

LEGALNOTICES

Received County of Berks Prothonotary's Office on 11/17/2025 2:13:32 PM Prothonotary Docket No. 25-52

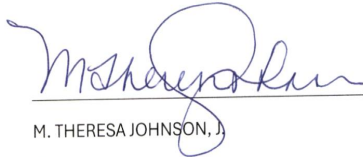
IN RE: : IN THE COURT OF COMMON PLEAS
FEE SCHEDULE : OF BERKS COUNTY, PENNSYLVANIA
PROTHONOTARY OF BERKS COUNTY : DOCKET #25-52

ORDER

RECEIVED
PROTHONOTARY'S OFFICE
2025 NOV 17 P 1:58
BERKS COUNTY, PA

AND NOW, this 17 day of November 2025, the Fee Schedule of the Prothonotary
of Berks County is hereby amended, as attached, effective January 1, 2026.

BY THE COURT:



M. THERESA JOHNSON, J.

PRESIDENT JUDGE

Order 25-52

Berks County Prothonotary Office



6107324 R

11/17/2025 2:12 PM



Received County of Berks Prothonotary's Office on 11/17/2025 2:13:32 PM Prothonotary Docket No. 25-52



PROTHONOTARY OF BERKS COUNTY FEE BILL effective 1/1/2026

APPEALS

Appeal from Arbitration Award (plus Arbitrators Fee indicated in Award)	\$60.00
Appeal Nunc Pro Tunc, Assessment, Auditors Report, Board of Viewers, Local Agency, Magisterial District Justice, Statutory Appeal and Zoning Board/Land Use Appeal	\$225.00
Appeal to Appellant Court (Separate Check to Prothonotary of Appellant Court for \$90.25)	\$100.00
Judicial Review Appeal - 42 P S § 67A06	\$125.00
License Suspension Appeal	\$250.00

CERTIFICATES/CERTIFICATIONS

Certificate of Authority Insurance Commissioner	\$45.00
Motor Vehicle Judgment to Harrisburg	\$25.00
Certificate of Readiness for Arbitration	\$60.00
Certifying Copy of Document/Divorce Decree	\$10.00
Notary/Red Flag	\$5.00

COMMENCEMENT OF ACTIONS

Civil Action Complaint, Deficiency Judgment, Declaratory Judgment, Mortgage Foreclosure, Replevin or Summons, Statement of Objections from MDJ, Writ of Certiorari to MDJ	\$225.00
Declaration of Taking/Eminent Domain	\$250.00
Name Change	\$250.00
School Auditor's Report	\$30.00

JUDGMENTS

Assignment of Judgment, Judgment to the Use of and Release of Judgment	\$30.00
Cert from Clerk of Court or DRO	\$45.00
Confession of Judgment	\$275.00
Decree, Final Order, Verdict, Default, Non-Pros, MDJ Transcript Judgment and Transfer Judgment from Another County/State/Country	\$60.00
Exemplification of Record to Another County/State	\$45.00

LIENS

Building Stipulation/Agreement/Waiver of Liens, Federal Liens, Notice of Lien for Fine and Suggestion of Non-Payment	\$45.00
Commonwealth of PA Liens (SAT fee NOT included)	\$30.00
Mechanics Liens or Municipal Liens	\$60.00

MISCELLANEOUS

Acknowledgments of Sheriff/Treasurer Deeds	\$30.00
Copies per page	\$0.25
Letters of Attorney - Filing	\$30.00
Letters of Attorney - Revocation	\$25.00
Recording Fee (Any document or paper requiring recording)	\$45.00
Reinstate Complaint/Reissue Writ	\$25.00
Satisfaction Fee (if not included in original)	\$30.00
Subpoena	\$5.00
Transfer of Case to Another County/State	\$25.00
Viewers, Appointment of Start Action	\$275.00
Action Already Started	\$200.00

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PETITIONS

Appointment of Arbitrators (not Berks), Appointment of Auditors, Approval to Issue Obligation Bonds, Break and Enter, Confirm/Modify/Vacate Arbitration Award (not Berks), Emancipation, Expungement, Issue Subpoena, Objections/Exceptions Upset Tax Sale, Objections to Nominating, Open/Strike Judgment, Open Voting Machine Plus \$50 Cash Bond or \$100 Surety Bond – 25 PS. §3262, Sell Real Estate, Set Aside Tax Sale	\$225.00
Approval of Settlement, Compromise, Issue Title/Transfer Ownership, Return/Recover	\$250.00
Commitment and Emergency Petition – Office of Aging	\$200.00
Fix Fair Market Value, Contempt or Enforcement and Reinstate Terminated Case	\$170.00

WRITS

Attachment	\$75.00
Money Judgment, Mortgage Foreclosure, Possession, Revival of Judgment and Seizure	\$60.00
Writ of Scire Facias	\$110.00

FAMILY COURT FILING FEES

Custody Complaint and Custody Modification	\$225.00
Divorce/Annulment Complaint with one count	\$250.00
Each Additional Divorce Count after first Count \$60.00 (applies to new counts in Amended Complaints, Counter Claims and Petitions for Related Claims)	
Praecepto to Transmit	\$100.00
Divorce Hearing Officer Fee	\$840.00
Notice to Resume Prior Surname	\$45.00
Record Foreign Custody Order/Divorce Decree (other county, state or country)	\$45.00
Protection from Abuse - Petition	\$160.00

NOTES

*The Prothonotary will not accept for filing any suit or action or order of court or entry of any judgment thereon or perform any service whatsoever unless the proper fee is submitted with the instrument to be filed. (42 Pa. C. S. §21071)

CHECKS MADE PAYABLE TO "PROTHONOTARY OF BERKS COUNTY"

All checks returned will be assessed a \$50.00 service charge pursuant to Berks County Resolution #325-2025

*If a claim for custody, partial custody or visitation is asserted in a divorce complaint or in a subsequent pleading, it shall contain the information required by PA. R.C.P.1915.15. An additional filing fee of \$15.00 shall be required per local rule 1920.31(a)(1)(c), plus \$10.50 ACT 119 FEE [Jen and Dave] and \$5.00 PAF fee for a total of \$30.50.

*The maximum fee to be charged a political subdivision for any one of the services provided for herein shall be \$10.00 (42 PS. §21075), and if applicable a \$5.00 PAF fee, a \$13.00 satisfaction fee, a \$41.25 JCP fee and tax.

CTF - Children's Trust Fund Fees Mandated by State Legislation (11 P. S. §2238)

JCP - Judicial Computer Project Fee Mandated by State Legislation (42 Pa. C.S. §3733(a)(1) as amended)

PAF - Prothonotary Automation Fee Authorized by Act 98-164 Effective 1/21/99

Prothonotary Fees Include \$15.00 E-Filing Fees pursuant to Court Order #13-161 dated 8/5/2013

\$8.00 E-filing Fee for filing without Prothonotary Fee pursuant to Court Order #13-161 dated 8/5/2013

\$1.00 Conversion Fee charged for all documents not submitted through eFiling pursuant to Court Order #13-161 dated 10/3/2014

Notary Signature Registration Fee Collected by Recorder of Deeds 10/1/2024

FEES ARE SUBJECT TO CHANGE DUE TO LEGISLATIVE FEE INCREASES AND JUDICIAL ORDERS.

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APPEARANCE DOCKET**Week Ending November 14, 2025****The Defendant's Name Appears
First in Capital Letters**

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

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)**

ADAMS, LOURDES - Ct Install America LLC; 21 16155; Ct Install America LLC, IPP.

ADAMS, LOURDES, CANCELLIERE, RALPH - Ct Install America LLC; 21 16155; Ct Install America LLC, IPP.

CAPITAL ONE N A - Albarran, Natasha M; 24 17102; N. Albarran, IPP.

CT INSTALL AMERICA LLC - Adams, Lourdes, Cancelliere, Ralph; 21 16155; L. Adams, IPP.

PELLEGRIN, NICHOLAS - Capital One N A, Discover Bank; 24 18165; Capital One N A, Discover Bank, IPP.

PROFIC, TASEANA - Capital One N A, Discover Bank; 25 3743; Capital One N A, Discover Bank, IPP.

SCOTT, THOMAS M - Capital One N A, Discover Bank; 25 3739; Capital One N A, Discover Bank, IPP.

WANDAI, ORTIZ - Citibank N A; 24 16676; Citibank N A, IPP.

Abuse

ALVAREZ-QUINONEZ, FELIX C - Alvarez-Quinonez, Laury M; 25 16570; L. Alvarez-Quinonez, IPP. (JDB).

BENFIELD, JENNIFER L - Sanders-Frederick, Shelby N; 25 16677; S. Sanders-Frederick, IPP. (JMS).

CABRERA, RAMON EMILIO MENDEZ - Cabrera, Maria Magdalena; 25 16598; M. Cabrera, IPP. (JDB).

DIAZ, ESMERALDA - Price, Maurice M; 25 16724; M. Price, IPP. (TMB).

DIETRICH, WILLIAM T - Litton, Sherry Jo; 25 16572; S. Litton, IPP. (JDB).

EAGER, KAYLA M - Romano, Ann M; 25 16623; A. Romano, IPP. (TMB).

FREDERICK, SHELBY N SANDERS - Benfield, Jennifer L; 25 16695; J. Benfield, IPP. (JMS).

GANTZ, JR, PARIS LAVAR - Polanco, Jaliayah Desyre; 25 16562; J. Polanco, IPP. (JDB).

GEIGEL, REINALDO SANCHEZ - Hernandez, Melody Gorbea; 25 16720; M. Hernandez, IPP. (TMB).

GROSVENOR, SHEMELL L - Troutman, Katherine A; 25 16721; K. Troutman, IPP. (JMS).

HECHT, DANIELLE - Koharcheck, Michael D; 25 16564; M. Koharcheck, IPP. (JDB).

HIDALGO, CHARIBEL PEDRASA - Espada, Noraima M; 25 16566; N. Espada, IPP. (JDB).

HUNTER, JAMES E - Deknight, Jenna M; 25 16608; J. Deknight, IPP. (JMS).

JIMINEY, CRICKETS - Crickets, Jiminey; 25 16761; J. Crickets, IPP.

LABOY, SHALAMAR M - Dennis, Amos A Jr; 25 16682; A. Dennis, IPP. (JMS).

LANE, MATTHEW S - Capozzi, Zuleyka M; 25 16567; Z. Capozzi, IPP. (JDB).

LONGENECKER, MARK W - Szablowski, Deanna M; 25 16650; D. Szablowski, IPP. (JMS).

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MALDONADO, MAGDALENA ORTIZ - Bones, Emilio Zayas; 25 16576; E. Bones, IPP. (JDB).
 MALINOWSKI, JR, TED - Chud, Jessica L; 25 16600; J. Chud, IPP. (JDB).
 MARMOL, YANDISON DE LA ROSA - Sanchez, Mia Kelly; 25 16827; M. Sanchez, IPP. (JMS).
 MORGAN, ANYRIE D - Morgan, Julia N; 25 16828; J. Morgan, IPP. (JMS).
 MURRAY, TERRELL W - Heeney, Halley J; 25 16692; H. Heeney, IPP. (TMB).
 NAVARRO, ANTHONY FORES - Ugarte, Julissa N; 25 16772; J. Ugarte, IPP. (JMS).
 NESSUNO, JOHN CIRO - Nessuno, Gabrielle Nicole; 25 16637; G. Nessuno, IPP. (TMB).
 ROJAS, EDGARDO PEREZ - Lopez, Andreina Garcia; 25 16574; A. Lopez, IPP. (JDB).
 SHARP, JR, JAMES DENNIS - Stoulis, Sophia E; 25 16595; S. Stoulis, IPP. (JDB).
 WARD, NADIA R - Fowler, Jr, Michael D; 25 16683; M. Fowler, IPP. (JMS).
 WHITTEKER, WESLEY A - Lepley, Dwight; 25 16605; D. Lepley, IPP. (JDB).

Arbitration Award

HARTING, KEITH JOHN - Eck, Amber; 24 17998; A. Eck, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Commonwealth Charter Academy Charter School; 25 16611; David R. Dye. (SEL).
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Lg-ohi Shillington Lp, By 500 East Philadelphia Avenue Operations LLC; 25 16776; Paul Tannenbaum. (SEL).

Certificate of Service

CAWLEY, PEGGY - Synchrony Bank; 25 16209; Gregg L. Morris.

Complaint

ROOT, ROBERT - Will O Hill Apts; 25 16149; Michael C. Kochkodin.

Contract - Debt Collection: Credit Card

ARTHUR, DESTINY M - Capital One N A, Discover Bank; 25 16759; Gregg L. Morris. (JBN).

CARABALLO, ALBELIS - Cavalry Spv I LLC; 25 16874; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

CARELA, CEFERINA MAR - Cavalry Spv I LLC; 25 16831; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

CARTER, PHIL - Citibank N A; 25 16640; Michael J. Dougherty. (JBN).

COLPETZER, KRISYA M - Capital One N A, Discover Bank; 25 16766; Gregg L. Morris. (JBN).

CRABTREE, TABITHA - Cavalry Spv I LLC; 25 16836; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

CYLCEWSKI, CATARINA - Capital One N A, Discover Bank; 25 16764; Gregg L. Morris. (JEG).

EARNSET, DANITA R - Discover Bank; 25 16726; Christopher D. Penco. (MSF).

GEBHARD, DANIEL - Cavalry Spv I LLC; 25 16642; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

GUZMAN, ANDY REYES - Cavalry Spv I LLC; 25 16833; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

HALIFKO, JAMES - JPMorgan Chase Bank N A; 25 16892; Kaitlyn Claire Conway. (MSF).

HARRIS, BARBARA - Security Credit Services LLC; 25 16834; Demetrios H. Tsarouhis. (MSF).

HECK, SUSAN - Bank Of America N A; 25 16744; Jonathan P. Cawley. (JEG).

HYSER, KEVIN E - Citibank N A; 25 16636; Michael J. Dougherty. (JEG).

LAWS, STEPHON - Security Credit Services LLC; 25 16838; Demetrios H. Tsarouhis. (JBN).

QUINN, ZENAI DA - Cavalry Spv I LLC; 25 16645; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

SMITH, JOE R - Bank Of America N A; 25 16835; Jonathan P. Cawley. (JBN).

TAVERAS, JORDANIA - Cavalry Spv I LLC; 25 16897; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

VARELA, MARILYN - Bank Of America N A; 25 16737; Jonathan P. Cawley. (JBN).

VASQUEZ, STEPHANIE U - Bank Of America N A; 25 16882; Jonathan P. Cawley. (JBN).

WALLS, DENA - Security Credit Services LLC; 25 16648; Demetrios H. Tsarouhis. (JBN).

Contract - Debt Collection: Other
 CISNEROS, VANESSA - Cavalry Spv I LLC; 25 16629; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

ESCHBACH, WILLIAM - Velocity Investments LLC; 25 16825; Demetrios H. Tsarouhis. (MSF).

ESSER, BENJAMIN J - New Rez LLC; 25 16888; Heather Rilloff. (JBN).

ESSER, WILLIAM - Cavalry Spv I LLC; 25 16631; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

FIUCCI, MARY - Velocity Investments LLC; 25 16768; Demetrios H. Tsarouhis. (MSF).

GONZALEZ, FERNANDO - Cavalry Spv I LLC; 25 16630; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

KINTZER, SARAH - Velocity Investments LLC; 25 16643; Demetrios H. Tsarouhis. (JEG).

MCCRAW, JESSICA - Velocity Investments LLC; 25 16641; Demetrios H. Tsarouhis. (JEG).

RHINE, JESSICA - Velocity Investments LLC; 25 16870; Demetrios H. Tsarouhis. (JBN).

SAVOR STREET FOODS INC - Rapp Bros Pallet Service Inc; 25 16767; Steven N.

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Goudsouzian, Irene Montero-Harris. (JEG).
SCHULER, SHYLOE - Velocity Investments
LLC; 25 16824; Demetrios H. Tsarouhis.
(JEG).

SHANER, ROBERT - Velocity Investments
LLC; 25 16823; Demetrios H. Tsarouhis.
(JBN).

WHITE, LAUREN - Velocity Investments
LLC; 25 16868; Demetrios H. Tsarouhis.
(MSF).

Contract - Other

CHRISTMAN, LISA - Velocity Investments
LLC; 25 16747; Demetrios H. Tsarouhis.
(JEG).

CURTIS, KEVIN - Velocity Investments
LLC; 25 16840; Demetrios H. Tsarouhis.
(MSF).

EVERGREEN REMODELING &
PAINTING LLC - Berkshire Hathaway
Direct Insurance Company; 25 16626;
Michael J. Albanese. (MSF).

KEAN, DARRELL - Velocity Investments
LLC; 25 16848; Demetrios H. Tsarouhis.
(MSF).

KRAUTER, LORI - Velocity Investments
LLC; 25 16842; Demetrios H. Tsarouhis.
(JEG).

KUZAN, KRISTINE A, LESSIG,
BRITTANY A - Americredit Financial
Services Inc; 25 16883; Gregg L. Morris.
(JEG).

LEMON, VIRGINIA - Newrez LLC; 25
16757; Heather Riloff. (MSF).

OTERO, MARSHA - Ford Motor Credit
Company LLC; 25 16839; Paul J. Klemm.
(JEG).

ROSS, BONNIE - Velocity Investments LLC;
25 16889; Demetrios H. Tsarouhis. (JEG).

SUPERIOR SOLAR DESIGN LLC, DAVIS,
DOUGLAS, DAVIS, TONYA - Stengle,
Paul, Stengle, Linda; 25 16746; Benjamin
J. Lewis. (JBN).

WEIDAMOYER, JAMES - Velocity
Investments LLC; 25 16841; Demetrios H.
Tsarouhis. (JBN).

Custody

CAPPARELLI, BRITTANY - Ingram,
Christopher M; 25 16758; C. Ingram, IPP.
(TMB).

CASTILLO, MIRNA ELIZABETH GAMEZ
- Revolorio, Jose Fredy Pena; 25 16854;
Sean M. Cooper. (TMB).

GBOW, BAINDU - Dover, Vand; 25 16865;
David S. Sobotka. (SEL).

LEON, JAMILETTE SANTIAGO - Morales,
Carlos; 25 16788; Richard G. Jacoby Jr.
(JDB).

OMEUS, PIERRE RICHARD - Fils, Marthe
Toussaint; 25 16649; Roarke Aston. (JMS).

SORIA, TATIANNA LEIGH - Maring,
Godfrey Junior; 25 16651; G. Maring,
IPP. (TMB).

Divorce

ALMONTE, JHOVANNY - Alvarado, Abhy
E; 25 16613; Bernard Mendelsohn. (TMB).

BORGA, JAMES MARK - Borgia, Leeann
Theresa; 25 16575; L. Borgia, IPP. (TMB).

DEMETER, ZACHARY THOMAS - Demeter,
Alexia Rae; 25 16659; A. Demeter,
IPP. (TMB).

GONZALEZ, MARTHA L - Hoogerwerff, IV,
Wilhelmus C; 25 16867; James E. Crossen
III. (TMB).

LAWLESS, DAVID - Lawless,
Ashly; 25 16612; Bernard
Mendelsohn. (TMB).

LINARES, YANCARLOS - Abad,
Yohanna Florentino; 25 16864; Bernard
Mendelsohn. (TMB).

MATUSEK, ANDREA M - Matussek, Matthew
J; 25 16770; Nicole Plank. (JMS).

ORTIZ, JR, RAMON - Rodriguez, Sonia
Mercedes Abreu; 25 16749; Bernard
Mendelsohn. (JMS).

RAGO, JR, SANTO ERNEST - Rago, Christine
Ann Price; 25 16680; C. Rago, IPP. (TMB).

RIVERA, SAMUEL VELEZ - Velez, Thamara;
25 16736; Alex V. Alfieri. (JDB).

STAVER, TIMOTHY - Staver,
Jamie; 25 16794; J. Staver, IPP. (JEG).

STOCK, STEPHANIE A - Stock,
Joseph B; 25 16846; Nikolas David
Capitano. (TMB).

Magisterial District Justice Appeal

PRINTZ, MARISA L - Cozy Creek Properties
LLC; 25 16722; Cozy Creek Properties LLC,
IPP. (MSF).

Miscellaneous - Other

KEHE DISTRIBUTORS INC - Cruz, Raul
Duran De La; 25 16773; Alex V. Alfieri.
(JEG).

STORAGE FORTRESS LLC, ANGELICA
STREET LLC, EGAN, DALE - Nangle,
David; 25 16646; Alex V. Alfieri. (JEG).

Miscellaneous - Replevin

LANDWORX INC, DISKIN, DEREK
- Morgensen, David Lee; 25 16723;
Christopher J. Amentas. (JBN).

Petition

BENDER, GERALD S - Township
Of Bethel; 25 16837; Elizabeth A.
Magovern. (MSF).

BERKS COUNTY BOARD OF
ASSESSMENT APPEALS, BERKS
COUNTY, HAMBURG BOROUGH,
HAMBURG AREA SCHOOL DISTRICT -
Sar & Company LLC, Weis Markets Inc; 25
16644; Francis J. Hoegen. (SEL).

BERKS COUNTY BOARD OF
ASSESSMENT, MKSS REALTY
HOLDINGS INC - Wyomissing Area School
District; 25 16826; Kay Mercein Mann.
(SEL).

SCHUELLER, JOHN - Tulpehocken
Township; 25 16774; Michelle R.
Mayfield. (MSF).

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Petition for Protection from PFI/SVP

HERNANDEZ, MARTIN C ROBLES -
Arroyo, Llesiram; 25 16681; L. Arroyo, IPP.
(JMS).

Real Property - Ejectment

ENGLE, JANET - Thomas, Ian P; 25 16647;
Matthew M. Setley. (MSF).

Real Property - Mortgage Foreclosure: Residential

DAGUE, BILLIE JO, DAGUE, DAVID -
Crosscountry Mortgage LLC; 25 16832;
Geraldine M. Linn. (MSF).

NUNEZ, JOHN E - Fts Capital LLC; 25
16887; Jennie C. Shnyder. (MSF).

Tort Intentional

ROONEY, MILEY, ROONEY, LARRY -
McMullen, Tina, McMullen, Merrill Lee; 25
16898; Matthew M. Setley. (JEG).

Tort Motor Vehicle

WIGGINS, RAKIA, DOE, JOHN -
Guzman, Ramon; 25 16850; Benjamin C.
Hoffman. (JBN).

Tort Other

DALMASI, KIMMIE, PENA, BIANCA - New
Jersey Manufacturers Ins Co, Kirchner,
Alan, Rees-Kirchner, Susan; 25 16900;
Douglas G. Aaron. (JBN).

PENNSYLVANIA DEPARTMENT OF
GENERAL SERVICES - State Farm Mutual
Automobile Ins Co, Wilson, Mary, Wilson,
John; 25 16753; Douglas G. Aaron. (JEG).

Tort Premise Liability

KING FOOD SUPERMARKET LLC - Devera,
Kevin L; 25 16652; K. Devera, IPP. (JEG).

SHERIFF'S SALES

*By virtue of various executions issued out of
the Court of Common Pleas of Berks County,
Pa. to me directed there will be sold at Public
Vendue or Outcry, on **December 5, 2025** at 10:00
o'clock A.M. .*

**VIRTUAL SALES TO BE HOSTED BY
BID4ASSETS.COM - PLEASE VISIT
WWW.BID4ASSETS.COM/BERKSCOUN-
TYSHERIFFSALES FOR MORE INFOR-
MATION.**

The following described Real Estate. To wit:

Third and Final Publication

Docket No. 22-14464
Judgment Amount: \$4,148.22
Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN tract or parcel of land
together with the buildings and improvements
thereon erected situate on the southern side of
Cocalico Road, between Jefferson Street and the
southwestern borough line in the Borough of
Birdsboro, Berks County, Pennsylvania.

TAX PARCEL NO. 31-5334-20-82-6478

BEING KNOWN AS 1001 Cocalico Road,
Birdsboro, Pennsylvania 19508
Single-family residential dwelling
TO BE SOLD AS THE PROPERTY OF Todd
J. Myers

Docket No. 23-12033
Judgment Amount: \$7,729.90
Attorney: David D. Dugan, Esquire

ALL THAT CERTAIN lot or parcel of ground
situate in Exeter Township, Berks County,
Pennsylvania

TAX PARCEL NO. 43-5326-20-91-0572
BEING KNOWN AS 3 Elliot Drive, Exeter
Township, Pennsylvania
Single-family residential dwelling
TO BE SOLD AS THE PROPERTY OF Travis
M. Jacoby and Kristie J. Santangelo

Case Number: 24-15897
Judgment Amount: \$231,579.86
Attorney: Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability com-
pany

Legal Description

ALL THAT CERTAIN piece, parcel or tract
of land. SITUATE along the Southwesterly side
of Grant Street between East 39th Street and
East 40th Street being the 2 Southeasterly lots as
shown on Plan of Property belonging to Theofilos
Eclekes and Mary Eclekes, his wife.

SITUATE in the Township of Exeter, County
of Berks and Commonwealth of Pennsylvania,
said Plain having been prepared by George W.
Knehr, Registered Professional Surveyor, being
more fully bounded and described as follows,
to wit:

BEGINNING at a point in the Southwesterly
side of Grant Street, 60 feet wide Street, as shown
on aforesaid plan, said point being 317.61 feet in
a Southwesterly direction from a marble stone
in the Southwesterly side of Grant Street and
in line of the Southwesterly projection of the
Northwesterly side of East 39th Street; thence
continuing in a Southeasterly direction along the
Southwesterly side of Grant Street, the distance of
180.00 feet to a point; thence in a Southwesterly
direction along the land now or formerly of
Dominic Maurer, Inc., by a Line making a right
angles with the last described line the distance of
120.00 feet to a point; thence in a Northwesterly
direction along the land nor or formerly of James
Bucci and Samuel Marino by a line making a
right angles with the last described the distance
of 180.00 feet to a point; thence in a Northeasterly
direction along land formerly of Theofilos and
Mary Eclekes by a line making a right angles
with the last described line the distance of 120.00
feet to the place of beginning. The angle between

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the last described line and the first described line being a right angles.

Under and Subject to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

BEING KNOWN AS: 3910 GRANT STREET, READING, PA 19606

PROPERTY ID: 43532614436425

TITLE TO SAID PREMISES IS VESTED IN ADAM LYLE LANTEIGNE BY DEED FROM STEVEN SCHOLL, DATED NOVEMBER 18, 2019 RECORDED NOVEMBER 20, 2019 AT INSTRUMENT NO. 2019040557

TO BE SOLD AS PROPERTY OF: ADAM LYLE LANTEIGNE

Case Number: 24-16178
Judgment Amount: \$87,172.29
Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, BEING LOT NO. 108 AS SHOWN ON THE PLAN OF "WEDGEWOOD HEIGHTS" SECTION NO. 2, SAID PLAN RECORDED IN PLAN BOOK VOLUME 20, PAGE 24, BERKS COUNTY RECORDS, SITUATE ON THE SOUTHERLY SIDE OF RESERVOIR ROAD, EAST OF WEDGE LANE, IN THE TOWNSHIP OF ALSACE, COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF RESERVOIR ROAD (50 FEET WIDE) ON THE DIVISION LINE BETWEEN LOT NO. 108 AND 109; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LOT LINE OF RESERVOIR ROAD A DISTANCE OF 69.75 FEET TO A POINT; THENCE EXTENDING IN A SOUTHEASTERLY DIRECTION ALONG LAND NOW OR LATE OF MUHLENBERG TOWNSHIP WATER AUTHORITY, FORMING AN INTERIOR ANGLE OF 135 DEGREES 47 MINUTES 3 SECONDS WITH THE SOUTHERLY LOT LINE OF RESERVOIR ROAD A DISTANCE OF 200.76 FEET TO A POINT; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LAND NOW OR LATE OF CITY OF READING, FORMING AN INTERIOR ANGLE OF 44 DEGREES 12 MINUTES 57 SECONDS WITH THE LAST DESCRIBED LINE A DISTANCE OF 213.69 FEET TO A POINT; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG LOT NO. 109, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING. THE LAST DESCRIBED LINE FORMING A RIGHT ANGLE WITH THE SOUTHERLY LOT LINE OF RESERVOIR ROAD.

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BEING THE SAME PREMISES WHICH ARLINGTON LOAN SERVICING, LLC, BY DEED DATED AUGUST 12, 2009, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BERKS COUNTY ON AUGUST 31, 2009 IN DEED INSTRUMENT NO. 2009041561, GRANTED AND CONVEYED TO JASON HEFFNER.

THE IMPROVEMENTS THEREON ERECTED BEING KNOWN AS 2028 RESERVOIR ROAD, READING, PA 19604

BEING KNOWN AS UPI NO. 22531815722856

BEING KNOWN AS MAP PIN NO. 531815722856

TO BE SOLD AS PROPERTY OF: Jason Heffner

Case Number: 24-16542
Judgment Amount: \$52,051.40
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN three lots or piece of ground, situate on the south side of Third Street between Franklin and Reber Streets, being Lots No. 90, 91 and 92 as shown on Plan of Shoemakersville Heights, in the Borough of Shoemakersville, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Third Street and a 20 feet wide Alley and running in an easterly direction, a distance of 120.05 feet; thence in a southerly direction along Lot No. 89, a distance of 234.67 feet; thence in a southwesterly direction, a distance of 20.50 feet and thence in a northwesterly direction along the eastern side of said 20 feet wide Alley, a distance of 246.99 feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, being Lot No. 89 as shown on the plan of "Shoemakersville Heights", said plan unrecorded, situate on the Southerly side of Third Street between Franklin and Chestnut Streets, in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly building line of Third Street (50 feet wide) Eastwardly a distance of 336.74 feet from the intersection of the Southerly building line of Third Street with the Easterly building line of Franklin Street (50 feet wide), said place of beginning being the division line between Lo No. 89 and Lot No. 90; thence distance of 25.00 feet to a point; thence extending in a Southerly direction along Lot No. 88, forming a right angle with the Southerly building line of Third Street, a distance

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of 224.21 feet to a point; thence extending in a Southwesterly direction along land now or late of Wolfe Dye & Bleach Works, Inc., forming an interior angle of 112 degrees 42 minutes 33 seconds with the last described line, a distance of 27.10 feet to a point; thence extending in a Northerly direction along Lot No. 90, forming an interior angle of 67 degree 17 minutes 27 seconds with the last described line, a distance of 234.67 feet to the place of the beginning; the last described line forming a right angle with the Southerly building line of Third Street.

BEING THE SAME PREMISES WHICH WILLIAM K. BAER, deceased and FERN M. BAER, his wife, by Deed dated April 18, 2011 and recorded in Instrument Number 2011015233, Berks County Records, granted and conveyed unto FERN M. BAER and DAVID S. BAER.

BEING KNOWN AS: 126 3RD ST, SHOEMAKERSVILLE, PA 19555

PROPERTY ID: 78449207597111

TITLE TO SAID PREMISES IS VESTED IN DAVID S. BAER BY DEED FROM FERN M. BAER AND DAVID S. BAER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED OCTOBER 24, 2014 RECORDED OCTOBER 30, 2014 IN BOOK NO. INSTRUMENT NO. 2014035779

TO BE SOLD AS PROPERTY OF: DAVID S. BAER

Case Number: 24-18146

Judgment Amount: \$236,127.66

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN brick dwelling house being House No. 1513 Durwood Court, together with the lot of ground upon which the same is erected, being Lot No. 30, Block "P" as shown on the Plan of building lots known as Whitfield Section No. 4, as laid out by Berkshire Greens, Inc., and recorded in the Office of the Recording of Deeds in and for Berks County in Plan Book Volume 31, Page 21, recorded June 16, 1965 situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northerly building line of Durwood Court, said point being the arc distance of 48.72 feet westwardly from the point of curve formed by the northerly building line of Durwood Court as measured along a curve having a radius of 50.00 feet and a central angle of 55 degrees 49 minutes 25 seconds; thence in a northwardly direction along the westerly side of Lot No. 29, being House No. 1511 Durwood Court by a line bearing radial to the curve to be described last, the distance of 95.53 feet to a point; thence in a westwardly direction along a southerly portion of Lot No. 6, being House No.

1506 Dogwood Drive, and southerly side of Lot No. 5, being House No. 1508 Dogwood Drive, by a line forming an interior angle of 91 degrees 09 minutes 51 seconds with the last described line, the distance of 115.31 feet to a point; thence in a southwardly direction along an easterly portion of Lot No. 3, being House No. 2602 Dalin Drive, by a line forming an interior angle of 104 degrees 14 minutes 30 seconds with the last described line, the distance of 42.01 feet to a point; thence in an easterly direction along the northerly side of Lot No. 31, being House No. 1515 Durwood Court and being radial to the next described curve by a line forming an interior angle of 114 degrees 23 minutes 57 seconds with the last described line, the distance of 114.59 feet to a point, said point being in the aforementioned northerly building line of Durwood Court; thence in an eastwardly direction along said building line, by a line curving to the right, said curve having a radius of 50.00 feet, a central angle of 50 degrees 11 minutes 42 seconds, the arc distance of 43.80 feet to the place of BEGINNING.

AS MORE fully shown on the revised Plan of Durwood Court, Mast Engineering Co., Inc., Drawing No. B-2840-261-1, as revised May 23, 1969.

BEING the same premises which Arthur F. Oplinger and Marilyn M. Oplinger, h/w, by Deed dated December 20, 2013, and recorded December 26, 2013, in Berks County as Instrument No. 2013052954, granted and conveyed unto Thomas D. Schwalm and Lori Ann Schwalm, h/w, in fee.

BEING KNOWN AS: 1513 DURWOOD COURT, READING, PA 19609

PROPERTY ID: 80438718309434

TITLE TO SAID PREMISES IS VESTED IN BRIAN E. BENKERT AND CARRIE L. BENKERT BY DEED FROM THOMAS D. SCHWALM AND LORI ANN SCHWALM, DATED AUGUST 25, 2017 RECORDED AUGUST 29, 2017 AT INSTRUMENT NO. 2017031608

TO BE SOLD AS PROPERTY OF: BRIAN E. BENKERT AND CARRIE L. BENKERT

NO. 24-18570

Judgment: \$305,471.46

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situated at the intersection of Weidman Avenue and Ashley Road, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, being all of Lot Number 11, as shown on a map or plan of the Development of Wilshire Development Company, Incorporated, in August 1938, and recorded in Plan Book 19 Page 7, Berks County Records, revised December 13, 1950, bounded on the Northeast by Weidman Avenue (160 feet wide), on the Southeast by Lot Number 12, on

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the Southwest by the proposed development of Milbeth Village, and on the Northwest by Ashley Road (50 feet wide) and being more fully bounded and described as follows:

BEGINNING at a corner in the Southeastern building line of Ashley Road at the beginning of a curve connecting the said Southeasterly building line of Ashley Road with the Southwestern building line of Weidman Avenue; thence in an Easterly direction by the aforesaid curve bearing to the South, having a radius of twenty (20) feet, a central angle of eighty-four degrees thirty six minutes fifteen seconds a tangent distance of eighteen feet two and three eighths inches and a distance along the arc of twenty nine feet six and three-eighths inches to a corner a point of tangency in the Southwestern building line of the aforesaid Weidman Avenue; thence in a Southeasterly direction along same, a distance of ninety-two feet three and one-half inches to a corner; thence leaving and forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the said Weidman Avenue and in a Southwesterly direction along Lot Number 12, a distance of one hundred twenty-five feet eleven and seven eighths inches to a corner in line of the proposed development of Milbeth Village; thence in a Northwesterly direction along same, forming an interior angle of ninety-five degrees twenty-three minutes forty-five seconds with the last described line along the Southwestern side of a five feet wide reservation for public utilities across the herein described lot, a distance of one hundred ten feet five and seven-eighths inches to a corner in the Southeastern building line of the aforesaid Ashley Road; thence in an Easterly direction along same, forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the last described line, a distance of one hundred seven feet and nine and one half inches to the place of beginning.

Parcel ID: 79438606375705

Property Address: 425 Weidman Avenue, Reading, PA 19608

BEING the same premises which Phillip Thomas Guld, by deed dated March 11, 2022 and recorded March 11, 2022 at Instrument No. 2022010358 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Geoffrey T. Major and Barbara Rose Spotts, husband and wife, in fee.

TAX PARCEL NO 79438606375705

BEING KNOWN AS 425 Weidman Avenue, Reading, PA 19608

Residential Property

To be sold as the property of Geoffrey T. Major and Barbara Rose Spotts

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF GRANT STREET, BETWEEN 24TH STREET AND 25TH STREET, BEING NO. 2447 GRANT STREET, IN THE BOROUGH OF MT. PENN. BERKS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERN BUILDING LINE OF GRANT STREET, SAID POINT BEING ONE HUNDRED SIXTY-TWO FEET EIGHT INCHES (162 FEET 8 INCHES) WEST OF THE NORTHWEST BUILDING CORNER OF GRANT STREET AND 25TH STREET; THENCE AT RIGHT ANGLES IN A NORTHERN DIRECTION THROUGH THE DIVISION WALL SEPARATING THE WITHIN DESCRIBED PREMISES FROM THE PREMISES NO. 2449 GRANT STREET TO THE EAST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO THE SOUTHERN SIDE OF A DRIVEWAY; THENCE AT RIGHT ANGLES IN A WESTERN DIRECTION, A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT; THENCE AT RIGHT ANGLES IN A SOUTHERN DIRECTION THROUGH THE DIVISION WALL SEPARATING THE WITHIN DESCRIBED PREMISES FROM PREMISES NO. 2445 GRANT STREET TO THE WEST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO A POINT IN THE NORTHERN BUILDING LINE OF GRANT STREET; THENCE AT RIGHT ANGLES ALONG SAID NORTHERN BUILDING LINE OF GRANT STREET, IN AN EASTERN DIRECTION A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 2447 GRANT ST, MOUNT PENN, PA 19606

PROPERTY ID: 64531608879939

TITLE TO SAID PREMISES IS VESTED IN BRAYAN EDUARDO THORMES BY DEED FROM SANDRA M LUDWIG, DATED JULY 23, 2018 RECORDED JULY 25, 2018 AT INSTRUMENT NO. 2018024691

TO BE SOLD AS PROPERTY OF: BRAYAN EDUARDO THORMES

Case No. 25-03651

Judgment Amount: \$472,396.88

Attorney: Julian E. Neiser, Esquire

BEGINNING at a point, being the intersection of the middle of Pennsylvania State Highway Route No. 562, leaving from Reading to Boyertown in the Township of Amity, with the middle of a public road known as Powder Valley Road; thence extending along the middle of said Pennsylvania State Highway Route No. 562, North 49 degrees 3 1/2 minutes West, a distance

Case Number: 25-03154

Judgment Amount: \$89,159.48

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

Attorneys for Plaintiff

A Florida professional limited liability company

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of 136.88 feet to a point; thence extending along land now or late of Harry A. Snyder and Mary E. Snyder, his wife, the 2 following courses and distances: (1) leaving said Pennsylvania State Highway Route No. 562, North 36 degrees 24 minutes East passing through the middle of the wall between the 2 1/2 story stone store and dwelling erected on land now or late of Harry A. Snyder and Mary E. Snyder, his wife; a distance of 194.23 feet to a point, (2) South 59 degrees 37 1/4 minutes East, a distance of 121.16 feet to a point in the middle of Powder Valley Road; thence extending along the middle of Powder Valley Road, South 32 degrees 12 1/2 minutes West, a distance of 218.36 feet to the place of beginning.

BEING the same premises which Deborah F. Rowen, a married woman, by Deed dated 06/15/2015 and recorded 06/24/2015 in the Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2015021263, granted and conveyed unto Richard A. Mackey, Jr. and Tracy L. Mackey, husband and wife.

Property Address: 7408 Boyertown Pike, Douglassville, PA 19518

TO BE SOLD AS PROPERTY OF: Richard A. Mackey, Jr. and Tracy L. Mackey

No. 25-10066

Judgment: \$144,370.77

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Sterley Street, between West Lancaster Avenue and Walnut Street, being No.33 North Sterley Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the division line between this property and property now or late of Evan J. Moyer, on the North, being No. 35 North Sterley Street; thence Eastward and through the middle of the partition wall between said properties one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to a fifteen feet (15') wide alley; thence Southward along said alley twenty five feet (25') to a point in line of Lots Nos. 182 and 183; thence Westward along said division line one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to the East side of said North Sterley Street; thence Northward along said North Sterley Street, twenty five feet (25') to the place of Beginning.

BEING Lot No. 182 and the Southern five feet (5') of Lot No. 181, on Plan of Lots known as Speedway Park.

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: 33 NORTH STERLEY STREET READING, PA 19607

Mapped PIN: 4395-07-68-0984

Parcel ID #: 77439507680984

BEING THE SAME PREMISES WHICH Stephanie M. Procopio and Robert L. Warner, by Deed dated October 26, 2020, and recorded November 24, 2020 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2020-044699, granted and conveyed unto Bridget John.

TO BE SOLD AS THE PROPERTY OF: Bridget John

Case Number: 25-10099

Judgment Amount: \$207,191.76

Attorney: Nicole M. Francese, Esq.

The Land referred to herein below is situated in the County of Berks, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract of land with improvements thereon erected, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin now or late of Abraham Zerbe, South twenty-seven and oneal 7172) degen, Wet tee undred and six (306) feet to 2 point in a mill race; thence in and along the said mill race North seven pape a ee Neat fifty (50) feet to a point in the said race; thence by other land now or late of Amos L. North seventeen and one-half (17 1/2) Fam theos hundred sod eight (308) feet to a0 roa pins thence by land now or late of m Zerbe, South seventy-three (73) degrees, East one hundred (100) feet to the place of Beginning.

BEING PART OF the same premises which George Demming and Edith L. Demming, husband and wife, by Deed dated 05/06/1972 and recorded 05/09/1972 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 1607, Page 96, granted and conveyed unto Harold E. Demming and Marilyn J. Demming, husband and wife as tenants by the entirety.

PIN: 80437302579377

TO BE SOLD AS PROPERTY OF: NZ Capital LLC

BEING KNOWN AS: 307 EAST MAIN STREET, ADAMSTOWN, PA 19501

Case Number: 25-10788

Judgment Amount: \$140,187.29

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

Attorneys for Plaintiff

A Florida professional limited liability company

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Legal Description

ALL THAT CERTAIN lot or piece of ground situate on the northern side of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge in the Township of Bern, County of Berks, and State of Pennsylvania, bounded on the north by property now or late of Joel F. Boyer and Lizzie A. Boyer, his wife, on the east by property now or late of Roy W Blatt and Pauline K Blatt, his wife, on the south by the aforesaid macadam state highway and property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and on the west by property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts & Associates, Registered Professional Engineers and Land Surveyors, in April 1956, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge, said corner being the southeastern corner of the herein described property and the southwestern corner of property now or late of Roy W Blatt and Pauline K. Blatt, his wife, thence in and along the center line of the aforesaid macadam state highway and along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North fifty-nine degrees three minutes thirty seconds West (N. 59° 03' 30" W) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence leaving the aforesaid macadam state highway and continuing along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North forty-six degrees forty-three minutes forty-five seconds East (N. 46° 43' 45" E.) a distance of three hundred forty-eight feet one and one-half inches (348' 1 1/2") to a corner marked by an iron pin in line of property now or late of Joel F Boyer and Lizzie A Boyer, his wife, thence along same South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence along the aforesaid property now or late of Roy W Blatt and Pauline K Blatt, his wife, South forty-six degrees fifty-seven minutes thirty seconds West (S 46° 57' 30" W) a distance of three hundred forty-two feet seven inches (342' 7") to the place of beginning.

CONTAINING in area twenty-eight thousand four hundred sixty-eight and twenty- seven one-hundredths (28,468.27) square feet of land.

BEING THE SAME PREMISES which Dale W Fisher and Dolores M. Fisher, his wife, by Deed dated June 30, 1961, and recorded June 30, 1961, in Record Book Volume 1390, Page 667, Berks County records, granted and conveyed unto Helen Edna Ecker.

BEING KNOWN AS: 2711 LEISCZS BRIDGE RD, LEESPORT, PA 19533

PROPERTY ID: 27439801095888

TITLE TO SAID PREMISES IS VESTED

IN DAVID A. BRAUN AND MICHELLE D. BRAUN, HUSBAND AND WIFE BY DEED FROM MABEL K. PLEWA, RUSSELL R. ECKER, JR., DEBORAH S. WARNER, CO-ADMINISTRATORS C.T.A. OF THE ESTATE OF HELEN L.E. ECKER, DATED DECEMBER 15, 2005 RECORDED FEBRUARY 13, 2006 IN BOOK NO. 04785, AT PAGE 1869

THE SAID DAVID A. BRAUN HAVING DEPARTED THIS LIFE ON 12/8/2009

TO BE SOLD AS PROPERTY OF: MICHELLE D. BRAUN

No. 2025-11059

Judgment: \$88,103.14

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot, tract or parcel of land situate along the northerly side of Pennsylvania State Highway L.R. 06128 (also known as Mountain Avenue) in the Township of Windsor, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in or near the center of said blacktop State Highway, L.R 06128 (erroneously stated as 06127 in prior recorded documents), a corner in line of lands of Guy W. Yoder and the grantor herein; thence in and along said road South eighty-nine (89°) degrees thirty-two (32') minutes fifty-two (52'') seconds East, a distance of forty-two and ninety-seven hundredths (72.97') feet to a point; thence leaving said road and along the easterly face of a concrete block wall so as to create a new division line between the existing dwelling and the attached frame garage North four (04°) degrees twenty-six (26') minutes twenty-seven (27'') seconds East, a distance of two hundred eleven and fifty-eight hundredths (211.58') feet to a point in line of Gary L. James; thence along line of lands of Gary L. James North fifty-eight (58°) degrees fifty-seven (57') minutes twenty-seven (27'') seconds West, a distance of one hundred one and twenty-one hundredths (101.21') feet to a concrete post witnessed by an angle iron post in line of lands of Clyde C. Casper; thence along line of lands of Clyde C. Casper and lands of Guy W. Yoder the following two (2) courses: (1) South nine (9°) degrees thirty-six (36') minutes twenty-four (24'') seconds East, a distance of one hundred eleven and twenty-seven hundredths (111.27') feet to an iron pipe; and (2) South three (3°) degrees sixteen (16') minutes fifty-eight (58'') seconds East, a distance of one hundred fifty-three and thirty-three hundredths (153.33') feet to the point or place of beginning.

CONTAINING 14,273 square feet of land.

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

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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: 1450 MOUNTAIN ROAD, HAMBURG, PA 19526

Mapped PIN: 4495-01-16-2073
Parcel ID #: 94000000000054

BEING THE SAME PREMISES WHICH David S. Hochella, by Deed dated February 26, 2019, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania on February 27, 2019, Instrument No. 2019-005873, granted and conveyed unto David A. Graybill, Jr. TO BE SOLD AS THE PROPERTY OF DANIEL A. GRAYBILL, JR.

Prothonotary # 25-11209
Judgment: \$88,471.08

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof and the lot or piece of ground upon which the same is erected, situated on the East side of North Tenth Street, being Number 1021 between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by property now or late of Germania Building and Savings Association No. 3; on the East by an alley; on the South by property now or late of Germania Building and Savings Association No. 3; and on the West by said North Tenth Street.

CONTAINING in front, North and South, on said North Tenth Street, 16 feet and in depth of equal width East and West, 100 feet.

Being known as: 1021 NORTH 10TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Jose A. Paulino Rodriguez by deed from WILLIAM KEITH HITCHCOCK AND DONNA J. HITCHCOCK dated April 29, 2022, and recorded May 16, 2022, in Instrument Number 2022020167.

TO BE SOLD AS THE PROPERTY OF JOSE A. PAULINO RODRIGUEZ
TAX I.D. #: 13531745056849

No. 25-11342

Judgment: \$292,772.84

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A ROSECLIFF POINTE SUBDIVISION FINAL COVER SHEET, DRAWN BY

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THOMAS R. GIBBONS AND ASSOCIATES, INC., DATED FEBRUARY 06, 2001 AND LAST REVISED MARCH 21, 2001, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 250, PAGE 16, BERKS COUNTY RECORDS, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT (50 FEET WIDE) SAID POINT BEING A CORNER OF LOT NO. 143 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 143 NORTH 66 DEGREES 56 MINUTES 19 SECONDS WEST 144.49 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OLD AIRPORT ROAD (SR 2049); THENCE EXTENDING ALONG SAME NORTH 22 DEGREES 55 MINUTES 27 SECONDS EAST 100.00 FEET TO A POINT, A CORNER OF LOT NO. 145 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 66 DEGREES 56 MINUTES 19 SECONDS EAST 144.73 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT; THENCE EXTENDING ALONG SAME SOUTH 23 DEGREES 03 MINUTES 41 SECONDS WEST 100.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL: 24536513034544

Being known as: 4990 PHEASANT RUN COURT, DOUGLASSVILLE, PENNSYLVANIA 19518.

See Deed Book: Instrument Number 2015043036

To be sold as the property of Jordan P. Brelo

Docket #25-11755

Judgment Amount: \$104,858.54

Attorney: KML Law Group, P.C.

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

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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 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.

Theoreon 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: HEIDIM. GARRISON

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF

N.B. To all parties in interest and claimants:

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

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. § 8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company is:
HSB-SKB, LLC

Benjamin A. Leisawitz, Esquire
Barley Snyder, L.P.
2755 Century Boulevard
Wyomissing, PA 19610

AUDIT LIST

Second and Final Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (December 2, 2025) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on December 3, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

GULDIN, LINDA M., Steven L. Guldin, Admin., Rebecca Batdorf Stone, Esq.

HAMSHER, SHIRLEY E., a/k/a HAMSHER, SHIRLEY, Jeffrey H. Hamsher and Deborah J. Mikes, Execs., Robert R. Kreitz, Esq.

HERBINE, WYNN S., Sean J. O'Brien, Exec., Sean J. O'Brien, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O Men's Christian Association (YMCA) of Reading, Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O St. Joseph Medical Center and Reading Hospital Foundation, Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under F/B/O Youth Service, Inc., Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

Last day for filing Accounts for January 2026 is December 8, 2025.

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

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CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-16275

NOTICE IS HEREBY GIVEN that the Petition of Daniel Orozco-Garcia was filed in the above named Court, praying for a Decree to change his name to DANIEL OROZCO-RAMIREZ.

The Court has fixed December 5, 2025, at 9:30 a.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-14323

NOTICE IS HEREBY GIVEN that the Petition of Hazel Weng was filed in the above-named Court, praying for a Decree to change her name to HAZEL-SERAPHINA ROSE WENG.

The Court has fixed December 5, 2025, at 9:30 a.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ESTATE NOTICES

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

First Publication**BAUSHER, JUTTA L., dec'd.**

Late of 310 N. 5th St.,
Borough of Hamburg.
Executors: ERIC R. BAUSHER,
310 N. 5th St.,
Hamburg, PA 19526 and

LISA HEIDI SHAPPELL,
104 Villa Court, Apt. 2,
Hamburg, PA 19526.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

CHRISTIAN, CONNIE H. also known as CHRISTIAN, CONSTANCE HELEN, dec'd.

Late of Exeter Township.
Executrix: MICHELLE V. COBB,
72 Proudfoot Dr.,
Birdsboro, PA 19508.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

COPELAND-WALCK, TIMOTHY J., dec'd.

Late of City of Reading.
Executrix: KATHRYN I. DIETRICH.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

FISHER, WARREN H., dec'd.

Late of 3520 Montclair Ave.,
Borough of Laureldale.
Executrix: BARBARA A. NAGLE.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

GAUGLER, WAYNE, dec'd.

Late of Union Township.
Executor: KEITH F. KETTERER.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

GIERINGER, GARY N., dec'd.

Late of 11 Fox Chase Lane,
Oley Township.
Executor: STEPHEN GIERINGER,
11 Fox Chase Ln.,
Oley, PA 19547.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

HARDY, WILLIAM L., dec'd.

Late of Borough of Shoemakersville.
Administrators: DIANA MAE HARDY and
TYE JOSEPH HARDY,
c/o ATTORNEY: DAVID W. CROSSON,
ESQ.,
CROSSON & RICHETTI LLC,
609 W. Hamilton St., Suite 301,
Allentown, PA 18101.

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HARTMAN, DAVID A., dec'd.

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

HOFFERT, JR., WALTER J., dec'd.

Late of Borough of West Lawn.
 Executrix: JANICE L. HOFFERT.
 c/o ATTORNEY: JACOB G. MAZUR,
 ESQ.,
 1200 Broadcasting Rd., Suite 101,
 Wyomissing, PA 19610

HOOK, GALE D., dec'd.

Late of Borough of Wernersville.
 Executrix: SHARON TALYS.
 c/o ATTORNEY: ANDREW M. LUCH,
 ESQ.,
 BUZGON DAVIS LAW OFFICES,
 525 South Eighth St.,
 Lebanon, PA 17042

KLINE, JR., HARVEY W., dec'd.

Late of 953 Schubert Rd.,
 Bethel Township.
 Executor: GALE KLINE,
 953 Schubert Rd.,
 Bethel, PA 19507.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

KOLSON, DOROTHY A., dec'd.

Late of Cumru Township.
 Executrix: ROSEMARY T. WITKOWSKI,
 441 Calyn Dr.,
 Shillington, PA 19607.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

MERRITT, DENISE M., dec'd.

Late of Alsace Township.
 Executrix: CYNTHIA GARLAND.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

NAPOLETANO, SHIRLEY ANN also known as**NAPOLETANO, SHIRLEY A., dec'd.**

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executrix: LISA M. NAPOLETANO,
 131 Bridge St., Apt. 1407,
 Phoenixville, PA 19460.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

O'BRIEN, MARGIE L., dec'd.

Late of Cumru Township.
 Administrator: JAY W. WALDMAN, ESQ.,

WALDMAN LAW GROUP, P.C.,
 1150 Berkshire Blvd., Suite 245,
 Wyomissing, PA 19610

PEARSON, JOHN R. M., dec'd.

Late of 44 Valley View Mobile Home Park,
 Muhlenberg Township.
 Executrix: THERESA M. GODFREY,
 901 Las Vegas Dr.,
 Temple, PA 19560.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PEREZ, RICARDO A., dec'd.

Late of Berks County.
 Administrator: RICARDO L. PEREZ.
 c/o ATTORNEY: ERIC M. GIBSON, ESQ.,
 GIBSON LAW GROUP,
 279 North Zinn's Mill Rd., Suite D,
 Lebanon, PA 17042

POTTS, GLORIA ANN, dec'd.

Late of 4759 Killian Ave.,
 Exeter Township.
 Executors: GUY A. POTTS,
 106 N. 12th St.,
 Lehighton, PA 18235 and
 DENYNE J. TOLLEY,
 25 Fawn Dr., Shillington, PA 19607.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

SCHEIRER, GLORIA also known as SCHEIRER, GLORIA MAE, dec'd.

Late of Borough of Wyomissing.
 Executrices: SUSAN M. GOSCH and
 DEBORAH L. GOOD.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

SHENK, CHRISTOPHER L., dec'd.

Late of 1930 Rake Rd., Mohrsville.
 Administrator: STEVEN WADE SHENK,
 152 W. Main St.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

SHOEMAKER, DENNIS W., dec'd.

Late of 200 Watershed Lane, Mertztown.
 Executor: KRIS A. SHOEMAKER,
 200 Watershed Lane,
 Mertztown, PA 19539.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

SIMMONS, BRIAN LEE, dec'd.

Late of Cumru Township.
 Administratrix: SAMANTHA FORSTER.
 c/o ATTORNEY: CHRISTOPHER C.
 MUVDI, ESQ.,

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

STEIN, FERYL H., dec'd.

Late of Borough of Kutztown.
Executrices: SALLY J. SUGITA,
2367 Harvest Ln.,
Gilbertsville, PA 19525 and
SUSAN L. GROFE,
47 Delancy Ct.,
Boyertown, PA 19512.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High St.,
Pottstown, PA 19464

STROBEL, JR., GEORGE E., dec'd.

Late of 1802 Tulpehocken Rd., Apt. 204,
Borough of Wyomissing.
Executors: JULIETTE RICE and
C. ROBERT RICE.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

WINTERSTEIN, CHRISTOPHER T., dec'd.

Late of City of Reading, .
Administratrix: ONOME EHIJATOR.
c/o ATTORNEY: KAREN H. COOK, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

WOTRING, MARY ALICE, dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executrix: LOUISE W. SOUDERS,
2134 Inverness Ct.,
Wyomissing, PA 19610.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

Second Publication**BENTLEY, SR., ROBERT C., dec'd.**

Late of Amity Township.
Executrix: JENNIFER A. BENTLEY.
c/o ATTORNEY: KENNETH E. PICARDI,
ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

BIERLY, BRENDA, dec'd.

Late of 101 White Birch Lane,
Maidencreek Township.
Executor: PAULA BARTON BECKNER,
101 White Birch Lane,
Blandon, PA 19510.
ATTORNEY: SHAWN J. LAU, ESQ.,
LAU & ASSOCIATES, P.C.,
4228 St. Lawrence Avenue,
Reading, PA 19606

BOHN, CAROL A., dec'd.

Late of Borough of Wyomissing.
Executors: HARRY S. BOHN, JR. and
GREGORY J. BOHN,
895 N. Penn Dr.,
Wernersville, PA 19565.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

FEICHT, RICHARD B., dec'd.

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

GENTRY, DEBORAH A. also known as GENTRY, DEBORAH ANN and BOULANGER, DEBORAH A., dec'd.

Late of Borough of Wyomissing.
Executrix: LISA KOPCIK.
c/o ATTORNEY: CHRISTINA M. BRAY,
ESQ.,
BRENNAN & FOLINO,
2 Woodland Road,
Wyomissing, PA 19610

KNOSP, ROBERT L., dec'd.

Late of 760 Acacia Ave.,
City of Reading.
Executor: RORY KNOSP,
341 West Walnut St.,
Shillington, PA 19607.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KONOPELSKI, JOHN P., dec'd.

Late of 322 Morrison Rd.,
City of Reading.
Executrix: LISA KONOPELSKI
72 Hermitage Dr.,
New Hope, PA 18938

KRICK, THOMAS LESLIE, dec'd.

Late of City of Reading.
Administrators: THOMAS L. KRICK, JR.
and
KEVIN A. KRICK.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

KUSHNER, DENNIS M., dec'd.

Late of 516 Columbia Ave.,
Temple.
Executor: STEPHEN BUGERA,
28 Apple Lane,
Fleetwood, PA 19522.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

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LEFKOWITH, DORENE, dec'd.

Late of 213 Dennis Dr.,
City of Reading.
Executors: KELLY SAYLORE,
403 Douglass St.,
Reading, PA 19601 and
ROBIN RIEGEL,
315 Grant St.,
Leesport, PA 19533.

ROSENTHAL, BARBARA JEAN, dec'd.

Late of 513 Frontier Ave.,
City of Reading.
Executor: KENNETH H. ROSENTHAL,
JR.,
10 Kutz Rd.,
Temple, PA 19560.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ.,
P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607

SAILER, DORIS L., dec'd.

Late of 1451 Museum Rd.,
Borough of Wyomissing.
Executors: HOLLY HEWITT,
1819 Cedar Top Rd.,
Reading, PA 19607 and
VICKI MOHLER,
1000 Imperial Dr.,
Mohnton, PA 19540.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

**SEIDEL, ANNA R. also known as
SEIDEL, ANNA ROSELLA, dec'd.**

Late of Borough of Shillington.
Executrix: MARILYN L. SEIDEL.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

SHEA, JR., WILLIAM THOMAS, dec'd.

Late of Hereford Township.
Executrix: MEGAN K. SHEA.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

SWEENEY, EDWARD JOHN, dec'd.

Late of Exeter Township.
Executor: TIMOTHY LINCOLN,
315 S. Baumstown Rd.,
Birdsboro, PA 19508.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

YEDINAK, THERESA A., dec'd.

Late of Borough of Wyomissing.
Executor: CHRISTOPHER J. YEDINAK,
18 Larchwood Rd.,
Wyomissing, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

ZAJAC, WILLIAM MICHAEL, dec'd.

Late of Upper Bern Township.
Administrator: MITCHELL J. ZAJAC.
c/o ATTORNEY: HEIDI B. MASANO,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

ZIEMBA, JANIS M., dec'd.

Late of 9 Colin Court,
Exeter Township.
Executor: ERIC C. ZIEMBA,
1906 Gouges Creek Rd.,
Spruce Pine, NC 28777.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

Third and Final Publication**ABENDSCHEIN, JR., RONALD PAUL also
known as
ABENDSCHEIN, JR., RONALD P.,
dec'd.**

Late of Earl Township.
Executrix: DEBRA L. DEITCH.
c/o ATTORNEY: JONATHAN B. YOUNG,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

**ALMONTE, DEICI ALTAGRACIA also
known as****ALMONTE, DEICI A., dec'd.**

Late of 3868 Penn Ave.,
Spring Township.
Administratrix: JESSICA I. AVILES,
107 Endlich Ave.,
Reading, PA 19606.
ATTORNEY: MAUREEN A. GORMAN,
ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

ALTHOUSE, EARL W., dec'd.

Late of Brecknock Township.
Executor: JOHN A. ALTHOUSE,
628 N. Galen Hall Rd.,
Wernersville, PA 19565.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

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BAKER, SANDRA A., dec'd.

Late of Muhlenberg Township.
 Executor: REID A. REINERT,
 205 Market Square St.,
 Leola, PA 17540.
 ATTORNEY: JAMES M. POLYAK, ESQ.,
 POLYAK LAW OFFICE,
 645 Penn Street, Suite 500,
 Reading, PA 19601

BLEILER, BETTY J., dec'd.

Late of Maidencreek Township.
 Executrix: SANDRA A. PETERS,
 8 Fordham Rd.,
 Laffin, PA 18702.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

DERR, THOMAS A., dec'd.

Late of 145 Shearers Rd.,
 Spring Township.
 Executor: DAVID R. DERR,
 187 Golf Ridge Rd.,
 Reinholds, PA 17569.
 ATTORNEY: JAY R. WAGNER, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

**DREIER, WILLIAM R. also known as
DREIER, WILLIAM ROBERT, dec'd.**

Late of 1910 Schubert Rd., Lot 19,
 Bethel Township.
 Executor: CHERIE VALLANCE TUCKER,
 864 N. 25th St.,
 Philadelphia, PA 19130.
 ATTORNEY: STEVEN GRATMAN, ESQ.,
 GRATMAN LAW PLLC,
 4017 Fox Hill Lane,
 Newtown Square, PA 19073

**HIMMELBERGER, MARGARET A.,
dec'd.**

Late of Spring Township.
 Executor: ROBERT V. HIMMELBERGER,
 JR..
 c/o ATTORNEY: THOMAS M. GISH, SR.,
 GIBBEL KRAYBILL & HESS LLP,
 P.O. Box 5349,
 Lancaster, PA 17606

HOHL, NEIL L., dec'd.

Late of 13 Heffner Rd.,
 Borough of Fleetwood.
 Executrix: JOYCE HOHL,
 13 Heffner Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

HUFFERT, MARGARET I., dec'd.

Late of 501 Hoch Rd.,
 Maidencreek Township.
 Executors: JEFFREY P. HUFFERT,
 125 Oley Furnace Rd.,

Fleetwood, PA 19522 and
 BARBARA L. HUFFERT,
 641 Water St.,
 Shoemakersville, PA 19555.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**KNARR, MICHAEL T. also known as
KNARR, MICHAEL THOMAS, dec'd.**

Late of Borough of Fleetwood.
 Executrix: DEBBIE L. YOUNG.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**KOCHER, JEAN L. also known as
KOCHER, JEAN LOUISE, dec'd.**

Late of 3257E Garfield Ave.,
 Muhlenberg Township.
 Executrix: ROSEMARY J. JASWA.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**MERRITT, GERARD E. also known as
MERRITT, GERARD and
MERRITT, GENE, dec'd.**

Late of Washington Township.
 Administratrix: MARIANNE MERRITT.
 ATTORNEY: CARRIE A. S. KENNEDY,
 ESQ.,
 CONNOR, WEBER & OBERLIES,
 171 W. Lancaster Ave.,
 Paoli, PA 19301

MILLER, GAYLIA A., dec'd.

Late of 77 Walnuttown Rd.,
 Borough of Fleetwood.
 Administrator: COURTNEY M. MILLER.
 c/o ATTORNEY: JACOB T. THIELEN,
 ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

**OPLINGER, PATRICIA J. also known as
OPLINGER, PATRICIA, dec'd.**

Late of Douglass Township.
 Executor: KENNETH P. OPLINGER.
 c/o ATTORNEY: JAMIE V. OTTAVIANO,
 ESQ.,
 PICARDI PHILIPS & OTTAVIANO,
 1129 East High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

WEBER, BETTY D., dec'd.

Late of Borough of Laureldale.
 Executor: MICHAEL P. WEBER, SR.,
 3127 Earl St.,
 Reading, PA 19605.
 ATTORNEY: LINDSEY HOELZLE, ESQ.,
 HOELZLE LAW, LLC,
 P.O. Box 98,
 Birchrunville, PA 19421

11/27/2025

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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:

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on 11/20/25, for an Application for the conduct of business in Berks County, PA, under the assumed or fictitious name, style or designation of VINTNER'S INN BY FOLINO ESTATE WINERY, with a principal place of business at 340 Old Rte. 22, Kutztown, PA 19530. The name and address of the entity interested in said business is Vintner's Inn Kutztown, LLC, 340 Old Route 22, Kutztown, PA 19530. ANTHEIL, MASLOW & MacMINN, LLP, Solicitors, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

MISCELLANEOUS

NOTICE TO THE RESIDENTS AND TAXPAYERS OF THE BOROUGH OF THE ROBESONIA, BERKS COUNTY, PENNSYLVANIA, THE BOROUGH OF WERNERSVILLE, BERKS COUNTY, PENNSYLVANIA, AND THE CUSTOMERS OF THE ROBESONIA-WERNERSVILLE MUNICIPAL AUTHORITY OF BERKS COUNTY

The Robesonia-Wernersville Municipal Authority of Berks County (the "Municipal Authority"), a Pennsylvania Sewer Authority operating under the Municipality Authorities Act, 53 Pa.C.S. §5601, et seq. ("Act"), and having a registered office at 3885 N. Church Street, Wernersville, Pennsylvania 19565, hereby provides notice of an intention to amend its Articles of Incorporation through the filing of Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania by the close of business on Monday, December 1, 2025.

The Municipal Authority intends to amend Article eight (8) of its Articles of Incorporation via Articles of Amendment to increase its term of existence from December 31, 2039 to September 30, 2075, which is being accomplished pursuant to and in accordance with Sections 5607(d)(1), 5605, and 5603 of the Act.

As required by the Section 5605 of the Act, the

Municipal Authority has adopted Resolution No. 1-2025 dated September 16, 2025, the Borough of Robesonia, Berks County, Pennsylvania, has enacted Ordinance No. 2025-3 dated November 3, 2025, and the Borough of Wernersville, Berks County, Pennsylvania has enacted Ordinance No. 641 dated October 1, 2025, all of which authorize the Municipal Authority to file the Articles of Amendment accomplishing the above.

JOHN E. MUIR, SOLICITOR
ROBESONIA-WERNERSVILLE
MUNICIPAL AUTHORITY OF
BERKS COUNTY

TRUST NOTICES**First Publication**

JACK I. BUCK AND CHRISTINE M. BUCK FAMILY TRUST DATED JANUARY 11, 2016

Christine M. Buck, late of Wyomissing Borough, Berks County, PA

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

Trustee: Jack I. Buck
1222 Van Steffy Avenue
Wyomissing, PA 19610

Trustee's Attorney: Alexa S. Antanavage
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

LIVING TRUST OF NATALE DAVID NAPOLETANO AND SHIRLEY ANN NAPOLETANO DATED JANUARY 28, 1991; FIRST AMENDMENT TO TRUST DATED FEBRUARY 2, 2002; SECOND AMENDMENT TO TRUST DATED APRIL 7, 2020

Shirley Ann Napoletano, late of Wyomissing Borough, Berks County, PA

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

Trustee: Lisa M. Napoletano
131 Bridge Street, Apt. 1407
Phoenixville, PA 19460

Trustee's Attorney: Lawrence J. Valeriano, Jr.
Hartman, Valeriano, Magovern & Lutz, P.C.
1025 Berkshire Blvd., Suite 700
Wyomissing, PA 19610

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Second Publication**ROBERT L. KNOSP LIVING TRUST
DATED OCTOBER 31, 2022**

Robert L. Knosp, late of Muhlenberg Township, Berks County, PA

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

Trustee: Rory Knosp

341 West Walnut St.

Shillington, PA 19607

Trustee's Attorney: Alexa S. Antanavage

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

Third and Final Publication**STASULLI FAMILY IRREVOCABLE
TRUST DATED DECEMBER 27, 2004**

John A. Stasulli, late of Hamburg Borough, Berks County, PA

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

Trustee: Rosalie Szilli

721 Port Clinton Avenue

Hamburg, PA 19526

Trustee's Attorney: Russell E. Farbiarz

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

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