenia; 26 760; Y. Nunez, IPP.****BANK OF AMERICA N A - Lopez, Cesar V;****25 12116; C. Lopez, IPP.****BAUMAN, ROBERT - Capital One N A,****Discover Bank; 25 1811; Capital One N A,****Discover Bank, IPP.****BECKER, CHRISTOPHER, ALDERFER,****KEVIN, CAMPBELL, REBECCA,****MILLARD, JORDAN, KENNEDY,****MICHELLE - Young, Michele, Young,****David; 24 13308; M. Young, IPP.****DORESTANT, JEFFREY - Capital One N A,****Discover Bank; 25 15526; Capital One N A,****Discover Bank, IPP.****LVNV FUNDING LLC - Gecik, Patricia; 24****15757; P. Gecik, IPP.****NOEL, LOUIS - American Express National****Bank; 24 13406; A. Bank, IPP.****NORFLEET, AYNESE - Lopez, Maria; 26****13293; M. Lopez, IPP.****PARISE, ANGELINA - Discover Bank; 24****14298; Discover Bank, IPP.****SOLID WASTE SERVICES INC - Mchenry, D****Craig; 26 12574; D. Mchenry, IPP.****WHEELER, BRIAN - Barclays Bank****Delaware; 24 14082; Barclays Bank****Delaware, IPP.****Abuse****AGUILAR, NOE - Rodriguez, Zabrina; 26****13883; Z. Rodriguez, IPP. (EJT).****BARBREE, LORETTA - Settle, Aidan****James; 26 14029; A. Settle, IPP. (TMB).****BARR, KEVIN - Barr, Jacqueline L; 26 13980;****J. Barr, IPP. (EJT).****BECHTEL, BRUCE R - Kocher, Kate O; 26****13949; K. Kocher, IPP. (EJT).****BYE, KOSMOS XAVIER - Stoudt, Mia****Caitlyn; 26 14100; M. Stoudt, IPP. (TMB).****COLON, JR, LUIS R - Camacho, Yaslin M; 26****13978; Y. Camacho, IPP. (EJT).****FLYNN, KATIE - Tremblay, Samuel****L; 26 14106; S. Tremblay, IPP. (TMB).****GIBSON, DONTREY L - Gibson, Chanice****J; 26 13952; C. Gibson, IPP. (JEG).****HANSEN, ERIC FREDERICK - Hansen,****Laura A; 26 13929; L. Hansen, IPP. (EJT).****KOCHER, KATE OLIVIA - Bechtel, II, Bruce****Richard; 26 13983; B. Bechtel, II, IPP.****(EJT).****MALONEY, NICHOLAS AARON - Maloney,****Lindsay Jane; 26 13920; L. Maloney,****IPP. (JEG).**

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MARRERO, CHRISTOPHER SOTO - Calzada, Davianna E Agron; 26 14019; D. Calzada, IPP. (JMS).

MCGOLDRICK, GAVIN REILEY - Lassandro, Anna Ruth; 26 13923; A. Lassandro, IPP. (EJT).

OCASIO, MIGUEL A - Colon, Erica L; 26 14065; E. Colon, IPP. (EJT).

PLAZA, TIMOTHY JAMES - Plaza, Sarah Elizabeth; 26 14104; S. Plaza, IPP. (TMB).

PURSELL, THOMAS JOSEPH - Sundermier, Jennifer A; 26 13925; J. Sundermier, IPP. (JMS).

REDNER, JR, ANTHONY M - Valenzuela, Rickiariis Natalie; 26 13991; R. Valenzuela, IPP. (JMS).

URRUTIA, ANDREA - Zacatzontel, Christian; 26 13885; C. Zacatzontel, IPP. (EJT).

WEST, THOMAS JAY - Kerver, Megan Ashley; 26 14107; M. Kerver, IPP. (TMB).

Appeal from Suspension of Official Inspection Station

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Acevedo, Norberto; 26 14097; Roarke Aston. (EJT).

COMMOWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bertos Auto Repair & Sales; 26 14098; Roarke Aston. (EJT).

Certified Copy of Foreign Divorce Decree

ACOSTA, ELIZABETH HICIANO - Carrasco, Emilio Antonio Rosado; 26 14068; E. Carrasco, IPP.

GOMEZ, ISABEL ALTAGRACIA FERREIRA - Rodriguez, Juan De Jesus Sanchez; 26 13884; J. Rodriguez, IPP.

NIHART, MICHAEL J - Nihart, Amanda R, Maxwell, Amanda R; 26 14021; A. Nihart, IPP.

ROSARIO, NAUSE CELESTE RODRIGUEZ - Gomez, Mario Antonio Rosario; 26 14013; M. Gomez, IPP.

VIDAL, MARCIA ELIZABETH ROSARIO - Gomez, Jesus Antonio Vargas; 26 14016; J. Gomez, IPP.

Complaint

G M MCCROSSIN INC, GREAT MIDWEST INSURANCE COMPANY - Intelligent Hardware Inc; 26 13183; Zachary A. Morey.

HOMESITE INSURANCE COMPANY OF THE MIDWEST - Zelleke, Tilaye; 26 12186; Joseph A. Zenstein.

OVERBROOK HOMEOWNERS ASSOCIATION - Governor Mifflin Associates Lp; 26 2511; H. Fintan McHugh.

ROJAS, IGNACIO A - Capital One N A, Discover Bank; 26 13755; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

BINGAMAN, DAVID E - Capital One N A, Discover Bank; 26 14077; Michael J. Dougherty. (JEG).

CARR, VICTORIA - Capital One N A, Discover Bank; 26 14092; Michael J. Dougherty. (JEG).

FICCO, PETER J - Capital One N A, Discover Bank; 26 14091; Michael J. Dougherty. (JBN).

GUERRERO, RAFAEL - Capital One N A, Discover Bank; 26 14075; Michael J. Dougherty. (JBN).

HOCKER, ANNMARIE - Portfolio Recovery Associates LLC; 26 14055; Lorenzo R. Ramunno. (JBN).

PENTLAND, SHEENAW - Portfolio Recovery Associates LLC; 26 14054; Lorenzo R. Ramunno. (MSF).

PINO, JULIO C - Wells Fargo Bank N A; 26 13971; Jaclyn Burke. (MSF).

RIVERA, NATALIE A - Capital One N A, Discover Bank; 26 14070; Michael J. Dougherty. (JBN).

ROCHESTER-COTTLE, RASHON KASEEM - Lebanon Federal Credit Union; 26 14093; Michael J. Dougherty. (MSF).

ROLON, ANTHONY - Capital One N A, Discover Bank; 26 14071; Michael J. Dougherty. (JEG).

SAGGI, CHARANJIT K - Citibank N A; 26 14103; Alexander M. Parise. (MSF).

SEMEDO, THELMA - Capital One N A, Discover Bank; 26 14074; Michael J. Dougherty. (MSF).

SHAYO, YANIV A - Capital One N A, Discover Bank; 26 14088; Michael J. Dougherty. (JEG).

WALTON, DORIS I - Capital One N A, Discover Bank; 26 14087; Michael J. Dougherty. (JBN).

WOOLLEY, STACY - Capital One N A; 26 14090; Michael J. Dougherty. (MSF).

Contract - Debt Collection: Other

CALCANO, LILIBETH C - Midland Credit Management Inc; 26 13992; Kara G. Betzenberger. (MSF).

DRESH, JEFFREY M - Wells Fargo Bank N A; 26 13986; Jaclyn Burke. (JBN).

MURRAY, EDWARD - Pennsylvania State Employees Credit Union; 26 14063; Frederic I. Weinberg. (JBN).

RODRIGUEZ-SANCHEZ, LUISA - Donegal Mutual Insurance Company, G L Public Services Financial Group; 26 13919; Matthew B. Weisberg. (MSF).

Contract - Other

AGOSTO, LUIS, VENTURA, JAMIE, HERNANDEZ, JOSE, PERALTA, SHARLENE, RODRIGUEZ, RAFAEL, RODRIGUEZ, CARLOS, AGOSTO-DIAZ, MARGARITA, RODRIGUEZ, GREGORIA - Abc Bail Bonds, Inc.; 26 14102; Shanna L. Spiro. (JEG).

BHATTI, HABIB - Sofi Bank N A, Skyfi III Holdings 2025 Trust; 26 13987; Nicole Collins. (JEG).

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DOWNEY, DYLAN R - Citizens Bank N A; 26 13975; Robert L. Baroska, III. (MSF).
 FLETCHER, DOROTHY, FLETCHER, RAE-LYNN - County Of Berks; 26 14011; James F. Gallagher, Jr. (JBN).
 SHAPPELL, RICHARD, SHAPPELL, ASHLEY - Regions Bank, Enerbank Usa; 26 14067; David Kennedy Bifulco. (MSF).

Custody

ANDERSON, LOGAN - Shott, Adrianna; 26 13975; Rebecca Ann Smith. (TMB).
 BATTIN, ANNA - Lorusso, Luigi; 26 14007; Amanda L. Sobotka. (SEL).
 CARPENTER, BRANDON - Swavely, Brittani; 26 13876; B. Swavely, IPP. (TMB).
 COLSON, NATHANEL - Colson, Vegas; 26 14053; Graziella M. Sarno. (SEL).
 CRUZ, IRIS R, ROSARIO, LUIS RODRIGUEZ - Lewis, Wanda; 26 14032; Lauren M. Marks. (JMS).
 KANE, COURTNEY A - Greager, II, James M; 26 13972; Roarke Aston. (EJT).
 NEIDER, PARADISE - Hernandez, Carlo; 26 14122; David S. Sobotka. (JMS).
 RIVERA-LUGONES, IIANA MARIE - Rojas, Jr, Wilson; 26 14099; W. Rojas, IPP. (JEG).

Divorce

ARMSTRONG, BRITTANY ALLISON - Armstrong, Dean William; 26 14020; Martin P. Mullaney. (TMB).
 BATDORF, JUDITH P - Batdorf, Brian K; 26 14022; Timothy T. Engler. (TMB).
 BOGIA, THERESE T E - Bogia, Gregg; 26 14030; Gregory D. Henry. (JEG).
 DEKOVITCH, JOEL J - Dekovitch, Jacqueline R; 26 14014; Alex M. Felt. (JEG).
 DRIESBACH, ERIC B - Driesbach, Melissa R; 26 13981; James T. Mulligan. (SEL).
 GARBER, MARK - Garber, Amy; 26 14005; Lauren M. Marks. (JMS).
 GARCIA, SELWYN ALCALA - Aviles, Keyshlamarie Ruiz; 26 14072; Joseph A. Guillauma. (SEL).
 GARCIA, VANESSA RAE - Garcia-Escobar, Jose R; 26 14095; J. Garcia-Escobar, IPP. (JMS).
 GOOD, JEREMY CRAIG - Good, Danni T; 26 13988; Bernard Mendelsohn. (TMB).
 LIHON, MILTON J SANCHEZ - Sanchez, Barbara A; 26 14008; Jeffrey R. Boyd. (SEL).
 LINDO, NEHEMIAH - Lindo, Jayleen; 26 14006; Douglas S. Wortman. (SEL).
 MANNINO, MARY KATE, WESTFALL, MARY KATE - Mannino, Paul T; 26 14094; Amanda O'Driscoll. (JMS).
 MOYER, RYAN - Moyer, Ciara; 26 14012; Lauren M. Marks. (EJT).
 ORTIZ-LOPEZ, FABIOLA - Laboy, Juan C; 26 14113; Joseph A. Guillauma. (EJT).
 RIOS, LUIS E - Castro, Maria Ortega; 26 13950; Douglas S. Wortman. (JEG).

ROUPP, STEPHANIE MISCELLE - Schmeer, Shawn Michael; 26 14027; S. Schmeer, IPP. (JMS).
 SCHIAVONI, BONNIE HODSON - Schiavoni, Allen A; 26 14033; Dawn M. L. Palange. (EJT).
 SERRANO, AARON - Serrano, Josalynn M; 26 14025; Michael K. Hollinger. (TMB).
 SHARP, JAZMIN - Sharp, Seth; 26 13926; S. Sharp, IPP. (JMS).
 TROUTMAN, JR, JACK - Troutman, Brandy; 26 14024; Dawn M. L. Palange. (EJT).
 VAZQUEZ, TACHA VAZQUEZ - Sierra, Irving Delgado; 26 14119; Douglas S. Wortman. (SEL).
 WENTZEL, CHEYENNE NICOLE - Cronrath, Zachary Mikael; 26 13976; Z. Cronrath, IPP. (EJT).
 YOST, STEPHEN RICHARD - Yost, Angela Ann; 26 13924; A. Yost, IPP. (TMB).

Divorce - Custody Count Complaint
 GARCIA, SELWYN ALCALA - Aviles, Keyshlamarie Ruiz; 26 14073; Joseph A. Guillauma. (SEL).

SERRANO, AARON - Serrano, Josalynn M; 26 14026; Michael K. Hollinger. (TMB).

License Suspension Appeal
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tumminello, Giovanni V; 26 14062; Kevin Feeney. (EJT).
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Hibbert, Denton Sylvester; 26 14096; Roarke Aston. (EJT).

Magisterial District Justice Appeal
 BAILEY, CHELSY - Reading Housing Authority; 26 13922; Reading Housing Authority, IPP. (JBN).
 FULTZ, TROY, PARANA INC - Marion Township; 26 13977; M. Township, IPP. (JBN).

Miscellaneous - Declaratory Judgment
 M&T BANK CORPORATION - Bean, Kevin M; 26 14028; James J. Kutz. (MSF).

Petition to Set Aside Tax Sale
 BERKS COUNTY TAX CLAIM BUREAU, ORIS, ROLAND - Towns At Kaercher Creek Homeowners Association Inc (the); 26 14128; Kelsey Frankowski. (JEG).

Real Property - Ejectment
 DOE, JOHN, ANY AND ALL CURRENT OCCUPANTS - Bank Of New York Mellon (the), Cit Mortgage Loan Trust 2007-1 Asset-backed Certificates Series 2007-1; 26 14034; Danielle M. DiLeva. (JEG).

Real Property - Mortgage Foreclosure: Residential
 CUTLER, MERIDYTH LAUREL - Crosscountry Mortgage LLC; 26 14117; Dylan R. Chess. (MSF).
 FAVINGER, ROBERT A, KEMP, TANYA M - Citigroup Mortgage Loan Trust 2021-rp4, Nationstar Mortgage; 26 14010; Emmanuel J. Argenterii. (MSF).

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JONES, JENNIFER - Truist Bank; 26 14089; Alec C. McFarlin. (MSF).
 MOORE, AKIMO E M, SECRETARY OF HOUSING AND URBAN DEVELOPMENT - Crosscountry Mortgage LLC; 26 13982; Dylan R. Chess. (MSF).
 SPERAT, CHRISTOPHER R - Santander Bank N A; 26 14076; Alec C. McFarlin. (MSF).
 STINE, KATIE A, STINE, HERBERT W - Newrez LLC; 26 13951; Michael C. Milewski, Esq. (MSF).
 VAZQUEZ, SORISMARIES, REYES, OBRYAN DUPREY - Newrez LLC; 26 14059; Michael C. Milewski, Esq. (MSF).
 WATT, ADAM - Pennsylvania Housing Finance Agency; 26 14069; Leon P. Haller. (MSF).

Real Property - Other

OQUENDO, MARIE ANN, OQUENDO, JAVIER - Guardian Property Solutions LLC; 26 14066; Anthony D. Giannascoli. (JEG).

Real Property - Quiet Title

BARONE, JOSEPH, BARONE, LAUREN, ALVARADO, CARL, ALVARADO, ROSALIE, BOROUGH OF WERNERSVILLE - Reed, Chris A, Reed, Tina M; 26 14121; Zachary A. Morey. (JBN).

TORIBIA, ISABEL DE LA ROSA - Rodriguez, Emiliano Feliz; 26 14105; E. Rodriguez, IPP. (JBN).

Tort Motor Vehicle

AMYX, JONATHAN R - Atlantic States Insurance Company; 26 14056; Travis L. McElhaney. (JEG).
 BARRETT, JOHN - Printz, Richard; 26 14120; Barry J. Scatton. (MSF).
 CASTRO, ERNESTO ZAVALA, FRUTOS, JOSE A MEDINA, DOE, JOHN - Cepeda, Larissa; 26 13918; Andrew C. Smialowicz. (JEG).
 DEJESUS-VALDEZ, LADY - Taveras, Heriberto Dejesus Vargas; 26 14112; Stephen Gontkosky. (JEG).
 GARCIA, RAMON ALMONTE, MORALES, RUBEN - Geico General Insurance Company, Rodriguez-Rivera, Claribel; 26 13970; Robert W. Allen. (JEG).
 GHEER, DAWN RENEE - Steward, Brittany Laura; 26 14018; B. Steward, IPP. (JEG).
 GILBERT, ROXANE L, EAN HOLDINGS LLC - Diaz, Michael, Diaz, Yadira; 26 14118; Michael A. Pungitore. (JBN).
 PENSKE TRUCK LEASING CO LP, GRAGG, JAMES - Geico Casualty Company, Ellis, Alexandra; 26 14057; Robert W. Allen. (MSF).
 SHEFFER, SARA A - Pagan, Marielis Adianez Rivera; 26 14031; Ryan P. Merrill. (JBN).

Tort Other

FRIAS, WENDY - Vasquez, Carmen, V, J P; 26 13979; Chad E. Rankin. (JEG).

Zoning Board Appeal

ZONING HEARING BOARD OF TULPEHOCKEN TOWNSHIP - Rushtown Foods LLC; 26 14078; Veronica L. Morrison. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **October 9, 2026** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:.

Third and Final Publication**LEGAL DESCRIPTION**

Docket No. 23-03662
 Judgment: \$85,924.55

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

All that certain plot or parcel of land together with a two-story brick house erected thereon, numbered 365 Hazel Street, situate on the eastern side of Hazel Street, between Prospect and Belvedere Avenues, in the Eighteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, bounded

One the North and South by property now or late of Tobias Knoblauch and James C. Byler, numbered 363 and 367, respectively,

On the East by a ten (10) foot wide alley,

On the West by said Hazel Street, and described more fully as follows:

Beginning at a corner of property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, said corner being in the eastern building line of said Hazel Street, one hundred fourteen feet, two and one-half inches (114' 2-1/2") North of the intersection of said eastern building line of Hazel Street and the southern building line of Belvedere Avenue extending across said Hazel Street, thence eastwardly along said property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, at right angles to said Hazel Street, passing through the middle of a two (2) foot wide joint alley between said houses numbered 365 and

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367, respectively, a distance of one hundred twenty-nine feet, two and seven-eighths inches (129' 2-7/8") to a corner in the western side of a ten (10) foot wide alley, thence northwestwardly along the same, being a curved line, seventy feet (70') West of and concentric to the center line of the Pennsylvania Railroad, having a radius of 1203-6/10 feet, a distance of fourteen feet six and five-eighths inches (14' 6- 5/8") to a corner of other property now or late of said Tobias Knoblauch and James C. Eyler, numbered 363, thence westwardly along the same, at right angles to said Hazel Street, passing through the middle of a nine-inch brick party wall between said houses numbered 365 and 363 respectively, a distance of one hundred thirty-three feet, one and one-half inches (133-1/2") to a corner in the aforesaid eastern building line of Hazel Street, thence southwardly along the same, a distance of fourteen feet (14') to the place of Beginning.

Containing in front along said Hazel Street, North and South, a width of fourteen feet (14') in the rear along the ten-foot wide alley fourteen feet six and five-eighths inches (14' 6-5/8") and in depth East and West along the northern line one hundred thirty feet, one and one-half inches (133' 1-1/2") and along the southern line one hundred twenty six feet two and seven eighths inches (126' 2-7/8").

Being the same property conveyed to Janet M. Pietrobone who acquired title by virtue of a deed from Melissa Manzano, dated May 25, 2010, recorded May 28, 2010, at Instrument Number 2010020224, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 365 HAZEL STREET, READING, PA 19611.

Parcel No.: 18530616849215

Account: 18423575

See Instrument Number 2010020224, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF JANET M. PIETROBONE

C.C.P. BERKS COUNTY, NO. 24-01055

Judgment - \$445,468.52

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN lot shown as Lot #2 of "LOJO" Subdivision situate on the southwesterly side of Sharadin Road, T-606, in Maxatawny Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and plat #2689-2436, dated March 22, 1985, revised July 9, 1985, by Mockland Surveyors, Inc, as follows

BEGINNING at a point in the bed of Sharadin Road T-606, saidpoint marking the northerly corner of the hereinescribed Lot#2 and the easterly corner of Lot #3, thence by the bed of

Sharadin Road, South 19 degrees 36 minutes 20 seconds East 181 97 feet to a point, a corner of Lot #1, thence by the same South 68 degrees 49 minutes 15 seconds West 360.0 feet to a point in line of Lot #3, thence by the same the 2 following courses and distances (1) North 19 degrees 36 minutes 20 seconds West 181.79 feet to a point, (2) North 68 degrees 49 minutes 15 seconds East 360.00 feet to the point of BEGINNING.

BEING KNOWN AS 253 Sharadin Road, Kutztown, PA 19530

PARCEL NO.: 63544314342280

BEING the same premises which Joseph D. Ludwig and Pamela S. Ludwig, by Deed dated April 10, 1986 and recorded in the Office of Recorder of Deeds of Berks County on April 28, 1986 at Book 1897, Page 304 granted and conveyed unto Randall C. Miller and Elaine S. Miller.

TO BE SOLD AS THE PROPERTY OF Elaine S. Miller

Prothonotary # 24-03808

Judgment: \$54,799.34

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 72541304800446

ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH THE 2 1/2 STORY FRAME DWELLING AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF RICHMOND, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT AT OR NEAR THE CENTER LINE OF A PUBLIC ROAD KNOWN AS T-800 LEADING BETWEEN LEGISLATIVE ROUTE 06124 AND TOWNSHIP ROAD T-770 SAID POINT BEING A CORNER OF LANDS NOW OR FORMERLY OF FRED A DONER; THENCE ALONG THE CENTER LINE OF THE SAID T-800 SOUTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 66.00 FEET TO A POINT A CORNER OF LANDS NOW OR FORMERLY OF AMBROSE KELLER; THENCE LEAVING THE SAID T-800 AND ALONG SAID LANDS NOW OR FORMERLY OF AMBROSE KELLER NORTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 245.17 FEET TO AN IRON PIN IN LINE OF LANDS OF THE READING COMPANY RAILROAD; THENCE ALONG SAID LANDS OF THE READING COMPANY RAILROAD NORTH 65 DEGREES 30 MINUTES EAST A DISTANCE OF 70.22 FEET TO AN IRON PIN A CORNER OF LANDS NOW OR FORMERLY OF THE AFORESAID FRED DONER; THENCE ALONG SAID LANDS NOW OR FORMERLY OF FRED DONER SOUTH 44 DEGREES 30 MINUTES EAST A DISTANCE OF 220.00 FEET TO A

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POINT OR PLACE OF BEGINNING.

CONTAINING 0.36 ACRES, MORE OR LESS.

Being known as: 29 LAKE ROAD, HAMBURG, PA 19526.

Title to said premises is vested in Lee P. Leiby by deed from LEE P. LEIBY, EXECUTOR OF THE ESTATE OF MELVIN G. LEIBY, DECEASED dated May 11, 2012 and recorded May 29, 2012 in Instrument Number 2012021676.

TO BE SOLD AS THE PROPERTY OF LEE P. LEIBY

Case Number: 25-00924

Judgment Amount: \$147,462.66

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN tract or piece of land with the two and one-half story frame dwelling and other improvements erected thereon, situate on the northern side of the public road leading from the borough of temple to Shalter's Church in the township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, tow it:

BEGINNING at a point in the public road leading from Temple to Shalter's Church, said point being at or near the middle of another public road leading to Blandon; thence following the last mentioned public road along property now or late of James W. Wertz and George B. Bortz, North one degree fifty-seven and one-half minutes East (N. 1° 57-1/2' E.), a distance of two hundred seventeen and ninety-eight one-hundredths feet (217.98') to an iron pipe; thence still along other property now or late of the said James W. Wertz and George B. Bortz and property now or late of the estate of John Chelius, deceased, South eighty-four degrees thirty-nine minutes East (S. 84° 39' E.), a distance of one hundred seventeen and thirty-seven one-hundredths feet (117.37') to a point being a corner of residue property of Andrew Frick and Kathryn Frick, his wife, South one degree sixteen minutes West (S. 1° 16' W.), a distance of two hundred nine and sixty one-hundredths feet (209.61') to a point in the aforementioned public road leading from Temple to Shalter's Church; thence following the said public road and along property now or late of William Seidel North eighty-eight degrees forty-four minutes West (N. 88° 44' W.), a distance of one hundred nineteen and sixty-nine one-hundredths feet (119.69'), more or less, to the place of beginning.

CONTAINING 0 acres and 92.98 perches.

EXCEPTING AND RESERVING to Andrew Frick and Kathryn Frick, his wife, their heirs and

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assigns, the right to take water from the existing well and pump on the herein conveyed premises or from any other well and pump which may be constructed on the herein conveyed premises in lieu thereof.

BEING THE SAME PREMISES which Andrew Frick and Kathryn Frick, his wife, by deed dated June 17, 1944 and recorded in Deed Book Volume 916, page 157, Berks County records, granted and conveyed unto Harold Ely Frick and Dorothy L. Frick, his wife.

AND the said Harold Ely Rick has since died whereby title to said premises vested in Dorothy L. Frick by right of survivorship.

BEING KNOWN AS: 1901 MOUNT LAUREL ROAD, TEMPLE, PA 19560

PROPERTY ID: 531902792031

TITLE TO SAID PREMISES IS VESTED IN HAROLD E FRICK JR AND LINDA L FRICK, HUSBAND AND WIFE BY DEED FROM DOROTHY L FRICK, WIDOW, DATED NOVEMBER 22, 1977 RECORDED NOVEMBER 22, 1977 IN BOOK NO. 1725, AT PAGE 594

THE SAID LINDA L. FRICK HAVING DEPARTED THIS LIFE ON 5/17/2023

THE SAID HAROLD E. FRICK, JR. HAVING DEPARTED THIS LIFE ON 3/5/2025

TO BE SOLD AS PROPERTY OF: HAROLD E FRICK JR AND LINDA L FRICK, HUSBAND AND WIFE

Docket #25-11755

Judgment Amount: \$104,858.54

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at a point in a curve in the West topographical building line of Canal Street (thirty feet wide), a corner in common with Lot Number 9 on said Plan, said point being located 20.01 feet Southeasterly along said curve from a steel pin and 71.97 feet Northwesterly along said curve from a steel pin, said point being the Northwesternmost corner of the herein described lot; thence extending in a southeasterly direction along the West topographical building line of Canal Street along the arc of a curve deflecting to the left, having a radius of 432.17 feet, a central angle of four degrees thirty-six minutes fifty-one seconds, a tangent of 17.41 feet, a chord of 34.79 feet and a chord bearing of South forty-three degrees fifty-eight minutes 48.5 seconds East a distance along the arc of 34.80 feet to a point, a corner in common with Lot Number 11 on said

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

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

Thereon erected a dwelling house known as:
36 North Canal Street AKA 36 Canal Street
Leesport, PA 19533
Tax Parcel # 92449119600901
See Deed Instrument #: 2017034098
Sold as the property of:
HEIDI M. GARRISON

Case Number: 25-15961

Judgment Amount: \$324,142.10

Attorney: Jonathan M. Etkowicz, Esq.

ALL THAT CERTAIN two story brick store stand and apartment house and the lot or piece of ground upon which the same is erected, situate at the Southeast corner of Buttonwood and Locust Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Buttonwood Street;

ON the East by property now or late of Owen O'Reilly;

ON the South by an eight feet wide alley;
and ON the West by said Locust Street.

CONTAINING in front on said Buttonwood Street, running East and West, fifteen feet three inches (15' 3") and in depth, running North and South, along said Locust Street, seventy one feet (71'), more or less.

PIN 09531770124401

BEING the same premises which Shark Investments 1 LLC, by Deed dated November 18, 2024 and recorded in the Office of the Recorder of Deeds of Berks County on January 16, 2025 as Instrument Number 2025001631, granted and conveyed to Sashalee Duran.

Property Address: 1126 Buttonwood Street, Reading, PA 19604

TO BE SOLD AS PROPERTY OF:
SASHALEE DURAN

Case Number: 26-00170
Judgment Amount: \$1,635,172.50
Attorney: Stephen M. Hladik, Esquire

PREMISES A:

ALL THOSE SIX (6) CERTAIN tracts or parcels of land together with the buildings erected thereon, situate, lying and being in Cumru Township, Berks County, Pennsylvania and described in accordance with a survey prepared by SSM dated 2/99, as revised, drawing number 20236-000E-001 through 005, being more particularly bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a corner marked by a P.K. spike near the intersection of Beagle Club Road (T-621) and Poplar Neck Road; thence in and along Poplar Neck Road, passing through a P.K. spike set on line two hundred eighty-three and thirty-eight hundredths feet (283.38') from the last described corner, South eighty-seven degrees thirty minutes thirty-eight seconds West (S. 87° 30' 38" W.), a distance of two hundred ninety-nine and eighteen hundredths feet (299.18') to a point at the low water mark of the eastern side of the Schuylkill River; thence in a Northerly direction along the low water mark of the Eastern bank of the Schuylkill River, four hundred thirty-two feet, more or less (432'1) to a point; thence along the Southern right-of-way line of Conrail, former Reading Company Wilmington and Northern Division, passing through a steel pin set on line, thirteen and seventy-five hundredths feet (13.75') from the last described corner, South eighty degrees five minutes twenty-two seconds East (S. 80° 05' 22" E.), a distance of two hundred forty-eight and fourteen hundredths feet (248.14') to a corner marked by a concrete monument, a corner of property belonging to Reading Bone Fertilizer; thence along the same, diagonally crossing Beagle Club Road (T-621), South twenty-six degrees forty-five minutes twenty-two seconds East (S. 26° 45' 22" E.), a distance of three hundred twenty-one and sixty hundredths feet (321.60') to the POINT OR PLACE OF BEGINNING.

TRACT NO. 2

BEGINNING at a corner marked by a concrete monument along the northern side of Poplar Neck Road, T.R. 147, also being the Southeastern corner of the herein described parcel; thence along the Northern side of Poplar Neck Road, the seven (7) following courses, viz: (1) South eighty-seven degrees thirty-one minutes fifty-two seconds West (S. 87° 31' 52" W.), a distance of one hundred fifty and seventy-one hundredths feet (150.71') to a corner marked by a steel pin; (2) along a curve deflecting to the right, having a radius of four hundred forty-three and

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fifty hundredths feet (443.50'), a delta angle of twenty-two degrees twenty-nine minutes zero seconds (22° 29' 00"), an arc length of one hundred seventy and eleven hundredths feet (170.11'), and a chord bearing and distance of North eighty-one degrees thirteen minutes thirty-eight seconds West (N. 81° 13' 38" W.), one hundred sixty-nine and two hundredths feet (169.02') to a corner marked by a P.K. spike; (3) North sixty-nine degrees fifty-nine minutes eight seconds West (N. 69° 59' 08" W.), a distance of one hundred ninety-three and seven hundredths feet (193.07') to a corner marked by a steel pin; (4) along a curve deflecting to the right, having a radius of three hundred ninety-eight and fifty hundredths feet (398.50'), a delta angle of twenty degrees fifty-four minutes zero seconds (20° 54' 00"), an arc length of one hundred forty-five and thirty-six hundredths feet (145.36'), and a chord bearing and distance of North fifty-nine degrees thirty-two minutes eight seconds West (N. 59° 32' 08" W.), one hundred forty-four and fifty-six hundredths feet (144.56') to a corner marked by a steel pin; (5) North forty-nine degrees five minutes eight seconds West (N. 49° 05' 08" W.), a distance of three hundred ninety-eight and twenty-two hundredths feet (398.22') to a corner marked by a steel pin; (6) North fifty degrees twenty-eight minutes eight seconds West (N. 50° 28' 08" W.), a distance of two hundred twenty-four and forty-eight hundredths feet (224.48') to a corner marked by a steel pin, and (7) North fifty-three degrees fifty minutes eight seconds West (N. 53° 50' 08" W.), a distance of ninety-seven and eighty-two hundredths feet (97.82') to a corner marked by a steel pin; thence along the southern right-of-way line of Conrail, former Reading Company Wilmington and Northern Division, the seven (7) following courses, viz: (1) South sixty-three degrees twenty-eight minutes eight seconds East (S. 63° 28' 08" E.), a distance of twelve and eighty-six hundredths feet (12.86') to a corner marked by a steel pin, (2) South sixty-seven degrees ten minutes eight seconds East (S. 67° 10' 08" E.), a distance of two hundred five and twenty-one hundredths feet (205.21') to a corner marked by a steel pin; (3) South seventy-three degrees three minutes eight seconds East (S. 73° 03' 08" E.), a distance of one hundred two and ninety-five hundredths feet (102.95') to a corner marked by a steel pin; (4) South seventy-seven degrees fifty-five minutes eight seconds East (S. 77° 55' 08" E.), a distance of seventy-seven and twenty-five hundredths feet (77.25') to a corner marked by a steel pin; (5) South seventy degrees twenty-nine minutes eight seconds East (S. 70° 29' 08" E.), a distance of one hundred twenty-seven and eighty-two hundredths feet (127.82') to a point; (6) South seventy-nine degrees thirty-one minutes eight seconds East (S. 79° 31' 08" E.), a distance of two hundred and two hundredths feet (200.02') to a corner marked by a steel pin, and (7) South seventy-eight degrees thirty-eight minutes eight seconds East (S. 78° 38' 08" E.), a

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distance of four hundred eleven and forty-three hundredths feet (411.43') to a corner marked by a concrete monument; thence along lands of the Commonwealth of Pennsylvania, South thirteen degrees fifty-six minutes eight seconds East (S. 13° 56' 08" E.), a distance of three hundred thirty-eight and thirty-two hundredths feet (338.32') to the POINT OR PLACE OF BEGINNING.

TRACT NO. 4

BEGINNING at a corner marked by a steel pin on the southeastern right-of-way line of Conrail, former Reading Belt Railroad, said point being on the Northeastern side of Poplar Neck Road, also being the Northwestern corner of the herein described tract; thence along said right-of-way line of the Reading Belt Railroad, the five (5) following courses, viz: (1) passing through a rail monument found an arc length of one hundred thirty-six and thirty-four hundredths feet (136.34') from the last described corner, along a curve deflecting to the left, having a radius of one thousand two hundred sixteen and twenty-eight hundredths feet (1,216.28'), a delta angle of fourteen degrees twenty-two minutes fifty-two seconds (14° 22' 52"), an arc length of three hundred five and twenty-eight hundredths feet (305.28'), and a chord bearing and distance of North seventy-one degrees forty-five minutes forty-eight seconds East (N. 71° 45' 48" E.), three hundred four and forty-eight hundredths feet (304.48') to a corner marked by a steel pin; (2) North twenty-five degrees twenty-five minutes thirty-eight seconds West (N. 25° 25' 38" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a rail monument; (3) passing through a rail monument an arc distance of five hundred eleven and eighty-three hundredths feet (511.83') from the last described corner, along a curve deflecting to the left, having a radius of one thousand two hundred six and twenty-eight hundredths feet (1,206.28'), a delta angle of twenty-four degrees fifty-five minutes forty seconds (24° 55' 40"), an arc length of five hundred twenty-four and eighty-two hundredths feet (524.82'), and a chord bearing and distance of North fifty-two degrees six minutes thirty-two seconds East (N. 52° 06' 32" E.), five hundred twenty and sixty-nine hundredths feet (520.69') to a corner marked by a rail monument; North fifty degrees twenty-one minutes eighteen seconds West (N. 50° 21' 18" W.), a distance of twenty and zero hundredths feet (20.00') to a corner marked by a rail monument and along a curve deflecting to the left, having a radius of one thousand one hundred eighty-six and twenty-eight hundredths feet (1,186.28'), a delta angle of twenty-eight degrees twenty-four minutes thirteen seconds (28° 24' 13"), an arc length of five hundred eighty-eight and eight hundredths feet (588.08'), and a chord bearing and distance of North twenty-five degrees twenty-six minutes thirty-five seconds East (N. 25° 26' 35" E.), five hundred eighty-two and eight hundredths feet

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(582.08') to a corner marked by a steel pin on the southern line of property belonging to the Schuylkill River Greenway Association, being the former Pennsylvania Railroad; thence along said right-of-way line, passing through a steel pin set on line, three hundred forty-eight and twenty-six hundredths feet (348.26') from the last described corner, South seventy-two degrees seventeen minutes nineteen seconds East (S. 72° 17' 19" E.), a distance of four hundred fifty-eight and twenty-six hundredths feet (458.26') to a point at the low water mark of the western bank of the Schuylkill River; thence in a southerly direction along the low water mark of the western bank of the Schuylkill River, a distance of one thousand seven hundred eighty-four feet, more or less (1,784' +/-) to a point on the northern right-of-way line of Conrail, former Reading Company Wilmington and Northern Division; thence along said right-of-way line, the eleven (11) following courses, viz: (1) passing through a steel pin set on line, fifty-five and seventy-nine hundredths feet (55.79') from the last described corner, North eighty-one degrees twenty-two minutes thirty-eight seconds West (N. 81° 22' 38" W.), a distance of five hundred twenty and eighty-two hundredths feet (520.82') to a corner marked by a fence post; (2) North eighty-nine degrees fifteen minutes thirty-eight seconds West (N. 89° 15' 38" W.), a distance of eighty-one and eleven hundredths feet (81.11') to a corner marked by a steel pin; (3) North seventy-nine degrees fifty-seven minutes thirty-eight seconds West (N. 79° 57' 38" W.), a distance of forty-nine and sixty-eight hundredths feet (49.68') to a corner marked by a steel pin; (4) South eighty-eight degrees fifty-six minutes twenty-two seconds West (S. 88° 56' 22" W.), a distance of twenty-four and seventy-five hundredths feet (24.75') to a corner marked by a fence post; (5) North seventy-seven degrees fifty-two minutes thirty-eight seconds West (N. 77° 52' 38" W.), a distance of seventy-two and seventy hundredths feet (72.70') to a corner marked by a steel pin; (6) North seventy-seven degrees zero minutes thirty-eight seconds West (N. 77° 00' 38" W.), a distance of ninety-seven and five hundredths feet (97.05') to a corner marked by a steel pin; (7) North seventy-three degrees forty-two minutes thirty-eight seconds West (N. 73° 42' 38" W.), a distance of one hundred fifteen and twenty-one hundredths feet (115.21') to a corner marked by a steel pin; (8) North twenty-six degrees forty minutes thirty-eight seconds West (N. 26° 40' 38" W.), a distance of nine and fifty hundredths feet (9.50') to a corner marked by a steel pin; (9) along a curve deflecting to the right, having a radius of one thousand eight hundred twenty-nine and sixty-eight hundredths feet (1,829.68' +/-), a delta angle of five degrees seventeen minutes thirty-one seconds (05° 17' 31"), an arc length of one hundred sixty-eight and ninety-nine hundredths feet (168.99'), and a chord bearing and distance of North sixty-six degrees fifty-six

minutes twelve seconds West (N. 66° 56' 12" W.), one hundred sixty-eight and ninety-three hundredths feet (168.93') to a corner marked by a steel pin; (10) North twenty-five degrees forty-two minutes thirty-three seconds East (N. 25° 42' 33" E.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a steel pin, and (11) along a curve deflecting to the right, having a radius of one thousand eight hundred nineteen and sixty-eight hundredths feet (1,819.68'), a delta angle of eleven degrees fifteen minutes thirty-five seconds (11° 15' 35"), an arc length of three hundred fifty-seven and sixty hundredths feet (357.60'), and a chord bearing and distance of North fifty-eight degrees thirty-nine minutes thirty-nine seconds West (N. 58° 39' 39" W.), three hundred fifty-seven and two hundredths feet (357.02') to a corner marked by a steel pin on the eastern side of Poplar Neck Road; thence along the eastern side of Poplar Neck Road, the two (2) following courses, viz: (1) passing through a steel pin found, one hundred sixty-four and twenty hundredths feet (164.20') from the last described corner, North eleven degrees fourteen minutes twenty-two seconds East (N. 11° 14' 22" E.), a distance of two hundred ninety-two and sixty-four hundredths feet (292.64') to a corner marked by a steel pin, and (2) North twenty-four degrees seventeen minutes thirty-eight seconds West (N. 24° 17' 38" W.), a distance of seventy and forty-seven hundredths feet (70.47') to the POINT OR PLACE OF BEGINNING.

TRACT NO. 7

BEGINNING at a corner marked by a steel pin set on the northern right-of-way line of property belonging to Schuylkill River Greenway Association, former Pennsylvania Railroad, said pin also being on the western right-of-way line of Conrail, former Reading Belt Railroad; thence along said property belonging to Schuylkill River Greenway Association, passing through a concrete monument found on line, one thousand seven hundred seventeen and fourteen hundredths feet (1,717.14') from the last described corner and another concrete monument, two thousand eight hundred thirty-six and eighty-two hundredths feet (2,836.82') from the last described corner and another concrete monument, two thousand nine hundred thirty-seven and seventy-six hundredths feet (2,937.76') from the last described corner, and a steel pin set on line, three thousand one hundred eighty-seven and twenty-four hundredths feet (3,187.24') from the last described corner, North seventy-two degrees seventeen minutes nineteen seconds West (N. 72° 17' 19" W.), a distance of three thousand two hundred nineteen and ninety-six hundredths feet (3,219.96') to a point at the low water mark of the eastern bank of the Schuylkill River; thence in a northerly direction along the low water mark of the eastern bank of the Schuylkill River, a distance of one hundred fifty-six feet, more or less (156' +/-) to a corner on the southern right-of-way

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line of Pennsylvania State Highway S.R. 0422, known as the West Shore Bypass; thence along said right-of-way line, passing through a steel pin set on line forty-five and fourteen hundredths feet (45.14') from the last described corner and a P.K. spike, one thousand four hundred forty-eight and sixty-eight hundredths feet (1,448.68') from the last described corner, South seventy-two degrees eighteen minutes thirty-nine seconds East (S. 72° 18' 39" E.), a distance of three thousand two hundred twenty-eight and twenty-two hundredths feet (3,228.22') to a corner marked by a steel pin on the western right-of-way line of Conrail, former Reading Beltline Railroad; thence along said right-of-way line along a curve deflecting to the right, having a radius of one thousand one hundred six and twenty-eight hundredths feet (1,106.28'), a delta angle of seven degrees fifty-seven minutes fifteen seconds (07° 57' 15"), an arc length of one hundred fifty-three and fifty-eight hundredths feet (153.58'), and a chord bearing and distance of South one degree thirty-one minutes fourteen seconds West (S. 01° 31' 14" W.), one hundred fifty-three and forty-six hundredths feet (153.46') to the POINT OR PLACE OF BEGINNING.

TRACT NO. 8

BEGINNING at a corner marked by a steel pin on the northern right-of-way line of Pennsylvania State Highway S.R. 0422, known as the West Shore Bypass, said corner being the most southeastern corner of the herein described tract; thence along said right-of-way line, passing through a P.K. spike set on line, one thousand eight hundred twenty and nine hundredths feet (1,820.09') from the last described corner and passing through a steel pin set on line, three thousand one hundred sixty-eight and thirty-six hundredths feet (3,168.36') from the last described corner, North seventy-two degrees eighteen minutes thirty-nine seconds West (N. 72° 18' 39" W.), a distance of three thousand two hundred five and seventy-two hundredths feet (3,205.72') to a corner at the low water mark of the eastern bank of the Schuylkill River; thence in a northerly direction along the low water mark of the eastern bank of the Schuylkill River, a distance of three hundred eighty-nine feet, more or less (389' +/-) to a point; thence along property belonging to now or late Schuylkill Navigation Company, passing through a steel pin, a distance of two hundred thirty-one and nineteen hundredths feet (231.19') from the next described corner, North forty-seven degrees fifty-four minutes thirty-one seconds East (N. 47° 54' 31" E.), a distance of two hundred seventy-three and ninety-six hundredths feet (273.96') to a corner marked by a steel pin; thence along Conrail, former Reading Company Main Line, the thirteen (13) following courses, viz: (1) South nine degrees thirty-one minutes seventeen seconds West (S. 09° 31' 17" W.), a distance of thirty-eight and zero hundredths feet

(38.00') to a point; (2) along a curve deflecting to the left, having a radius of one thousand one hundred eighty-five and twenty hundredths feet (1,185.20'), a delta angle of nine degrees twenty-six minutes fifteen seconds (09° 26' 15"), an arc length of one hundred ninety-five and twenty-two hundredths feet (195.22'), and a chord bearing and distance of South thirty-five degrees twenty-four minutes zero seconds East (S. 35° 24' 00" E.), one hundred ninety-five and zero hundredths feet (195.00') to a point; (3) South eighty-four degrees thirty-two minutes fifty-two seconds East (S. 84° 32' 52" E.), a distance of thirty-five and zero hundredths feet (35.00') to a point; (4) North forty-three degrees twenty-one minutes forty-six seconds East (N. 43° 21' 46" E.), a distance of thirteen and zero hundredths feet (13.00') to a point; (5) South thirty-four degrees fifty-six minutes twenty-five seconds East (S. 34° 56' 25" E.), a distance of fifty-eight and thirty-four hundredths feet (58.34') to a point; (6) along a curve deflecting to the left, having a radius of one thousand two hundred seventy-four and seven hundredths feet (1,274.07'), a delta angle of thirteen degrees forty-nine minutes fifty-six seconds (13° 49' 56"), an arc length of three hundred seven and fifty-eight hundredths feet (307.58'), and a chord bearing and distance of South forty-one degrees seven minutes thirty-one seconds East (S. 41° 07' 31" E.), three hundred six and eighty-four hundredths feet (306.84') to a point; (7) along a curve deflecting to the left, having a radius of one thousand five hundred twenty-six and seventy-four hundredths feet (1,526.74'), a delta angle of fifteen degrees twenty-four minutes nineteen seconds (15° 24' 19"), an arc length of four hundred ten and fifty hundredths feet (410.50'), and a chord bearing and distance of South fifty-seven degrees five minutes fourteen seconds East (S. 57° 05' 14" E.), four hundred nine and twenty-six hundredths feet (409.26') to a point; (8) along a curve deflecting to the left, having a radius of one thousand seven hundred twenty and five hundredths feet (1,720.05'), a delta angle of ten degrees one minute ten seconds (10° 01' 10"), an arc length of three hundred and seventy-eight hundredths feet (300.78'), and a chord bearing and distance of South seventy-two degrees forty-four minutes thirty-nine seconds East (S. 72° 44' 39" E.), three hundred and forty hundredths feet (300.40') to a point; (9) along a curve deflecting to the left, having a radius of one thousand three hundred ninety-five and forty-three hundredths feet (1,395.43'), a delta angle of twelve degrees thirty-five minutes fifty-nine seconds (12° 35' 59"), an arc length of three hundred six and eighty-six hundredths feet (306.86') and a chord bearing and distance of South eighty-six degrees twenty-three minutes fifty-nine seconds East (S. 86° 23' 59" E.), three hundred six and twenty-five hundredths feet (306.25') to a point; (10) along a curve deflecting to the left, having a radius of one thousand three hundred ninety-three and eleven

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hundredths feet (1,393.11'), a delta angle of eight degrees twenty-three minutes forty-four seconds (08° 23' 44"), an arc length of two hundred four and thirteen hundredths feet (204.13'), and a chord bearing and distance of North eighty-three degrees five minutes fifty-six seconds East (N. 83° 05' 56" E.), two hundred three and ninety-five hundredths feet (203.95') to a point; (11) on a curve deflecting to the left, having a radius of one thousand four hundred ninety and seventy-seven hundredths feet (1,490.77'), a delta angle of seven degrees fifty minutes six seconds (07° 50' 06"), an arc length of two hundred three and eighty-five hundredths feet (203.85'), and a chord bearing and distance of North seventy-three degrees twenty-six minutes twenty-eight seconds East (N. 73° 26' 28" E.), two hundred three and seventy hundredths feet (203.70') to a point; (12) along a curve deflecting to the left, having a radius of one thousand six hundred four and ninety-one hundredths feet (1,604.91'), a delta angle of seven degrees sixteen minutes nine seconds (07° 16' 09"), an arc length of two hundred three and sixty-two hundredths feet (203.62'), and a chord bearing and distance of North sixty-five degrees twenty-seven minutes fifty-nine seconds East (N. 65° 27' 59" E.), two hundred three and forty-eight hundredths feet (203.48') to a point, and (13) along a curve deflecting to the left, having a radius of one thousand one hundred seven and twenty-four hundredths feet (1,107.24'), a delta angle of nineteen degrees twenty-four minutes nine seconds (19° 24' 09"), an arc length of three hundred seventy-four and ninety-five hundredths feet (374.95'), and a chord bearing and distance of North fifty-two degrees twenty-five minutes twenty seconds East (N. 52° 25' 20" E.), three hundred seventy-three and sixteen hundredths feet (373.16') to a corner marked by a steel pin; thence along property belonging to Reading Company, reputedly owned by Pagnotti Enterprises, the two (2) following courses, viz: (1) South sixty degrees fifteen minutes twelve seconds East (S. 60° 15' 12" E.), a distance of five hundred eighty-four and eighty-six hundredths feet (584.86') to a corner marked by a steel pin, and (2) South nineteen degrees twenty-five minutes twelve seconds East (S. 19° 25' 12" E.), a distance of four hundred six and twelve hundredths feet (406.12') to a corner marked by a steel pin; thence along property belonging to Conrail, former Reading Belt Railroad, the three (3) following courses, viz: (1) South three degrees forty-five minutes twelve seconds East (S. 03° 45' 12" E.), a distance of one hundred forty-one and seventy-five hundredths feet (141.75') to a corner marked by a steel pin; (2) North eighty-six degrees fourteen minutes forty-eight seconds East (N. 86° 14' 48" E.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a steel pin, and (3) South three degrees forty-five minutes twelve seconds East (S. 03° 45' 12" E.), a distance of three hundred twenty-four and seventy-nine hundredths feet (324.79') to the

POINT OR PLACE OF BEGINNING.

TRACT NO. 9

BEGINNING at a point on the western right-of-way line of Conrail, former Reading Company Main Line, said point being the most northeastern corner of the herein described tract; thence along said Main Line, the twenty-two (22) following courses, viz: (1) South thirty-five degrees fifty-two minutes fifty-two seconds West (S. 35° 52' 52" W.), a distance of one thousand three hundred eighty-two and thirty-four hundredths feet (1,382.34') to a corner marked by a steel pin; (2) along a curve deflecting to the right, having a radius of one thousand two hundred forty and fifty-seven hundredths feet (1,240.57'), a delta angle of nine degrees eight minutes forty-three seconds (09° 08' 43"), an arc length of one hundred ninety-eight and one hundredth feet (198.01') and a chord bearing and distance of South forty degrees twenty-seven minutes thirteen seconds West (S. 40° 27' 13" W.) one hundred ninety-seven and eighty hundredths feet (197.80') to a corner marked by a steel pin; (3) South fifty-eight degrees twenty-six minutes twenty-nine seconds East (S. 58° 26' 29" E.), a distance of three and thirty hundredths feet (3.30') to a corner marked by a steel pin; (4) South forty-two degrees one minute three seconds West (S. 42° 01' 03" W.), a distance of thirty-five and zero hundredths feet (35.00') to a point; (5) along a curve deflecting to the right, having a radius of nine hundred eighty-five and eighty-five hundredths feet (985.85'), a delta angle of six degrees forty-one minutes zero seconds (06° 41' 00"), an arc length of one hundred fifteen and zero hundredths feet (115.00'), and a chord bearing and distance of South forty-eight degrees nine minutes zero seconds West (S. 48° 09' 00" W.), one hundred fourteen and ninety-three hundredths feet (114.93') to a point; (6) along a curve deflecting to the right, having a radius of one thousand six hundred sixty-eight and seventeen hundredths feet (1,668.17'), a delta angle of six degrees fifty-two minutes ten seconds (06° 52' 10"), an arc length of two hundred and zero hundredths feet (200.00'), and a chord bearing and distance of South fifty-eight degrees fifty-four minutes forty-six seconds West (S. 58° 54' 46" W.), one hundred ninety-nine and eighty-eight hundredths feet (199.88') to a point; (7) South fifty-seven degrees twenty-seven minutes twenty-five seconds West (S. 57° 27' 25" W.), a distance of one hundred and zero hundredths feet (100.00') to a point; (8) along a curve deflecting to the right, having a radius of one thousand one hundred seventeen and seventy-eight hundredths feet (1,117.78'), a delta angle of eight degrees fifty-one minutes sixteen seconds (08° 51' 16"), an arc length of one hundred seventy-two and seventy-four hundredths feet (172.74'), and a chord bearing and distance of South seventy degrees three minutes fifty-four seconds West (S. 70° 03' 54" W.) one hundred seventy-two and

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fifty-seven hundredths feet (172.57') to a point; (9) along a curve deflecting to the right, having a radius of one thousand forty-nine and twenty-two hundredths feet (1,049.22'), a delta angle of ten degrees forty-two minutes forty seconds (10° 42' 40"), an arc length of one hundred ninety-six and fourteen hundredths feet (196.14'), and a chord bearing and distance of South seventy-eight degrees fifty minutes seventeen seconds West (S. 78° 50' 17" W.), one hundred ninety-five and eighty-six hundredths feet (195.86') to a point; (10) along a curve deflecting to the right, having a radius of one thousand one hundred seventy-four and thirty-two hundredths feet (1,174.32'), a delta angle of nine degrees thirty-two minutes thirty-six seconds (09° 32' 36"), an arc length of one hundred ninety-five and sixty hundredths feet (195.60') and a chord bearing and distance of South eighty-seven degrees thirty minutes seventeen seconds West (S. 87° 30' 17" W.), one hundred ninety-five and thirty-seven hundredths feet (195.37') to a point; (11) along a curve deflecting to the right, having a radius of one thousand two hundred fifty-seven and forty-four hundredths feet (1,257.44'), a delta angle of eight degrees fifty-eight minutes twenty-nine seconds (08° 58' 29"), an arc length of one hundred ninety-six and ninety-seven hundredths feet (196.97'), and a chord bearing and distance of North eighty-one degrees eighteen minutes fifty-three seconds West (N. 81° 18' 53" W.) one hundred ninety-six and seventy-six hundredths feet (196.76') to a point; (12) South thirteen degrees twenty minutes forty-two seconds West (S. 13° 20' 42" W.), a distance of fifteen and zero hundredths feet (15.00') to a point; (13) South eighty degrees nineteen minutes fifty-one seconds East (S. 80° 19' 51" E.), a distance of twenty-eight and zero hundredths feet (28.00') to a point; (14) North thirty-seven degrees thirty-three minutes eight seconds West (N. 37° 33' 08" W.), a distance of twenty-one and zero hundredths feet (21.00') to a point; (15) along a curve deflecting to the right, having a radius of one thousand five hundred forty-two and forty-five hundredths feet (1,542.45'), a delta angle of eighteen degrees five minutes twenty-eight seconds (18° 05' 28"), an arc length of four hundred eighty-seven and three hundredths feet (487.03'), and a chord bearing and distance of North sixty-six degrees fifty-two minutes four seconds West (N. 66° 52' 04" W.), four hundred eighty-five and one hundredth feet (485.01') to a point; (16) along a curve deflecting to the right, having a radius of one thousand six hundred fifty-five and thirty hundredths feet (1,655.30'), a delta angle of eleven degrees forty-seven minutes twenty-two seconds (11° 47' 22"), an arc length of three hundred forty and sixty hundredths feet (340.60'), and a chord bearing and distance of North forty-eight degrees forty-two minutes thirty-five seconds West (N. 48° 42' 35" W.), a distance of three hundred forty and zero hundredths feet (340.00') to a point; (17) North thirty-eight degrees thirty-one minutes

twenty-one seconds West (N. 38° 31' 21" W.), a distance of one hundred and zero hundredths feet (100.00') to a point; (18) North thirty-four degrees thirty-nine minutes six seconds West (N. 34° 39' 06" W.), a distance of seventy-three and sixty-one hundredths feet (73.61') to a point; (19) North twenty-eight degrees twenty-nine minutes twenty-nine seconds West (N. 28° 29' 29" W.), a distance of one hundred and fifty hundredths feet (100.50') to a point; (20) North one degree thirty-nine minutes two seconds East (N. 01° 39' 02" E.), a distance of thirty-five and zero hundredths feet (35.00') to a point; (21) along a curve deflecting to the left, having a radius of six hundred sixty-one and fourteen hundredths feet (661.14'), a delta angle of eleven degrees twenty-nine minutes fifteen seconds (11° 29' 15"), an arc length of one hundred thirty-two and fifty-five hundredths feet (132.55'), and a chord bearing and distance of North twenty-two degrees seven minutes twenty-eight seconds West (N. 22° 07' 28" W.), one hundred thirty-two and thirty-three hundredths feet (132.33') to a corner marked by a steel pin, and (22) along a curve deflecting to the right, having a radius of one thousand three hundred fifty-nine and thirty-nine hundredths feet (1,359.39'), a delta angle of three degrees ten minutes fifteen seconds (03° 10' 15"), an arc length of seventy-five and twenty-three hundredths feet (75.23'), and a chord bearing and distance of North twenty degrees thirty-four minutes sixteen seconds West (N. 20° 34' 16" W.), seventy-five and twenty-two hundredths feet (75.22') to a corner marked by a steel pin; thence along property belonging to Richard A. Feick, the two (2) following courses, viz: (1) North twenty-seven degrees twenty-three minutes thirty-one seconds East (N. 27° 23' 31" E.), a distance of two hundred twenty-nine and fourteen hundredths feet (229.14') to a corner marked by a steel pin, and (2) North fourteen degrees twelve minutes twenty-nine seconds West (N. 14° 12' 29" W.), a distance of two hundred one and twenty-two hundredths feet (201.22') to a corner on the western side of South Ninth Street Extension; thence diagonally crossing South Ninth Street Extension and along the northern side of the roadway, passing through a P.K. spike set on line twenty-five and zero hundredths feet (25.00') from the last described corner, South eighty-three degrees twenty minutes twenty-nine seconds East (S. 83° 20' 29" E.), two hundred seventy-five and fifty hundredths feet (275.50') to a corner marked by a railroad spike; thence in and along the centerline of a paved roadway, the five (5) following courses, viz: (1) South seventy-five degrees eighteen minutes twenty-nine seconds East (S. 75° 18' 29" E.), a distance of one hundred ninety-three and thirty-seven hundredths feet (193.37') to a corner marked by a P.K. spike; (2) South seventy-six degrees thirty-six minutes twenty-nine seconds East (S. 76° 36' 29" E.), a distance of one hundred eighty-three and twenty-one hundredths feet (183.21') to a

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corner marked by a railroad spike; (3) South sixty-seven degrees twenty-eight minutes twenty-nine seconds East (S. $67^{\circ} 28' 29''$ E.), a distance of two hundred three and eight hundredths feet (203.08') to a corner marked by a railroad spike; (4) South sixty-two degrees twenty-seven minutes twenty-nine seconds East (S. $62^{\circ} 27' 29''$ E.), a distance of one hundred seventy-four and fifty hundredths feet (174.50') to a corner marked by a railroad spike, and (5) South fifty-six degrees twenty-four minutes twenty-nine seconds East (S. $56^{\circ} 24' 29''$ E.), a distance of two hundred twenty-four and five hundredths feet (224.05') to a corner marked by a steel pin; thence along property belonging to Glenn E. Brok, the eight (8) following courses, viz: (1) passing through a steel pin set on line, sixteen and thirty-eight hundredths feet (16.38') from the last described corner, North forty-seven degrees eighteen minutes eight seconds East (N. $47^{\circ} 18' 08''$ E.), a distance of ninety-nine and two hundredths feet (99.02') to a corner marked by a concrete monument; (2) North forty-seven degrees three minutes twenty-nine seconds East (N. $47^{\circ} 03' 29''$ E.), a distance of one hundred sixteen and fifty hundredths feet (116.50') to a corner marked by a concrete monument; (3) South forty-eight degrees twenty-two minutes thirty-one seconds East (S. $48^{\circ} 22' 31''$ E.), a distance of one hundred fourteen and seventeen hundredths feet (114.17') to a corner marked by a steel pin; (4) passing through a steel pin set on line, fifteen and sixty-five hundredths feet (15.65') from the next described corner, South forty-one degrees fifty minutes thirty seconds West (S. $41^{\circ} 50' 30''$ W.), a distance of one hundred ninety-four and ninety-seven hundredths feet (194.97') to a corner marked by a steel pin; (5) South fifty-six degrees forty-seven minutes twenty-nine seconds East (S. $56^{\circ} 47' 29''$ E.), a distance of seventy-seven and forty-eight hundredths feet (77.48') to a corner marked by a steel pin; (6) South fifty-eight degrees twenty-six minutes twenty-nine seconds East (S. $58^{\circ} 26' 29''$ E.), a distance of three hundred twenty-four and seventeen hundredths feet (324.17') to a corner marked by a steel pin; (7) North thirty-one degrees nineteen minutes forty-four seconds East (N. $31^{\circ} 19' 44''$ E.), a distance of three hundred seventy-nine and twenty-nine hundredths feet (379.29') to a corner marked by a concrete monument, and (8) North two degrees forty minutes sixteen seconds West (N. $02^{\circ} 40' 16''$ W.), a distance of three hundred ninety-seven and fifty hundredths feet (397.50') to a corner marked by a concrete monument; thence partially along property belonging to Glenn E. Brok and along properties belonging to Empire Wrecking and Berks County Conservancy, passing through a steel pin set on line, one hundred ten and zero hundredths feet (110.00') from the next described corner, North seventy-five degrees nineteen minutes forty-four seconds East (N. $75^{\circ} 19' 44''$ E.), a distance of one thousand one hundred ninety-nine and eleven

hundredths feet (1,199.11') to the POINT OR PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract or lot of ground situate on the northern side of Poplar Neck Road in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being known as Tract No. 2 and Lot 4A, as shown on the Final Subdivision Plan of lands of Sithe Pennsylvania Holdings, LLC, intended to be recorded, and being more fully bounded and described as follows to wit:

BEGINNING at a concrete monument on the northern side of Poplar Neck Road, a corner of lands of the Commonwealth of Pennsylvania; thence in a westerly direction along the northern side of Poplar Neck Road (existing and to be vacated), the following seven courses and distances: (1) North 83 degrees 06 minutes 03 seconds West, 150.71 feet to a point of curvature; (2) by a curve to the right having a radius of 433.50 feet, a central angle of 22 degrees 29 minutes 00 seconds, an arc distance of 170.11 feet and a chord bearing of North 71 degrees 51 minutes 33 seconds West, 169.02 feet to a point; (3) North 60 degrees 37 minutes 03 seconds West, 193.07 feet to a point of curvature; (4) by a curve to the right having a radius of 398.50 feet, a central angle of 20 degrees 54 minutes 00 seconds, an arc distance of 145.36 feet and a chord bearing of North 50 degrees 10 minutes 03 seconds West, 144.56 feet to an iron pin; (5) North 39 degrees 43 minutes 03 seconds West, 398.22 feet to an iron pin; (6) North 41 degrees 06 minutes 03 seconds West, 224.48 feet to an iron pin; (7) North 44 degrees 28 minutes 03 seconds West, 97.81 feet to an iron pin within lands of the Pennsylvania Lines LLC right of way line or fee; thence in and along same the following seven courses and distances: (1) South 54 degrees 06 minutes 03 seconds East, 12.86 feet to a point; (2) South 57 degrees 48 minutes 03 seconds East, 205.21 feet to an iron pin; (3) South 63 degrees 41 minutes 03 seconds East, 102.95 feet to an iron pin; (4) South 68 degrees 33 minutes 03 seconds East, 77.25 feet to an iron pin; (5) South 61 degrees 07 minutes 03 seconds East, 127.82 feet to a point; (6) South 70 degrees 09 minutes 03 seconds East, 200.02 feet to an iron pin; (7) South 69 degrees 16 minutes 03 seconds East, 266.36 feet to a point on the western wide right of way line of Poplar Neck Road, as relocated; thence through lands of Pennsylvania Lines LLC and along said right of way line the following two courses and distances: (1) North 12 degrees 36 minutes 41 seconds East, 149.46 feet to a point of curvature; (2) by a curve to the left having a radius of 35.00 feet, a central angle of 50 degrees 15 minutes 55 seconds, an arc distance of 30.71 feet and a chord bearing of North 12 degrees 31 minutes 16 seconds West, 29.73 feet to a point in line of lands of Pennsylvania Lines LLC right of way line or fee; thence along lands of same

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the following eleven courses and distances: (1) North 71 degrees 59 minutes 53 seconds West, 402.87 feet to a fence post; (2) North 79 degrees 52 minutes 53 seconds West, 81.11 feet to a 3" iron pin; (3) North 70 degrees 34 minutes 53 seconds West, 49.68 feet to an iron pin; (4) North 81 degrees 40 minutes 53 seconds West, 24.75 feet to a fence post; (5) North 68 degrees 29 minutes 53 seconds West, 72.70 feet to an iron pin; (6) North 67 degrees 37 minutes 53 seconds West, 97.05 feet to an iron pin; (7) North 64 degrees 19 minutes 53 seconds West, 115.21 feet to an iron pin; (8) North 17 degrees 17 minutes 53 seconds West, 9.50 feet to an iron pin, a point of curvature; (9) by a curve to the right having a radius of 1,829.68 feet, a central angle of 05 degrees 17 minutes 31 seconds, an arc distance of 168.99 feet and a chord bearing of North 57 degrees 33 minutes 27 seconds West, 168.93 feet to an iron pin; (10) North 35 degrees 05 minutes 19 seconds East, 10.00 feet to a point; (11) by a curve to the right having a radius of 1,819.68 feet, a central angle of 11 degrees 15 minutes 35 seconds, an arc distance of 357.60 feet and a chord bearing of North 49 degrees 16 minutes 54 seconds West, 357.03 feet to an iron pin on the eastern 33 feet wide existing right of way line of Poplar Neck Road; thence along the eastern 33 feet wide existing right of way line of Poplar Neck Road, North 20 degrees 37 minutes 07 seconds East, 292.64 feet to an iron pin, a corner of lands of Sithe Pennsylvania Holdings LLC, Tract 4 Residue; thence along the Residue of Tract No. 4 and the eastern and northern right of way line of Poplar Neck Road, as relocated, the following nine courses and distances: (1) South 14 degrees 54 minutes 53 seconds East, 9.78 feet to a point; (2) South 19 degrees 21 minutes 02 seconds West, 150.17 feet to a point of curvature; (3) by a curve to the left having a radius of 90.00 feet, a central angle of 65 degrees 19 minutes 21 seconds, an arc distance of 102.61 feet and a chord bearing of South 13 degrees 18 minutes 39 seconds East, 97.14 feet to a point; (4) South 45 degrees 58 minutes 19 seconds East, 231.22 feet to a point of curvature; (5) by a curve to the left having a radius of 975.00 feet, a central angle of 14 degrees 01 minute 45 seconds, an arc distance of 238.73 feet and a chord bearing of South 52 degrees 59 minutes 12 seconds East, 238.14 feet to a point; (6) South 60 degrees 00 minutes 04 seconds East, 185.28 feet to a point of curvature; (7) by a curve to the left having a radius of 500.00 feet, a central angle of 14 degrees 32 minutes 35 seconds, an arc distance of 126.91 feet and a chord bearing of South 67 degrees 16 minutes 21 seconds East, 126.57 feet to a point; (8) South 74 degrees 32 minutes 39 seconds East, 507.32 feet to a point of curvature; (9) by a curve to the right having a radius of 85.00 feet, a central angle of 72 degrees 40 minutes 14 seconds, an arc distance of 107.81 feet and a chord bearing of South 38 degrees 12 minutes 32 seconds East, 100.73 feet to a point; thence continuing along said right of

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way line and through lands of Pennsylvania Lines LLC the following two courses and distances: (1) by a curve to the right having a radius of 85.00 feet, a central angle of 14 degrees 29 minutes 06 seconds, an arc distance of 21.49 feet and a chord bearing of South 05 degrees 22 minutes 08 seconds West, 21.43 feet to a point; (2) South 12 degrees 36 minutes 41 seconds West, 156.60 feet to a point in line of Tract No. 2; thence along lands of Pennsylvania Lines LLC right of way line or fee, South 69 degrees 16 minutes 03 seconds East, 94.56 feet to a concrete monument, a corner of lands of the Commonwealth of Pennsylvania; thence along lands of same, South 04 degrees 34 minutes 03 seconds East, 338.32 feet to the place of BEGINNING.

BEING the same premises which Genon Rema, LLC, a Delaware limited liability company, by Deed dated January 12, 2021, but effective August 13, 2021 and recorded August 24, 2021 in the office of the Berks County Recorder of Deeds as Instrument No. 2021042356 conveyed unto Recycle The World Inc., a Pennsylvania non-profit corporation, in fee.

Being Known as 296 Poplar Neck Road, Birdsboro, PA 19508

Parcel I.D. No. 39531600105762

PREMISES B:

TRACT NO. 5:

ALL THAT CERTAIN tract of land together with the buildings erected thereon, situate, lying and being in Cumru Township, Berks County, Commonwealth of Pennsylvania and described in accordance with and identified as Tract No. 5 on a survey prepared by SSM dated 2/99, as revised, drawing number 20236-000E-001 through 005, being more particularly bounded and described as follows, to wit:

BEGINNING at a corner marked by a steel pin on the Southern right-of-way line of property belonging to Schuylkill River Greenway Association, former Pennsylvania Railroad, also being on the western right-of-way line of Conrail, former Reading Beltline Railroad, also being the northeastern corner of the herein described tract; thence along Conrail former Reading Beltline Railroad, the nineteen (19) following courses, viz: (1) along a curve deflecting to the right having a radius of one thousand one hundred six and twenty-eight hundredths feet (1,106.28'), a delta angle of eighteen degrees fifty-one minutes twenty-six seconds (18° 51' 26"), an arc length of three hundred sixty-four and ten hundredths feet (364.10'), and a chord bearing and distance of South twenty degrees eleven minutes fifty-nine seconds West (S. 20° 11' 59" W.), three hundred sixty-two and forty-six hundredths feet (362.46') to a corner marked by a rail monument; (2) North sixty degrees twenty-two minutes eighteen seconds West (N. 60° 22' 18" W.), a distance of

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ten and zero hundredths feet (10.00') to a corner marked by a steel pin; (3) along a curve deflecting to the right, having a radius of one thousand ninety-six and twenty-eight hundredths feet (1,096.28'), a delta angle of ten degrees zero minutes eleven seconds (10° 00' 11"), an arc length of one hundred ninety-one and forty hundredths feet (191.40'), and a chord bearing and distance of South thirty-four degrees thirty-seven minutes forty-eight seconds West (S. 34° 37' 48" W.), one hundred ninety-one and fifteen hundredths feet (191.15') to a corner marked by a rail monument; (4) North fifty degrees twenty-minutes seven seconds West (N. 50° 22' 07" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a rail monument; (5) along a curve deflecting to the right, having a radius of one thousand eighty-six and twenty-eight hundredths feet (1,086.28'), a delta angle of fifteen degrees zero minutes nine seconds (15° 00' 09"), an arc length of two hundred eighty-four and forty-four hundredths feet (284.44'), and a chord bearing and distance of South forty-seven degrees seven minutes fifty-eight seconds West (S. 47° 07' 58" W.), two hundred eighty-three and sixty-two hundredths feet (283.62') to a corner marked by a rail monument; (6) North thirty-five degrees twenty-one minutes fifty-seven seconds West (N. 35° 21' 57" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a rail monument; (7) along a curve deflecting to the right, having a radius of one thousand seventy-six and twenty-eight hundredths feet (1,076.28'), a delta angle of ten degrees zero minutes twenty-one seconds (10° 00' 21"), an arc length of one hundred eighty-seven and ninety-six hundredths feet (187.96'), and a chord bearing and distance of South fifty-nine degrees thirty-eight minutes thirteen seconds West (S. 59° 38' 13" W.), one hundred eighty-seven and seventy-two hundredths feet (187.72') to a corner marked by a rail monument; (8) North twenty-five degrees twenty-one minutes thirty-six seconds West (N. 25° 21' 36" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a rail monument; (9) along a curve deflecting to the right, crossing the former Township Road, known as Poplar Neck Road, having a radius of one thousand sixty-six and twenty-eight hundredths feet (1,066.28'), a delta angle of thirty-five degrees twenty minutes thirty-two seconds (35° 20' 32"), an arc length of six hundred fifty-seven and seventy-two hundredths feet (657.72'), and a chord bearing and distance of South eighty-two degrees eighteen minutes forty seconds West (S. 82° 18' 40" W.), six hundred forty-seven and thirty-five hundredths feet (647.35') to a corner marked by a steel pin; (10) North nine degrees fifty-eight minutes fifty-six seconds East (N. 09° 58' 56" E.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a steel pin; (11) along a curve deflecting to the right, having a radius of one thousand fifty-six and twenty-eight hundredths

feet (1,056.28'), a delta angle of nine degrees fifty-nine minutes fifty-two seconds (09° 59' 52"), an arc length of one hundred eighty-four and thirty-one hundredths feet (184.31'), and a chord bearing and distance of North seventy-five degrees one minute eight seconds West (N. 75° 01' 08" W.), one hundred eighty-four and eight hundredths feet (184.08') to a corner marked by a steel pin; (12) South nineteen degrees fifty-eight minutes forty-eight seconds West (S. 19° 58' 48" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a steel pin; (13) along a curve deflecting to the right, having a radius of one thousand sixty-six and twenty-eight hundredths feet (1,066.28'), a delta angle of twenty degrees thirteen minutes twenty-nine seconds (20° 13' 29"), an arc length of three hundred seventy-six and thirty-nine hundredths feet (376.39'), and a chord bearing and distance of North fifty-nine degrees fifty-four minutes twenty-seven seconds West (N. 59° 52' 27" W.), a distance of three hundred seventy-four and forty-three hundredths feet (374.43') to a corner marked by a steel pin; (14) North forty-nine degrees forty-seven minutes forty-three seconds West (N. 49° 47' 43" W.), a distance of eighty-nine and fifty hundredths feet (89.50') to a corner marked by a steel pin; (15) South forty degrees twelve minutes seventeen seconds West (S. 40° 12' 17" W.), a distance of five and zero hundredths feet (5.00') to a corner marked by a steel pin; (16) North forty-nine degrees forty-seven minutes forty-three seconds West (N. 49° 47' 43" W.), a distance of two hundred three and sixty-one hundredths feet (203.61') to a corner marked by a concrete monument; (17) South forty degrees twelve minutes seventeen seconds West (S. 40° 12' 17" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a concrete monument; (18) North forty-nine degrees forty-seven minutes forty-three seconds West (N. 49° 47' 43" W.), a distance of two hundred twenty-nine and twenty-nine hundredths feet (229.29') to a corner marked by a steel pin, and (19) South forty-two degrees thirty-two minutes eleven seconds West (S. 42° 32' 11" W.), a distance of twenty and eight hundredths feet (20.08') to a corner marked by a concrete monument on the northern right-of-way line of Conrail, former Reading Company Wilmington and Northern Division; thence along said right-of-way line, the three (3) following courses, viz: (1) North forty-seven degrees twenty-seven minutes forty-nine seconds West (N. 47° 27' 49" W.), a distance of four hundred ninety and zero hundredths feet (490.00') to a corner marked by a steel pin; (2) South forty-two degrees thirty-two minutes eleven seconds West (S. 42° 32' 11" W.), a distance of ten and zero hundredths feet (10.00') to a corner marked by a steel pin, and (3) passing through a concrete monument found on line, three hundred eighty-five and eight hundredths feet (385.08') from the last described corner and a steel pin set on line, six hundred forty-eight and

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twelve hundredths feet (648.12') from the last described corner, North forty-seven degrees twenty-seven minutes forty-nine seconds West (N. 47° 27' 49" W.), a distance of seven hundred sixty-two and fifty-one hundredths feet (762.51') to a point at the low water mark of the eastern bank of the Schuylkill River; thence in a northerly direction along the low water mark of the eastern bank of the Schuylkill River, four hundred fifty-nine feet, more or less (459' +1-) to a point on the southern right-of-way line of property belonging to the Schuylkill River Greenway Association, former Pennsylvania Railroad; thence along said southern right-of-way line, passing through a steel in set on line, three thousand two hundred one and eighty-six hundredths feet (3,201.86') from the next described corner, a concrete monument found on line, three thousand sixty-eight and seventy-two hundredths feet (3,068.72') from the next described corner, and a P.K. spike set on line, one thousand six hundred seventeen and sixty-four hundredths feet (1,617.64') from the next described corner, South seventy-two degrees seventeen minutes nineteen seconds East (S. 72° 17' 19" E.), a distance of three thousand two hundred twenty-nine and eighty-four hundredths feet (3,229.84') to the POINT AND PLACE OF BEGINNING.

BEING the same premises which Titus Power, LLC, a Delaware limited liability company, by Deed dated January 12, 2021, but effective August 13, 2021 and recorded August 24, 2021 in the office of the Berks County Recorder of Deeds as Instrument No. 2021042355 conveyed unto Recycle The World Inc., a Pennsylvania non-profit corporation, in fee.

Being Known as Poplar Neck Road, Birdsboro, PA 19508

Parcel I.D. No. 39531600203467

BEING the same premises which Genon Rema, LLC a Delaware limited liability company, by Deed dated January 12, 2021 and recorded on August 24, 2021, in the Berks County Recorder of Deeds Office at Deed Book Volume at Page Instrument No. 2021042356, granted and conveyed unto Recycle the World, Inc. a Pennsylvania non-profit corporation.

Property Address: 296 Poplar Neck Road, Birdsboro, PA 19508 and Poplar Neck Road, Birdsboro, PA 19508

Tax Parcel No.. 39531600105762&39531600203467

TO BE SOLD AS THE PROPERTY OF Recycle the World, Inc. a Pennsylvania non-profit corporation

ALL THAT CERTAIN tract or piece of land together with 1 and 1/2 story frame dwelling thereon erected, Situate on the Southerly side of Pennsylvania State Highway Route No. 562 leading from Reading to Boyertown, in the Township of Earl, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on or near the Southerly side of Pennsylvania State Highway Route No. 562 leading from Reading to Boyertown, said place of beginning being South 77 degrees 12 and 1/2 minutes East, a distance of 499.55 feet from the division line between property now or late of Claude B. Garber and property now or late of Nicholas Tezzi and Alisandrina Tezzi, his wife, measured along the Southerly side of said concrete highway; thence extending along or near the Southerly edge of the concrete paving (now covered with bituminous macadam) South 77 degrees 12 and 1/2 minutes East, a distance of 92.00 feet to an iron pin; thence leaving said public road and extending along land now or late of Claude S. Garber the three following courses and distances: (1) South 12 degrees 47 and 1/2 minutes West, a distance of 154.00 feet to a point; (2) North 77 degrees 12 and 1/2 minutes West, a distance of 92.00 feet to a point; (3) North 12 degrees 47 and 1/2 minutes East, a distance of 154.00 feet to the place of beginning.

The improvements thereon being known as 7929 Boyertown Pike, Boyertown, Pennsylvania-19512.

Being Premises: 7929 Boyertown Pike, Boyertown, PA 19512

Tax ID: 42-5376-03-34-5360

Being deed dated December 14, 2017 by Lider Services, Inc. recorded in the Office of Recorder of Deeds in and for Berks County on December 27, 2017 at Instrument Number 2017048011 conveyed unto JR Business Services LLC.

TO BE SOLD AS PROPERTY OF: JR Business Services LLC

LEGAL DESCRIPTION

Case Number: 26-01931

Judgment Amount: \$121,179.54

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN tract or piece of land situate in the Township of Greenwich, County of Berks and State of Pennsylvania, more fully bounded and described according to a survey dated June 1973, prepared by A.M. Haas, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the middle of a private service road leading from Township Road 774 to property of Ethel F. George, of which this was a part; thence along land now or late of Arthur R. Zettlemoyer et al North eighteen (18) degrees thirty-one (31) minutes East a distance

LONG FORM DESCRIPTION

Case Number: 26-01424

Judgment Amount: \$224,845.11

Attorney: Andrew Kravitz, Esq.

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of eight hundred sixty and eighty-six hundredths (860.86) feet to an iron pin; thence along other land of Ethel F. George, of which this was a part, the two following courses and distances: North eighty-four (84) degrees thirty-six (36) minutes East a distance of two hundred (200.00) feet to an iron pin and South eighteen (18) degrees thirty-one (31) minutes West a distance of eight hundred sixty and eighty-six hundredths (860.86) feet to an iron pin in the middle of the aforesaid private service road; thence in and along the middle of said private service road South eighty-four (84) degrees thirty-six (36) minutes West a distance of two hundred (200.00) feet to a point, the place of BEGINNING.

Being the same premises which Ronald G. Adams and Faye Ann Adams, his wife, by Deed dated 11/19/1974, and recorded 11/21/1974, in the Office of the Recorder of Deeds in and for the County Berks, in Deed Book 1662, Page 1207, granted and conveyed unto Ronald G. Adams and Faye Ann Adams, in fee.

AND the said Ronald G. Adams has departed this life on or about 01/19/2026, thereby vesting title of the mortgaged unto Faye Ann Adams.

Tax Parcel: 45542502899960

Premises Being: 42 George Road, Lenhartsville, PA 19534

To be sold as Property of: Faye A. Adams A/K/A Faye Ann Adams

Case Number: 26-02194

Judgment Amount: \$129,561.43

Attorney: Yvonne Ganley, Esq.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF READING, THE COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN two story brick dwelling house with mansard roof and lot of ground, situate on the East side of North Ninth Street between Windsor and Spring Streets in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by property now or late of Hezekiah Bretzius;

One the East by a twenty (20) foot alley;

On the South by property now or late of Lizzie M. Anderson; and

On the West by said North Ninth Street.

CONTAINING in front on said North Ninth Street, 15 feet, and in depth 100 feet.

BEING the same premises which Carlos Batista, by Deed dated August 17, 2023 and recorded August 18, 2023, in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2023024602, granted and conveyed unto C.M.J.K. Properties LLC, a Pennsylvania limited liability company.

Being Premises: 931 North 9th Street,

Reading, PA 19604

TAX ID: 13531745051404

TO BE SOLD AS PROPERTY OF: C.M.J.K. Properties LLC, a Pennsylvania limited liability company.

Case Number: 26-03497

Judgment Amount: \$151,701.54

Attorney: Andrew Kravitz, Esq.

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house being No. 1021 Mulberry Street, situate on the East side of said Mulberry Street between Spring and Robeson 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 John W. Albrecht;

ON the East by a 14 feet wide alley;

ON the South by property now or late of Edward Hardner; and

ON the West by said Mulberry Street.

In front on said Mulberry Street in width 13 feet and in depth of length of equal width 100 feet.

Being the same premises which Stephen DePalantino Attorney-in-Fact/Agent for Stephen DePalantino, Jr., by recorded in Book 3069, Page 2003 by Deed dated September 16, 2003 and recorded October 15, 2003 in Berks County Record Book 3902 Page 795 conveyed unto Paul J. Moyer and Susan S. Moyer, husband and wife, in fee.

Being the same premises which Paul J. Moyer and Susan S. Moyer, husband and wife by Deed dated July 14, 2023 and recorded July 17, 2023 in Berks County as Instrument No. 2023020694 conveyed unto EM Sapphire Realty LLC, a Pennsylvania Limited Liability Company, in fee.

BEING PREMISES: 1021 Mulberry Street, Reading, PA 19604

Tax Parcel # 13531745059809

TO BE SOLD AS PROPERTY OF: EM Sapphire Realty LLC

Case Number: 26-03612

Judgment Amount: \$275,250.28

Attorney: Yvonne Ganley, Esq.

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Buttonwood Street, No. 905 between North Ninth Street and Moss Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by 10 feet wide alley

On the East by property now or late of George W. Hienter;

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On the South by said Buttonwood Street; and On the West by property now or late of Issac D. Lutz;

CONTAINING in front on said Buttonwood Street, East and West, 20 feet, and in depth of equal width, North and South to said 10 feet wide alley, 100 feet more or less.

BEING Parcel Id No.: 11-5317-61-02-1505.

BEING known as 905 Buttonwood Street, Reading, PA 19604.

Being the same premises conveyed by T.E.H. Realty 55, LLC, a Pennsylvania limited liability company by deed dated February 19, 2021 and recorded in the Berks County Recorder of Deeds on February 26, 2021, as Instrument Number 2021008387, unto Mercedes Development, LLC.

TO BE SOLD AS PROPERTY OF: Mercedes Development, LLC

Berks County No. 26-04181
Judgment Amount: \$94,403.08
Attorney: Powers Kirm, LLC

All THAT CERTAIN piece, parcel or tract of land together with the two story brick siding covered frame dwelling house with basement garage and other outbuildings erected thereon, situate on the Northern side of the concrete and Macadam State Highway known as the Allentown Pike in the Village of Monterey, Township of Maxatawny, County of Berks and State of Pennsylvania, bounded on the North and East by property belonging to Herbert T. Christman and Mary A. Christman, his wife, on the South by the aforesaid concrete and Macadam State Highway known as the Allentown Pike and property now or late of Solomon Moyer, and on the West by a Public Township Road leading to Siegfried's Dale belonging to Robert Burkhardt and Elfriede Burkhardt, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, registered professional engineers and land surveyors, in April 1953 as follows,

BEGINNING at a corner marked by a nail in the center line of the concrete and Macadam State Highway known as the Allentown Pike, said corner being the Southwestern corner of the herein described property and the Southeastern corner of property belonging to Robert Burkhardt and Elfriede Burkhardt, his wife, thence leaving the aforesaid concrete and Macadam State Highway known as the Allentown Pike and in and along a Public Township Road leading to Siegfried's Dale and along the aforesaid property belonging to Robert Burkhardt and Elfriede Burkhardt, his wife, North Six degrees Three minutes Thirty seconds West (N. 6° 3' 30" W.) a distance of Two Hundred feet One-Half of an inch (200' 0 1/2") to a corner marked by an iron pin, thence leaving the aforesaid Public Township Road and along property belonging to Herbert T. Christman and Mary A. Christman, his wife,

the two (2) following courses and distances, viz: (1) passing through an iron pin Nineteen feet One-Fourth of an inch (19' 0 1/4") from the last described corner North Eighty-Two degrees Twelve minutes thirty seconds East (N. 82° 12' 30" E.) a distance of One Hundred Nine feet three inches (109' 3") to a corner marked by an iron pin, and (2) passing through an iron pin Forty-Five feet Eleven and One-Fourth inches (45' 11 1/4") from the next described corner South Ten degrees East (S. 10° E) a distance of Two Hundred Sixteen feet one and Three-Fourth inches (216' 1 3/4") to a corner in the aforesaid concrete and Macadam State Highway known as the Allentown Pike, thence in and along same and along property now or late of Solomon Moyer the two (2) following courses and distances, viz: (1) North Sixty-Two degrees thirty minutes West (N 62° 3' W) a distance of Thirty-Three feet no inches (33' 0" to a corner and (2) South Twenty-Seven degrees West (S. 27° W.) a distance of Six feet Seven and Three-Fourth inches (6' 7 3/4") to a corner in the center line of the aforesaid concrete and Macadam State Highway known as the Allentown Pike, thence along the center line of same, South Eighty-Three degrees Forty-Three minutes West (S 83° 43' W.) a distance of Ninety-Three feet no inches (93' 0") to the place of beginning

CONTAINING Eighty-Six and Thirty-Three One-Hundredth (86.33) perches.

LESS AND EXCEPTING the following:

ALL THAT CERTAIN tract of land, message tenement etc. together with a one story frame dwelling house erected thereon located on the North side of U.S. Route 222 leading from Kutztown to Allentown in the Township of Maxatawny, County of Berks, State of Pennsylvania, bounded and described as follows to wit:

Beginning at a corner marked by a nail in the center line of the concrete and Macadam Road and State Highway, known as the Allentown Pike, said corner being the Southwestern corner of the property herein described and the Southeastern corner of property belonging to Robert Burkhardt and Elfriede Burkhardt, his wife, thence leaving the aforesaid concrete Macadam State Highway in and along a public road leading to Siegfrieds Dale and along the property belonging to Robert Burkhardt and Elfriede Burkhardt, his wife, North 6° 3' 30" West to an iron pin a distance of 200.04 feet, thence leaving the said public township road and along property belonging to Herbert T. Christman and Mary A. Christman, his wife, North 82° 12' 30" East to an iron pin a distance of 79.25 feet, thence along property retained by the Grantors, James J. Bailey and Jean M. Bailey, his wife, South 10° East 202.57 feet to a point in the aforementioned State Highway, thence along said State Highway 83° 43' West 93 feet to the place of beginning.

ALL THAT CERTAIN tract of land situated on the North side of Route U.S. 222 leading from Monterey to Maxatawny and on the West

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side of lands now owned by James Bailey, in the Township of Maxatawny, County of Berks, State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the right of way of U.S. Route 222 leading from Maxatawny to Monterey; thence along the Right of Way of the said Route 222, South eighty-five degrees fifteen minutes (85 degrees 15 minutes) West Sixty feet (60') to an iron pin at the right of way; thence along the land of James Bailey North Nine degrees Twenty-Five minutes (9 degrees 25 minutes) West One Hundred Seventy-two and Sixty-Five Hundredth feet (172.65') to an iron pin, thence along the land of the Grantors Herbert Christman and wife, North Eighty-Four degrees Forty-Nine minutes (84 degrees 49 minutes) East Seventy feet (70') to an iron pin; thence along the same, South six degrees (6 degrees) Seven minutes (7 minutes) East One Hundred Seventy-Two and Sixty-Five Hundredth feet (172.65') to the place of beginning.

CONTAINING 11,209 square feet.

ALL THAT CERTAIN lot of land situate along the Easterly side of Township Route T-860, said route connecting United States Traffic Route 222 with Township Route T-833, in the Township of Maxatawny, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made August 8, 1972, by James I. Bowers, a registered surveyor, as follows, to wit:

BEGINNING at a P.K. nail in the centerline of Township Route T-860, said point being the most Southwesterly corner of property herein described and being a common corner of property of now or late Frederick E. Smith; thence in and along said Road North fourteen degrees twelve minutes West (N. 14° 12' W.) a distance of twelve feet (12.00') to a P.K. nail in said road; thence leaving said road and along the residue property of now or late Alvin L. Reiff North Seventy-Eight degrees four minutes East (N 78° 01' E.) a distance of One Hundred Seventy-Six and three tenths feet (176.30') to an iron pin; thence along the same South fourteen degrees twelve minutes East (S 14° 12' E.) a distance of twelve feet (12.00') to an iron pin, a common corner of property of now or late James Bailey; thence along the property of James Bailey and property of now or late Frederick E. Smith South Seventy-Eight degrees Four minutes West (S. 78° 04' W.) a distance of One Hundred Seventy-Six and Three Tenths feet (176.30') to place of beginning.

CONTAINING in area (2,115.60') more or less square feet of land.

BEING THE SAME PREMISES Which Vicki M. Gehman a/k/a Vicki Gehman, of Maxatawny Township, County of Berks, and Commonwealth of Pennsylvania, by Andrea Whitaker, Attorney-in-Fact and Agent for Vicki M. Gehman a/k/a Vicki Gehman, by Power of Attorney dated November 15, 2023, and recorded in Instrument No. 202303793, by Deed dated 12/06/2023 and

recorded in the Office of the Recorder of Deeds of Berks County on 12/28/2023 in Deed Instrument No. 2023038043, granted and conveyed unto Vicki M. Gehman a/k/a Vicki Gehman and Daniel Gehman.

Vicki M. Gehman a/k/a Vicki Gehman departed this life on June 24, 2025. Title to the subject premises passed to Daniel Gehman by operation of law.

BEING KNOWN AS: 15631 Kutztown Road , Kutztown, Pennsylvania 19530.

TAX PARCEL NO. 63546401351578

See Deed Instrument 2023038043.

To be sold as the property of Daniel Gehman.

Prothonotary # 26-04587

Judgment: \$6,670.34

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 80438517124026

ALL THAT CERTAIN lot or ground together with improvements erected thereon, being 205 Sage Drive, situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Shiloh Hills, Section 5, drawn by Thomas R. Gibbon, professional Land Surveyor, dated February 10, 1986 and revised March 21, 1986, said Plan recorded in Berks County in Plan Book 142, page 4, as follows, to wit:

BEGINNING at a point on the Westerly side of Sage Drive (53 feet wide) said point being a corner of Lot No. 135 on said Plan No. 135 Westwardly along a line forming a right angle with the line to be described last 150.00 feet to a point in line of lands now or late of Walter S. Shearer and Mary S. Shearer, his wife; thence extending along said lands North 2 degrees 10 minutes 20 seconds East 100.00 feet to a point, a corner of Lot No. 137 on said Plan; thence extending along same Eastwardly along a line forming a right angle with the last described line 150.00 feet to a point on the Westerly side of Sage Drive; thence extending along same Southwardly along a line forming a right angle with the last described line 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 15,000.00 square feet of land.

BEING Lot No. 136 as shown on the abovementioned Plan.

Being known as: 205 SAGE DRIVE, SINKING SPRING, PA 19608.

Title to said premises is vested in Phillip D. Farrara and Colleen J. Farrara by deed from PAULETTE R. CHATMAN dated September 27, 1993 and recorded September 30, 1993 in Deed Book 2462, Page 2149.

TO BE SOLD AS THE PROPERTY OF PHILLIP D. FARRARA AND COLLEEN J. FARRARA

10/01/2026

Case Number: 26-04653
 Judgment Amount: \$361,100.46
 Attorney: Robert P. Wendt, Esq.

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Mountain View Road, leading from Grill to Morgantown Road, in the Township of Cumru, County of Berks and State of Pennsylvania, being Lot No. 4 as shown on a map or plan of building lots known as Cheriton Place, Section No. 1, laid out by Frank M. Humphreys and revised in March 1962, unrecorded, bounded on the North by property belonging to the City of Reading, on the East by other property belonging to Frank M. Humphreys and Elizabeth H. Humphreys, his wife, on the South by Mountain View Road (60' wide) leading from Grill to Morgantown Road, and on the West by Lot No. 3, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in a curve on the Northern building line of Mountain View Road, said corner being the Southeastern corner of the herein described property and the Southwestern corner of other property, belonging to Frank M. Humphreys and Elizabeth H. Humphreys, his wife; thence along the Northern building line of the aforesaid Mountain View Road, the two (2) following courses and distances, viz: (1) by a curve bearing to the right having a radius of one thousand one hundred nineteen and five hundredths feet (1,119.05') a central angle of five degrees ten minutes forty-nine seconds (05 degrees 10' 49") a tangent distance of fifty and sixty-two hundredths feet (50.62') a distance along the arc of one hundred one and seventeen hundredths feet (101.17') and a chord bearing of South sixty-eight degrees twenty-two minutes forty-eight seconds West (S. 68 degrees 22' 48" W.) a distance of one hundred one and fourteen hundredths feet (101.14') to a point of tangency and (2) South seventy degrees forty-eight minutes zero seconds West (S. 70 degrees 48' 00" W.) a distance of forty eight and eighty-one hundredths feet (48.81') to a corner; thence leaving; the aforesaid Mountain View Road, along Lot No. 3, North nineteen degrees, twelve minutes zero seconds West (N. 19 degrees 12' 00" W.) a distance of one hundred forty-nine and twelve hundredths feet (149.12') to a corner; thence along property belonging to the City of Reading, North seventy-six degrees seven minutes zero seconds East (N. 76 degrees 07' 00" E.) a distance of one hundred thirty-nine and twenty-six hundredths feet (139.26') to N a corner; thence along property belonging to Frank M. Humphreys and Elizabeth H. Humphreys, his wife, South twenty-four degrees three minutes five seconds East (S. 24° 03' 05" E.) a distance of one hundred thirty-two and forty-two hundredths feet (132.42') to the place of beginning.

BEING the same premises conveyed by

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Ronald C. Noll unto David D. Williams and Catherine E. Williams by deed dated August 16, 2021 and recorded August 25, 2021 in Instrument No. 2021042448 in the Office of the Recorder of Deeds of Berks County, Pennsylvania.

BEING APN: 39530507694059

The improvements thereon being known as 265 Mountain View Road, Reading, Pennsylvania -19607.

Property Address: 265 Mountain View Rd, Reading, PA 19607

TO BE SOLD AS PROPERTY OF: David D. Williams

No. 26-09669 Judgment: \$228,372.68 Attorney: Leon P. Haller, Esquire & #x0; LONG LEGAL & #x0; PURPART NO. 1 ALL THAT CERTAIN lot or piece of ground, together with the one story stone front dwelling house thereon erected, being No. 2203 Cullum Drive, lying on the Easterly side of Cullum Drive, between Boeing and Curtis Avenues, as shown on a Plan of Lots laid out by the Hollenbach Construction Company in Riveredge Acres and recorded in Berks County Record, in Plan Book No. 14 page 40, situate in the Township of Bern, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at a point in the Eastern line of Cullum Drive, 34 feet wide, said point being a distance of one hundred seven and no one-hundredths feet (107.00') Southwardly from the Southern terminus of a 90 foot radius connecting the Eastern curb line of Cullum Drive with the Northern building line of Boeing Avenue; thence leaving said curb line of Cullum Drive, and extending in an Easterly direction along property now or late of belonging to said H. K. Hollenbach, by a line making a right angle with the said line of Cullum Drive, a distance of one hundred ten and no one-hundredths feet (110.00') to a point; thence extending in a Southerly direction, continuing along property now or late belonging to the said H. K. Hollenbach, by a line making a right angle of with the last described line, a distance of fifty-three and no one-hundredths feet (53.00') to a point; thence extending in a Westerly direction along property now or late belonging to Edron R. Dieter, by a line making a right angle with the last described line, a distance of one hundred ten and no one-hundredths feet (110.00') to a point in the aforesaid Eastern curb line of Cullum Drive; thence extending in a Northerly direction along said curb line of Cullum Drive, by a line making a right angle with the last described line, a distance of fifty-three and no one-hundredths feet (53.00') to the place of beginning. CONTAINING in area 5,830.00 square feet. PURPART NO. 2 ALL THAT CERTAIN lot or piece of ground lying on the Westerly side of the Schuylkill River, situate in the Township of Bern, County of Berks,

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Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at a point in line of property belonging to Edron R. Dieter, known as No. 2201 Cullum Drive, and a corner of property belonging to Richard F. Faith, known as No. 2203 Cullum Drive; thence extending in a Northerly direction along said other property belonging to Richard F. Faith, by a line making a right angle with the line to be described last, a distance of fifty-three feet (53.00') to a point, a corner between property belonging to Carl L. Didyoung, known as No. 2205 Cullum Drive, and other property belonging to H. K. Hollenbach, of which the herein described lot was a part; thence extending in an Easterly direction along said other property belonging to H. K. Hollenbach, by a line making a right angle with the last described line, a distance of one hundred fifty feet (150.00), more or less, to a point, being the low water mark of the Schuylkill River; thence following said river, along its Westerly side, in a Southern direction, a distance of fifty-three feet (53.00'), more or less, to a point, a corner of the aforementioned property belonging to Edron R. Dieter; thence extending in a Westerly direction along property belonging to Edron R. Dieter, a distance of one hundred fifty-one feet (151.00'), more or less, to the place of beginning. CONTAINING in area 7,976.50 square feet. UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 2203 CULLUM DRIVE READING, PA 19601; Parcel ID #: 4398-16-92-7668; Mapped PIN: 4398-16-92-7668; Parcel ID #: 27439816927668; BEING THE SAME PREMISES WHICH Jason C. Harwick, by Deed dated September 23, 2022 and recorded October 19, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2022-041385, granted and conveyed unto Stuart F. Day and Samantha A. Day. TO BE SOLD AS THE PROPERTY OF SAMANTHA A. DAY AND STUART F. DAY

Taken in Execution and to be sold by

MANDY P. MILLER, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, November 6, 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 DISSOLUTION

Notice is hereby given that the shareholders and directors of **HCL Holdings, Inc.**, a Pennsylvania corporation, with an address of 322 Charleston Lane, Reading, PA 19610, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Blakinger Thomas, P.C.

28 Penn Square
Lancaster, PA 17608

ARTICLES OF INCORPORATION NONPROFIT

NOTICE is hereby given that Articles of Incorporation-Nonprofit will be filed with the Department of State, Commonwealth of Pennsylvania, for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is Guidon Charitable Foundation, Inc. The purpose of the corporation is to sponsor and fund charitable programs promoting the mental health, rehabilitation, and community reintegration of veterans, service members, first responders, and their families in need, and other purposes permitted by The Pennsylvania Nonprofit Corporation Law.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 24, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Pillar of Truth Network Corp.**

The purposes for which it was organized are: A Non-profit religious and educational media ministry providing Christian programing.

CIVIL ACTION

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

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IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 24-2788

READING AREA WATER AUTHORITY,
Plaintiff
vs.
ACOSTA JOAQUIN COLON,
Defendant

TO: ACOSTA JOAQUIN COLON
547 Minor Street
Reading, PA 19602

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 18, 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 March 21, 2024 in the amount of \$2,627.54, 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

STOCK ALFIERI

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 21-1988

READING AREA WATER AUTHORITY,
Plaintiff
vs.
ANGEL TORREZ,
Defendant

TO: ANGEL TORREZ
217 Walnut Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 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 March 9, 2021 in the amount of \$8,430.04, 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.

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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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 21-3557

READING AREA WATER AUTHORITY,
Plaintiff
vs.
JAIMEE LAMONT BROWN,
Defendant

TO: Jaimee Lamont Brown
339 N. 12th Street
Reading, PA 19604

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 23-15885

READING AREA WATER AUTHORITY,
Plaintiff
vs.
SASHALEE DURAN,
Defendant

TO: Sashalee Duran
1126 Buttonwood Street
Reading, PA 19604

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 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 April 22, 2021 in the amount of \$7,517.08, 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

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 8, 2026 with regard to the delinquent water lien as more fully set forth in the Municipal Lien filed with the Court on October 31, 2023 (property owner at the time was Shark Investments 1 LLC) in the amount of \$2,411.09, 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.

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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

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.

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First Publication**BENFER, DAVID REED, dec'd.**

Late of Exeter Township.
 Administratrix: ELENA BENFER,
 712 Bear Blvd.,
 Reading, PA 19606.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

BOARDER, DONALD A., dec'd.

Late of City of Reading.
 Executrix: TARYN J. KARAS.
 c/o ATTORNEY: CHRISTOPHER C.
 MUVDI, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

COBOURN, ELIZABETH, dec'd.

Late of 38 Hawthorne Lane,
 Borough of Boyertown.
 Executor: JANEL SINGER,
 38 Hawthorne Lane,
 Boyertown, PA 19512.
 ATTORNEY: CHRISTINA BRESLIN
 ROBERTS, ESQ.,
 3305 Edgemont Ave.,
 Brookhaven, PA 19015

**CULBERT, JOAN E. also known as
SEIGLER, JOAN, dec'd.**

Late of Colebrookdale Township.
 Executrix: ANITA MERTZ,
 10 Brook Dr.,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

DREHS, MARY, dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: FULTON BANK, N.A.
 c/o LAUREN KLIPA,
 One Penn Square,
 P.O. Box 7989,
 Lancaster, PA 19604.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHOE, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

ENDY, ELAINE M., dec'd.

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

FEICK, CLYDE L., dec'd.

Late of 191 Kerr Rd.,
 Exeter Township.
 Administrator: DAVID FEICK,
 9 Taylors Farm Dr.,
 Newark, DE 19711

FIRESTINE, DENNIS W., dec'd.

Late of Bethel Township.
 Executor: SEAN M. FIRESTINE,
 940 Houtztown Rd.,
 Myerstown, PA 17067.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

GOREY, GEORGE F., dec'd.

Late of 126 Bainbridge Circle,
 Spring Township.
 Executrix: RACHAEL M. MOON,
 130 Park Ave.,
 Mount Joy, PA 17552.
 ATTORNEY: JOSEPH J. KENNEFF, ESQ.,
 GOODMAN & KENNEFF,
 460 North George St.,
 Millersville, PA 17551

GRAEFF, BEVERLY A., dec'd.

Late of City of Reading.
 Executors: KIM HILDEBRANDT and
 MARK KERN.
 c/o ATTORNEY: SARA R. HAINES CLIPP,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

JAMES, MICHAEL ALLEN, dec'd.

Late of 10 Quintin Lane,
 Oley Township.
 Administrators: ZACHARY JAMES,
 608 N. 25th St.,
 Reading, PA 19606,
 CALEB JAMES,
 11 Elk Court,
 Reading, PA 19606 and
 ABIGAIL JAMES,
 2900 Oley Turnpike Rd., Apt. C2,
 Reading, PA 19606.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

KOBER, JUDITH LOUISE, dec'd.

Late of Borough of Fleetwood.
 Executors: ROBYN SMYK,
 5 Agata Dr.,
 Douglassville, PA 19518 and
 HEIDI O'BOYLE,
 1628 Westwood Dr.,
 Wyomissing, PA 19610.
 ATTORNEY: GRAZIELLA M. SARNO,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

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**MOCHON, AGNIESZKA E. also known as
MOCHON, AGNIESZKA EWELINA,
dec'd.**

Late of 26 Winding Brook Dr.,
Borough of Sinking Spring.
Executor: JAKUB M. MOCHON.
c/o ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

RADCLIFFE, BARBARA L., dec'd.

Late of Borough of Wyomissing.
Executor: R. BRIAN RADCLIFFE,
230 S. Baltimore St.,
Dillsburg, PA 17019.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

REHR, III, WILLIAM H., dec'd.

Late of 1511 Greenview Ave.,
City of Reading.
Executor: THOMAS J. REHR,
3904 Ardmore Ave.,
Reading, PA 19605.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

RIEGEL, GARY also known as

RIEGEL, GARY B., dec'd.
Late of City of Reading.
Executor: GREATER READING MENTAL
HEALTH ALLIANCE.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

ROMERO-LECO, JESUS, dec'd.

Late of City of Reading.
Executrix: ROSA MARIA ROMERO.
c/o ATTORNEY: COURTENEY A. HAHN,
ESQ.,
BERMAN VOSS, P.C.,
1150 Berkshire Blvd., Suite 240,
Wyomissing, PA 19610

SCHNELL, ALVIN GEORGE, dec'd.

Late of Exeter Township.
Executrix: SHERRI LYNN ORLOFSKY,
300 Ruskin Dr.,
Altoona, PA 16602.
ATTORNEY: LEAH B. ROTENBERG,
ESQ.,
1424 Penn Ave.,
Wyomissing, PA 19610

**SMITH, R. EARL also known as
SMITH, ROBERT EARL, dec'd.**

Late of Amity Township.
Executrix: KAROL A. SMITH-
WILLIAMSON.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

**STRICKLER, JOAN E. also known as
STRICKLER, JOAN ELLEN, dec'd.**

Late of Marion Township.
Executor: JOHN D. STRICKLER.
c/o ATTORNEY: KEVIN M. RICHARDS,
ESQ.,
P.O. Box 1140,
Lebanon, PA 17042-1140

**STURDEVANT, JOHN C. also known as
STURDEVANT, JOHN CHRIS, dec'd.**

Late of Colebrookdale Township.
Administrators: KATHERINE E.
STURDEVANT,
34 Warwick St.,
Boyertown, PA 19512 and
MATTHEW J. REAGAN,
411 Mill St.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

**WEBER, JR., WARREN W. also known as
WEBER, JR., WARREN WILSON,
dec'd.**

Late of 265 Ontelaunee Trail,
Perry Township.
Executrix: JODY WEBER,
32 Gavilan Rd.,
Santa Fe, NM 87508.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

YACHERA, EUGENE L., dec'd.

Late of Exeter Township.
Executors: TIMOTHY J. YACHERA and
ELIZABETH A. DICOSTANZO.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

Second Publication**ACHEY, RICHARD M., dec'd.**

Late of Oley Township.
Executrix: KIRSTEN L. SIEGEL,
2804 Mindy Dr., Apt. 307,
Reading, PA 19609.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

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BENDER, CATHERINE L., dec'd.

Late of City of Reading.
 Executor: CHARLES S. REPPERT,
 3695 Conrad Weiser Parkway,
 Womelsdorf, PA 19567.
 ATTORNEY: THOMAS L. KLONIS, ESQ.,
 HOFFERT & KLONIS,
 536 Court Street,
 Reading, PA 19601

BERGSTROM-SOKOL, WEATHERLY J. also known as BERGSTROM SOKOL, WEATHERLY J. and

BERGSTROM, WEATHERLY J., dec'd.
 Late of Maxatawny Township.
 Executor: DAVID R. SOKOL.
 c/o ATTORNEY: ALEXANDER J.
 ELLIKER, ESQ.,
 316 W. Main Street,
 Kutztown, PA 19530

BERRIOS, RAFAELA RIVERA, dec'd.

Late of City of Reading.
 Administrator: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

CHRIST, MARGARET M., dec'd.

Late of 1011 Berks Rd.,
 Bern Township.
 Executrix: BARBARA A. SARANGOULIS,
 1132 Laurelee Ave.,
 Reading, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

CIVITARESE, BETTY JANE, dec'd.

Late of 2856 Morgantown Rd.,
 Cumru Township.
 Executrices: NICOLE ANTOINETTE
 STAMM,
 119 W. Wyomissing Blvd.,
 West Lawn, PA 19609 and
 DANIELLE MARIE SAAD
 33 Evans Ave.,
 Sinking Spring, PA 19608

CLAUSER, SR., GEORGE WALTER, dec'd.

Late of 9 Colin Court,
 Exeter Township.
 Executor: JEAN A. KELLEHER,
 4-5 Willow Way,
 Reading, PA 19606

GEIST, GAIL S., dec'd.

Late of 63 E. Washington St.,
 Borough of Topton.
 Executrix: MARCIA A. HEITER,
 303 E. Smith St.,
 Topton, PA 19562.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

GIANNOTTI, FRANCESCO, dec'd.

Late of Borough of Kutztown.
 Administrator: HOLLY K. GIANNOTTI.
 c/o ATTORNEY: CHRISTINA M. BRAY,
 ESQ.,
 BRENNAN & FOLINO,
 2 Woodland Road,
 Wyomissing, PA 19610

GRAVES, VIRGINIA H. also known as GRAVES, VIRGINIA LEE and HOWELL, VIRGINIA LEE, dec'd.

Late of Amity Township.
 Administrators: DEBORAH G. KANTNER
 and
 RICHARD D. GRAVES.
 c/o ATTORNEY: ANGELO J.
 FIORENTINO, ESQ.,
 GIBBEL KRAYBILL & HESS LLP,
 P.O. Box 5349,
 Lancaster, PA 17606

GRIM, GARY G., dec'd.

Late of 977 Kohler Rd.,
 Borough of Mertztown.
 Administratrix: ROSANNE KEGERISE,
 88 Clay Rd.,
 Mertztown, PA 19539.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

GUIGLEY, DAWN also known as GUIGLEY, DAWN E., dec'd.

Late of 1120 Kurtz Mill Rd.,
 Borough of Mohnton.
 Executrix: LORI J. SIMPSON,
 184 Weidner Dr.,
 Morgantown, PA 19543.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

HOUCK, BARBARA J., dec'd.

Late of Exeter Township.
 Executrix: BRENDA RUHL,
 11 Elm St.,
 Reading, PA 19606.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

LACEY, JULIA PELLE, dec'd.

Late of City of Reading.
 Administrator: ROBERT CARL LACEY,
 JR.
 c/o ATTORNEY: ROBERT TIMOTHY
 MILLS, ESQ.,
 526 Court Street,
 Reading, PA 19601

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PHYRILLAS, PARASKEVOU also known as**PHYRILLAS, PARASKEVI, dec'd.**

Late of 780 Pomander Ave.,

Exeter Township.

Executor: SPYROS A. PHYRILLAS.

c/o ATTORNEY: ALEXANDER J.

ELLIKER, ESQ.,

316 W. Main Street,

Kutztown, PA 19530

PUTT, MARY MARGARET also known as**PUTT, MARY M., dec'd.**

Late of Spring Township.

Executor: DARYL D. HORST.

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

DAUTRICH & O'BRIEN LAW OFFICES,

P.C.,

534 Court Street,

Reading, PA 19601

RAVEL, HELENA E. also known as**RAVEL, HELEN E., dec'd.**

Late of 1800 Tulpehocken Rd.,

Borough of Wyomissing.

Executor: MICHAEL M. RAVEL,

601 North Wyomissing Blvd.,

Wyomissing, PA 19610.

ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 E. Lancaster Avenue,

Shillington, PA 19607-2633

REESER, WAYNE L., dec'd.

Late of 538 Dreibelbis Mill Rd.,

Borough of Shoemakersville.

Executrix: GLORIA J. REESER,

538 Dreibelbis Mill Rd.,

Shoemakersville, PA 19555.

ATTORNEY: ALEXA S. ANTANAVAGE,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

STINLEY, NANCY A. also known as**STINLEY, NANCY ANN, dec'd.**

Late of Washington Township.

Executrix: JUDITH A. HELLER,

1390 Weisstown Rd.,

Boyertown, PA 19512.

ATTORNEY: JEFFREY R. BOYD, ESQ.,

BOYD & KARVER, P.C.,

7 East Philadelphia Avenue, Ste. 1,

Boyertown, PA 19512-1154

ZELL, JEAN L. also known as**ZELL, JEAN LA RUE, dec'd.**

Late of 414 Woodside Ave.,

Spring Township.

Executrix: LUCINDA Z. CALATAYUD,

1227 Duryea Dr.,

Hummelstown, PA 17036.

ATTORNEY: ROBIN S. LEVENGOOD,

ESQ.,

WEILER & LEVENGOOD, P.C.,

213 E. Lancaster Avenue, Suite One,

Shillington, PA 19607

Third and Final Publication**ALTHOUSE, CHARLOTTE M., dec'd.**

Late of Borough of Kutztown.

Executor: ART ALTHOUSE,

936 Furnace Rd.,

Wernersville, PA 19565.

ATTORNEY: REBECCA L. BELL, ESQ.,

ALLERTON & BELL, P.C.,

1095 Ben Franklin Hwy East,

Douglassville, PA 19518

AUSTIN, GENE H., dec'd.

Late of 2000 Perkiomen Ave., Apt. 204,

City of Reading.

Executor: TROY A. NIES,

3801 North Alabama Ave.,

Reading, PA 19605.

ATTORNEY: GILBERT M. MANCUSO,

ESQ.,

BRUMBACH, MANCUSO & FEGLEY

P.C.,

11 East Lancaster Ave.,

P.O. Box 500,

Shillington, PA 19607-0500

BOBST, SAMUEL C., dec'd.

Late of 317 Hill Rd., Borough of

Wernersville.

Administratrix: STACY KILLINGER.

c/o ATTORNEY: WILLIAM R. BLUMER,

ESQ.,

KOZLOFF STOUTT,

2640 Westview Drive,

Wyomissing, PA 19610

BRIGHT, PATRICIA A., dec'd.

Late of Borough of Robesonia.

Executrix: SUSANNE M. ZERBE.

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

DAUTRICH & O'BRIEN LAW OFFICES,

P.C.,

534 Court Street,

Reading, PA 19601

BROWN, SHIRLEY also known as**BROWN, SHIRLEY MAE, dec'd.**

Late of 470 W. Oley St.,

City of Reading.

Executrix: TAMARA BROWN.

c/o ATTORNEY: ANDREW S. GEORGE,

ESQ.,

KOZLOFF STOUTT,

2640 Westview Drive,

Wyomissing, PA 19610

CLAYTER, STEPHANIE MAE, dec'd.

Late of Borough of Sinking Spring.

Administrator: ROBERT CLAYTER,

2901 H. Wyoming Dr.,

Sinking Spring, PA 19608

DERR, BESSIE E., dec'd.

Late of 1115 Moss St.,

City of Reading.

Administrator: RUSSELL BRADFORD.

c/o ATTORNEY: ANDREW S. GEORGE,

ESQ.,

KOZLOFF STOUTT,

2640 Westview Drive,

Wyomissing, PA 19610

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DONTONVILLE, MARY ELLEN, dec'd.

Late of Jefferson Township.
 Executor: ROBERT WILLIAM DONTONVILLE, JR.
 c/o ATTORNEY: ROBERT J. IANNOZZI, JR., ESQ.,
 HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC,
 1684 S. Broad St., #230,
 Lansdale, PA 19446

ESPOSITO, DOROTHY M. also known as ESPOSITO, DOROTHY, dec'd.

Late of 3121 State Hill Rd.,
 Spring Township.
 Executor: ANTHONY E. ESPOSITO,
 217 Winding Way,
 Womelsdorf, PA 19567.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

FIDLER, RICHARD C., dec'd.

Late of Amity Township.
 Executrix: ARLENE M. FIDLER,
 712 Old Swede Rd.,
 Douglassville, PA 19518.
 ATTORNEY: JOSEPH K. KOURY, ESQ.,
 OWM LAW,
 1503 Sunset Dr., #201,
 Pottstown, PA 19464

FRY, MARTHA A., dec'd.

Late of 264 Honeysuckle Ln.,
 Borough of Robesonia.
 Executrix: KIMBERLY S. HARTMAN,
 104 1st St.,
 Wernersville, PA 19565.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

HANGEY, JASON D., dec'd.

Late of Borough of Boyertown.
 Administrator: BYRON M. HANGEY.
 c/o ATTORNEY: RICHARD T. CURLEY,
 ESQ.,
 50 E. Philadelphia Avenue,
 P.O. Box 357,
 Boyertown, PA 19512

HOFFMAN, DOROTHY MAE, dec'd.

Late of Borough of Shillington.
 Executrix: ESTHER REINERT,
 5 Moonlight Dr.,
 Hamburg, PA 19526.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

KELLY, JR., ANDREW T., dec'd.

Late of South Heidelberg Township.
 Executrix: TRACEY L. PAJSKI.
 c/o ATTORNEY: HEATHER D. ROYER,
 ESQ.,
 JOHNSON, DUFFIE, STEWART &
 WEIDNER, P.C.,
 301 Market St.,
 P.O. Box 109,
 Lemoyne, PA 17043

KNAUER, NICHOLAS S., dec'd.

Late of City of Reading.
 Executor: DAVID KNAUER.
 c/o ATTORNEY: DARAL A. WOERLE,
 ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

KOCH, BARRY L., dec'd.

Late of 116 1st St.,
 South Heidelberg Township.
 Executor: JAMES B. KOCH.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

KURTZ, NORMA LERA also known as KURTZ, N. LERA, dec'd.

Late of Cumru Township.
 Executrix: LISA A. DELANCEY,
 66 Peach St.,
 Reading, PA 19607.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

LENGEL, JOAN F., dec'd.

Late of 300 Springside Dr., Apt. 1,
 Spring Township.
 Executor: NATHAN V. STOUTD
 A/K/A NATHANIEL VAN STOUTD,
 1404 Red Hill Rd.,
 Elverson, PA 19520.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

LIEB, GEORGE JOSEPH, dec'd.

Late of District Township.
 Executor: ANTON J. LIEB.
 c/o ATTORNEY: SANDRA M.
 LIBERATORI, ESQ.,
 RICK-LAW OFFICES,
 933 N. Charlotte Street, #3-B,
 Pottstown, PA 19464

MILLER, M. RAY, dec'd.

Late of 30 Robin Lea Lane,
 Borough of Fleetwood.
 Executors: LORI A. ECKER and
 TED R. MILLER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

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MOYER, SUSAN D., dec'd.

Late of Exeter Township.
 Administrator: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

MURATORE, ANNA F., dec'd.

Late of 1 S. Home Ave.,
 Borough of Topton.
 Executors: ANTHONY J. MURATORE,
 III and
 ANNETTE HUGHES.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 LAW OFFICE OF SCOTT G. HOH,
 606 North 5th Street,
 Reading, PA 19601

ONDU, NANCY P. also known as

ONDU, NANCY, dec'd.
 Late of 5501 Perkiomen Ave.,
 Exeter Township.
 Executor: JEFFREY J. ONDO,
 2140 Yerger Rd.,
 Pottstown, PA 19464.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SANTORO, JOYCE M., dec'd.

Late of Borough of Wyomissing.
 Executors: PAMELA SAVITSKI,
 CHRISTOPHER SANTORO and
 VICTOR SANTORO.
 c/o ATTORNEY: COURTENEY A. HAHN,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

SHEAFFER, CATHERINE, dec'd.

Late of 1800 Tulpehocken Rd.,
 Borough of Wyomissing.
 Executrix: CHRISTINA L. FAUSEL,
 1506 Parkside Drive S.,
 Wyomissing, PA 19610.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

SIMS, DANIEL, dec'd.

Late of 605 New Schaefferstown Rd.,
 Borough of Bernville.
 Executor: CHRISTOPHER SIMS,
 605 New Schaefferstown Rd.,
 Bernville, PA 19506.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

ZUCHOWSKI, GARY D., dec'd.

Late of Borough of West Reading.
 Executor: RACHID A. BOUMRAH.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

FICTITIOUS NAME

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

All Twisted Up...Knot Massage & Facials

with its principal place of business at 26 W. Main St., Fl. 1, Fleetwood, PA 19522-1333 in Berks County.

The name and address of the person owning or interested in said business is: Melissa Kylene Hess, 23 High View Ln., Mertztown, PA 19539-9729.

The application was filed on September 15, 2026, in accordance with 54 PaC.S. 311.

TRUST NOTICES**First Publication****PATRICIA E. BURKHART LIVING TRUST DATED FEBRUARY 28, 2013**

Patricia E. Burkhardt, late of Centre Township, Berks County, PA

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

Trustee: Scott W. Burkart

2013 Centerport Rd.

Mohrsville, PA 19541

Trustee's Attorney: Russell E. Farbiarz,

Esquire

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

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