

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending October 17, 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 OF-
FICIAL LIST AND IS PUBLISHED AS
A CONVENIENCE ONLY. THE LAW
JOURNAL IS NOT RESPONSIBLE FOR
OMISSIONS, MISPRINTS, CHANGES OR
ERRORS WHICH APPEAR. COUNSEL
IS URGED TO VERIFY ALL APPOINT-
MENTS THROUGH THE OFFICE OF
THE PROTHONOTARY.**

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

**JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)**

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

**GROSSER, GEORGE, GENERAL
INSURANCE (THE) - Vanselous, Beth; 25
13103; B. Vanselous, IPP.**

**LAPORTE, JOHN - Spring Oaks Capital Spv
LLC; 25 15507; Michael F. Ratchford.**

**SCHMALE, DONALD A - Portfolio Recovery
Associates LLC; 25 14949; Michael J.
Dougherty.**

**SHARP, MICK - Lvnv Funding LLC; 25
15446; Michael F. Ratchford.**

**SHARP, MICK A - Lvnv Funding LLC; 25
15453; Michael F. Ratchford.**

Abuse

**ALMANZAR, NOEL ANTONIO BURGOS -
Bonilla, Ruth Esther Fernandez; 25 15592;
R. Bonilla, IPP. (TMB).**

**CHIMELIS, JOSE R - Sanchez, Jelmy
J; 25 15512; J. Sanchez, IPP. (TMB).**

**COLON, JENNIFER - Burgos, Denese Marie
Colon; 25 15691; D. Burgos, IPP. (JMS).**

**CORDERO, JIBRIAL PAGAN - Cruz, Mya B
Diaz; 25 15571; M. Cruz, IPP. (JDB).**

**DE JESUS, EDGARDO - Gonzalez,
Roshelianies; 25 15698; R. Gonzalez, IPP.
(JMS).**

**DENNIS, JOSHUA A - Diaz, Alexis; 25 15628;
A. Diaz, IPP. (TMB).**

**EAGER, KAYLA M - Romano, Ann
M; 25 15595; A. Romano, IPP. (TMB).**

**ECHEVARRIA, VICTOR I MADERA - Cotto,
Amanda Judith; 25 15521; A. Cotto, IPP.
(JMS).**

**FERNANDEZ, JOSE L COTTO - Vazquez,
Wilma E Ortiz; 25 15485; W. Vazquez, IPP.
(JDB).**

**FONTE, ANTHONY PASQUALE - Morrero,
Deasiale Rivera; 25 15573; D. Morrero, IPP.
(JMS).**

**GARCIA, ERIC GALLO - Motta, Suceli
Lucero Tut; 25 15501; S. Motta,
IPP. (TMB).**

**GARCIA, INELSY DAVID MARTE -
Almonte, Marlene E; 25 15474; M.
Almonte, IPP. (TMB).**

**HUNTER, JOSHUA - Dykstra, Hayley Beth;
25 15577; H. Dykstra, IPP. (JMS).**

**KEY, JAMAURI Q - Shell, Kristina Ortiz; 25
15654; K. Shell, IPP. (JMS).**

**KOPP, QUINLAN DANE - Kopp,
Dane; 25 15509; D. Kopp, IPP. (TMB).**

**KOPP, QUINLAN DANE - Kopp, Christine
L; 25 15511; C. Kopp, IPP. (TMB).**

**LASTER, EMILY MARTHA - Koch, Alan
M; 25 15483; A. Koch, IPP. (TMB).**

**MOYER, QUOARRIEE - Miller, Isabel M; 25
15555; I. Miller, IPP. (JMS).**

**ORTIZ, ALEXANDER - Carrasquillo,
Esmeralda G; 25 15599; E. Carrasquillo,
IPP. (TMB).**

**PEREZ, OXNY BIENVENIDO SOTO -
Collado, Maria Yanery Dejesus; 25 15468;
M. Collado, IPP. (TMB).**

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PIZARRO, RAFAEL PAGAN - Balaguer, Karla A; 25 15528; K. Balaguer, IPP. (JMS).
 PRIETO, KRYSTAL I - Cruz, Destiny Mari; 25 15498; D. Cruz, IPP. (JMS).
 RODRIGUEZ, DEYVIS - Bueno, Elvis Rafael Cruz; 25 15484; E. Bueno, IPP. (TMB).
 RODRIGUEZ, DEYVIS - Tejada, Vielka C Pena; 25 15486; V. Tejada, IPP. (TMB).
 SIMS, MARGARITA - Whitley, Edward; 25 15626; E. Whitley, IPP. (JDB).
 STUART, JULIANNA E - Mullen, Brooke H; 25 15506; B. Mullen, IPP. (JMS).
 VAZQUEZ, WILMA E ORTIZ - Fernandez, Jose Luis Cotto; 25 15489; J. Fernandez, IPP. (JDB).
 WADE, AMANDA L - Arango, Fernando; 25 15598; F. Arango, IPP. (JMS).
 WILMER, JEROME STEPHEN - Lessig, Karissa Jaiden; 25 15649; K. Lessig, IPP. (JMS).

Certified Copy of Foreign Divorce Decree

MORENO, ROSAURA - Diaz, Jose; 25 15644; R. Moreno, IPP.

Complaint

DENLINGER, MARK A - Detweiler, John M; 25 14959; Paul F. Troisi.
 DOLAN CONSTRUCTION INC, CIATTO CONSTRUCTION COMPANY - Stitzel Lp, Stitzel Family Funeral Homes And Crematory Inc; 24 16551; John E. Muir.

Contract - Debt Collection: Credit Card

ALTER, SANDRA J - Cks Prime Investments LLC; 25 15808; Demetrios H. Tsarouhis. (JBN).

BELTRAN, ANGELA M - Cks Prime Investments LLC; 25 15726; Demetrios H. Tsarouhis. (JEG).

BETTS, ELSA - JPMorgan Chase Bank N A; 25 15702; Ian M. Lauer. (JEG).

CONNELLY, LAURIE A - Bank Of America N A; 25 15535; Jonathan P. Cawley. (MSF).

DELLE DONNE, KRISTEN L - US Bank National Association; 25 15579; Christopher D. Penco. (JEG).

EDLING, AARON J - Cks Prime Investments LLC; 25 15805; Demetrios H. Tsarouhis. (JEG).

JENKINS, CLARISA L - Cks Prime Investments LLC; 25 15717; Demetrios H. Tsarouhis. (JBN).

KELLY, BRIENNE C - Cks Prime Investments LLC; 25 15708; Demetrios H. Tsarouhis. (JEG).

LABOY SR, BILLY J - Cks Prime Investments LLC; 25 15655; Demetrios H. Tsarouhis. (JEG).

LENGEL, TROY - JPMorgan Chase Bank N A; 25 15683; Ian M. Lauer. (JEG).

LETOFSKY, MICHELE M - Citibank N A; 25 15714; Sean P. Stevens. (JBN).

LOY, LIEBRA ANN - Bank Of America N A; 25 15520; Jonathan P. Cawley. (MSF).

LUTZ, DAVID L - U S Bank National Association; 25 15533; Christopher D. Penco. (JBN).

MCCONNELL, VICTORIA S IV - Cks Prime Investments LLC; 25 15799; Demetrios H. Tsarouhis. (JBN).

MENGEL, CHRISTINA - Cks Prime Investments LLC; 25 15653; Demetrios H. Tsarouhis. (MSF).

MENGEL, SHARON LEE - U S Bank National Association, U S Bank National Association; 25 15463; Kirsten R. Armstrong. (JEG).

OLSEN, MELISSA M - Cks Prime Investments LLC; 25 15652; Demetrios H. Tsarouhis. (JEG).

PEREZ, DENIS G - Cks Prime Investments LLC; 25 15712; Demetrios H. Tsarouhis. (JEG).

PORTER JR, LESLIE J - Cks Prime Investments LLC; 25 15800; Demetrios H. Tsarouhis. (JEG).

QUIRPLE, ROCHELLE A - JPMorgan Chase Bank N A; 25 15801; Sean P. Stevens. (MSF).

ROJAS, IGNACIO A - Bank Of America N A; 25 15669; Jonathan P. Cawley. (JEG).

SCOTT, BEVERLY D - Cks Prime Investments LLC; 25 15733; Demetrios H. Tsarouhis. (JBN).

SIKORSKI, FELICIA D - Cks Prime Investments LLC; 25 15728; Demetrios H. Tsarouhis. (JBN).

SPENCER, JEFFREY M - Cks Prime Investments LLC; 25 15713; Demetrios H. Tsarouhis. (MSF).

STROZYK, MIRANDA - JPMorgan Chase Bank N A; 25 15705; Ian M. Lauer. (MSF).

WARDEN, HEATHER - Cks Prime Investments LLC; 25 15718; Demetrios H. Tsarouhis. (JEG).

WITMOYER, MARK J - Cks Prime Investments LLC; 25 15707; Demetrios H. Tsarouhis. (JBN).

Contract - Debt Collection: Other

ALTHOUSE, ROBERT - Velocity Investments LLC; 25 15722; Demetrios H. Tsarouhis. (JBN).

ANASTASIADIS, BRANDI - Velocity Investments LLC; 25 15735; Demetrios H. Tsarouhis. (MSF).

DIETRICH, DOROTHY - Velocity Investments LLC; 25 15736; Demetrios H. Tsarouhis. (JBN).

EARLY, CORINNE - Cks Prime Investments LLC; 25 15734; Demetrios H. Tsarouhis. (JEG).

GRULLART, KALVIN - Cavalry Spv I LLC; 25 15651; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

MUNSON, VICTORIA - Velocity Investments LLC; 25 15645; Demetrios H. Tsarouhis. (MSF).

PADURET, ALINA - Velocity Investments LLC; 25 15723; Demetrios H. Tsarouhis. (JEG).

RHOADES, ANDRE L - Cks Prime Investments LLC; 25 15730; Demetrios H. Tsarouhis. (JEG).

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Contract - Other

CAMPHAUSEN, ASHLEY - Velocity Investments LLC; 25 15688; Demetrios H. Tsarouhis. (JEG).

FRY, JUSTIN J - Total Rental Inc; 25 15656; Edward N. Flail Jr. (MSF).

GEORGE D MANDERBACH INC - Valley National Bank; 25 15682; Andrew Carroll. (MSF).

GOMEZ, JUNIOR - Velocity Investments LLC; 25 15798; Demetrios H. Tsarouhis. (MSF).

HETRICK, CRYSTAL - Velocity Investments LLC; 25 15797; Demetrios H. Tsarouhis. (JEG).

KINLEY FORD LLC, GEORGE D MANDERBACH INC, GDM LEASING INC - Levan Machine Co Inc; 25 15804; Katelyn Rohrbaugh. (JBN).

KOPPENHEFFER & SONS TRUCKING CO INC - Penn Pride Inc; 25 15557; Eden R. Bucher. (JEG).

LEON, PRISCILLA DE - Velocity Investments LLC; 25 15716; Demetrios H. Tsarouhis. (MSF).

LJBENSON LANDSCAPING LLC - Metro-salt Logistics LLC; 25 15806; Jeffrey R. Boyd. (MSF).

LOPEZ, JOWELL - Velocity Investments LLC; 25 15715; Demetrios H. Tsarouhis. (JEG).

LOPEZ, JUAN - Velocity Investments LLC; 25 15709; Demetrios H. Tsarouhis. (MSF).

MAD CUSTOMS LLC - Detweiler, John M, Steel Town Garage LLC; 25 15534; Paul F. Troisi. (JEG).

Custody

CRUZ, LILIANA - Najee, Qwame; 25 15596; Q. Najee, IPP. (TMB).

DE SAVINON, GISSEL VIDAL PEREZ - Brea, Steven; 25 15464; Meredith Dominguez. (JMS).

GALINDO, LOVELIP - Serrano, Griselle; 25 15648; G. Serrano, IPP. (TMB).

GROFF, MICHELLE - Brown, Zachary; 25 15696; Z. Brown, IPP. (TMB).

RIVERA, YAZMIN MARTINEZ - Mendez, Edwin Nunez; 25 15522; E. Mendez, IPP. (TMB).

SCHLANGER, CHAD A - Quinter, Korissa J; 25 15701; Robert T. Ullman. (TMB).

VELAZQUEZ, JESUS ANTONIO, VELAZCO, MARIA SANCHEZ - Velazquez, Delmy; 25 15614; George A. Gonzalez. (TMB).

YASSO-WALTHER, JUSTIN - Yasso-Walther, Abigail; 25 15593; Lisa J. Cappolella. (TMB).

Divorce

ALWOOD, CHARLES THOMAS - Alwood, Amber, Johnson, Amber Teresa; 25 15454; A. Alwood, IPP. (TMB).

BERGSTROM, TERA ANNE - Bergstrom, Michael Paul; 25 15537; M. Bergstrom, IPP. (SEL).

BERNABE, EMMA N - Bernabe, Joy J T; 25 15807; Joseph A. Guillama. (JMS).

COOPER, DALE - Cooper, Martha; 25 15737; Douglas S. Wortman. (SEL).

COVERDALE, HOWARD - Perez, Annielli; 25 15600; A. Perez, IPP. (TMB).

DIEHL, DAVID BRYAN - Diehl, Tracy Lee; 25 15559; T. Diehl, IPP. (TMB).

FORSTER, ALEXIS - Forster, Lulu G; 25 15502; Nikolas David Capitano. (JEG).

HEALY, AMANDA - Schiel, Andrew F; 25 15594; Kelsey Frankowski. (TMB).

LEININGER, RAY SCOTT - Leininger, Holly Ann; 25 15647; Bernard Mendelsohn. (TMB).

MANSPEAKER, KENNETH A - Manspeaker, Kristin H; 25 15591; Ann E. Endres. (TMB).

MILLER, MATTHEW - Miller, Emily, Acevedo, Emily; 25 15601; E. Miller, IPP. (TMB).

MONTALVO, LUIS GILBERTO - Terrero, Rafaela Margarita; 25 15480; R. Terrero, IPP. (TMB).

ROMAN-ROJAS, EFREN ARTURO - Roman-Rojas, Latessa Larrin; 25 15479; L. Roman-Rojas, IPP. (TMB).

SINCLAIR, TIMALI CHADRICK - Sinclair, Marrika Stephan; 25 15500; M. Sinclair, IPP. (TMB).

SMITH, BRUCE T - Smith, Pamela A; 25 15703; Jacob Mazur. (JDB).

SMITH, JR, PETER C - Smith, Josephine E; 25 15802; Rebecca L. Bell. (JDB).

STANLEY, RODDY KENT - Stanley, Bridgette Ann; 25 15685; Amanda O'Driscoll. (TMB).

TAVAREZ, DARWIS BATISTA - Acosta, Nayelie; 25 15536; N. Acosta, IPP. (TMB).

Exhibits/Records

FERREIRA, DULCE M TAVAREZ DE, FERREIRA, AURELIO, FERREIRA, DULAURY, FERREIRA, DIANA - Reason, Wayne; 25 15060; Zachary A. Morey.

GUERRA, ANAIS L - Cespedes, Mariam; 25 14286; Shawn J. Lau.

Magisterial District Justice Appeal

KATALENAS, PATRICIA M - Capital One N A, Discover Bank; 25 15627; Michael J. Dougherty. (JBN).

LAPORTE, JOHN - Spring Oaks Capital Spv LLC; 25 15507; Michael F. Ratchford. (JBN).

SHARP, MICK - Lvnv Funding LLC; 25 15446; Michael F. Ratchford. (JEG).

SHARP, MICK A - Lvnv Funding LLC; 25 15453; Michael F. Ratchford. (JEG).

TOWNHOMES AT SPRING VALLEY - Oyola, Angelica; 25 15575; A. Oyola, IPP. (JEG).

TUCKER, KENYATA - Ciarlone, Mary Ann; 25 15510; Paul F. Troisi. (JEG).

Miscellaneous - Replevin

REYES, NATALIE, SOTO, JR, VICTOR MANUEL APONTE - Capital One Auto Finance; 25 15719; Thomas C. Dyer. (MSF).

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Notice to Plead/Defend

HSL DOUGLASSVILLE SUBTENANT
LLC, KEYSTONE VILLA AT
DOUGLASSVILLE, KEYSTONE VILLA
AT DOUGLASSVILLE PERSONAL
CARE, HERITAGE SENIOR LIVING -
Thomas, Theodore R, Thomas, Linda; 25
10093; Ronald Lebovits.

Petition for Issuance of Certificate of Title

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION (THE) - Wanner,
Wayne; 25 15684; Charles B. Haws. (MSF).

Real Property - Mortgage Foreclosure:**Residential**

BOYER, TRAVIS L, BOYER, VITORIA RAE
- Fifth Third Bank N A; 25 15704; Kayleigh
Zeron. (MSF).

LILIAN NABIRYO REAL ESTATE LLC -
Loan Funder LLC; 25 15686; Sarah A. Elia.
(MSF).

SCHOCK, LUISE DINA - Stone Hill Farms
Homeowners Association; 25 15693; Aaron
S. Marines. (MSF).

SMITH, JEFFREY R, SMITH, TAMMY A,
UNITED STATES OF AMERICA (THE) -
Pennymac Loan Services LLC; 25 15706;
Geraldine M. Linn. (MSF).

Real Property - Quiet Title

CITIZENS BANK, N.A. - Freedom
Mortgage Corporation; 25 15809; Scott M.
Rothman. (JEG).

Tort Motor Vehicle

CUMPLIDO, ALVARO, RAMOS,
ELIA GONZALEZ - Root Insurance
Company; 25 15590; Travis L.
McElhaney. (MSF).

DELRIO, JR, MIGUEL - Sosa, Maria; 25
15687; John E. Lavelle. (JBN).

DIEHL, TIMOTHY, DIEHL, TRACY -
Moreno, Maria; 25 15694; Steven A.
Mimm. (JBN).

GUGLIELMO, JR, DENNIS M, DNT LLC -
Metropolitan Edison Company; 25 15530;
Gary L. Weber. (MSF).

RAMOS, FREDENNI SANTOS, STATE
FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY, DOE, JOHN -
Bermudez, Madeline; 25 15731; Jeffrey M.
Rosenbaum. (MSF).

SANTIAGO, JOSE MANUEL, KEMPER
POLICY UNDERWRITER INFINITY
AUTO INSURANCE - Williams, Emily
J; 25 15692; E. Williams, IPP. (MSF).

Tort Other

BERKS AREA REGIONAL
TRANSPORTATION AUTHORITY -
4750 Penn Gpg Lp; 25 15529; Don S.
Ginsburg. (JEG).

UGI UTILITIES INC, MEAGHER, TIM, DON
HILLER PLUMBING & HEATING LLC -
Gilchrist, Francie Faun; 25 15711; Samuel I.
Reich. (JBN).

Tort Premise Liability

BOOKBINDERY (THE), BOOKBINDERY

ASSOCIATES, ROSENTHAL, JOHN
B, ARNOLDS BOOKBINDERY INC,
BOOKBINDERY APARTMENTS, J & A
COURT LLC, PENROSE MANAGEMENT,
DOES, JOHN - Lopez, Noel; 25 15646;
Robert A. Dengler. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of
the Court of Common Pleas of Berks County,
Pa. to me directed there will be sold at Public
Vendue or Outcry, on November 7, 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. 19-19514
Judgment Amount: \$9,216.25
Attorney: Portnoff Law Associates, Ltd

ALL THAT CERTAIN lot or tract of ground
situated in Exeter Township, Berks County,
Pennsylvania.

TAX PARCEL NO. 43-5325-10-37-2242
BEING KNOWN AS 2808 Orchard View
Road, Exeter Township, Pennsylvania 19606-
4428

Single-family residential dwelling
TO BE SOLD AS THE PROPERTY OF
Reginald Eric Oliver, Jr.

LEGAL DESCRIPTION

Case Number: 22-03210
Judgment Amount: \$198,076.78
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground
situate on the Northern side of Reading, Avenue
in the sub-division of West Wyomissing, in
the Township of Spring, County of Berks,
Commonwealth of Pennsylvania, said lot being
further known as all of Lots Nos. 845 and 843 and
the Eastern half of Lot No. 841, Reading Avenue,
as shown on said Plan of West Wyomissing,
which Plan is duly recorded in the Recorder's
Office of Berks County, Pennsylvania, in Plan
Book Volume 2, page 44, said lot being more
particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin
in the Northern line of Reading Avenue (50 feet
wide) in the subdivision of West Wyomissing,
said point being a corner in common between
Lot No. 847 and Lot No. 845, and said point or

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place of beginning being 500 feet West of the Northwestern Corner of said Reading Avenue and Yost Avenue as they are shown on the said Plan of West Wyomissing; thence Westwardly along the northern line of Reading Avenue, a distance of 50 feet to a point marked by an iron pin, a corner of property now or formerly of Wayne P. Rigg and Kathryn M. Rigg, husband and wife; thence Northwardly along same by a line making a right angle with the line of Reading Avenue, said line being 10 feet East of the Western line of Lot No. 841, a distance of 120 feet to a point marked by an iron pin in line of Lot No. 836 Portland Avenue by a line making a right angle with the last described line, a distance of 50 feet to a point marked by an iron pin corner of Lot No. 847, property now or formerly of Leonard Drexel; thence Southwardly along the same by a line making a right angle with the last described line a distance of 120 feet to the place of BEGINNING. The last described line making a right angle with the line of Reading Avenue.

BEING THE SAME PREMISES which Karim Davidson and Reynelle Davidson, husband and wife and Albert Robinson and Katisha Robinson, husband and wife and Deanne Pineiro, by Deed dated 06/05/2019 and recorded 06/14/2019 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2019018911, granted and conveyed unto Luis M. Rivera, as sole owner, in fee.

Tax Parcel: 80-43-9610-26-5857

Premises Being: 1925 Reading Avenue, Reading, PA 19609

To be sold as Property of: Luis M Rivera

No. 22-4061

Judgment: \$767,220.06

Attorney: Michael P. Giles, Esquire

ALL THAT CERTAIN lot or piece of ground with the four-story brick and stucco building, four frame garages and laundry building erected thereon, situate on the Southwest corner of Lancaster Avenue and South Sterley Street and being Nos. 200 and 202 West Lancaster Avenue, in the Borough of Shillington, County of Berks, and the State of Pennsylvania, bounded and described as follows, to wit:

On the Northeast by West Lancaster Avenue;
On the Southwest by South Sterley Street;
On the Southwest by Catherine Street; and
On the Northwest by property now or late of Amanda Moore.

CONTAINING in front along West Lancaster Avenue forty-four feet ten and three quarter inches (44' 10-3/4) and along Catherine Street forty-nine feet ten and one quarter inches (49' 10-1/4") and in depth two hundred ninety-two feet (292') more or less.

BEING Property ID No. 77-4395-07-58-7599

BEING the same premises which Bruce F. Zeldman, by deed dated January 30, 2020, and recorded February 5, 2020, in the Berks County Recorder of Deeds, Pennsylvania at Instrument Number 2020004634, granted and conveyed unto PRR 200, LLC, in fee.

Property Address: 200 West Lancaster Avenue, Shillington, PA 19607

To be sold as the property of PRR 200, LLC

Docket #22-10787

Judgment Amount: \$240,532.83

Attorney: KML Law Group, P.C.

ALL THAT CERTAIN lot or parcel of land together with the improvements thereon erected, being Lot No. 11 in Block "B", as said lot is shown on the Final Plan of "Whitford Hill", said Final Plan being recorded in Plan Book Volume 41, Page 9, Berks County records, situate on the Northerly side of Whither Road between Merrybells Drive and Danor Drive, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly lot line of Whitner Road (56.50 feet wide), said point being on the division line between Lot No. 11 and Lot No. 12 in Block "B" as said lots are shown on the aforementioned Final Plan of "Whitford Hill"; thence leaving the Northerly lot line of Whitner Road and extending in a Northerly direction along Lot No. 12 in Block "B" forming an interior angle of 90 degrees with the Northerly lot line of Whitner road, a distance of 100.00 feet to a point, a corner of Lot No. 2 in Block "B"; thence extending in an Easterly direction along Lot No. 2 in Block "B" forming an interior angle of 90 degrees with the last described line, a distance of 80.00 feet to a point, a corner of Lot No. 10 in Block "B"; thence extending in a Southerly direction along Lot No. 10 in Block "B", forming an interior angle of 90 degrees with the last described line, a distance of 100.00 feet to a point on the Northerly lot line of Whitner Road; thence extending in a Westerly direction along the Northerly lot line of Whitner Road, forming an interior angle of 90 degrees with the last described line, a distance of 80.00 feet to the place of beginning.

Thereon erected a dwelling house known as:
1021 Whitner Road
Reading, PA 19605

Tax Parcel #66439920801973

Account: 66170930

See Deed Instrument #: 2018015230

Sold as the property of:

JEREMIAH B. BATTICE and YESENIA MARTINEZ SANTIAGO

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Case Number: 22-14449

Judgment Amount: \$82,021.62

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

Attorneys for Plaintiff

*A Florida professional limited liability company*Legal Description

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 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

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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 MEAT 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

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 APRIL 28, 1995 RECORDED MAY 4, 1995 IN BOOK NO. 2631, AT PAGE 1633

DAVID F. WEISSER JR. IS DECEASED, DATE OF DEATH IS NOVEMBER 20, 2013

TO BE SOLD AS PROPERTY OF: DAVID F. WEISSER, JR. AND SUSAN R. WEISSER H/W

Docket No. 23-13591

Judgment Amount: \$5,137.12

Attorney: Portnoff Law Associates, Ltd

ALL THAT CERTAIN lot or piece of ground with a two story frame house erected thereon lying on the Southwestern side of the State Highway leading from Reading to Philadelphia (formerly known as the Reading and Perkiomen Turnpike) and situate in Exeter Township, Berks County, and State of Pennsylvania.

TAX PARCEL NO. 43-5325-07-69-6982

BEING KNOWN AS 4612 Perkiomen Avenue, Exeter Township, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Peter Phan

Docket No. 23-14545

Judgment Amount: \$3,637.40

Attorney: Portnoff Law Associates, Ltd

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 High Street, in the Borough of Birdsboro, County of Berks and State of Pennsylvania.

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TAX PARCEL NO. 31-5344-14-34-3852
 BEING KNOWN AS 551 High Street,
 Birdsboro, Pennsylvania
 Single-family residential dwelling
 TO BE SOLD AS THE PROPERTY OF
 Charles W. Smith and Gladys S. Smith

No. 24-01313

Judgment: \$174,899.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN tract or piece of ground together with the improvements thereon erected, being known as Lot Number 11, Block "G" located on the Northerly side of Blue Gate Lane, a 53.00 foot wide street situate in the Development Grings Hill Estates, Section Number 2, Township of Spring, County of Berks and Commonwealth of Pennsylvania, as shown on Mast Engineering Co., Inc., Drawing Number E-3 525-33, and recorded in Plan Book Volume 79, page 27, Berks County records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly building line of Blue Gate Lane, a 53.00 feet wide street, said point being the distance of 221.03 feet from the point of tangency formed by the intersection of the Northerly building line of Blue Gate Lane, 53.00 feet wide street, with the Westerly building line of Hearthstone Lane, a 60.00 feet wide street; thence in a Westward direction along the Northerly building line of Blue Gate Lane, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds, with the line to be described last, the distance of 74.00 feet to a point; thence in a Northwardly direction along the Easterly side of Lot Number 12, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last described line, the distance of 108.50 feet to a point; thence in an Eastwardly direction along the rear of a portion of Lots Numbers 4 and 5, Block "G", of 74.00 feet to a point; thence in a Southwardly direction along the Westerly side of Lot Number 10 by a line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last described line, the distance of 108.50 feet to the place of beginning.

CONTAINING 8,029.00 square feet.

BEING THE SAME PREMISES which Karen M. Force Zeeger, formerly Karen M. Force, and Douglas L. Zeeger, wife and husband, by Deed dated March 26, 2004 and recorded on March 26, 2004, in the Berks County Recorder of Deeds Office at Deed Book Volume 4024 at Page 766, granted and conveyed unto Rob M. Blessing and Crystal Blessing, husband and wife, and David Breneiser and Karen Breneiser, husband and wife. The said Karen Breneiser a/k/a Karen Louise Breneiser departed this life on or about March 13, 2012. Crystal Blessing is the Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, as reflected under File No.

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0612-0986 filed with the Berks County Register of Wills. The said David Breneiser departed this life on or about March 1, 2017. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Debora A. Breneiser, Lori A. Pflum, and Tina M. Jones. Whereby operation of law, title vested in Rob M. Blessing a/k/a Rob Michael Blessing, Crystal Blessing, Individually and in her capacity as Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, Debora A. Breneiser, As Surviving Heir of David Breneiser, Deceased, Lori A. Pflum, As Surviving Heir of David Breneiser, Deceased, Tina M. Jones, As Surviving Heir of David Breneiser, Deceased, and Unknown Surviving Heirs of David Breneiser, Deceased.

Being Known as 908 Blue Gate Lane, Sinking Spring, PA 19608.

TAX PARCEL NO. 80438510453330

MAP PIN NO. 43851045330

ACCOUNT NO. 80460085

TO BE SOLD AS THE PROPERTY OF

Rob M. Blessing and Crystal Blessing

C.C.P BERKS COUNTY

NO 24-04156

Judgment - \$127,751.44

Steven P. Kelly, Esq.

Attorney for Plaintiff

ALL THOSE CERTAIN CONTIGUOUS LOTS, PARCELS OR TRACTS OF LAND SITUATE IN SPRING TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS

TRACT NO. 1

BEGINNING AT AN IRON PIN IN A PUBLIC ROAD, IN LINE OF LANDS NOW OR FORMERLY OF CHESTER EMERICK; THENCE ALONG SAID LANDS NORTH 03° 20' EAST A DISTANCE OF ONE HUNDRED FIFTY SIX AND TWO-TENTHS (156.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF GEORGE O. KING; THENCE ALONG SAID LANDS NORTH 50° EAST, PASSING THROUGH AN IRON PIN, A DISTANCE OF SIXTY-NINE AND FIVE-TENTHS (69.5) TO AN IRON PIN, THENCE NORTH 71° EAST A DISTANCE OF THIRTY-NINE AND SEVEN-TENTHS (39.7) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF JOHN S. WHITE AND LOUETTA L. WHITE, HIS WIFE, THENCE ALONG SAID LANDS SOUTH 00° 30' WEST A DISTANCE OF TWO HUNDRED THIRTEEN AND FIVE-TENTHS (213.5) FEET TO AN IRON PIN IN THE AFORESAID PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD NORTH 89° 30' WEST, PASSING THROUGH AND IRON PIN, A DISTANCE

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OF ONE HUNDRED (100) FEET TO AN IRON PIN, THE POINT AND PLACE OF BEGINNING.

TRACT NO. 2

LOT NO 1 BEGINNING AT A POINT IN THE ROAD, THENCE BY LAND NOW OR FORMERLY OF GEORGE O. KING, CROSSING AN IRON PIN PLANTED AT THE SIDE OF THE ROAD NORTH 50° EAST ONE HUNDRED FORTY-TWO FEET SEVEN INCHES (142'7") TO AN IRON PIN; THENCE BY LOT NO 2 HEREINAFTER DESCRIBED SOUTH 03° 20' WEST ONE HUNDRED TWENTY-ONE FEET FIVE INCHES (121'5") TO A POINT AT THE ROAD CROSSING AN IRON PIN PLANTED THREE FEET SIX INCHES (3'6") FROM SAID POINT, THENCE IN AND ALONG THE ROAD NORTH 89° 30' WEST EIGHTY (80) FEET TO A POINT IN THE ROAD, THENCE IN AND ALONG THE ROAD NORTH 50° WEST THIRTY-FIVE FEET NINE INCHES (35'9") TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO 1 OF A GENERAL PLAN OF LOTS

LOT NO. 2 BEGINNING AT A POINT IN THE ROAD, THENCE BY LOT NO. 1 HEREINABOVE DESCRIBED CROSSING AN IRON PIN PLANTED THREE FEET SIX INCHES (3'6") FROM THE SAID POINT AT THE ROAD NORTH 03° 20' EAST ONE HUNDRED TWENTY-ONE FEET FIVE INCHES (121'5") TO AN IRON PIN, THENCE BY LAND NOW OR FORMERLY OF GEORGE O. KING NORTH 50° EAST FIFTY-FOUR FEET TWO INCHES (54'2") TO AN IRON PIN, THENCE BY LOT NO. 3 NOW OR FORMERLY OF JOHN S WHITE AND LOUETTA L WHITE SOUTH 03° 20' WEST ONE HUNDRED FIFTY-SIX FEET TWO INCHES (156'2") TO AN IRON PIN AT THE ROAD, THENCE ALONG SAID ROAD NORTH 89° 30' WEST FORTY (40) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 OF A GENERAL PLAN OF LOTS.

EXCEPTING THEREFROM ALL THAT CERTAIN SMALL TRIANGULAR PIECE OF LAND SITUATE ON THE SOUTHWESTERLY SIDE OF VINEMONT ROAD (T-757) IN SPRING TOWNSHIP, BERKS COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON PIN. A CORNER OF LAND NOW OR FORMERLY OF RAYMOND WHITE AND AMANDA E WHITE, HIS WIFE; THENCE ALONG THE SAME NORTH 41° 0' 09" WEST THIRTY-FIVE AND SEVENTY-FIVE HUNDREDTHS (35.75) FEET TO A POINT. A CORNER OF LAND NOW OR FORMERLY OF GEORGE O KING, THENCE ALONG THE SAME NORTH

58° 49' 51" EAST TEN AND FIFTY-THREE HUNDREDTHS (10.53) FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VINEMONT ROAD (T-757); THENCE ALONG THE SAME BY A CURVE TO THE LEFT HAVING A RADIUS OF THREE HUNDRED SEVENTY-ONE AND TEN HUNDREDTHS (371.10) FEET, A CENTRAL ANGLE OF 12° 51' 14", AN ARC DISTANCE OF EIGHTY-THREE AND TWENTY-FIVE HUNDREDTHS (83.25) FEET AND A CHORD BEARING OF SOUTH 70° 08' 21" EAST EIGHTY-THREE AND EIGHT HUNDREDTHS (83.08) FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF RAYMOND WHITE AND AMANDA E WHITE, HIS WIFE, SOUTH 86° 16' 42" WEST SIXTY-THREE AND SEVENTY-FIVE HUNDREDTHS (63.75) TO THE POINT AND PLACE OF BEGINNING.

PARCEL #: 80437403433183 AND 80437403432097

KNOWN AS: 721 VINEMONT ROAD, REINHOLDS, PA, 17569 and VINEMONT ROAD, REINHOLDS, PA 17569

BEING the same premises which Byrnetta A. Talarigo by Deed dated December 16, 2005 and recorded in the Office of Recorder of Deeds of Berks County on March 13, 2006 at Book 04820, Page 1174 as Instrument #20006025285 granted and conveyed unto Albert Talarigo and Byrnetta S. Talarigo.

TO BE SOLD AS THE PROPERTY OF Byrnetta S. Talarigo A/K/A Byrnetta Talarigo

Case No. 24-10048

Judgment Amount: \$113,746.18

Attorney: Matthew G. Brushwood, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a three story brick dwelling being No. 913 Robeson Street situate on the north side of Robeson Street, between North Ninth and North Tenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

ON the East by property now or late of Herman R.L. Rummel; on the South by Robeson Street; and on the West by a twenty feet (20 feet) wide alley, known as Mill Alley.

CONTAINING in front on said Robeson, in width or breadth, fourteen feet three and one-half inches (14. feet 3-1/2 inches) and depth or length of equal width or breadth, ninety-eight feet (98 feet) to said six feet (6 feet) wide alley.

BEING THE SAME PREMISES that CBL Investment Properties LLC, a Pennsylvania Limited Liability Company by its Deed dated December 2, 2022 and recorded in the Office for the Recorder of Deeds of Berks County, Pennsylvania as Instrument #2023000365 granted and conveyed unto Jonathan Martinez Rodriguez.

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PIN: 13531737061383

Property Address: 913 Robeson Street,
Reading, PA 19604TO BE SOLD AS PROPERTY OF: Jonathan
Martinez Rodriguez

Docket No. 24-13075

Judgment Amount: \$3,896.64

Attorney: Portnoff Law Associates, Ltd

ALL THAT CERTAIN piece or parcel of land, situated on the South side of West Second Street, between Adams and Washington Streets, upon which is erected a two and one-half story brick, tin and slate roof dwelling house, being known as House No. 6 West Second Street, now known as No. 346 West Second Street, in the Borough of Birdsboro, Berks County, Pennsylvania.

TAX PARCEL NO. 31-5344-13-04-3672

BEING KNOWN AS 346 W. 2nd Street,
Birdsboro, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF
Maureen L. Struble

Docket No. 24-13085

Judgment Amount: \$4,760.28

Attorney: Portnoff Law Associates, Ltd

ALL THAT CERTAIN unit in the property known, named and identified as Blacksmith Pointe Condominium, located in Amity Township, Berks County, Commonwealth of Pennsylvania.

TAX PARCEL NO. 24-5365-10-27-9013

BEING KNOWN AS 56 Horseshoe Drive,
Amity Township, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF
William E. Legrande, III and Ana M. Legrande

C.C.P. BERKS COUNTY, NO. 24-13811

Judgment - \$309,694.34

Steven P. Kelly, Esq.,

Attorney for Plaintiff

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 38 Solly Lane, Situate in the Township of Jefferson, County of Berks and State of Pennsylvania, located about 1/2 mile Northwest of Bernville and fronting on the North side of the Public Township Road (T-649), bounded and described as follows.

BEGINNING at a point in the above-named Public Road, said point being a corner of property of Leslie P. Weidman and Sandra A. Manwiller; thence in and along said Public Road, North seventy nine degrees twenty three twenty minutes West 276.1 feet to a point in said road; thence along North four degrees

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twenty minutes East 197.5 feet to an iron stake; thence along land of the Grantor, South eight one degrees fifty eight minutes East 275 feet to an iron stake; thence along land of Leslie P. Weidman and Sandra A. Manwiller, South four degrees twenty minutes West 210 feet to the place of BEGINNING.

CONTAINING 1.283 acres of land.

PARCEL NO.: 53445000271531

PROPERTY ADDRESS: 38 Solly Ln,
Bernville, PA 19506

BEING the same premises which Richard Hoffman and Elda Hoffman, husband and wife by Deed dated January 12, 1995 and recorded in the Office of Recorder of Deeds of Berks County on January 17, 1995 at Book 2607, Page 1436 granted and conveyed unto Anthony J. Yenelavage and Dorothy A. Yenelavage, husband and wife as tenants by the entirety.

TO BE SOLD AS THE PROPERTY OF The Unknown Heirs of Dorothy A. Yenelavage Anthony J. Yenelavage having departed this life on May 20, 2002.

Dorothy A. Yenelavage having departed this life on February 29, 2024.

Case Number; 24-14838

Judgment Amount: \$120,977.20

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story frame dwelling house, No. 116 Beech Street and lot on which it is erected, No. 13 on plan of houses and lots prepared by William H. Dechant and Sons, Reading, Pennsylvania, for the Fleetwood Body Corporation, dated July 19, 1927, and recorded in Berks County Records in Plan Book Vol. Page, situate on the Southwestern corner of said Beech Street and Hickory Alley, as laid out on the new topographical survey of the Borough of Fleetwood, in said Borough of Fleetwood. County of Berks and State of Pennsylvania, bounded on the Northwest by said Hickory Alley, on the Northeast by said Beech Street, on the Southeast by a ten foot (10') wide alley and Lot No. 6 of said plan of houses and lots, and on the Southwest by Lot No. 5 of said plan of houses and lots, and described more fully as follows, to wit:

BEGINNING at the Southwestern building corner of said Beech Street and Hickory Alley, as laid out on the aforesaid new topographical survey of the Borough, thence Southeastwardly along the Southwestern building line of said Beech Street, at right angles to said Hickory Alley, a distance of forty feet (40') to the Northwestern building corner of said Beech Street, and ten foot (10') wide alley, thence Southwestwardly along the Northwestern side of said ten foot (10') wide alley and along Lot No. 6 of said plan of houses and lots, at right

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angles to said Beech Street, a distance of one hundred-five feet (135') to a corner in line of Lot No. 5 of said plan of houses and lots, thence Northwestwardly along the same right angles to last described line, a distance of forty feet (40') to a corner in the Southeastern side of said Hickory Alley, thence Northeastwardly along the same right angles to last described line a distance of one hundred thirty-five feet (135') to the place of beginning.

CONTAINING in width along Beech Street forty feet (40') and in depth of equal width one hundred thirty-five (135') to said Lot No. 5 and in area five thousand, four hundred (5,400) square feet, more or less.

BEGINNING PARCEL NUMBER:
44543112858813

PROPERTY ADDRESS 116 North Beech Street, Fleetwood, Pa 19522

BEING THE SAME PREMISES WHICH Ruth Ann Robertson and Richard C. Mertz, co-executor of the estate of Judy K. Metz, deceased, by Deed dated July 27, 2009 and recorded September 4, 2009 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument No. 2009042407 granted and conveyed unto David H. Groff.

TO BE SOLD AS THE PROPERTY OF David H Groff

Case Number: 24-16307

Judgement Amount: \$9,856.40

Attorney: Katharine A. Costlow, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN unit designated as Unit No. 13-E, being a unit in Flying Hills Condominium III, situate on the Eastern Side of Fairway Road, a 24.00 feet private drive in the Development of Flying Hills Section NO. 1, Township of Cumru, County of Berks, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Flying Hills Condominium III, including the plats and Plans, dated the 3rd of day of January, 1984 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on the 5th day of January, 1984, in Deed Book 1844 page 1362. TOGETHER with all rights, title and interest, being a one and one nineteenth percent (1-1/19%) undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. BEING THE SAME PREMISES WHICH Eric J. Weaknecht, Sheriff of Berks County, by Deed dated 12/3/2019 and recorded 12/4/2019 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA in Instrument No. 2019042310, granted and conveyed unto SUN FEDERAL CREDIT UNION. BEING

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THE SAME PREMISES which SUN FEDERAL CREDIT UNION by deed dated 07/28/2020 and recorded 08/11/2020 in the office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2020027389, granted and conveyed unto Pathia Seepurshad .Parcel No.: 39531405191066Property Address: 13 East Fairway Road, Reading, PA 19606TO BE SOLD AS PROPERTY OF: Pathia Seepurshad

Case Number: 25-01193

Judgment Amount: \$140,470.24

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN three story brick, stone and shingle dwelling house and lot or piece of ground upon which the same is erected, situate on the Northwest corner of third and Reading Avenues, being No. 301 Reading Avenue, in the Borough of West Reading, County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point, said point being the Northwest building corner of Third and Reading Avenues; thence extending Northward along said Third Avenue, a distance of one hundred that thirty feet (130') to a point; thence extending Westward on a line parallel with said Reading Avenue a distance of eighty feet (80') to a point; thence extending in a Southward direction on a line parallel with said Third Avenue a distance of one hundred and thirty feet (130') to a point on the Northern building line of said Reading Avenue; thence extending Eastward along said Northern building line of Reading Avenue a distance of eighty feet (80') to a point, the place of beginning.

BEING the same premises which Frederick Edenharter Administrator of the Estate of Wilford D. Luden, deceased by Indenture bearing date December 11, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 1979 page 80 granted and conveyed unto Bruce D. Kline and Sue Ann Kline, husband and wife, in fee.

BEING THE SAME PREMISES WHICH Bruce D. Kline and Sue Ann Kline, husband and wife, by Deed dated August 28, 2003 and recorded September 25, 2003 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA in Book 3881 page 1871 granted and conveyed unto Robert P. Hoffman.

Theoreon erected a dwelling house known as:

301 Reading Ave, West Reading, PA 19611

Being County Parcel No. 93-5307-1830-4570

To be sold as the property of Robert P. Hoffman

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LEGAL DESCRIPTION

Docket No. 25-1310
Judgment: \$85,522.41

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

All That Certain two and one-half story semi-detached brick dwelling house and a one-story stucco garage, together with the lot or piece of ground upon which the same is erected, situate at the Southeast corner of Linden and Amity Streets, being No 1431 Linden Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the intersection of the Eastern building line of Linden Street, with the Southern building line of Amity Street, thence extending Eastwardly along said Amity Street a distance of one hundred feet (100') to a point, thence extending Southerly at right angles to the last described line a distance of thirty feet (30') to a point, thence extending Westwardly at right angles to last described line a distance of one hundred feet (100') to the Eastern building line of said Linden Street, thence extending Northwardly along said Linden Street a distance of thirty feet (30') to a point, the place of beginning

Being the same property conveyed to Paul O. Screvane who acquired title by virtue of a deed from Paul O. Screvane and Vicki J. Screvane, husband and wife, dated September 15, 2005, recorded September 28, 2005, as Document ID 2005057614, and recorded in Book 4674, Page 736, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1431 LINDEN STREET, READING, PA 19604.

Parcel No.: 17531731285346

Account: 17458175

See Deed Book Volume 4674, Page 736

TO BE SOLD AS THE PROPERTY OF PAUL O. SCREVANE

Case Number: 25-02002
Judgment Amount: \$82,155.79
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story hollow tile and cement plastered dwelling house, together with the four adjoining and contiguous lots or

pieces of ground upon which the same is erected, situated on Heidelberg Avenue, in "Reading Gardens", Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The said two of the lots Nos. 328 and 329, fronting each 30 feet on said Heidelberg Avenue, and the other two of the said lots fronting each 30 feet on Woodland Avenue, they being Nos. 338 and 339, all as laid out on a Map or Plan of "Reading Gardens", dated August 5, 1912, made by A.L. Eliot, C.E., and field in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Vol. 4 page 8, and more particularly bounded and described as follows, viz: Fronting on the Southwestward side of Heidelberg Avenue a distance of 60 feet and extending of that width in depth a distance of 140 feet to Woodland Avenue, along which it fronts a distance of 60 feet, bounded:

On the Northeastern side of Heidelberg Avenue;

On the Southeastern side of Lots Nos. 327 and 340 of said Plan of Lots;

On the Northwestern side of Lots Nos. 330 and 337 of said Plan of Lots; and

On the Southwestern side of Woodland Avenue.

CONTAINING 8400 square feet, more or less.

BEING THE SAME PREMISES WHICH Norma J. Orth by Deed dated June 16, 2014 and recorded June 18, 2014 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2014019354 granted and conveyed unto Christopher M. Raifsnider and Patricia A. Raifsnider, husband and wife. Christopher M. Raifsnider passed away February 20, 2025, leaving title vested solely in Patricia A. Raifsnider as surviving spouse by virtue of law.

Thereon erected a dwelling house known as: 12 Heidelberg Ave, Reading, PA 19606

UPI: 23532714345493

To be sold as the property of Patricia A. Raifsnider

Prothonotary # 25-09688

Judgment: \$173,458.16

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 96439717008526

ALL THAT CERTAIN SPLIT-LEVEL TYPE DWELLING TOGETHER WITH THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, BEING LOT NO. 134 AND THE NORTHERLY 5.00 FEET OF LOT NO. 135 AS SHOWN ON THE PLAN OF WELLINGTON DOWNES, SECTION NO. 2, SAID PLAIN RECORDED IN PLAN BOOK VOLUME 33, PAGE 34, BERKS COUNTY RECORDS, SITUATED ON THE EASTERLY SIDE OF DORCHESTER DRIVE,

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IN THE WYOMISSING BOROUGH, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY BUILDING LINE OF DORCHESTER DRIVE (FIFTY-EIGHT FEET WIDE) ON THE DIVISION LINE BETWEEN LOTS NOS. 133 AND 134; THENCE IN AN EASTWARDLY DIRECTION ALONG LOT NO. 133, FORMING A RIGHT ANGLE WITH THE LINE TO BE DESCRIBED LAST THE DISTANCE OF 136.00 FEET TO A POINT; THENCE IN A SOUTHWARDLY DIRECTION ALONG THE PROPERTY OF NOW OR LATE PROGRESS HOME BUILDERS AND PLANNING, INC., FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE THE DISTANCE OF 95.00 FEET TO A POINT; THENCE IN A WESTWARDLY DIRECTION BY A LINE BEING 5.00 FEET SOUTHWARDLY AND PARALLEL TO THE LINE DIVIDING LOTS NOS. 134 AND 135, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE THE DISTANCE OF 136.00 FEET TO A POINT; THENCE IN A NORTHWARDLY DIRECTION ALONG THE EASTERLY BUILDING LINE OF DORCHESTER DRIVE, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE THE DISTANCE OF 95.00 FEET TO THE PLACE OF BEGINNING.

Being known as: 41 DORCHESTER DRIVE, READING, PENNSYLVANIA 19610.

Title to said premises is vested in Earl A. Jordan III and Linda A. Jordan, husband and wife by deed from EARL A. JORDON, III AND LINDA A. JORDAN, HUSBAND AND WIFE dated October 29, 2020, and recorded November 6, 2020 in Instrument Number 2020042093. The said Earl A. Jordan III died on February 14, 2024, thereby vesting title in her surviving spouse Linda A. Jordan by operation of law.

TO BE SOLD AS THE PROPERTY OF LINDA A. JORDAN

Case Number: 25-09799
Judgment Amount: \$287,398.19
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 at the road leading from Lancaster to Reading; thence by land now or late of Abraham Zerbe, South eight (8) degrees, East one hundred and sixty-eight (68) feet and six (6) inches, to an iron pin; thence by land now or late of the said Abraham Zerbe, South seventeen

(17) degrees, West, two hundred and eight (208) feet to an iron pin; thence by land now or late of the said Amos L. Good, North seventy-seven (77) degrees, West one hundred (100) feet to an iron pin; thence by land now or late of the said Amos L. Good, North seventeen (17) degrees East, one hundred and ninety (190) feet and eight (8) inches to an iron pin; thence by land of the said Amos L. Good, North eight (8) degrees East, one hundred and one (141) feet to a point at curb; thence along the aforesaid road South eighty-seven and one-half (87 1/2) 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 Deed Book Volume 1607, Page 96, granted and conveyed unto Harold E. Demming and Marilyn J. Demming, husband and wife, as tenants by the entirety.

Address of Premises: 309 E Main St, Adamstown, PA 19501

Tax or PIN Number: 80437307670721

TO BE SOLD AS PROPERTY OF: NZ Capital LLC

Prothonotary # 25-10170

Judgment: \$24,217.42

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 18530619526164 &
18530619526181

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN CITY OF READING, BERKS COUNTY, PA TO WIT:

PREMISES A

ALL THAT CERTAIN ONE AND ONE-HALF (1-1/2) STORY BRICK DWELLING WITH BASEMENT GARAGE, BEING HOUSE NO. 310 CAMERON STREET, TOGETHER WITH THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERRECTED, BEING LOT NO. 634 AND LOT NO. 635 IN BLOCK 22 AS SHOWN ON THE PLAN OF MILLMONT, SAID PLAN RECORDED IN PLAN BOOK VOLUME 2, PAGE 30, BERKS COUNTY RECORDS, SITUATE ON THE WESTERLY SIDE OF CAMERON STREET, BETWEEN UPLAND AVENUE AND GREENWAY TERRACE, IN THE CITY OF READING, COUNTY OF BERKS., AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE WESTERLY BUILDING LINE OF CAMERON STREET (FORTY FEET (40 FEET) WIDE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE CITY OF READING) AT ITS

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INTERSECTION WITH THE SOUTHERLY SIDE OF A TEN FEET (10 FEET) WIDE ALLEY, THE SOUTHERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY BEING SOUTHWARDLY A DISTANCE OF ONE HUNDRED TWENTY FEET (120 FEET) FROM THE SOUTHERLY BUILDING LINE OF UPLAND AVENUE, SIXTY FEET (60 FEET) WIDE AS SHOWN ON THE AFORESAID TOPOGRAPHICAL SURVEY; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BUILDING LINE OF CAMERON STREET FORMING AN INTERIOR ANGLE OF EIGHTY-NINE (89 DEGREES) FIFTY-NINE (59 MINUTES) MINUTES WITH THE SOUTHERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY, A DISTANCE OF FORTY FEET (40 FEET) TO A POINT; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LOT NO. 633, THE PROPERTY NOW OR LATE OF EDNA B. ORMSBEE, WIDOW OF KENNETH L. ORMSBEE, FORMING AN INTERIOR ANGLE OF NINETY (90 DEGREES) DEGREES ONE (01 MINUTES) MINUTE WITH THE LAST DESCRIBED LINE, A DISTANCE OF NINETY-FIVE FEET (95 FEET) TO A POINT ON THE EASTERLY SIDE OF ANOTHER TEN FEET (10 FEET) WIDE ALLEY; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG THE EASTERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY FORMING AN INTERIOR ANGLE OF EIGHTY-NINE (89 DEGREES) DEGREES FIFTY-NINE (59 MINUTES) MINUTES WITH THE LAST DESCRIBED LINE, A DISTANCE OF FORTY FEET (40 FEET) TO A POINT ON THE SOUTHERLY SIDE OF THE FIRST MENTIONED TEN FEET (10 FEET) WIDE ALLEY; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY FORMING AN INTERIOR ANGLE OF NINETY (90 DEGREES) DEGREES ONE (01 MINUTES) MINUTE WITH THE LAST DESCRIBED LINE, A DISTANCE OF NINETYFIVE FEET (95 FEET) TO THE PLACE OF BEGINNING.

PREMISES B

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND BEING LOTS NUMBERED 632 AND 633 IN BLOCK 22 AS SHOWN ON THE PLAN OF MILLMONT, SAID PLAN RECORDED IN PLAN BOOK VOLUME 2, PAGE 30. BERKS COUNTY RECORDS, SITUATE ON THE WESTERLY SIDE OF CAMERON STREET, BETWEEN UPLAND AVENUE AND GREENWAY TERRACE. IN THE CITY OF READING COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY BUILDING LINE OF CAMERON STREET, FORTY FEET (40 FEET) WIDE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE CITY OF READING, SOUTHWARDLY A DISTANCE OF ONE HUNDRED 250263104 Page 6 of 7 SIXTY FEET (160 FEET) FROM THE INTERSECTION OF THE WESTERLY BUILDING LINE OF CAMERON STREET WITH THE SOUTHERLY BUILDING LINE OF UPLAND AVENUE, EIGHTY FEET (80 FEET) WIDE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE CITY OF READING; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BUILDING LINE OF CAMERON STREET, A DISTANCE OF FORTY FEET (40 FEET) TO A POINT; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LOT NO. 631, A DISTANCE OF NINETY-FIVE FEET (95 FEET) TO A POINT; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG THE EASTERLY SIDE OF A TEN FEET (10 FEET) WIDE ALLEY, A DISTANCE OF FORTY FEET (40 FEET) TO A POINT; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG LOT NO. 634, A DISTANCE OF NINETYFIVE FEET (95 FEET) TO THE PLACE OF BEGINNING.

Being known as: 310 CAMERON STREET AND 314 CAMERON STREET, READING, PENNSYLVANIA 19607.

Title to said premises is vested in Geoffrey James Deck by deed from PETER G. ROWLEY AND RACHEL C. ROWLEY, FORMERLY RACHEL C. WEIDENSAUL, HUSBAND AND WIFE dated August 20, 2021 and recorded August 30, 2021, in Instrument Number 2021043377.

TO BE SOLD AS THE PROPERTY OF GEOFFREY JAMES DECK

LEGAL DESCRIPTION

Docket No. 25-10221
Judgment: \$39,861.23

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

All those certain two lots of land on which is erected a two-story brick store and dwelling house and other necessary outbuildings, being 302 Main Street in the Borough of Shoemakersville, Berks County, Pennsylvania, being more fully bounded and described according to a survey by John W. Hoffert, PLS, dated August 21, 1996 as follows:

Tract A - Beginning at a drill hole set in the west right-of-way line of Main Street, said point being on the division line between land now or late of Paul E. and Anna M. Wagaman and the

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land described herein; thence along Main Street, South 19 degrees 54 minutes 28 seconds West, 42.15 feet to a drill hole; thence along the north right-of-way line of Miller Street, North 81 degrees 45 minutes 32 seconds West, 108.52 feet to an iron pin; thence along the east line of Apple Lane, North 04 degrees 26 minutes 28 seconds East, 66.51 feet to an iron pin; thence along land now or late of Paul E. and Anna M. Wagaman (DB 1408, Page 4), South 70 degrees 05 minutes 32 seconds East, 124.01 feet to a point, being the place of beginning.

Containing 6,214 square feet (0.142 acre).

Tract B - Beginning at a p.k. spike on the west line of Apple Lane, said point being on the division line between land now or late of Emmaclaire Peterson and Linda Schappell and the premises described herein; thence along the west line of Apple Lane the two following courses and distances: (1) South 17 degrees 09 minutes 03 seconds West, 19.79 feet to an iron pin and (2) South 04 degrees 26 minutes 28 seconds West, 157.71 feet to a r.r. spike set; thence along the north line of Miller Street, North 81 degrees 45 minutes 32 seconds West, 87.65 feet to an iron pin; thence along land now or late of Harman L. and Elsie R. Boyer (DB 1051, Page 390) the three following courses and distances: (1) North 05 degrees 04 minutes 28 seconds East, 59.69 feet to an iron pin, (2) North 84 degrees 55 minutes 32 seconds West, 43.00 feet to a point and (3) South 05 degrees 04 minutes 28 seconds West, 43.00 feet to a point; thence South 83 degrees 04 minutes 28 seconds West, 25.00 feet to a point; thence along the Schuylkill River, North 00 degrees 04 minutes 12 seconds East, 154.92 feet to a point; thence along land now or late of Emmaclaire Peterson and Linda Schappel (DB 1948, Page 837), South 87 degrees 04 minutes 01 second East, 171.00 feet to a point, being the place of beginning.

Containing 24,440 square feet of land (0.561 acres).

Excepting therefrom a portion of the above described tract of land conveyed to the Commonwealth of Pennsylvania, Department of Transportation, by virtue of that certain Notice of Condemnation recorded February 10, 2017, as Instrument Number 2017005335, Berks County, Pennsylvania records.

Being the same property conveyed to Harry E. Steeley and Shawna A. Steeley, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Elizabeth Baver Hartinger, Executrix of the Estate of Alma D. Baver, Deceased, dated April 5, 2000, recorded April 10, 2000, as Document ID 16170, and recorded in Book 3188, Page 348, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 302 MAIN STREET, SHOEMAKERSVILLE, PA 19555.

Parcel No.: 78449206488540

Account: 78020000

See Deed Book Volume 3188, Page 348

TO BE SOLD AS THE PROPERTY OF
HARRY E. STEELEY AND SHAWNA A.
STEELEY, HIS WIFE

Docket #25-10669

Judgment Amount: \$175,838.10

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain parcel of land and the dwelling and improvements thereon, located on the Easterly side of Manatawny Road (S. R. 2051) legal R/W = 33 ft. wide (with an additional previously reserved but not dedicated variable width street R/W), in Earl Township, Berks Township, Pennsylvania, described according to the 1063 / 1065 Manatawny Road subdivision as prepared by Aston Surveyors / Engineers, Inc., Boyertown, Pennsylvania, plan no. 908-SHA dated March 12, 2018 as last revised Recorded as Plan # 2018-018577 being Lot 2 thereon, and being more fully described as follows:

Beginning at a concrete monument set on the Easterly side of the additional reserved street R/W of Manatawny Road, at a corner of this and Lot 1 of the said plan. Thence from the point of beginning, along the side of the street R/W the next two courses and distances to wit:

1. North 28 degrees 43 minutes 34 seconds West 63.38 ft. to a concrete monument set, a corner in the Westerly terminus of a 25 ft. wide utility easement, the line running along the Westerly side of a stormwater easement.

2. Continuing along the Westerly side of the stormwater easement and leaving the utility easement, North 41 degrees 48 minutes 34 seconds West 136.71 ft. to a concrete monument set, a corner of this and the land of Kyle R. & Jill M. Diffenderfer, said corner marking the Westerly terminus of a shared driveway R/W to Manatawny Road, the line crossing along the terminus of the said R/W.

Thence along the land of Diffenderfer and along the Northerly side of shared driveway R/W, the next five courses and distances to wit:

1. Leaving the street R/W of Manatawny Road, North 48 degrees 11 minutes 26 seconds East 30.00 ft. to an iron pin found at a point of curve.

2. Along a line curving to the right, having a central angle of 45 degrees 00 minutes 00 seconds, a radius of 50.00 ft., an arc length of 39.27 ft., a tangent of 20.71 ft., a chord bearing and distance of North 70 degrees 41 minutes 26 seconds East 38.27 ft. to an iron pin found at a point of tangent.

3. South 86 degrees 48 minutes 34 seconds East 17.18 ft. to an iron pin found, a corner.

4. North 55 degrees 55 minutes 27 seconds East 58.81 ft. to an iron pin found at a point of curve.

5. Along a line curving to the right, having a central angle of 73 degrees 35 minutes 08

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seconds, a radius 61.00 ft., an arc length of 78.34 ft., a tangent of 45.62 ft., a chord bearing and distance of South 87 degrees 16 minutes 59 seconds East 73.07 ft. to an iron pin found, at corner of this and Lot 1 of the said plan, said corner marking the Easterly terminus of the aforementioned shared driveway R/W.

Thence along Lot 1 of the said plan, the next three courses and distances to wit:

1. Crossing along the terminus of the shared driveway R/W. South 39 degrees 30 minutes 35 seconds West 86.39 ft. to an iron pin set, a corner.

2. South 02 degrees 18 minutes 31 seconds East 137.71 ft. to an iron pin set, a corner in a stormwater easement, the line crossing along the Easterly terminus of a 25 ft., wide utility easement.

3. In and through the stormwater easement, South 61 degrees 16 minutes 26 seconds West 30.00 ft. to the point of beginning.

This lot is subject to an existing stormwater easement. Also, together with all applicable rights to the street R/W's of Manatawny Road.

Also, together with and subject to a shared driveway R/W to Manatawny Road for Lots 1 and 2 of the said plan recorded at Instrument # 2018-018735.

Also, subject to a 25 ft. wide utility easement as follows:

All that certain 25 ft. wide utility easement for Lot 1 of the 1063/1065 Manatawny Road Subdivision, as prepared by Aston Surveyors/Engineers, Inc., Boyertown, Pennsylvania, Plan no. 908-SHA dated March 12, 2018 as last revised, running in and through Lot 2 of the said plan from the Easterly side of the previously reserved (but not dedicated) street right-of-way for Manatawny Road, to Lot 1 of the said plan, in Earl Township, Berks County, Pennsylvania, and being more fully described as follows:

Beginning at a concrete monument set on the Easterly side of Manatawny Road, Said concrete monument being located along the side of Manatawny Road, North 28 degrees 43 minutes 34 seconds West 63.38 ft. from a concrete monument set at a common corner of Lots 1 and 2 of the said plan. Thence from the point of beginning, along the side of the road, North 41 degrees 48 minutes 34 seconds West 14.23 ft. to a point, Leaving the side of the road North 78 degrees 59 minutes 51 seconds East 64.86 ft. to a point on the common line of Lots 1 and 2 of the said plan.

Along the same, South 02 degrees 18 minutes 31 seconds East 25.29 ft. to a point. Leaving the common line, South 78 degrees 59 minutes 51 seconds West 49.66 ft. to a point on the Easterly side of Manatawny Road.

Along the same, North 28 degrees 43 minutes 34 seconds West 13.41 ft. to the point of beginning.

Thereon erected a dwelling house known as:
1063 Manatawny Road
Boyertown, PA 19512

Tax Parcel #42536717111041
Account: 42000367
See Deed Instrument: 2018025722
Sold as the property of:
MARY E. PIGEON

Docket #25-11065
Judgment Amount: \$140,279.37
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 29 as shown on the Plan of Laurel Creek Run recorded in Plan Book 300 page 293, Berks County Records, located on the Easterly side of Lily Lane, Muhlenberg Township, Berks County, Pennsylvania, being more fully described as follows:

BEGINNING at a point on the Easterly side of Lilly Lane; thence along Lot No. 28 the two following courses and distances: (1) South 45 degrees 10 minutes 58 seconds East 32.34 feet; and (2) South 66 degrees 29 minutes 17 seconds East 151.52 feet to a point; thence along N/L of Michelle L. Nichlas, South 05 degrees 04 minutes 58 seconds West 80.69 feet to a corner in common with Lot No. 30; thence along the same, North 56 degrees 45 minutes 18 seconds West 251.40 feet to a point on the easterly side of Lilly Lane; thence along Lilly Lane the three following courses and distances: (1) North 33 degrees 14 minutes 42 seconds East 4.21 feet; (2) by a curve deflecting to the right having a radius of 10 feet, a chord bearing of North 62 degrees 31 minutes 51 seconds East a distance along the arc of 10.22 feet; and (3) along a curve deflecting to the left having a radius of 60 feet, a chord bearing of North 68 degrees 15 minutes 56 seconds East a distance along the arc of 49.33 feet to the point and place of Beginning.

Thereon erected a dwelling house known as:
1019 Lily Lane
Temple, PA 19560
Tax Parcel #66531905294087
Account: 66001322
See Deed Instrument No: 2018000005
Sold as the property of:
JASON M. WRIGHT

No. 25-11160
Judgment: \$177,879.54
Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two-story frame commercial building and detached frame garage thereon erected, situate on the Northeasterly corner formed by the intersection of State Legislative Route Number 660 and Township Route Number 622, a short distance Westerly from the Borough of Mohnton, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania,

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bounded and described as follows, to wit:

BEGINNING at an iron pin in the aforementioned intersection of State Legislative Route Number 660 and Township Route Number 622; the said iron pin marking the most Southwesterly corner of the lot herein described; thence from the said place of beginning and extending in and along the said Township Route Number 622, the following two (2) courses and distances, viz: (1) North seventeen (17) degrees forty-five (45) minutes West, a distance of ninety-nine (99.00) feet to an iron pin; (2) North five (05) degrees fourteen (14) minutes West, a distance of thirty-two and thirty-seven hundredths (32.37) feet to an iron pin marking a corner of property now or late of Ella Griffith, widow; thence along the same, the following two (2) courses and distances, viz: (1) North seventy-seven (77) degrees thirty-two (32) minutes thirty (30) seconds East, a distance of fifty-four and thirty-three hundredths (54.33) feet to an iron pin; (2) South twenty (20) degrees East, a distance of one hundred twenty-three and one-tenth (123.1) feet to an iron pin in the aforementioned State Legislative Route Number 660; thence in and along the same, South seventy (70) degrees West, a distance of sixty-six (66.00) feet to the place of beginning.

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: 309 WYOMISSING ROAD, MOHNTON, PA 19540

Mapped PIN: 4395-17-00-1666

Parcel ID#: 39439517001666

BEING THE SAME PREMISES WHICH Joshua A. Zook, et ux., by Deed dated June 27, 2022 and recorded July 19, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2022-028993, granted and conveyed unto Theodore Yanick.

TO BE SOLD AS THE PROPERTY OF THEODORE YANICK

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, December 5, 2025 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:

Jutland Properties, LLC

Charles J. Phillips, Esq.

BARLEY SNYDER

2755 Century Boulevard
Wyomissing, PA 19610-3346

Notice is hereby given that the Board of Directors of **New Jerusalem Evangelical Lutheran Church**, a Pennsylvania non-profit organization with a mailing address of P.O. Box 95, Bowers, PA 19511, has unanimously approved a proposal that the nonprofit corporation voluntarily dissolve and that the Board of Directors is now engaged in winding up and settling the affairs of the nonprofit corporation under the provisions of the Nonprofit Corporation Law of 1988.

New Jerusalem Evangelical Lutheran Church

c/o Joel Ready, Esq.
Cornerstone Law Firm, LLC
8500 Allentown Pike, Suite 3
Blandon, PA 19510

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §1975(b) that Articles of Dissolution will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the corporation is:

POPN, Inc.

Zachary D. Griffith, Esq.

Barley Snyder LLP

BARLEY SNYDER, LLP
2755 Century Boulevard
Wyomissing, PA 19610

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §1975(b) that Articles of Dissolution will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the corporation is:

Rolemo Property Management, Inc.

Charles J. Phillips, Esq.

BARLEY SNYDER

2755 Century Boulevard
Wyomissing, PA 19610-3346

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ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **Golden Wolf Regional Training Center**

Lauren Butterworth, Esq.
P.O. Box 113
Adamstown, PA 19501

The name of the proposed corporation is **Oasis Hotel & Tavern, Inc.**

The Articles of Incorporation have been filed on September 25, 2025.

Richard H. Pepper, Esq.
717 Washington St.
Easton, PA 18042

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 (November 3, 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 November 5, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BUBBENMOYER, SHIRLEY E., Sean J. O'Brien, Admin., C.T.A., Sean J. O'Brien, Esq.

DELONG, MARY E., a/k/a DELONG, MARY ELENOR, Mark J. Keehan, Exr., Robert R. Kreitz, Esq.

EXAS, STEVEN G., Mark P. Abramowicz, Admin., Rebecca Batdorf Stone, Esq.

GOHACKI, ELLEN GAIL, Geoffrey P. Gohacki, Exr., Janna M. Pelletier, Esq.

POTTEIGER, SAMUEL N., Wells Fargo Bank, N.A., Trustee, Kendra D. McGuire, Esq.

Last day for filing Accounts for December 2025 is November 3, 2025.

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

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-15080

GAIL E. WOLFE, Plaintiff
vs.

EDWARD J. BENDER AND ROSALIE M. BENDER, HIS WIFE, WILLIAM PENN, THOMAS PENN, RICHARD PENN and JOHN PENN, their heirs, executors, administrators and assigns, and all other parties having an apparent interest in or title to the within described property, Defendants

NOTICE OF LEGAL ACTION

Pursuant to the Court's Order dated October 20, 2025, directing Plaintiff to serve Notice by Publication, NOTICE is hereby given to the above-named Defendants that Plaintiff commenced a legal action against you on October 2, 2025, by the filing of a Complaint to Determine Right, Lien, Title or Interest in Land.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

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**ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.**

Lawyers' Referral Service of the
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www.BerksBar.org

MOGEL SPEIDEL BOBB & KERSHNER

By: Graziella M. Sarno, Esquire

I.D. #79565

Walnut Street

Reading, PA 19601

610-376-1515

STOCK ALFIERI

By: Edwin L. Stock, Esquire

Attorney E.D. No. 43787

50 N. 5th St., 4th Floor, Ste. #4

Reading, PA 19601

Phone: 610-372-5588

Fax: 484-930-0729

estock@estocklaw.com

Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 21-2248

READING AREA WATER AUTHORITY,
Plaintiff

vs.

GEORGINA CRUZ Defendant

TO: GEORGINA CRUZ

460 S. 6th Street

Reading, PA 19602

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on September 10, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on March 16, 2021 in the amount of \$3,682.11, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

Lawyers' Referral Service of the
Berks County Bar Association

544 Court Street,

Reading, PA 19601

Telephone: 610-375-4591

www.BerksBar.org

STOCK ALFIERI

By: Edwin L. Stock, Esquire

Attorney I.D. No. 43787

50 N. 5th Street, 4th Floor, Ste. #4

Reading, PA 19601

Phone: 610-372-5588

Fax: 484-930-0729

estock@estocklaw.com

Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 21-1077

READING AREA WATER AUTHORITY,
Plaintiff

vs.

FREDY JAVIER,

Defendant

TO: FREDY JAVIER

1205 North 13th St.

Reading, PA 19604

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 7, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on February 10, 2021 in the amount of \$2,460.47, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

10/30/2025

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Lawyers' Referral Service of the
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Reading, PA 19601
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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

BECKER, DORIS S., dec'd.

Late of Muhlenberg Township.
Executrix: PAMELA R. POTTEIGER,
912 Beach St.,
Reading, PA 19605.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

BOYER, LYNN F. also known as

BOYER, LYNN FORREST, dec'd.
Late of City of Reading.
Executrix: ROBIN L. BOYER.
c/o ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

BUDD, ELSIE M., dec'd.

Late of 121 Stonetown Rd.,
Borough of Birdsboro.
Executrices: DEBORAH M. BUDD,
3911 Penn Dr.,
Reading, PA 19606 and
JUDY ANN JERNEGAN,
121 Stonetown Rd.,
Birdsboro, PA 19508.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

COOKE, JEAN, dec'd.

Late of 428 Miriam Ave.,
Borough of Leesport.
Executor: NATHAN ROTHERMEL,
428 Miriam Ave.,
Leesport, PA 19533.
ATTORNEY: DALE COOKE, ESQ.,
FDA Ad Law, PC,
710 Willow Way,
Penn Valley, PA 19072

DIBLER, JEFFREY L., dec'd.

Late of 48 Fox Road, Mertztown.
Executor: APRIL J. DIBLER,
48 Fox Rd.,
Mertztown, PA 19539.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

DIEHL, KEN D., dec'd.

Late of 107 Lafayette St.,
City of Reading.
Executor: NICHOLAS A. DIEHL,
55 Kenbridge Lane,
Elizabethtown, PA 17022.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530-1712

EAKEN, MARY JANE, dec'd.

Late of 57 Arboretum Rd.,
Borough of Bernville.
Executrix: DENISE BRANDT,
212 Main St.,
P.O. 219,
Bernville, PA 19506.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

ENDY, JAMES also known as

ENDY, JAMES R., dec'd.
Late of Union Township.
Executrix: DEVEN A. MADDALONI,
118 Red Corner Rd.,
Douglassville, PA 19518.
ATTORNEY: JOHN A. KOURY, JR., ESQ.,
OWM LAW,
1503 Sumset Dr., #201,
Pottstown, PA 19464

FICK, JOAN ELAINE also known as

FICK, JOAN E., dec'd.
Late of City of Reading.
Executrix: ABBY K. FICK,
400 Sensen Rd.,
Wernersville, PA 19565.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

FISHER, BARBARA J., dec'd.

Late of Exeter Township.
Executrix: KATHLEEN D. FISHER,
2875 SE Grant St.,
Portland, OR 97214.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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GINIEWSKI, JR., STANLEY JOSEPH, dec'd.

Late of Amity Township.

Executor: KEVIN A. GINIEWSKI,

70 Friends Rd.,

Birdsboro, PA 19508.

ATTORNEY: FREDERICK M. NICE,

ESQ.,

BARLEY SNYDER, LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

GREEN, MICHELE A., dec'd.

Late of 5 Hillside Rd.,

Borough of Wyomissing.

Executor: ANDREW S. GREEN.

c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,

KOZLOFF STOUTD,

2640 Westview Drive,

Wyomissing, PA 19610

HEIFER, GRAZYNA HELENA also known as**HEIFER, GRAZYNA H., dec'd.**

Late of 300 Woodside Ave.,

Spring Township.

Administrator: DANIEL M. HEIFER,

300 Woodside Ave.,

West Lawn, PA 19609.

ATTORNEY: ZACHARY D. GRIFFITH,

ESQ.,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

JUARBE, MARTA, dec'd.

Late of 1106 N. Front St.,

City of Reading.

Administrator: KAILEE VIERA,

1106 N. Front St.,

Reading, PA 19601.

ATTORNEY: WILLIAM R. A. RUSH,

ESQ.,

38 N. 6th Street,

Reading, PA 19601

LLOYD, GERALD DWIGHT also known as**LLOYD, GERALD D., dec'd.**

Late of Amity Township.

Executor: STUART A. LLOYD,

216 Chapel Ln.,

Dayton, OH 45431.

ATTORNEY: THOMAS A.

MASTROIANNI, ESQ.,

OWM LAW,

1503 Sunset Dr., #201,

Pottstown, PA 19464

LOTZ, CHERYL D., dec'd.

Late of Robesonia Borough

Executrix: KIRSTEN D. LOTZ-

CROUTHAMEL,

154 Oak Terrace Dr.,

Birdsboro, PA 19508.

ATTORNEY: SCOTT C. PAINTER, ESQ.,

906 Penn Avenue, Suite 1,

Wyomissing, PA 19610

MANN, ROCHELLE M., dec'd.

Late of Exeter Township.

Executrix: RHONDA S. WOLFF.

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

DAUTRICH & O'BRIEN LAW OFFICES,

P.C.,

534 Court Street,

Reading, PA 19601

MCKALE, LOUIS J., dec'd.

Late of 5795 Washington Dr.,

Exeter Township.

Executrix: SHARON J. MCKALE,

5795 Washington Dr.,

Reading, PA 19606.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &

LUTZ, P.C.,

1025 Berkshire Boulevard, Suite 700,

Wyomissing, PA 19610

MILLER, JONATHAN L., dec'd.

Late of Berks County.

Administrator: CRISSY LYN MILLER.

c/o ATTORNEY: TAYLOR R. D. BRIGGS,

ESQ.,

NORRIS MCLAUGHLIN, P.A.,

515 West Hamilton St., Suite 502,

Allentown, PA 18101

MONASCO, PAUL D., dec'd.

Late of 449 Airport Rd.,

Bethel Township.

Administratrix: SUSAN L. MONASCO,

14 E. Pottsville St.,

Pine Grove, PA 17963.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &

LUTZ, P.C.,

1025 Berkshire Boulevard, Suite 700,

Wyomissing, PA 19610

PHILLIPS, ROBERT A., dec'd.

Late of Caernarvon Township.

Administratrix: TINA PHILLIPS,

P.O. Box 451,

Morgantown, PA 19543.

ATTORNEY: MISTY TOOTHMAN,

TWIN VALLEY LAW, PLLC,

P.O. Box 235,

Elverson, PA 19520

PLUSHANSKI, CARY L., dec'd.

Late of 73 Rahn Rd.,

Borough of Kutztown.

Executor: CATHY S. PADASAK,

73 Rahn Rd.,

Kutztown, PA 19530.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

REINERT, STUART L., dec'd.

Late of Borough of Boyertown.

Executors: TRACY BRINTZENHOFF and

CHARLIE E. FRYER.

c/o ATTORNEY: RICHARD T. CURLEY,

10/30/2025

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ESQ.,
50 E. Philadelphia Avenue,
P.O. Box 357,
Boyertown, PA 19512
SHURILLA, CAROL A., dec'd.
Late of 220 Linden St.,
City of Reading.
Executrix: CHERYL SHURILLA,
1746 Cotton St.,
Reading, PA 19606.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526
**WILLIAMS, MARQUIS LASHAWN,
dec'd.**
Late of 25 Mellowbrook Dr.,
Spring Township.
Administratrix: MONIQUE WILLIAMS,
25 Mellowbrook Dr.,
Sinking Spring, PA 19608.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

Second Publication

ALLEN, JEAN C., dec'd.
Late of 1011 Yarrow Ave.,
City of Reading.
Executor: JEFFREY ALLEN,
194 Hatchet Cove,
Auburn, PA 17922.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526
BARBON, BARRY A., dec'd.
Late of 1317 Fern Ave.,
Borough of Kenhorst.
Executor: STEVEN J. BARBON,
321 Rivervale Rd.,
Reading, PA 19605.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ.,
P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633
BARRETT, RUTH L., dec'd.
Late of Exeter Township.
Executor: RAYMOND M. WITMAN,
4910 Oley Turnpike Rd.,
Reading, PA 19606.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603
**BERNAS, RONALD also known as
BERNAS, RONALD B., dec'd.**
Late of Union Township.

Executor: RENEE NEWLAND.
c/o ATTORNEY: RICHARD T. CURLEY,
ESQ.,
50 E. Philadelphia Avenue,
P.O. Box 357,
Boyertown, PA 19512
BORELLI, CARMINE J., dec'd.
Late of 26 Margaret Dr.,
City of Reading.
Administratrix: GERALDINE A.
WOODRING,
3110 Daniel Dr.,
Reading, PA 19608.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500
CLAMAN, GEORGE R., dec'd.
Late of Tulpehocken Township.
Executrix: JEANETTE M. WOODWARD,
8444 Lancaster Ave.,
Bethel, PA 19507.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE, ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067
DOVE, LYNETTE A., dec'd.
Late of Bethel Township.
Administratrix: MELISSA S. DISCUIILLO.
c/o ATTORNEY: JEFFREY R. BELLOMO,
ESQ.,
BELLOMO & ASSOCIATES, LLC,
3198 East Market St.,
York, PA 17402
FERDINAND, SR, PHILIP L., dec'd.
Late of Lower Alsace Township.
Executor: JOHN FERDINAND.
c/o ATTORNEY: DONALD P. ROBERTS,
ESQ.,
BURKE VULLO REILLY ROBERTS,
1460 Wyoming Ave.,
Forty Fort, PA 18704
FOSBENNER, JAMES B., dec'd.
Late of Borough of Bechtelsville.
Administratrix: SHEILA M. FOSBENNER.
c/o ATTORNEY: JEREMY Z. MITTMAN,
ESQ.,
THE LAW OFFICE OF JEREMY Z.
MITTMAN,
593 Bethlehem Pike, Suite 1,
Montgomeryville, PA 18936
HERSHEY, RICHARD D., dec'd.
Late of Muhlenberg Township.
Executors: JULIE FAITH ROTH and
RODNEY CHARLES HERSHEY.
c/o ATTORNEY: KAREN F.
LONGENECKER, ESQ.,
P.O. Box 12496,
Reading, PA 19612

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KLINE, ARLENE A. also known as**KLING, ARLENE ANNIE, dec'd.**

Late of Lower Heidelberg Township.

Executor: MICHAEL D. KLINE.

c/o ATTORNEY: CHRISTOPHER C.

MUVDI, ESQ.,

MASANO BRADLEY, LLP,

875 Berkshire Blvd., Suite 100,

Wyomissing, PA 19610

LEISTER, JR, PAUL L., dec'd.

Late of Earl Township.

Executrix: JUDY A. LEISTER,

27 Earl Rd.,

Boyertown, PA 19512.

ATTORNEY: EUGENE ORLANDO, JR.,

ESQ.,

ORLANDO LAW OFFICES, P.C.,

2901 St. Lawrence Avenue, Suite 101,

Reading, PA 19606

MANBECK, KATHERINE FRANCES, dec'd.

Late of 1725 Pear St.,

City of Reading.

Executor: KEVIN C. MANBECK,

12 Tewkesbury Dr.,

Wyomissing, PA 19610.

ATTORNEY: ROSE KENNEDY, ESQ.,

1212 Liggett Avenue,

Reading, PA 19611

MILLER, ELAINE also known as**FARAG, ELAINE and****RATHMAN, ELAINE, dec'd.**

Late of Borough of Wernersville.

Administratrix: HEATHER BOWERS,

2512 John Henry Dr.,

Sinking Spring, PA 19608

MOLICA, JOAN C., dec'd.

Late of 1189 Cedar Top Rd.,

Cumru Township.

Executrix: MARCIA DELCOLLO,

1187 Cedar Top Rd.,

Reading, PA 19607.

ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 E. Lancaster Avenue,

Shillington, PA 19607

PLASHA, WILLIAM, dec'd.

Late of Borough of Kempton.

Executor: BRUCE PLASHA.

c/o ATTORNEY: TRACEY A. SHREVE,

ESQ.,

THE ROTH LAW FIRM,

P.O. Box 4355,

Allentown, PA 18105

RANDAZZO, CHARLOTTE, dec'd.

Late of 117 North Miller St.

Executor: ROCHELLE BELVILLE a/k/a

ROCHELLE GANSTER,

117 North Waverly St.,

Shillington, PA 19607.

ATTORNEY: LAUREN BUTTERWORTH,

ESQ.,

LAUREN P. BUTTERWORTH, ESQUIRE,

PLLC,

P.O. Box 113,

Adamstown, PA 19501

REICH, JOAN M., dec'd.

Late of 2000 Cambridge Ave.,

Borough of Wyomissing.

Executor: GREGORY H. REICH,

89 Kauffman Rd.,

Oley, PA 19547.

ATTORNEY: JOHN M. STOTT, ESQ.,

BRUMBACH, MANCUSO & FEGLEY,

P.C.,

11 East Lancaster Avenue,

P.O. Box 500,

Shillington, PA 19607-0500

SEIDEL, ARLENE M., dec'd.

Late of 908 Ivy Lane,

Spring Township.

Executrices: CYNTHIA M. SEIDEL,

LORI D. SEIDEL and

JULIE A. MOYER.

c/o ATTORNEY: ANDREW S. GEORGE,

ESQ.,

KOZLOFF STOUTT,

2640 Westview Drive,

Wyomissing, PA 19610

SEIGER, JR., JOHN H., dec'd.

Late of 120 N. Church St.,

Borough of Robeson.

Executor: ANDREW EDWARDS,

120 N. Church St.,

Robeson, PA 19551.

ATTORNEY: ALEXA S. ANTANAVAGE,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

SHENK, LYNDIA L., dec'd.

Late of 1930 Rake Rd.,

Centre Township.

Administratrix: WENDY A. MILYO,

39 Steiner Place,

Reading, PA 19605.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

STREMB, EDWARD A., dec'd.

Late of Borough of Kenhorst.

Executors: STEVEN D. STREMB,

7 Lee Drive,

Stevens, PA 17578 and

CYNTHIA M. KOLB,

5052 Chelsea Dr.,

Mohnton, PA 19540.

ATTORNEY: MARK E. ZIMMER, ESQ.,

MOGEL, SPEIDEL, BOBB & KERSHNER,

520 Walnut Street,

Reading, PA 19601

TOBIN, JOAN M., dec'd.

Late of Muhlenberg Township.

Executrix: JAQUELINE WISE-FRITZ,

3534 Arlington St.,

Laureldale, PA 19605.

ATTORNEY: REBECCA L. BELL, ESQ.,

ALLERTON & BELL, P.C.,

1095 Ben Franklin Hwy East,

Douglassville, PA 19518

10/30/2025

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WERLEY, ROBERT C., dec'd.

Late of Maidencreek Township.
 Executor: MICHAEL A. WERLEY,
 116 Focht Lane,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

ZWIERCAN, SHIRLEY A., dec'd.

Late of 235 Mountaintop Rd.,
 South Heidelberg Township.
 Executor: FRANK D. ZWIERCAN.
 c/o ATTORNEY: SCOTT ALAN
 MITCHELL, ESQ.,
 SAXTON & STUMP, LLC,
 280 Granite Run Drive, Suite 300,
 Lancaster, PA 17601

Third and Final Publication**BROWN, SR, JOHN J. also known as****BROWN, JOHN J. and****BROWN, SR, JOHN JACOB, dec'd.**

Late of Bethel Township.
 Executor: JOHN JACOB BROWN, JR.,
 70 Fox Rd.,
 Hamburg, PA 19526.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

BUTSACK, BERNICE K., dec'd.

Late of Borough of Wyomissing.
 Administrator: MELANIE A. MUSCO,
 401 Court St., Apt. B,
 West Reading, PA 19611.
 ATTORNEY: GRAZIELLA M. SARNO,
 ESQ.,
 MOGEL, SPEIDEL, BOBB & KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

BYRNE, ERIN K., dec'd.

Late of 121 Lewis Rd.,
 City of Reading.
 Executor: JOHN A. MAGUIRE,
 121 Lewis Rd.,
 Reading, PA 19606.
 ATTORNEY: LAUREN BUTTERWORTH,
 ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

DENNIS, JOAN M., dec'd.

Late of 1236 Delaware Ave.,
 Borough of Wyomissing.
 Executor: MICHAEL J. DENNIS.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

ELLIOTT, CHERYL L., dec'd.

Late of Morgantown.
 Executor: RANDAL MILLER.
 ATTORNEY: AMY R. STERN, ESQ.,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad St.,
 P.O. Box 1277,
 Lansdale, PA 19446

GALLAGHER, JANET M., dec'd.

Late of 68 Meadow Court.
 Executor: STEPHEN J. GALLAGHER,
 12 Esther Circle,
 Sinking Spring, PA 19608.
 ATTORNEY: LAUREN BUTTERWORTH,
 ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

GONGOLL, NANCY JEAN, dec'd.

Late of 9 Colin Court,
 Exeter Township.
 Executrix: DORA BRADY,
 68 Rock Hollow Rd.,
 Birdsboro, PA 19508.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

HEIM, NELSON R. also known as**HEIM, NELSON RONALD, dec'd.**

Late of 2900 West Lawn Terrace,
 Borough of Laureldale.
 Executor: RONALD A. HEIM,
 2600 Merritt Parkway,
 West Lawn, PA 19609.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

KARTSOTIS, CONSTANTINE, dec'd.

Late of 9 Colin Court,
 Exeter Township.
 Executor: KRISTOFER KARTSOTIS,
 6 Thymebrook Dr.,
 Reading, PA 19606.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

KEIM, SR., DONALD R., dec'd.

Late of Longswamp Township.
 Executrix: SUSAN THERESA BLAKE,
 12800 Vista Pointe Dr.,
 Chardon, OH 44024.
 c/o ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

KUZAN, MARIE H., dec'd.

Late of Borough of Shoemakersville.
 Executrix: RUTH ANN REPPERT,
 437 Main St.,
 Shoemakersville, PA 19555.

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ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

**LIEDEL, DAVID F. also known as
LIEDEL, DAVID FRANCIS and
LEIDEL, DAVID, dec'd.**

Late of 526 Florida Ave.,
Muhlenberg Township.
Executrix: ELLEN M. LIEDEL-SARGENT,
329 W. 38th St.,
Reading, PA 19606.

ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

READINGER, ALAN S., dec'd.

Late of Borough of Wyomissing.
Executrix: CATHERINE READINGER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

REASER, LOUISE J., dec'd.

Late of 414 Park Ave.,
City of Reading.
Executor: MICHAEL D. SARTORI.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

SMITH, JR., BURTON W., dec'd.

Late of 422 Mountain Rd.,
Borough of Boyertown.
Executor: MARK T. SMITH,
342 Greenhill Rd.,
Barto, PA 19504.
ATTORNEY: H. CHARLES MARKOFSKI,
ESQ.,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue,
P.O. Box 369
Gilbertsville, PA 19525-0369

STEFFY, GLORIA J., dec'd.

Late of 2302 Reading Ave.,
Borough of West Lawn.
Administrators: HEATHER CROSNOE,
566 Monty View,
Washington, MO 63090 and
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

TICE, JR., IRWIN D., dec'd.

Late of 2900 Lawn Terrace,
City of Reading.
Executrix: BARBARA J. WELLER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

TIDERMAN, KATHY L. also known as

TIDERMAN, KATHY LOUISE, dec'd.

Late of Borough of Shillington.
Executrix: LORI M. COOPER.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

VERES, BRIAN E., dec'd.

Late of Tulpehocken Township.
Administrators: CHRISTOPHER J. VERES,
115 Lincoln St.,
Tower City, PA 17980 and
MARK E. VERES,
93 Victoria Dr.,
Mohrsville, PA 19541.

ATTORNEY: JOSEPH D. KERWIN, ESQ.,
KERWIN, KERWIN & KERWIN, LLP,
4245 State Route 209,
Elizabethville, PA 17023

WENTZEL, JR, LEE S., dec'd.

Late of Exeter Township.
Executrix: CHRISTINE M. WENTZEL,
36 Sycamore Dr.,
Reading, PA 19606.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

TRUST NOTICES

First Publication

**DALE V. BUDD, SR. AND ELSIE M. BUDD
LIVING TRUST AGREEMENT DATED
DECEMBER 22, 2021**

Elsie M. Budd, late of Exeter Township, Berks County, PA

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

Trustee: Deborah M. Budd
3911 Penns Dr.
Reading, PA 19606

Trustee: Judy Ann Jernegan
121 Stonetown Rd.
Birdsboro, PA 19508

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

THE DOROTHY L. LEAS IRREVOCABLE TRUST DATED JUNE 30, 2023

Dorothy L. Leas, late of Bern Township, Berks County, PA

All persons having claims or demands against the Trust of Dorothy L. Leas, deceased to make

10/30/2025

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known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Jennifer L. Jacobson

1612 W. Thistle Dr.

Wyomissing, PA 19610

Trustee's Attorney: Scott C. Painter, Esquire

906 Penn Ave., Suite 1

Wyomissing, PA 19610

**THE FRANCES E. GALLEGOS ADMINIS-
TRATIVE TRUST**

Frances Evangeline Gallegos a/k/a Frances E. Gallegos, late of Muhlenberg Township, Berks County, PA

All persons having claims or demands against the Trust of Frances Evangeline Gallegos a/k/a Frances E. Gallegos, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Teri Gallegos-Rosa

Trustee's Attorney: c/o Andrew S. Rusniak,
Esq.

Stevens & Lee, P.C.

51 S. Duke St.

Lancaster, PA 17602

Second Publication

**THE RICHARD AND SHIRLEY DAVIS
LIVING TRUST DATED OCTOBER 3,
2022**

Richard C. Davis, late of West Lawn, Berks County, PA

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

Trustee: Lynette E. Davis

417 East Third St.

Bernville, PA 19506

Trustee's Attorney: Jonathan B. Batdorf, Esq.

317 East Lancaster Ave.

Shillington, PA 19607

10/30/2025

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