

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending October 13, 2023

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 JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL -  
(JGK)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE STEPHEN  
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

### Abuse

- ALCANTARA, REYNALDO JOSE - Lipari, Angela M; 23 15050; A. Lipari, IPP. (JAB).
- BARROS, MAXIMILIANO - Soler, Rosa Mejias; 23 15062; R. Soler, IPP. (JAB).
- BAUTISTA, JUAN CARLOS - Medina, Mariliz J; 23 15055; M. Medina, IPP. (JAB).
- BEASTON, GREGORY - Starzmann, Amy Beth; 23 15054; A. Starzmann, IPP. (TMB).
- COLLAZO, FELIX TOMAS - Vargas, Marianella; 23 15017; M. Vargas, IPP. (JAB).
- COLON, SHEILA D TORRES - Davis, David Alfredo; 23 15049; D. Davis, IPP. (JGK).
- CRUZ, ANTONIO DIAZ II - Cruz, Lauren Elizabeth Diaz, C, G D; 23 15203; L. Cruz, IPP. (JGK).
- EDMUNDS, MARCUS DAVIS - Flowers, Rosana Fells; 23 15129; R. Flowers, IPP. (JMB).
- GIBBONS, SEAN M - Gibbons, Grace M; 23 15009; G. Gibbons, IPP. (JEG).
- HOLLOWAY, MONIQUE - Bolton, Phazon; 23 15074; P. Bolton, IPP. (JMB).
- JACKSON, MOSES - Rodriguez, Ziryiah A; 23 15189; Z. Rodriguez, IPP. (JGK).
- LLANOS, GABRIEL ELISEO - Rodriguez, Alize C; 23 15058; A. Rodriguez, IPP. (JAB).
- MALAVE, CRUZ MANUEL COLON - Soto, Edelmiro; 23 15061; E. Soto, IPP. (JGK).
- MARKOSKI, ALEXANDER JOSEPH - Vigo, Erika; 23 15204; E. Vigo, IPP. (JGK).
- MARKS, ANDREW JON - Marks, Sarah Myles; 23 15010; S. Marks, IPP. (JAB).
- MARTES, LUIS M - Martes, Ansy; 23 15146; A. Martes, IPP. (JMB).
- MUNIZ, YALEXANDER Y - Martinez, Ashley D Abreu; 23 15076; A. Martinez, IPP. (TMB).
- RIVERA, JR, JASON - Gonzalez, Veronica Santiago; 23 15016; V. Gonzalez, IPP. (JAB).
- ROBERTSON, TAKAMECKA K - Barton, Harry J Iii; 23 15019; H. Barton, IPP. (JAB).
- SMITH, BRIAN CHARLES - Holmes, Katilyn; 23 15021; K. Holmes, IPP. (JAB).
- STINN, JOSHUA - Stinn, Julie A; 23 15056; J. Stinn, IPP. (JAB).
- STUFFLET, RYAN JAMES - Bain, Kelly Lynn; 23 15142; K. Bain, IPP. (JGK).
- THOMAS, JAMAIR ANTHONY MCCALPINE - Cooper, Kaley Paige; 23 15073; K. Cooper, IPP. (JMB).
- TORRES, JULIUS MICHAEL - Fabian, Chelsea Itzel; 23 15080; C. Fabian, IPP. (JMB).
- VALDEZ, MIGUEL VARGAS - Torres, Crystal E; 23 15141; C. Torres, IPP. (JGK).
- VIALIZ, AMANDA - Garcia, Elizabeth; 23 15012; E. Garcia, IPP. (JAB).

10/26/2023

Vol. 116, Issue 4

**Arbitration Award**

WILKERSON, LINDA - State Farm Mutual Automobile Ins Co, Archer, John, Archer, Jean; 20 15526; State Farm Mutual Automobile Ins Co, IPP.

**Complaint**

AMERICAN SENIOR BENEFITS LLC, LEGEY, CLAYTON, SWEENEY, JAMES - Weaver, Shane L; 23 12546; Shane L. Weaver.

FERNANDEZ, YESSSENIA - Td Bank USA N A; 23 13967; Gregg L. Morris.

**Contract - Debt Collection: Credit Card**

BLATT, RANDALL L - JPMorgan Chase Bank N A; 23 15060; Sean P. Stevens. (MSF).

BOWERS, JAMAR - Citibank N A; 23 15070; Michael R. Lipinski. (MSF).

BUSER, JR, MICHAEL J - Discover Bank; 23 15226; Andrew D. Loewy. (JEG).

ELLIS, KEVIN D - Wells Fargo Bank N A; 23 15069; Nicole M. Francese. (JEG).

HEWITT, SONJA M - Discover Bank; 23 15045; Andrew D. Loewy. (JEG).

KEIM, TODD A - JPMorgan Chase Bank N A; 23 15059; Sean P. Stevens. (JEG).

MADRZYKOWSKI, JENNIFER - Citibank N A; 23 15051; Michael R. Lipinski. (JEG).

MILLER, TINA M - JPMorgan Chase Bank N A; 23 15057; Sean P. Stevens. (JBN).

ORTLIP, LORI M - Discover Bank; 23 15238; Andrew D. Loewy. (JBN).

SMEAK, DALILA - Discover Bank; 23 15052; Andrew D. Loewy. (MSF).

TAYLOR, LISA - Discover Bank; 23 15228; Andrew D. Loewy. (MSF).

**Contract - Debt Collection: Other**

JONES, COREY A - Lvnv Funding LLC; 23 15187; Gregg L. Morris. (JEG).

POLITYKA, ROBERT, POLITYKA, SUSAN D - Riverfront Federal Credit Union; 23 15196; Eden R. Bucher. (JEG).

**Contract - Other**

BRETON, JOSEPH - Legacy Cash Offer LLC; 23 15198; Tucker R. Hull. (JBN).

DE LEON, NELSON A - Diamond Credit Union; 23 15131; Philip G. Curtin. (JBN).

GARCIA, MIGUEL ANGEL ANDINO - Jonestown Bank & Trust Co; 23 15242; Eden R. Bucher. (JBN).

KAY, ELIZABETH - Riverfront Federal Credit Union; 23 15137; Eden R. Bucher. (JBN).

MESSERSMITH, LISA A, MESSERSMITH, GARY D - Regions Bank, Enerbank USA; 23 15188; David Kennedy Bifulco. (MSF).

METROPOLITAN MANAGEMENT GROUP INC - Waste Management Of Pennsylvania Inc; 23 15007; Michael S. Simone. (MSF).

OCASIO, NATHANIEL J - Carvant Financial; 23 15136; Steven Koplove. (MSF).

**Custody**

BAILEY, HEATHER M - Hackney, Mark S; 23 15227; Nikolas David Capitano. (JEG).

MARROON, VICTORIA B - Coakley, Zachary T; 23 15135; Cheryl A. Rowe. (JGK).

MELENDEZ, JESENIA - Campanur, Lucio; 23 15128; L. Campanur, IPP. (SEL).

SCOTT, ASEKIA - Becker, Jennifer; 23 15220; Lisa D. Gentile. (SEL).

TUCKER, CHRISTOPHER - Stern, Jaily; 23 15048; J. Stern, IPP. (TMB).

WILLIAM, SHARMIA - Gray, Sr., Joseph; 23 15066; J. Gray, IPP. (JEG).

**Divorce**

BALOGA, ANDREW - Baloga, Darlene; 23 15003; Richard G. Jacoby Jr. (JGK).

BRITO, ROMERY - Acosta, Jhonny; 23 15072; Douglas S. Wortman. (JEG).

CASNER, RHONDA - Yeager, Herman; 23 15002; Maria Cutillo Teare. (JEG).

EMANN, CRAIG M - Emann, Linda Mae; 23 15144; Joseph T. Bambrick Jr. (JEG).

FEDCHAK, WILLIAM ANTHONY - Fedchak, Amber Nichole; 23 15194; A. Fedchak, IPP. (SEL).

FOREMAN, SR, KEVIN ROBERT - Foreman, Belinda Jean; 23 15234; Ryan W. McAllister. (TMB).

FRAME, JR, ROBERT C - Frame, Andrea M; 23 15241; Jacob Mazur. (JEG).

FRANTZ, KARL D - Frantz, Cheryl L; 23 15079; Cheryl A. Rowe. (SEL).

FULMER, DEBORAH LEE - Salaman, Angel Luis; 23 15132; Elissa C. Goldberg. (JEG).

HACK, ALEX M - Hack, Martha A; 23 15200; Peter J. Dolan. (JGK).

JONES, SR, THOMAS A - Jones, Drema A; 23 15133; Kenneth C. Myers. (JGK).

MESSERLY, REECE L - Messerly, Katherine E P; 23 15043; Cheryl A. Rowe. (JGK).

NGUYEN, HUONG TT - Nguyen, Chut Van; 23 15139; Lauren M. Marks. (TMB).

OTTOLINI, NICHOLAS ALEXANDER - Ottolini, Erin; 23 15147; Scott F. Breidenbach. (JGK).

REIMERT, JEREMY - Decola, Jennifer; 23 15205; Denise Sebald Lamborn. (JEG).

RODRIGUEZ, GEORGE L - Rodriguez, Wanda I; 23 15098; W. Rodriguez, IPP. (TMB).

STECKIEL, BENJAMIN R - Steckiel, Lisa M; 23 15237; Lauren M. Marks. (SEL).

VAZQUEZ, REINALDO DIAZ - Ocasio, Noemi Colon; 23 15134; George A. Gonzalez. (SEL).

WOJCHEHOSKI, ALEXANDER - Ortiz, Sadelynn; 23 15191; S. Ortiz, IPP. (JEG).

**Divorce - Custody Count Complaint**

MESSERLY, REECE L - Messerly, Katherine E P; 23 15044; Cheryl A. Rowe. (JGK).

OTTOLINI, NICHOLAS ALEXANDER - Ottolini, Erin; 23 15148; Scott F. Breidenbach. (JGK).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ruth, Jennifer L; 23 15202; J. Ruth, IPP. (JBN).

10/26/2023

Vol. 116, Issue 4

**Magisterial District Justice Appeal**

BROWN, HARRY - Reading Housing Authority; 23 15047; Edwin L. Stock. (JBN).

ESTERLY, NIKI - Reading Housing Authority; 23 15149; Reading Housing Authority, IPP. (JEG).

GRIFFITH, JAMES - Perez, Jacqueline; 23 15192; J. Perez, IPP. (JBN).

HANCE-RAMIREZ, LISANDRA - T & C Moursy; 23 15008; T & C Moursy, IPP. (JBN).

TORRES, JAYLINE - Fumaa First Choice Realty LLC; 23 15197; Fumaa First Choice Realty LLC, IPP. (MSF).

**Miscellaneous - Replevin**

ALMODOVAR, JORDAN - Bridgecrest Credit Company LLC, Carvana LLC; 23 15091; Thomas C. Dyer. (JBN).

JEREMY REAZOR STUCCO INC, REAZOR, JEREMY - Ally Bank; 23 15239; Christopher A. DeNardo. (JEG).

**Petition**

RIVERA, KAYLA - Jerez, Yeyson; 21 2761; Ivan E. Lee. (JEG).

RIVERA, KAYLA - Jerez, Yeyson C; 23 15199; Douglas S. Wortman. (JEG).

**Real Property - Ejectment**

KANTNER, JERRY R, KANTNER, THERESA S, UNKNOWN OCCUPANT(S) - Ajax 2018-f Reo Corp; 23 15232; Jacqueline F. McNally. (JEG).

TOBIAS, SHERRY LYNN, OCCUPANT, TENANT - US Bank National Association, Truman 2016 Sc6 Title Trust; 23 15138; Emmanuel J. Argentieri. (JEG).

**Real Property - Mortgage Foreclosure: Residential**

DOMINGUEZ, EVELYN A - Pennymac Loan Services LLC; 23 15231; Jill Manuel-Coughlin. (MSF).

HERNANDEZ, JUAN, UNITED STATES OF AMERICA (THE), DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE - Wells Fargo Bank N A; 23 15143; Meredith Wooters. (MSF).

KELLER, JR, PAUL R, SECRETARY OF HOUSING AND URBAN DEVELOPMENT (THE) - Pennsylvania Housing Finance Agency; 23 15185; Leon P. Haller. (MSF).

MEYER, CHAD, MEYER, RACHEL - Pennsylvania Housing Finance Agency; 23 15066; Lois M. Vitti. (MSF).

PAULEY, JR, JACK - Midfirst Bank; 23 15067; Meredith Wooters. (MSF).

RAAB, LISA M, RAAB, MICHAEL T - Rocket Mortgage LLC; 23 15130; Matthew C. Fallings. (MSF).

**Real Property - Quiet Title**

BIEBER, ROBERT, LUTZ, FRED, LUTZ, SCOTT, LUTZ, ALIVIA, LUTZ, MOLLY A, UNKNOWN HEIRS, LUTZ, WENDY - Bsre Holdings LLC; 23 15046; Christopher A. Sarno. (MSF).

**Tort Motor Vehicle**

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

BAZILE, BEKER, READING YELLOW CAB INC, RIVERA, ADALBERTO, GRAB A CAB INC - Baldwin, Carmen; 23 15005; Casey O. Srogoncik. (JEG).

ERIE INSURANCE EXCHANGE - Warsheski, Jon; 23 15140; Marc F. Greenfield. (MSF).

REIMERT, TYLER, RONNIE C FOLK PAVING INC - Bennett, Conner; 23 15240; Marc I. Simon. (MSF).

TAYLOR, TIMOTHY J, SICK RECOVERY LLC - Velez-Santiago, Sandra; 23 15186; Renae B. Axelrod, Terry D. Goldberg. (JBN).

WILEY, GARY B, NEW RHOADS TRANSPORTATION INC - Cresspo, Helkin, Vazquez, Carmen; 23 15225; William Austin Allen II. (JBN).

**Tort Other**

MICHEL, MANUEL - Selective Insurance Company Of The Southeast; 23 15230; Paul M. Lewis. (JBN).

POOR RICHARDS HISTORIC HEREFORD INN INC, MACK, CAROL L, MACK JR, RICHARD MACK SR, RICHARD, HILLEGAS, CARRIE, UNITED STATES LIABILITY INSURANCE COMPANY, MOUNT VERNON FIRE INSURANCE COMPANY, US UNDERWRITERS INSURANCE COMPANY, MOUNT VERNON SPECIALTY INSURANCE COMPANY, RADNOR SPECIALTY INSURANCE COMPANY, DEVON PARK SPECIALTY INSURANCE COMPANY, OMNI INSURANCE COMPANY, GOOD2GO AUTO INSURANCE COMPANY - Seasholtz, Kadin; 23 15235; Gregg M. Richman. (MSF).

POOR RICHARDS HISTORIC HEREFORD INN INC, MACK, CAROL L, MACK JR, RICHARD L MACK SR, RICHARD, HILLEGAS, CARRIE, UNITED STATES LIABILITY INSURANCE COMPANY, MOUNT VERNON FIRE INSURANCE COMPANY, U S UNDERWRITERS INSURANCE COMPANY, MOUNT VERNON SPECIALTY INSURANCE COMPANY, RADNOR SPECIALTY INSURANCE COMPANY, DEVON PARK SPECIALTY INSURANCE COMPANY, GOOD2GO AUTO INSURANCE, OMNI INSURANCE COMPANY - Seasholtz, Kadin; 23 15243; Gregg M. Richman. (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 **November 9, 2023** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Second Publication**

Case Number: 19-15758  
Judgment Amount: \$34,785.97  
Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN lot of piece of ground with a three story brick dwelling house erected thereon, situate on the East side of Mulberry Street, between Amity and Union Streets, in the City of Reading, Berks County, Pennsylvania, being number 1541 Mulberry Street, and being the fourteenth house north from the Northeast corner of said Mulberry Street and a ten foot wide alley, and bounded and described as follows:

- On the North by property now or late of William E. Mengel and Carrie Mengel, his wife;
- On the South by property now or late of John E. Delp and Minnie, his wife;
- On the East by an alley; and
- On the West by said Mulberry Street.

CONTAINING in front on said Mulberry Street, thirteen feet and one and one half inches (13' 1-1/2) and in depth of equal width one hundred and nine feet (109°) to said alley.

TOGETHER with the use of the joint alley in common with owners and occupiers of the house on the north, also together with the free and uninterrupted use forever of the alley on the east in common with the owners and occupiers of the land adjacent to said alley.

BEING the same premises conveyed to Luis D. Vega and Luz N. Sanchez-Aponte, husband and wife, by deed from William Soler Rivera and Rosa I. Caraballo, husband and wife, dated 05/12/2011 and recorded on 05/12/2011, in Deed Instrument No. 2011018192, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania.

Property Address: 1541 Mulberry Street, Reading, PA 19604-1874

Parcel Number: 17-5317-29-08-9714

TO BE SOLD AS PROPERTY OF: Luz N. Sanchez-Aponte

Docket #21-00044  
Judgment Amount: \$153,480.92  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the Township of Muhlenberg, County of Berks, State of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers, of Allentown, Pennsylvania, on November 15, 1949, and developed by The Collins Corporation, and known and designated as Lot No. 101 as indicated on the Plan of Cherokee Ranch, North Range, Section "C," "D," and "H," said Plan being recorded in the Office for the Recording of Deeds, in the County of Berks, State of Pennsylvania, on September 29, 1950, in Plan Book No. 9, Page 59.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth in Declaration of Restrictions recorded in Deed Book (Misc.) Volume 171, page 100, under and subject to right of ways granted to public utilities et al as of record.

PIN NO. 5309-07-78-3090

BEING the same premises which Richard L. Buchter, widower, by Indenture dated 01-16-02 and recorded 01-16-02 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 3465 Page 771, granted and conveyed unto Richard L. Buchter and Carin Louise Boyer, as joint tenants with the right of survivorship and not as tenants in common.

AND the said Richard L. Buchter departed this life on 08-29-06 whereby title to the above described premises vested in the said Carin Louise Boyer, surviving tenant.

Thereon erected a dwelling house known as:

5205 Casa Grande Road

Temple, PA 19560

Tax Parcel #66-5309-07-78-3090

Account: 66030800 See Deed Book 5167, Page 441

Sold as the property of:

SAMUEL MULL JR.

No. 21-15105

Judgment: \$87,237.75

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain lot or piece of ground situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "East Bank" made for Heritage Investment Group, LTD., by Thomas R. Gibbons, Professional Land Surveyor, dated March 25, 1981 and last revised August 14, 1981, said plan recorded

10/26/2023

Vol. 116, Issue 4

in Berks County in Plan Book 121, page 9, as follows, to wit:

BEGINNING at a point on the northeasterly side of Wedgewood Terrace (of irregular width) said point being the two courses and distances from the point of intersection which the southeasterly side of Coventry Way (60 feet wide) makes with the northeasterly side of Wedgewood Terrace (of irregular width); (1) southeasterly along the arc of a circle curving to the left having a radius of 14.25 feet the arc distance of 0.70 feet to a point of tangent; and (2) South 74 degrees East, 27.97 feet to the point of beginning.

CONTAINING in front or breadth southeastwardly along the northeasterly side of Wedgewood Terrace 18.00 feet and extending of that width in length or depth between parallel lines at right angles to Wedgewood Terrace, both lines thereof crossing a certain 4-foot wide Pedestrian Easement, the distance of 98.97 feet.

CONTAINING 1,781.480 square feet of land, more or less.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 2 WEDGEWOOD TERRACE, READING, PA 19601

Mapped PIN: 5307-72-41-9719

Parcel ID: 06530772419719

Account #: 06680686

BEING THE SAME PREMISES WHICH Carmen Basilis, by her agent, Carlos Aponte, by Deed dated May 31, 2011 and recorded June 6, 2011 in the Office of the Recorder of Deeds of Berks County, Pennsylvania at Instrument No. 2011-021364, granted and conveyed unto Hilda E. Rodriguez. Hilda E. Rodriguez died intestate on March 13, 2020. There are no known heirs.

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF HILDA E. RODRIGUEZ, DECEASED.

No. 21-15570

Judgment: \$92,074.72

Attorney: Patrick J. Wesner, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with a two story frame dwelling erected thereon. being No 5241 Broad Street. being the Eastern portion of Lot No 10 as shown on Plan of Lots at Exeter Station. recorded in Plan Book Volume 4, page 10, Exeter Township, County of Berks and Commonwealth of Pennsylvania, bounded and being more fully described as follows, to wit;

BEGINNING at the Northwestern corner of Broad Street and Neversink Street, thence along the Northern side of Broad Street, North 53 degrees 15 minutes West, a distance of 23 88 feet to a point in the center of a party wall between No 5239 Broad Street and No. 5241 Broad Street, thence along the Western portion of Lot No. 10, the four (4) following courses and distances, to wit. (1) through the center of said party wall North 36 degrees 52 minutes 45 seconds East, a distance of 38 07 feet to a point, (2) Crossing said party wall North 53 degrees 15 minutes West, a distance of 0 40 feet to a point near the exterior of the Western wall of No 5241 Broad Street, (3) Thence along the exterior of the Western wall of No 5241 Broad Street, North 36 degrees 52 minutes 45 seconds East, a distance of 16 76 feet to a point near the most Northwestern corner of dwelling No. 5241 Broad Street, and (4) Thence North 36 degrees 15 minutes 53 seconds East, a distance of 95 17 feet to a point on the Southern side of Willow Street; thence along the Southern side of Willow Street. South 53 degrees 15 minutes East, a distance of 21 96 feet to the Southwestern corner of Willow Street and Neversink Street; thence along the Western side of Neversink Street, South 35 degrees 36 minutes West. a distance of 150 08 feet to the place of BEGINNING

CONTAINING in area 3,425 square feet of land

Parcel: 43532516836443

Commonly known as: 5241 Broad Street, Reading PA 19606

BEING THE SAME PREMISES THAT Steven R. Angstadt and Christine M. Angstadt, husband and wife, granted and conveyed by Deed, dated March 15, 2006, to Robin E. Reyes and Terrance N. Tuckey, recorded on April 12, 2006 in the Berks County Recorder of Deeds office in Book 04850, Page 0961, as Instrument #2006034968.

To be sold as the property of Robin E. Reyes and Terrance N. Tuckey

Docket No. 22-3874

Judgment: \$29,398.59

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house with a two story brick back building attached and lot of ground situate on the South side of Spruce Street between Perkiomen Avenue and Clymer Street, being No. 1430 Spruce Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:



10/26/2023

Vol. 116, Issue 4

On the North by Spruce Street;  
On the East by property now or late of Mrs. Barbara E. Miller;  
On the South by a ten feet wide alley; and  
On the West by property now or late of David F. Lotz.

CONTAINING in front fifteen feet and in depth of an equal width one hundred and twenty feet, more or less.

BEING the same property conveyed to Camille Gilkes Smith who acquired title by virtue of a deed from William R. Wesoloski, dated July 3, 2003, recorded July 22, 2003, at Document ID 54052, and recorded in Book 3815, Page 0702, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1430 SPRUCE STREET, READING, PA 19602.

Parcel No.: 16531606288796

Account: 16650800

See Deed Book Volume 3815, Page 070

TO BE SOLD AS THE PROPERTY OF CAMILLE GILKES SMITH

Docket #22-13735

Judgment Amount: \$207,681.78

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in the Township of Colebrookdale and Township of Washington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone, a corner in line of now or late George Moyer's land; thence by the same North 37 1/4 degrees East, 22.2 perches to a stone, a corner of now or late John Kitter's land; thence by the same and Public Road North 64 3/4 degrees East, 71.5 perches to a corner, a stone in said Road and in line of now or late Mathias Ritter's land; thence by the same South 8 degrees East 12.6 perches to a stone heap; thence South 66 degrees West, 87.7 perches to the place of beginning;

LESS AND EXCEPTING ALL THAT CERTAIN lot or piece of land. Situate in the Township of Colebrookdale, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone set for a corner at the South side of Public Road and land of late John R. Eschbach and extending by the same along said Public Road North 48 degrees East, 32.1 perches to a stone set for a corner in a line of land belonging to the heirs of Lewis Ritter and other land of the said John R. Eschbach; and thence along said John R. Eschbach's other land South 49 degrees East, 12.4 perches to a stone set for a corner in a line of the said Tobias H. Moyer's other land; and thence by the same South 68 degrees West, 35.6 perches to the place of beginning.

Thereon erected a dwelling house known as: 1982 Weisstown Road Boyertown, PA 19512 Tax Parcel #38538815644916 Account: 38007790 See Deed Book Instrument Number: 2016027857

Sold as the property of: ALESSANDRA DOTTERER and JONATHAN DOTTERER

Case Number: 22-13739

Judgment Amount: \$204,796.66

Attorney: Jill M. Fein, Esquire

Purpart No. 1

ALL THAT CERTAIN two story brick dwelling and the lot or piece of ground upon which the same is erected, being known as 816 Lobelia Avenue, between Stoudt's Ferry Bridge Road and Rosewood Road, as shown on the plan of "Riverview Park" Section 2 (said plan recorded in Plan Book Volume 7, Page 32, Berks County records), in the Township of Muhlenberg, 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 Lobelia Avenue Westwardly a distance of one hundred fifty feet (150') from the intersection of the Westerly lot line of Stoudt's Ferry Bridge Road with the Southerly lot line of Lobelia Avenue, thence in a Southerly direction, forming a right angle with the Southerly lot line of Lobelia Avenue, a distance of one hundred fifty feet (150') to a point, thence in a Westerly direction forming a right angle with the last described line, a distance of sixty-five feet (65') to a point; thence in a Northerly direction forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the Southerly lot line of Lobelia Avenue; thence in an Easterly direction along the Southerly lot line of Lobelia Avenue, forming a right angle with the last described line, a distance of sixty-five feet (65') to the place of beginning.

SUBJECT to the restrictions governing the development of "Riverview Park" Section 2, as recorded in Miscellaneous Book, Volume 158, page 305, Berks County records.

Purpart No. 2

ALL THAT CERTAIN lot or piece of ground situate on the South side of Lobelia Avenue between Stoudt's Ferry Bridge and Rosewood Roads, as shown on the plan of "Riverview Park" Section 2 (said plan recorded in Plan Book Volume 7, page 32, Berks County records) in the Township of Muhlenberg, 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 Lobelia Avenue, Westwardly a distance of two hundred fifteen feet (215') from

10/26/2023

Vol. 116, Issue 4

the intersection of the Westerly building line of Stoudt's Ferry Bridge Road with the Southerly building line of Lobelia Avenue, thence in a Southerly direction, forming a right angle with the Southerly building line of Lobelia Avenue, a distance of one hundred fifty feet (150') to a point, thence in a Westerly direction, forming a right angle with the last described line, a distance of sixty-five feet to a point, thence in a Northerly direction, forming a right angle with the last described line a distance of one hundred fifty feet (150') to a point on the Southerly building line of Lobelia Avenue, thence in an Easterly direction along the Southerly building line of Lobelia Avenue, forming a right angle with the last described line, a distance of sixty-five feet (65') to the place of beginning.

BEING the same property Lewis E. Schoener conveyed, by Deed dated June 29, 2006 and recorded July 6, 2006 in the Office of the Recorder of Deeds of Berks County Book 4914, Page 462, Instrument No. 2006055863, to Terry L. Ernst, Jr.

PIN NO. 66530917005450

TO BE SOLD AS THE PROPERTY OF: TERRY L. ERNST, JR.

Case Number: 22-14449

Judgment Amount: \$57,978.89

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

LEGAL DESCRIPTION

EXHIBIT A

ALL THAT CERTAIN piece of ground and the Townhouse erected thereon, being Townhouse Number 2, which is the second house Northwardly in the Townhouse Group Number 1, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the East (street side) of said Townhouse, a 15.00 feet wide strip of land to the West (rear) of said Townhouse, situate on the Westerly side of Pinehurst Court, a 20.00 feet wide private drive in the Development of Flying Hills, Section Number 6, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the West (rear) by common space; on the North (side) by Townhouse No. 3; On the East (front) by common space and Pinehurst Court; and on the South (side) by Townhouse No. 1.

Containing a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 3, and the herein described Townhouse Number 2, in a southwardly direction to a point in the center of the party wall between Townhouse Number 1, and the herein described Townhouse Number 2, in a southwardly direction to a point in the center of the party wall between Townhouse Number 1, and the herein described Townhouse Number

2 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said Townhouse to a point 15.00 feet westwardly from the rear of said Townhouse; the southwest corner of the physical structure known as Townhouse Group Number 1, has a coordinate reference of latitude 4230.9138, Departure 3314.7887, with reference to a marble monument on the northerly side of Green Number 17, which marble monument has a coordinate reference of latitude 4238.579, departure 3203.931, All as shown on Mast Engineering co., Inc., drawing No. B-3214-191. The herein described premises shall include full wall thickness of all external walls which enclose the Townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining Townhouse unit.

The above is more fully shown on Mast Engineering Co., Inc., Drawing Number B-3214-191.

BEING THE SAME PREMISES WHICH KEVIN M. ANDERSON AND SUSAN M. ANDERSON, H/W, by Deed dated 5/31/90 and recorded in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book Volume 2144, Page 2049, granted and conveyed unto DONALD J. FROMUTH. Grantor/mortgagor herein

PROPERTY ADDRESS:

2 PINEHURST COURT  
READING, PA 19607

PARCEL NUMBERS:

39531517103009

BEING KNOWN AS: 2 PINEHURST COURT READING, PA 19607

PROPERTY ID: 39531517103009

TITLE TO SAID PREMISES IS VESTED IN DAVID F. WEISSER, JR. AND SUSAN R. WEISSER H/W BY DEED FROM DONALD J. FROMUTH DATED 04/28/1995 RECORDED 05/04/1995 BOOK 2631 PAGE 1633. DAVID F. WEISSER DIED ON OR AROUND 11/20/2013.

TO BE SOLD AS THE PROPERTY OF SUSAN R. WEISSER A/K/A SUE R. WISSER.

Prothonotary # 22-14988

Judgment: \$74,059.24

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 66530912777110

ALL THAT CERTAIN one and one-half story frame, asbestos shingle dwelling and one-story frame, asbestos shingle garage, being House No. 607 Tuckerton Avenue, together with the lot or piece of ground upon which the same are erected, being Lot No. 4 as shown on the Plan of "Cherokee Ranch", South Range, said plan recorded in Plan Book Volume 9, Page 62, Berks County Records, situate on the Northwesterly corner of Tuckerton Avenue and Hartman Avenue, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

10/26/2023

Vol. 116, Issue 4

BEGINNING at a point on the Northerly lot line of Tuckerton Avenue, on the division line between Lot No. 4 and Lot No. 3; thence along Lot No. 3, North 25 degrees 58 minutes West, 100 feet to a point; thence along Lot No. 5, North 64 degrees 2 minutes East, 67.07 feet to a point on the Westerly lot line of Hartman Avenue; thence along the Westerly lot line of Hartman Avenue the two following directions and distances: (1) in a Southerly direction, along the arc of a curve deflecting to the left, having a radius of 139.20 feet, a distance along the arc of 25.10 feet to the point of tangency, (2) tangent to the last described curve, South 25 degrees 58 minutes East, 62 feet to a point of curvature; thence along the curve connecting said Westerly lot line of Hartman Avenue with the Northerly lot line of Tuckerton Avenue, being along the arc of a curve, in a Southwesterly direction, deflecting to the right, having a radius of 13 feet, a central angle of 90 degrees, a distance along the arc of 20.42 feet to the point of tangency on the Northerly line of Tuckerton Avenue; thence along the Northerly lot line of Tuckerton Avenue, tangent to the last described curve, South 64 degrees 2 minutes West, 52 feet to the place of beginning.

The improvements thereon being known as 607 Tuckerton Avenue, Temple, Pennsylvania - 19560.

Being known as: 607 TUCKERTON AVENUE, TEMPLE, PENNSYLVANIA 19560.

Title to said premises is vested in Sue Carol Delp by deed from AMELIA S. DELP, WIDOW dated March 17, 1977 and recorded March 17, 1977 in Deed Book 1708, Page 394.

TO BE SOLD AS THE PROPERTY OF SUE CAROL DELP

22-15575

JUDGMENT \$61,910.65

ATTORNEY: BROCK & SCOTT, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the two-story stone front mansard roof, brick dwelling, situate on the North side of Marion Street, between North Eleventh and Locust Streets, being Number 1119 Marion Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a 10'-wide alley;

ON the East by property now or late of Edward M. Klein;

ON the South by said Marion Street; and

ON the West by property now or late of William Lengel.

CONTAINING in front on said Marion Street, a width of 15' 09", and in depth of equal width to said 10'-wide alley, 100', more or less.

Being the same premises which Barry J. Jozwiak, sheriff of the County of Berks, by Deed dated 06/02/2006 and recorded 06/13/2006, in the Office of the Recorder of Deeds in and for

the County of Berks, in Deed Book 4898, Page 1209, granted and conveyed unto Candida Alicea, their successors or assigns.

Tax Parcel: 17531738162897

Premises Being: 1119 Marion St, Reading, PA 19604

To be sold as the property of: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CANDIDA ALICEA, DECEASED; NORMA MELENDEZ, A/K/A NORMA MELENDEZ-ALICEA, IN HER CAPACITY AS HEIRESS OF CANDIDA ALICEA, DECEASED; GERMAN MELENDEZ, A/K/A GERMAN MELENDEZ ALICEA, IN HIS CAPACITY AS HEIR OF CANDIDA ALICEA, DECEASED; RICARDO MELENDEZ, IN HIS CAPACITY AS HEIR OF CANDIDA ALICEA, DECEASED

Case Number: 22-16888

Judgment Amount: \$252,990.52

Attorney: Jill M. Fein, Esquire

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being described as follows: Lot 13, Block "DD", Douglas Manor Addition, and being more fully described in a Deed dated July 20, 1973

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Robert J. Minter and Beverly A. Minter, by Deed dated July 20, 1973, and recorded on August 17, 1973, by the Berks County Recorder of Deeds in Book 1636, at Page 1177, granted and conveyed unto Clement S. Carfagna, now deceased, and Hildegard Carfagna, now deceased, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 739 Fernwood Drive, Douglassville, PA 19518.

TAX PARCEL NO. 5364 1036 4145

ACCOUNT NO. 24140806

TO BE SOLD AS PROPERTY OF: Gregory C. Carfagna, Heir of Clement S. Carfagna, Deceased; Annette M. Cresto, Heir of Clement S. Carfagna, Deceased; Pamela J. Eiche, Heir of Clement S. Carfagna, Deceased; And Unknown Heirs, Successors, And Associations And Any And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Clement S. Carfagna, Deceased

Case Number: 23-565

Judgment Amount: \$31,382.02

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

Attorneys for Plaintiff

A Florida professional limited liability company



10/26/2023

Vol. 116, Issue 4

LEGAL DESCRIPTION

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house, being Number 1028 Mulberry Street, situate on the West side of said Mulberry Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Agnes Garman,

On the East by said Mulberry Street,

On the South by property now or late of George C. Frezeman and Mabel A. Frezeman, his wife, and

On the West by a twenty feet (20') wide alley, CONTAINING in front on said Mulberry Street, in width or breadth, thirteen feet four inches (13' 4"), more or less, and in depth or length, of equal width or breadth, on hundred feet (100'), more or less, to said twenty feet (20') wide alley.

BEING THE SAME PREMISES WHICH LAURA H. WEIGEL, by Deed dated 10/9/1964 and recorded 10/9/1964 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Deed Book 1454, Page 764, granted and conveyed unto ALBERT D. HARTMAN, SR. and FRANCES T. HARTMAN, his wife.

AND THE SAID FRANCES T. HARTMAN died 12/15/1986 whereupon title vested solely in ALBERT D. HARTMAN, SR. by right of survivorship.

AND THE SAID ALBERT D. HARTMAN, SR. died 12/8/2011 leaving an Estate filed to No. 0611-1803, Berks County Records, wherein he specifically devised 1028 Mulberry Street onto KATHRYN L. HARTMAN and to whom Letters Testamentary were granted.

PROPERTY ADDRESS:

1028 MULBERRY ST  
READING, PA. 19604

PARCEL NUMBERS:

13531745057964

BEING KNOWN AS: 1028 MULBERRY STREET READING, PA 19604

PROPERTY ID: 13531745057964

TITLE TO SAID PREMISES IS VESTED IN KATHRYN L. HARTMAN BY DEED FROM KATHRYN L. HARTMAN, AS EXECUTRIX OF THE ESTATE OF ALBERT D. HARTMAN, SR., DECEASED DATED 10/08/2013 RECORDED 10/10/2013 INSTRUMENT NO. 2013043368

TO BE SOLD AS THE PROPERTY OF RORY HARTMAN, IN HIS CAPACITY AS HEIR OF KATHRYN L. HARTMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHRYN L. HARTMAN.

Docket #23-1769

Judgment Amount: \$147,775.52

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 109, on a final plan of Country Ridge Estates, Phase III by Ranck & Lake, Project No. 2630R dated October 8, 1987 and recorded January 4, 1988, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Subdivision Plan Book Volume 151, page 63 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West side of Fifth Street at a corner of Lot No. 108; thence along said Fifth Street, South nine degrees twenty-nine minutes twenty-two seconds East, a distance of 42.00 feet to a point a corner of Lot No. 110; thence along the same, South eighty degrees thirty minutes thirty-eight seconds West, a distance of 110.00 feet to a point in line of lands now or late of George W. Fessler; thence along the same North nine degrees twenty-nine minutes twenty-two seconds West, a distance of 42.00 feet to a point a corner of Lot No. 108; thence along the same North eighty degrees thirty minutes thirty-eight seconds East, a distance of 110.00 feet to the place of BEGINNING.

Thereon erected a dwelling house known as:  
232 South 5th Street  
Womelsdorf, PA 19567

Tax Parcel #95433706383592

Account: 95008738

See Deed INSTRUMENT NUMBER:  
2019042534

Sold as the property of:  
MEGHAN H. O'NEILL

Case No. 23-04536

Judgment Amount: \$23,049.87

Attorney: Marc A. Hess, Esquire / Henry & Beaver LLP

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase 9B, drawn by McCarthy Engineering Associates, PC, dated November 12, 2003, and revised December 1, 2003, said Plan recorded in Berks County in Plan Book 270, Page 6, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Atlantic Avenue (54 feet wide), said point being a corner of Lot No. 539 on said Plan; thence extending from said point of beginning along Lot No. 539 North 15 degrees 00 minutes 00 seconds West 129.44 feet to a point in line of lands now or late of Eugene P. Jaskolka, Jr. and Ann M.

10/26/2023

Jaskolka; thence extending partly along said lands and partly along lands now or late of Michael S. Prutzman and Monica L. Prutzman North 71 degrees 33 minutes 15 seconds East 100.18 feet to a point, a corner of Lot No. 541 on said Plan; thence extending along same South 15 degrees 00 minutes 00 seconds East 135.46 feet to a point on the Northwesterly side of Atlantic Avenue; thence extending along same South 75 degrees 00 minutes 00 seconds West 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,244 square feet of land.

BEING Lot No. 540 as shown in the abovementioned Plan.

SUBJECT TO a portion of a proposed 20 feet wide sanitary sewer easement extending alongside of premises.

BEING THE SAME PREMISES which David M. Preikszas and Lisa C. Preikszas, husband and wife, by Deed dated October 28, 2008, and recorded December 8, 2008 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2008058583, granted and conveyed unto David J. Glover and Bridget L. Glover, husband and wife.

KNOWN AS: 220 Atlantic Avenue, Sinking Spring, Pennsylvania

Tax Parcel No. 49437704710874

TO BE SOLD AS PROPERTY OF: David J. Glover and Bridget L. Glover, Husband and Wife

Docket No. 23-4662

Judgment: \$105,288.60

Attorney: Meredith H. Wooters, Esquire  
 Kimberly J. Hong, Esquire  
 Michael E. Carleton, Esquire  
 Matthew P. Curry, Esquire  
 Alyk L. Ofazian, Esquire  
 Cristina L. Connor, Esquire  
 Katherine M. Wolf, Esquire

#### LEGAL DESCRIPTION

All that certain lot or piece of land with a one story single frame dwelling house erected thereon, situate on the North side of the public road leading from Bowersville to Hummel's Store in the Township of Brecknock, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southeast corner thereof, at an iron pin near the North side of the public road leading from Bowersville to Hummel's Store said iron pin being thirty (30) feet from another pin on the North side of said road on the property line of land now or late of Alfred S. Stauffer and Edna B. Stauffer his wife; thence along in said public road, North sixty nine (69) degrees twenty five (25) minutes West ninety four (94) feet to an iron pin; thence leaving said public road and by land now or late of Alfred S. Stauffer and Edna B. Stauffer, his wife North (20) degrees thirty five (35) minutes East one hundred fifty (150) feet to an iron pin; thence by land of the same, South sixty nine (69) degrees twenty five (25) minutes

Vol. 116, Issue 4

East seventy two and five tenths (72.5) feet to an iron pin on the West side of a thirty (30) feet wide driveway owned by Alfred S. Stauffer and Edna B. Stauffer his wife; thence along said side of driveway South twelve (12) degrees twenty six (26) minutes West one hundred fifty one and fifty three hundredths (151.53) feet to the place of beginning.

Containing forty five and eighty six hundredths (45.86) perches.

Being the same property conveyed to Nathan DePasquale who acquired title by virtue of a deed from Gratzian T. Tavoc, dated November 25, 2014, recorded December 1, 2014, at Instrument Number 2014039422, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 217 BOWMANVILLE ROAD, MOHNTON, PA 19540.

Parcel No.: 34439202851293

Account: 34038790

See Instrument #: 2014039422

TO BE SOLD AS THE PROPERTY OF  
 NATHAN DEPASQUALE

Docket #23-4820

Judgment Amount: \$127,305.25

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of "Heidelberg Run East" recorded in Plan Book 234, page 33, Berks County Records, as follows:

BEGINNING at a point on the southeast side of South Sandy Lane (60' wide) a corner in common with Lot 276 on the abovementioned Plan; thence northeasterly along the southeast side of South Sandy Lane along the arc of a circle curving to the left having a radius of 330.00 feet an arc distance of 116.53 feet to a point in a 20' wide sanitary easement a corner in common with Lot 278 on the abovementioned Plan; thence along Lot 278 in and through said 20' wide sanitary easement South 72 degrees 04 minutes 30 seconds East a distance of 135.72 feet to a point on line of Open Space as shown on the abovementioned Plan; thence along said Open Space South 35 degrees 31 minutes 00 seconds West crossing a 50' Buffer and a 20' wide water easement a distance of 155.94 feet to a point on line of lands now or late of John A. Lutz & Sons, Inc.; thence along said lands and recrossing said 50' Buffer North 54 degrees 29 minutes 00 seconds West a distance of 32.58 feet to a point a corner in common with the aforementioned Lot 276; thence along Lot 276 North 54 degrees 00 minutes 47 seconds West a distance of 77.38 feet to a point on the southeast side of South Sandy Lane, the place of BEGINNING.

CONTAINING 15,978 square feet.

10/26/2023

Vol. 116, Issue 4

BEING Lot 277 on the abovementioned Plan. UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

(01) All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township Municipal Authority's written permission shall be performed.

Thereon erected a dwelling house known as: 206 S Sandy Lane Wernersville, PA 19608 Tax Parcel #51437619511116 Account: 51001039 See Deed Book 3220, Page 1672 Sold as the property of: YRDA SANTANA

23-04839

Judgment \$13,785.72

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the North side of Spring Street, between Tenth and Eleventh Streets, being No. 1037 Spring Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

- On the North by a ten feet wide alley;
- On the East by property now or late of William I. Sandt;
- On the South by Spring Street; and
- On the West by property now or late of Patrick Torpey

CONTAINING in front along Spring Street fourteen feet (14') and in depth one hundred feet (100').

Being the same premises which Richard and Jessie Miller husband and wife, by Deed dated 04/23/1999 and recorded 04/30/1999, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3071, Page 781, granted and conveyed into Ramon M. Vargas, in fee.

Tax Parcel: 13531745059739 Premises Being: 1037 Spring St, Reading, PA 19604

To be sold as the property of: Ramon M. Vargas

Docket #23-4875

Judgment Amount: \$135,557.04

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two story brick dwelling

house erected thereon, situate on the East side of Eisenbrown Avenue at the intersection of George Street in Hyde Crest, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being Lot No. 46 as shown in plan of lots laid out by George F. Eisenbrown, and being recorded in Plan Book Volume 3 Page 32, Berks County Records, said lot being bounded and described as follows, to wit:

BEGINNING at a given point on the eastern side of Eisenbrown Avenue at the intersection of George Street, thence North sixty feet along Eisenbrown Avenue to a point in line of Lot No. 46, property now or late of Charles F. Grieshaber, thence East along said lot No. 45, one hundred seventy-five feet to a point in Granite Street, thence South along same sixty feet to a point on George Street, thence west along George Street one hundred seventy-five feet to the place of Beginning.

Thereon erected a dwelling house known as: 501 Eisenbrown Street Reading, PA 19605 Tax Parcel #66530811750468 Account: 66045300 See Deed Book Instrument Number: 2015039874 Sold as the property of: FRANK S SALVI

Case Number: 23-5202

Judgment Amount: \$39,205.79

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the tract of ground upon which the same is erected, situate on the East side of Linden Street, between Green and Greenwich Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being No. 509 Linden Street, bounded and described as follows: On the North by property now or formerly of Cyrenius F. Romig; On the East by a 10 feet wide alley; On the South by another 10 feet wide alley; and

On the West by said Linden Street CONTAINING in front on said Linden Street 12 feet and in depth of equal width 100 feet to said 10 feet wide alley.

TOGETHER with the use of a 10 feet wide alley on the East and the 10 feet wide alley on the South of said property, in common with the other owners and occupiers adjacent to said alleys.

PROPERTY ADDRESS: 509 LINDEN STREET READING, PA 19604 PARCEL NUMBERS: 11531714235134 BEING KNOWN AS:

10/26/2023

509 LINDEN STREET READING, PA 19604  
 PROPERTY ID: 11531714235134

TITLE TO SAID PREMISES IS VESTED IN  
 KEITH LERCH BY DEED FROM L. SCOTT  
 REESER; SHARON J. REESER, FORMERLY  
 SHARON J. BARE, H/W DATED 09/28/2001  
 RECORDED 10/11/2001 BOOK 3410 PAGE  
 219 INSTRUMENT NO. 56331 TO BE SOLD AS  
 THE PROPERTY OF KEITH LERCH.

LEGAL DESCRIPTION  
 Docket No. 23-10087  
 Judgment: \$60,916.43

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

Parcel No. 1:

All that certain tract or small strip of land situate on the North side of Macadam Township Road T-721 (Old Route 22) in the Township of Tilden, County of Berks and State of Pennsylvania, and being bounded and more fully described in accordance with a survey by Paul R. Grube and Associates, Inc, and designated on Plan No. 1525, as follows, to wit:

Beginning at a p.k. spike in the center of Macadam Township Road 7-721, said corner being a corner of property belonging to Metropolitan Edison Company, which is about to be conveyed to Henry E. Zajac, and also being the Southeast corner of herein described tract; thence (1) along the center of Macadam Township Road T-721, South seventy-four degrees twenty-seven minutes fifty-six seconds West (S 74° 27' 56" W) ten and eighteen hundredths feet (10.18') to a p.k. spike in the center of aforementioned road, a corner in common with other property belonging to Vernon A. Reppert and Sara J. Reppert; his wife; thence (2) leaving Macadam Township Road T-721 and along other property belonging to Vernon A. Reppert and Sara J. Reppert, his wife, North four degrees forty-seven minutes ten seconds West (N 04° 47' 10" W) two hundred feet (200.00') to an iron pin; thence (3) along property belonging to Metropolitan Edison Company, which is about to be conveyed to Henry E. Zajec, the two (2) following courses and distances, viz.: (a) North eighty-five degrees twelve minutes fifty seconds East (N 85° 12' 50" E) ten feet (10.00') to an iron pin; thence (b) South four degrees forty-seven minutes ten seconds East (S 04° 47' 10" E) one hundred ninety-eight and ten hundredths feet (198.10') to the place of Beginning.

Parcel No. 2:

All that certain tract of land, together with the 1 1/2 story dwelling house and other buildings thereon erected, situate in the Township of Tilden,

Vol. 116, Issue 4

County of Berks and State of Pennsylvania, on the North side of the public road leading from Hamburg to Shartlesville, being Old U.S. Route No. 22, about 3 miles West of Hamburg, more fully bounded and described according to a survey prepared by Elliott K. Ziegler, Registered Surveyor, dated September 1958, as follows:

Beginning at an iron pipe, a corner of this land and land of Earl Zellers and Amaia H. Zellers, and of land late of Lawrence Kauffman and Samuel Kauffman, now of Mary M. Moll; thence along said land of Mary M. Moll North 12 degrees 12 minutes West, a distance of 240 feet to an iron pipe; thence along the same North 83 degrees 55 minutes East, a distance of 283.49 feet to an iron pipe; thence along land of Sophia Zajac South 06 degrees 15 minutes East, a distance of 357.67 feet to a point 5.69 feet south of the middle of the above referred to public road; thence in and along said public road South 73 degrees 48 minutes West, a distance of 64.88 feet to a point 4.64 feet South of the middle of said road; thence along land of Earl Zellers and Amaia H. Zellers, North 15 degrees 01 minute West, a distance of 129.02 feet to an iron stake 34.2 feet southwest of the corner of the 1 1/2 story dwelling house thereon; thence along the same South 84 degrees 48 minutes West, a distance of 175 feet to a point, the place of Beginning.

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

Being the same property conveyed to Anna M. Sattazahn who acquired title by virtue of a deed from Glenn L. Becker, Principal, by his Agent, Carol J. Becker, dated October 11, 2018, recorded October 15, 2018, at Instrument Number 2018035791, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1368 HEX HIGHWAY, HAMBURG, PA 19526.

Parcel No.: 84447301494546

Account: 84003390

See Instrument #: 2018035791

TO BE SOLD AS THE PROPERTY OF  
 ANNA M. SATTAZAHN

Docket No. 23-10587  
 Judgment: \$186,438.50

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

10/26/2023

Vol. 116, Issue 4

LEGAL DESCRIPTION

All that certain lot or piece of land, together with the three story brick dwelling house thereon erected, situate in Colebrookdale Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point a corner of lot now or late of James B. and Edwin B. Conrad on the West Side of North Reading Avenue, in the Village of New Berlinville, Berks County, and running thence along the same in a Southwestwardly direction thirty feet to a corner of lot now or late Dewey M. Heydt; thence along the same in a Northwestwardly direction one hundred and fifty-seven feet six inches to a corner at a sixteen feet wide alley, thence in a Northeastwardly direction along the Eastern Side of said sixteen feet Wide alley thirty feet to a corner of a line of aforesaid lot now or late James B. and Edwin B. Conrad; and running thence along the same in a Southeastwardly direction one hundred and fifty-seven feet six inches to a corner of the above mentioned building range on North Reading Avenue, the place of beginning.

Being the same property conveyed to Jennifer L. Brook who acquired title by virtue of a deed from John S. Munro and Rebecca M. Munro, dated August 22, 2007, recorded September 6, 2007, at Document ID 200754788, and recorded in Book 05215, Page 0806, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 355 NORTH READING AVENUE, NEW BERLINVILLE, PA 19545.

Parcel No.: 38539713030385

Account: 38054563

See Deed Book Volume 05215, Page 0806

TO BE SOLD AS THE PROPERTY OF JENNIFER L. BROOK

Berks County No. 23-10775  
Judgment Amount: \$167,804.19  
Attorney: Powers Kirn, LLC

All That Certain lot with the dwelling thereon erected, situate on the Northwestern side of Schaeffer Street, and known as No. 109 Schaeffer Street, in the Borough of Boyertown, Berks County and Commonwealth of Pennsylvania, shown on a Plan of Lots as surveyed by John T. Aston, Registered Surveyor, Boyertown, PA., Plan No. 261-0A, dated October 11, 1972, bounded on the Northeast by No. 113 Schaeffer Street, on the Southeast by the Northwest side of Schaeffer Street, on the Southwest by Lot No. 2 on the above Plan, and on the Northwest by the Southeast side of an 18 feet wide alley, more fully described as follows, to wit:

Beginning at an iron pin a corner on the Northwestern side of Schaeffer Street, a corner of this and Lot No. 2, being located 50 feet measured North 45 degrees 28 minutes East

along the Northwestern side of Schaeffer Street from an iron pin on the Northeastern side of West Fifth Street (55 feet wide); thence from the point of beginning along Lot No. 2, North 44 degrees 32 minutes West, 154.28 feet to an iron pin on the Southeastern side of an 18 feet wide alley, a corner of this and Lot No. 2 (the line passing through a party wall dividing No. 105 Schaeffer Street from No. 109 Schaeffer Street); thence along the Southeast side of the said 18 feet wide alley, North 45 degrees 28 minutes East, 30 feet to an iron pin, a corner of property No. 113 Schaeffer Street; thence along the same, South 44 degrees 32 minutes East, 154.28 feet to an iron pin, a corner on the Northwestern side of Schaeffer Street (50 feet wide); thence along the Northwestern side of Schaeffer Street, South 45 degrees 28 minutes West, 30 feet to the place of beginning.

Containing 4,628 square feet in area.

Being the same property as conveyed from Johnna L. Weller, Executrix of the Estate of John J. Novak, Deceased to Robert J. Quinn and Lisa Ann Quinn, husband and wife as set forth as Instrument No: 2021021718 dated 04/23/2021, recorded 04/29/2021, Berks County and Commonwealth of Pennsylvania.

BEING KNOWN AS: 109 Schaeffer Street, Boyertown, Pennsylvania 19512.

TAX PARCEL NO. 33538716825562

To be sold as the property of Lisa Ann Quinn and Robert J. Quinn.

Taken in Execution and to be sold by  
**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, December 8, 2023 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**

Pursuant to the requirements of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended, notice is hereby given that **BEREAVEMENT MANAGEMENT GROUP, LLC** is currently in the process of voluntarily dissolving.

**Stephanie M. Shortall, Esq.**  
DRAKE, HILEMAN & DAVIS, PC,  
P.O. Box 1306  
Doylstown, PA 18901



10/26/2023

Vol. 116, Issue 4

Notice is hereby given that the shareholders and directors of **TOWNSHIP OF SPRING FIREFIGHTERS, INC.**, a Pennsylvania nonprofit corporation, with a registered address of 2301 Monroe Avenue, West Lawn, PA 19609, 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.

**John E. Muir, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 Wyomissing, PA 19610

GORDON, CAROLE H., a/k/a GORDON, CAROLE JANE H. - Kurt H. Gordon, Exr., Jonathan B. Batdorf, Esq.

GREENBERG, LOUISE H., a/k/a GREENBERG, LOUISE HAUER - Randi Greenberg, Extx., Karen H. Cook, Esq.

MULHERIN, JR., JOHN W. - Michelle B. Mulherin, Extx., Mark R. Sprow, Esq.

Last day for filing Accounts for December 2023 is November 6, 2023.

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

## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 11, 2023, 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: **Mission Reading**

The purposes for which it was organized are: for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**Christina M. Bray, Esq.**  
**BRENNAN & ASSOCIATES, P.C.**  
 2 Woodland Road  
 Wyomissing, PA 19610

## CHANGE OF NAME

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 23-15222

NOTICE IS HEREBY GIVEN that the Petition of FRANKLIN EDWIN BARNEY was filed in the above named Court, praying for a Decree to change his name to FRANKLIN EDWIN EISENHÄUER.

The Court has fixed November 21, 2023, at 1:30 p.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Joan E. London, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 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 (**October 31, 2023**) 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 **November 1, 2023** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that the Petition of Karen Louise Richards Schmitz was filed in the above named Court, praying for a Decree to change their name to KAREN LOUISE RICHARDS.

The Court has fixed November 21, 2023, at 1:30 p.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Margaret McDonough, Esq.**  
 1118 Penn Ave.,  
 Wyomissing, PA 19610

10/26/2023

Vol. 116, Issue 4

**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****ANDERS, BETTY JANE, dec'd.**

Late of Exeter Township.  
Administrators: DENNIS K. ANDERS and JOANNE A. ANDERS,  
63 Hearthstone Dr.,  
Reading, PA 19606.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**BELLUS, LOIS L., dec'd.**

Late of 15 Pine Woods Court,  
Cumru Township.  
Executrix: BELINDA CHOJNACKI.  
c/o ATTORNEY: H. MICHAEL COHEN, ESQ.,  
LACHALL, COHEN & SAGNOR, LLP,  
144 West Market St.,  
West Chester, PA 19382

**BOYER, CAROLANN, dec'd.**

Late of 369 Drew Court,  
Borough of Birdsboro.  
Executrix: TERESE M. HAFER,  
635 Ridgeway Rd.,  
Birdsboro, PA 19508.  
ATTORNEY: KENNETH E. PICARDI, ESQ.,  
YERGEY.DAYLOR.ALLEBACH.  
SCHEFFEY.PICARDI,  
1129 E. High Street,  
P.O. Box 776,  
Pottstown, PA 19464

**FLEISCHOOD, BLAKE AARON, dec'd.**

Late of City of Reading.  
Administratrix: ANNE-LISSE MARKHAM,  
249 S. 3rd St., Apt 1R,  
Hamburg, PA 19526.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**FOUST, PAUL M., dec'd.**

Late of 125 N. Fourth St.,  
Borough of Hamburg.  
Executor: TYLAR M. FOUST,  
125 N. Fourth St.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**GEISSLER, LARRYIE E., dec'd.**

Late of 1693 Reading Rd.,  
Brecknock Township.  
Administrator: JOSEPH T. BAMBRICK,  
JR., ESQ.,  
529 Reading Avenue, Suite K,  
West Reading, PA 19611

**GORMAN, DORIS, dec'd.**

Late of Berks County.  
Executor: MICHAEL GORMAN.  
ATTORNEY: CHRISTOPHER H.  
MEINZER, ESQ.,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073

**GRAVISH, KATHRYN J., dec'd.**

Late of Windsor Township.  
Executor: STANLEY SHAWN GRAVISH,  
259 Schappell Rd.,  
Hamburg, PA 19526.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**HARRIS, SANDRA L., dec'd.**

Late of City of Reading.  
Executrix: LISA M. HARRIS,  
1234 Brooke Blvd.,  
Reading, PA 19607.  
ATTORNEY: LATISHA B.  
SCHUENEMANN, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**HIESTER, ELWOOD A., dec'd.**

Late of 1700 Acorn Dr.,  
Spring Township.  
Executors: AMY J. MATTHIAS,  
165 Deer Hill Rd.,  
Reading, PA 19607 and  
STEVEN C. HIESTER,  
125 Primrose Lane,  
Sinking Spring, PA 19608.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**KEGERREIS, FERN A., dec'd.**

Late of 681 Schubert Rd.,  
Bethel Township.  
Executors: LESLIE H. KEGERREIS and  
SHEILA NOECKER,  
180 Old Mt. Rd.,  
Bethel, PA 19507.

**KORSAK-ESHLEMAN, KELLY, dec'd.**

Late of 233 Club Rd.,  
Pike Township.  
Executrix: MARCY LOUISE  
LIGHTBOURNE.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

10/26/2023

Vol. 116, Issue 4

**KRIEBEL, KATHLEEN A., dec'd.**

Late of 3102 Seisholtzville Rd.,  
Borough of Macungie.  
Administratrix: CAITLIN K.  
GIACOMUCCI,  
83 Plymouth Dr.,  
Royersford, PA 19468.  
ATTORNEY: GARY P. LEWIS, ESQ.,  
372 N. Lewis Road,  
P.O. Box 575,  
Royersford, PA 19468

**KROENIG, CASSANDRA S. also known as  
KROENIG, CASSANDRA SUSAN, dec'd.**

Late of Alsace Township.  
Executors: JAMES J. KROENIG,  
908 N. 26th St.,  
Reading, PA 19606 and  
JOSEPH D. KROENIG,  
2034 Friedensburg Rd.,  
Reading, PA 19606.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**LANDO, ANNE J., dec'd.**

Late of Temple.  
Executor: JONATHAN P. LANDO.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

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

Late of 81 Chapel Rd.,  
Robeson Township.  
Executors: KIMBERLY J. PETERSHEIM,  
22 Mast Rd.,  
Morgantown, PA 19543 and  
ROBERT T. MCGOWAN,  
111 Chapel Rd.,  
Birdsboro, PA 19508.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MEALEY, BARBARA A. also known as  
BROAD, BARBARA A., dec'd.**

Late of 310 Keller Rd.,  
Borough of Fleetwood.  
Executor: JEFFREY BROAD,  
425 North Temple Blvd.,  
Temple, PA 19560.  
ATTORNEY: REBECCA BATDORF STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**OXENFORD, MARY E. also known as  
OXENFORD, MARY ELIZABETH, dec'd.**

Late of 1028 E. 4th St.,  
Union Township.  
Executrix: KIMBERLY A. STROMAN,  
1028 E. 4th St.,  
Birdsboro, PA 19508.  
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**PIEKARZ, SR., THEODORE S. also known as  
PIEKARZ, THEODORE, dec'd.**

Late of Borough of Kenhorst.  
Executrix: KIMBERLY WHITEKETTLE,  
115 Eric Ave.,  
Shillington, PA 19607.  
ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**RICHIE, SONJA K., dec'd.**

Late of Maiden creek Township.  
Executor: WILLIAM E. RICHIE,  
294 South Locust Point Rd.,  
Mechanicsburg, PA 17055.  
ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**SEPULVEDA, EMERITA, dec'd.**

Late of City of Reading.  
Executor: LUZ S. SANTIAGO.  
c/o ATTORNEY: NEIL R. VESTERMARK, ESQ.,  
AEVITAS LAW, PLLC,  
275 Hess Blvd., Suite 101,  
Lancaster, PA 17601

**STASZEWSKI, JOHN ANOTHY also known as  
STASZEWSKI, JOHN A., dec'd.**

Late of Muhlenberg Township.  
Executrix: MICHELE A. WOELLNER,  
313 Blandon Meadows Parkway,  
Blandon, PA 19510.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,

KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**STUHRMANN, RONALD M., dec'd.**

Late of Lower Heidelberg Township.  
Executrix: REBECCA C. BELL.  
c/o ATTORNEY: MACGREGOR J.  
BRILLHART, ESQ.,  
STOCK AND LEADER,  
221 West Philadelphia St.,  
Suite 600,  
York, PA 17401

**WEAVER, RONALD E., dec'd.**

Late of Earl Township.  
Executor: TIMOTHY J. WEAVER,  
62 Hawthorne Ln.,  
Boyertown, PA 19512.  
ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512-1154

**WENTZEL, GERY A., dec'd.**

Late of 853 Delta Ave.,  
City of Reading.  
Executor: JOHN W. WENTZEL, JR.,  
3531 Chestnut St.,  
Laureldale, PA 19605.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

10/26/2023

Vol. 116, Issue 4

**YODER, SR., JOHN D., dec'd.**

Late of North Heidelberg Township.  
 Executor: JOHN D. YODER, JR.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**ZIMMERMAN, SHIRLEY R., dec'd.**

Late of 790 Wood Lane,  
 Longswamp Township.  
 Administrator: JOSEPH T. BAMBRICK, JR., ESQ.,  
 529 Reading Avenue, Suite K,  
 West Reading, PA 19611

**Second Publication****BACASTOW, DENNIS GARY also known****as****BACASTOW, DENNIS G., dec'd.**

Late of Borough of Shillington.  
 Executor: LYNN M. SANDS,  
 201 S. Wyomissing Ave.,  
 Shillington, PA 19607.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**BENTLEY, RENEE L., dec'd.**

Late of Ruscombmanor Township.  
 Administrator, C.T.A.: TIMOTHY M.  
 BENTLEY, JR.,  
 676 Bartlet Rd.,  
 Blandon, PA 19510.  
 ATTORNEY: VICTOR M. FREDERICK,  
 IV, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512

**BERKIS, AIVARS O., dec'd.**

Late of Spring Township.  
 Executrix: JENNIFER L. BERKIS-  
 KEMMERER,  
 449 Vinemont Rd.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: FREDERICK M. NICE, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**FOLEY, AMALIA, dec'd.**

Late of Borough of Kenhorst.  
 Executor: EDWARD L. FOLEY, JR.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**HARTMAN, KATHRYN L. also known as  
HARTMAN, KATHRYN LAURA, dec'd.**

Late of City of Reading.  
 Administrator: RORY HARTMAN.  
 c/o ATTORNEY: ERIC L. B. STRAHN, ESQ.,  
 STRAHN LAW OFFICES, P.C.,  
 5341 Perkiomen Avenue,  
 Reading, PA 19606

**HORVAT, VERNA S., dec'd.**

Late of 438 Edison St.,  
 South Heidelberg Township.  
 Executors: STEPHEN R. HORVAT,  
 133 Grande Blvd.,  
 Reading, PA 19608 and  
 RONALD S. HORVAT,  
 7954 Crow Rd.,  
 Zionsville, PA 18092.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**KLEIN, DOROTHY M., dec'd.**

Late of Borough of Topton.  
 Executrix: DEBORAH KLEIN GRUVER.  
 c/o ATTORNEY: ANN L. MARTIN, ESQ.,  
 GIBBEL KRAYBILL & HESS, LLP,  
 2933 Lititz Pike,  
 P.O. Box 5349,  
 Lancaster, PA 17606

**LYMAN, ANN G., dec'd.**

Late of 120 W. 5th St.,  
 Borough of Boyertown.  
 Executrix: STEPHANIE C. MILLER,  
 210 Popodickon Dr.,  
 Boyertown, PA 19512.  
 ATTORNEY: MAUREEN A. GORMAN,  
 ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

**MERKEY, JUNE IRENE also known as****MERKEY, JUNE I., dec'd.**

Late of Tulpehocken Township.  
 Executors: MICHELE KAY DUNDORE,  
 710 Frystown Rd.,  
 Myerstown, PA 17067 and  
 KIRK THOMAS MERKEY,  
 P.O. Box 154,  
 Mt. Aetna, PA 19544.  
 ATTORNEY: TIMOTHY T. ENGLER,  
 ESQ.,  
 Steiner & Sandoe,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**PINGITORE, STELLA M., dec'd.**

Late of 214 Summit Ave.,  
 City of Reading.  
 Executrix: LORI JEAN MATZ,  
 1228 Muhlenberg St.,  
 Reading, PA 19602.  
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**SMITH, IRVIN G., dec'd.**

Late of Longswamp Township.  
 Executrix: CYNTHIA L. MOHN.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

10/26/2023

Vol. 116, Issue 4

**SMITH, LOUISE A., dec'd.**

Late of Borough of Kutztown.  
 Executrix: LORRAINE MAE MILLER.  
 c/o ATTORNEY: JOSHUA T. KNAFO, ESQ.,  
 KNAFO LAW OFFICES, LLC,  
 1347 Hausman Rd.,  
 Allentown, PA 18104

**SPARAGANA, JR., JAMES V., dec'd.**

Late of 251 High Blvd.,  
 Cumru Township.  
 Administratrix: CYNTHIA DELEHANTY,  
 1065 Manatawny Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**WEAVER, MILDRED A., dec'd.**

Late of 508 Temple Blvd.,  
 Muhlenberg Township.  
 Executors: RICHARD M. WEAVER,  
 150 Main St.,  
 Leesport, PA 19533 and  
 BEVERLY A. REBER,  
 217 Georgia Ave.,  
 Reading, PA 19605.  
 ATTORNEY: JOHN M. STOTT, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY, P.C.,  
 11 East Lancaster Avenue,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**WEISS, ANNA MAE, dec'd.**

Late of 200 W. Arch St.,  
 Borough of Fleetwood.  
 Executors: SUSAN M. SPEER and  
 GLENN D. WEISS,  
 7911 Keystone Dr.,  
 Breinigsville, PA 18031.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**Third and Final Publication****BARDSLEY, JR., RICHARD G., dec'd.**

Late of 203 Dryville Rd.,  
 Borough of Fleetwood.  
 Administrator: RICHARD G. BARDSLEY, III,  
 203 Dryville Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**BONMER, GERALD also known as**

**BONMER, GERALD J., dec'd.**  
 Late of Washington Township.  
 Executrix: PATICIA ANN TAYLOR,  
 2185 Pheasant Ln.,  
 Gilbertsville, PA 19525.  
 ATTORNEY: SANDRA M. LIBERATORI,  
 RICK LAW, LLC,  
 933 N. Charlott St., #3B,  
 Pottstown, PA 19464

**CLAPP, JR., CARLTON T., dec'd.**

Late of Muhlenberg Township.  
 Administrators: BRIAN T. CLAPP and  
 STACY D. WALLS.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**CONRAD, MICHAEL P., dec'd.**

Late of Tulpehocken Township.  
 Executrix: SAMANTHA A. MISZLER.  
 c/o ATTORNEY: JEFFREY SHANK, ESQ.,  
 NIKOLAUS & HOHENADEL, LLP,  
 222 S. Market Street, Suite 201,  
 Elizabethtown, PA 17022

**DORSEY, ROBIN ANN, dec'd.**

Late of 224 S. 4th St.,  
 City of Reading.  
 Executrix: TARA A. DORSEY,  
 224 S. 4th St.,  
 Reading, PA 19602.  
 ATTORNEY: TONYA A. BUTLER, ESQ.,  
 2312 Fairmont Avenue, Suite 403,  
 Reading, PA 19604

**DUFFT, LUCILLE A., dec'd.**

Late of 730 Summit Chase Dr.,  
 City of Reading.  
 Executor: WILLIAM G. DUFFT,  
 23 Kings Blvd.,  
 Shillington, PA 19607.  
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
 JONATHAN B. BATDORF, ESQ., P.C.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**FAUST, MARIE J., dec'd.**

Late of Borough of Shillington.  
 Executrices: VALERIE STRUNK and  
 KATHRYN BAUMAN.  
 c/o ATTORNEY: MICHAEL J. RIGHI,  
 ESQ.,  
 BITLER LAW, P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508

**HERR, LORIS K., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: CYNTHIA H. VANHISE.  
 ATTORNEY: JOCELIN A. PRICE, ESQ.,  
 ANTHEIL, MASLOW & MACMINN, LLP,  
 131 W. State St.,  
 P.O. Box 50  
 Doylestown, PA 18901

**HOUPE, MARIE B. also known as  
HOUPE, MARIE BETTY, dec'd.**

Late of 200 Inspiration Blvd.,  
 Cumru Township.  
 Executors: JEANNE M. HAFER,  
 2363 Limekiln Rd.,  
 Douglassville, PA 19518 and  
 JOANN GOTTSCHALL,  
 979 New Holland Rd.,  
 Reading, PA 19607.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610



10/26/2023

Vol. 116, Issue 4

**JOHNSON, JEFFREY B., dec'd.**

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

**KAUFFMAN, PEARL J., dec'd.**

Late of Tulpehocken Township.  
 Executor: DAVID SCOTT KAUFFMAN.  
 ATTORNEY: JUSTIN J. BOLLINGER, ESQ.,  
 GIBBEL KRAYBILL & HESS, LLP,  
 P.O. Box 5349,  
 Lancaster, PA 17606

**KENDERDINE, ELEANOR I., dec'd.**

Late of 2850 Clark Ave.,  
 West Lawn.  
 Executor: JOEL KENDERDINE,  
 650 Greenbrook Rd.,  
 North Plainfield, NJ 07063.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**KOSTURA, PAULINE, dec'd.**

Late of 3421 Eisenbrown Rd.,  
 Muhlenberg Township.  
 Executrix: CECELIA MENNIG,  
 575 Pine St.,  
 Pottsville, PA 17901.  
 ATTORNEY: DAWN M. L. PALANGE, ESQ.,  
 PALANGE, ENDRES & MARKS, P.C.,  
 720 Centre Avenue,  
 Reading, PA 19601

**KRUSE, MARY ANN, dec'd.**

Late of 500 E. Philadelphia Avenue,  
 Borough of Shillington.  
 Executor: STEPHEN F. KRUSE,  
 109 Diamond St.,  
 Reading, PA 19607.  
 ATTORNEY: JAY R. WAGNER, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

**KUHN, JR., DANIEL F., dec'd.**

Late of 31-C Stitzer,  
 Borough of Wernersville.  
 Executor: JAMES E. KUHN,  
 709 West Penn Ave.,  
 Robesonia, PA 19551.  
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
 JONATHAN B. BATDORF, ESQ., P.C.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**LEINBACH, BRUCE EDWARD, dec'd.**

Late of Oley Township.  
 Administrator: KEVIN E. LEINBACH,  
 4827 Harvest Rd.,  
 Colorado Springs, CO 80917.  
 c/o ATTORNEY: MATTHEW R. KESSLER, ESQ.,  
 KESSLER LAW OFFICES, LLC,  
 8 Church Lane,  
 Douglassville, PA 19518

**MOSS, LYLA NICOLE, dec'd.**

Late of Maidencreek Township.  
 Administrators: JAYMI N. MOSS and  
 DUSTIN J. MOSS.  
 ATTORNEY: KRISTEN L. BEHRENS,  
 ESQ.,  
 DILWORTH PAXSON LLP,  
 1500 Market St., Ste. 3500E,  
 Philadelphia, PA 19102

**MOYER, PATRICIA S., dec'd.**

Late of 3324 Harrison Ave.,  
 Muhlenberg Township.  
 Executrix: DEBORAH L. ANDREAS,  
 75528 Pondsides Lane,  
 Yulee, FL 32097.  
 ATTORNEY: CHRISTOPHER J.  
 HARTMAN, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**PARMER, LINCOLN S., dec'd.**

Late of Borough of Topton.  
 Executrix: REBECCA THEODORE.  
 c/o ATTORNEY: ROBERT B. ROTH, ESQ.,  
 The Roth Law Firm,  
 P.O. Box 4355,  
 Allentown, PA 18105

**POLLACK, ROBERT S. also known as POLLACK, ROBERT STEWART, dec'd.**

Late of South Heidelberg Township.  
 Executrix: JUDY F. POLLACK.  
 ATTORNEY: WILLIAM B. COOPER, III,  
 ESQ.,  
 FOX ROTHCHILD, LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**RAUTZHAN, JAMES W., dec'd.**

Late of Bethel Township.  
 Executors: GEORGE W. RAUTZHAN,  
 TINA M. KEREN and  
 WILLIAM L. RAUTZHAN.  
 c/o ATTORNEY: CALEB J.  
 ZIMMERMAN, ESQ.,  
 Zimmerman Law Office,  
 466 Jonestown Road,  
 Jonestown, PA 17038

**SANDER, ROBERT C. also known as SANDER, ROBERT CHARLES, dec'd.**

Late of 1105 South Barbara Dr.,  
 Borough of Albury.  
 Executors: DELORES M. DEAL and  
 CHARLES R. SANDER.  
 ATTORNEY: JAMES A. RITTER, ESQ.,  
 111 E. Harrison Street, Suite 2,  
 Emmaus, PA 18049-2916

**SMITH, TIMOTHY A., dec'd.**

Late of Borough of Birdsboro.  
 Executor: KEITH LUDY.  
 c/o ATTORNEY: MARY C. CROCKER,  
 ESQ.,  
 CROCKER & CROCKER, P.C.,  
 1296 East High Street,  
 Pottstown, PA 19464

10/26/2023

Vol. 116, Issue 4

**SNYDER, RAYMOND E., dec'd.**  
Late of Borough of Wyomissing.  
Executor: RAYMOND F. SNYDER,  
1649 Sherwood Rd.,  
Wyomissing, PA 19610.  
ATTORNEY: CHARLES J. PHILLIPS,  
ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

The application was filed on October 19, 2023.  
**Christopher C. Muvidi, Esq.**  
**Masano Bradley, LLP**  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610.

**TORRES, GILBERTO ORTIZ also known as**  
**ORTIZ, GILBERTO, dec'd.**  
Late of City of Reading.  
Administratrix: MARIA P. ORTIZ.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**WASHINGTON, SEAN ANTHONY, dec'd.**  
Late of Exeter Township.  
Executor: DAVID WASHINGTON.  
c/o ATTORNEY: ERIC L. B. STRAHN,  
ESQ.,  
STRAHN LAW OFFICES, P.C.,  
5341 Perkiomen Avenue,  
Reading, PA 19606-9600

**WEBER, JEANETTE E. also known as**  
**WEBER, JEANETTE EMILY, dec'd.**  
Late of Union Township.  
Executrix: JUDY E. BRISAN.  
c/o ATTORNEY: MICHAEL J. GOMBAR,  
JR., ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**WISNIEWSKI, BERNADETTE D., dec'd.**  
Late of City of Reading.  
Administratrix: DEBORAH A. YOH,  
526 Court St.,  
Reading, PA 19608.  
ATTORNEY: ROBERT T. MILLS, ESQ.,  
526 Court Street,  
Reading, PA 19601

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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:*

**Baja Beach** with its principal place of business at 1043 Bern Road, Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: 5th Street Beach, Inc., 1043 Bern Road, Wyomissing, PA 19610.

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