

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending December 15, 2023

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

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

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

**JUDGE JILL GEHMAN KOESTEL -
(JGK)**

**SENIOR JUDGE SCOTT D. KELLER -
(SDK)**

**SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)**

**SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)**

**SENIOR JUDGE JAMES M. BUCCI -
(JMB)**

**SENIOR JUDGE MARY ANN ULLMAN -
(MAU)**

FICHTHORN, RENAE - Aluminum Associates Sloan Corporation; 23 16733; Christopher Muvdi.

SNYDER, LAURETTA - Ritter, Sarah; 19 17829; S. Ritter, IPP.

Abuse

BERKEBILE, BRANDY J - Quick, Emerson Q; 23 17390; E. Quick, IPP. (JAB).

BRABANT, SUSAN - Ocasio, Samantha Joann; 23 17218; S. Ocasio, IPP. (TMB).

BURGOS, JAHLEXY S - Criado, Carmen; 23 17217; C. Criado, IPP. (TMB).

CIARDI, ANNAMARIA - Georgiev, Mihaella; 23 17244; M. Georgiev, IPP. (TMB).

ELROD, DENNIS NORMAN - Sweigart, Sylvia Marie; 23 17439; S. Sweigart, IPP. (JMB).

ENCARNACION, JUAN ANDRES ANTIGUA - Brito, Jamilet Arelis; 23 17332; J. Brito, IPP. (JMB).

FIGUEROA, KENNETH VEGA - Henderson, Nickie P; 23 17440; N. Henderson, IPP. (JMB).

GODBOLT, LONNIE QUINCY BATTLE - Battle, Larry; 23 17345; L. Battle, IPP. (JMB).

JACQUES, JALIL J - Ortiz, Vanessa M, J, J; 23 17325; V. Ortiz, IPP. (JMB).

JROSKI, MICHAEL ANTHONY - Huntington, Samantha Yvonne; 23 17346; S. Huntington, IPP. (JMB).

KATZ, RICHARD E - Katz, Christina M; 23 17316; C. Katz, IPP. (JMB).

MARARESKU, MARK FRANCIS FIELDS - O Toole, Kylie; 23 17293; K. O Toole, IPP. (JMB).

MARINELLI JR, JOSEPH - Marinelli, Brenda Lee; 23 17246; B. Marinelli, IPP. (JGK).

MENDEZ, ANGEL IZM - Velez, Cristina A Hernandez; 23 17399; C. Velez, IPP. (JGK).

MORIARTY, JOHN JAMES V - Moriarty, Erika Mae; 23 17447; E. Moriarty, IPP. (JMB).

MURILLO, JORGE LUIS GARCIA - Garcia, Keyla Jocelyn; 23 17435; K. Garcia, IPP. (TMB).

NELSON, THEORIN D - Buskirk, Hollie N; 23 17221; H. Buskirk, IPP. (TMB).

RIVERA, JOSEPH - Ortiz, Lilianna; 23 17282; L. Ortiz, IPP. (JAB).

SALAS, VICTOR ORLANDO MANCEBO - Garcia, Ana Esther Pena; 23 17294; A. Garcia, IPP. (JAB).

SILVA, MARCO H - Silva, Tiffany C; 23 17430; T. Silva, IPP. (TMB).

STEWART, CAREY L - Levering, Tracey L; 23 17446; T. Levering, IPP. (JMB).

ULRICH, MATTHEW R - Ulrich, Alexa J; 23 17344; A. Ulrich, IPP. (JMB).

WALTERS, JUSTIN D - Stewart, Chad T; 23 17331; C. Stewart, IPP. (JMB).

12/28/2023

Vol. 116, Issue 13

YESPY, JEREMY F - Lilley, Arielle May; 23 17220; A. Lilley, IPP. (TMB).

Complaint

BENNETHUM, NATHYN, JA
DEVELOPMENT LLC - Lawhorne,
Matthew, Lawhorne, Debby; 23 10704;
Benjamin J. Mayerson.
CITY OF READING, DISTRICT ATTORNEY
OF BERKS COUNTY, GAGLIARDO,
VINCENT D - Jimenez, Luis; 21 10603;
Douglas S. Wortman.

Contract - Buyer Plaintiff

MARSH, ANN-MARIE, LUTZ, MATTHEW,
NATIONAL HOME INSPECTION
SERVICES INC - Shade, Andrew D, Shade,
Lauren E; 23 17257; Craig C. Browne Jr.
(MSF).

Contract - Debt Collection: Credit Card

APGAR, ROBYN K - Bank Of America N A;
23 17253; Bryan J. Polas. (JBN).

BAIRD, KAYLA - Lvnv Funding LLC; 23
17213; Ian Z. Winograd. (JBN).

BAUMGARD, FRANCES M - Cks Prime
Investments LLC; 23 17215; Demetrios H.
Tsarouhis. (MSF).

BEASTON, DELORES J - Cks Prime
Investments LLC; 23 17330; Demetrios H.
Tsarouhis. (JBN).

BUCHANAN, BRADLEY - Discover Bank;
23 17296; Andrew D. Loewy. (JBN).

CAMPBELL, DEREK - American Express
National Bank; 23 17333; Matthew
Edenhofner. (JEG).

FRY, JEFFREY S - Cavalry Spv I LLC; 23
17295; David J. Apothaker, Kimberly F.
Scian, Derek A. Moatz. (MSF).

FUDEMANN, JUDITH - Lvnv Funding LLC;
23 17256; Ian Z. Winograd. (JEG).

GONZALEZ, ESPERANZA - Cavalry Spv
I LLC; 23 17327; David J. Apothaker,
Kimberly F. Scian, Derek A. Moatz. (JBN).

GROSSMILLER, ROBERT - Cavalry Spv
I LLC; 23 17214; David J. Apothaker,
Kimberly F. Scian, Derek A. Moatz. (JEG).

HENNE, DAVID - Cks Prime Investments
LLC; 23 17216; Demetrios H. Tsarouhis.
(JBN).

HERNANDEZ, MICHAEL - Cavalry Spv
I LLC; 23 17212; David J. Apothaker,
Kimberly F. Scian, Derek A. Moatz. (MSF).

HOYLE, TESA F - Discover Bank; 23 17451;
Matthew Edenhofner. (JBN).

LOVERN, KAYLA S - Bank Of America N A;
23 17268; Bryan J. Polas. (JEG).

MOYER, JASON S - Cavalry Spv I LLC; 23
17210; David J. Apothaker, Kimberly F.
Scian, Derek A. Moatz. (JBN).

RIPPY, MICHAEL C - Citibank N A; 23
17418; Michael J. Dougherty. (JBN).

THOMAS, MARK W - Cavalry Spv I LLC;
23 17328; David J. Apothaker, Kimberly F.
Scian, Derek A. Moatz. (JEG).

TOBAL, RANDY - American Express National
Bank; 23 17322; Matthew Edenhofner.
(JBN).

TWINE, THERESA - Cavalry Spv I LLC; 23
17266; David J. Apothaker. (JBN).

VANELLA, ANTHONY J - PNC Bank
National Association; 23 17297; Andrew D.
Loewy. (JEG).

VAZQUEZ, JUAN M - Cks Prime Investments
LLC; 23 17329; Demetrios H. Tsarouhis.
(MSF).

WEIDNER, JED - Citibank N A; 23 17314;
Michael J. Dougherty. (JEG).

WHITE, JARED A - Citibank N A; 23 17313;
Michael J. Dougherty. (JBN).

ZEARFOSS, DANIELLE K - Cavalry Spv
I LLC; 23 17211; David J. Apothaker,
Kimberly F. Scian, Derek A. Moatz. (JEG).

Contract - Other

CAMPBELL, MICHAEL - Bcg Equities LLC;
23 17377; Demetrios H. Tsarouhis. (MSF).

CARDOZA, JACKLINE - Accelerated
Inventory Management LLC; 23 17448;
Demetrios H. Tsarouhis. (JEG).

GILLIS, MICHAEL - Accelerated Inventory
Management LLC; 23 17450; Demetrios H.
Tsarouhis. (MSF).

HOLT, MICHAEL, HILL, CORINNE -
Forsythe Finance LLC; 23 17378; Demetrios
H. Tsarouhis. (JBN).

KLAUSMAIR CONSTRUCTION LLC -
O'Donnell, Bryan; 23 17434; Matthew
Slivinski. (JEG).

KOCH, GREG, KOCH INSURANCE
BROKERS LLC - Logero, Larry, Logero,
Barbara; 23 17315; Rick Long. (MSF).

LEGACY ELECTRICAL SERVICES INC,
MELLOTT, JOSHUA - Exeter Supply Co
Inc; 23 17309; Cheryl J. Allerton. (MSF).

MOGEL, THOMAS - Lvnv Funding LLC; 23
17323; Michael F. Ratchford. (JEG).

SQUAWK LTD LLC, DALEY, BRIAN P -
Riverfront Federal Credit Union; 23 17412;
Julia T. Adams. (JEG).

TAVERAS, JORGE - Forsythe Finance LLC;
23 17392; Demetrios H. Tsarouhis. (JBN).

Custody

MANIACI, CHRISTINA RODRIGUEZ -
Baez, Anthony; 23 17432; Zachary A.
Morey. (TMB).

MORA, ARTEMIO CASTRO - Gonzalez, Sara
Lara; 23 17376; Michael S. Henry. (SEL).

MULLER, EDWARD W - Spicer, Lisa; 23
17349; L. Spicer, IPP. (SEL).

NELSON, KIRA - Otero, Eric; 23 17444; Amy
J. Miller. (JGK).

OTERO, ERIC A - Nelson, Kira D; 23 17425;
Ann E. Endres. (JGK).

Divorce

ARIZMENDI, ERIK - Arizmendi, Katelyn; 23
17421; Margaret McDonough. (SEL).

CASTANEDA, NICOLE - Kleckner, Thomas;
23 17394; Joseph A. Guillama. (JEG).

CATALINO, ENRIQUE ABAD - Garcia, Iris;
23 17201; I. Garcia, IPP. (JGK).

DECK, NATHAN - Deck, Jennifer; 23 17262;
Peter J. Dolan. (SEL).

12/28/2023

Vol. 116, Issue 23

DEVOS-LITTLE, TIFFANIE RENEE - Little, Shawn Robert; 23 17249; Gary J. Saylor II. (JEG).

EDWARDS, DAVID L - Edwards, Carol E; 23 17445; C. Edwards, IPP. (TMB).

FAUST, BENJAMIN - Mahedy, Brandi L; 23 17245; Joseph A. Guillama. (SEL).

GELSINGER, LINDA ANN - Gelsinger, Michael Norman; 23 17413; Catherine J. Nadirov. (JEG).

GENAO, LUIS ANTHONY ABREU - Abreu, Sarah; 23 17348; Bernard Mendelsohn. (JGK).

HEFFNER, SR, JAMES J - Heffner, Roxanne L; 23 17408; Daniel I. Sager. (JGK).

LETIZIA, CHARLES RYAN - Letizia, Jennifer; 23 17259; Richard G. Jacoby Jr. (JGK).

MCNEIL, CAROLINE - McNeil, Christopher; 23 17395; Peter J. Dolan. (JGK).

MERCHAN, MANUEL SALVADOR - Carpio, Digna Azucena; 23 17278; D. Carpio, IPP. (JEG).

MOYER, MATTHEW M - Moyer, Jodi L; 23 17449; J. Moyer, IPP. (JEG).

NOECKER, RICHARD M - Noecker, Susan; 23 17387; Julie J. Marburger. (SEL).

PINALES, GINA - Galicia, Franddy Antonio Nunez; 23 17324; Bernard Mendelsohn. (TMB).

RAMOS, ALBERTO RODRIGUEZ - De Rodriguez, Maria Rivas; 23 17404; Priscilla Natale. (SEL).

SANTOS, CYNTHIA - Santos, Matthew; 23 17398; Lauren M. Marks. (JEG).

SHEELER, STEFFANY - Sheeler, Matthew; 23 17396; Lauren M. Marks. (TMB).

STEVENS, ANTHONY - Bowman, William Thomas; 23 17347; Leah Rotenberg. (JEG).

VASQUEZ, CHELSEA - Vasquez, Irving; 23 17464; Jana R. Barnett. (JGK).

Divorce - Custody Count Complaint

ARIZMENDI, ERIK - Arizmendi, Katelyn; 23 17422; Margaret McDonough. (SEL).

DECK, NATHAN - Deck, Jennifer; 23 17263; Peter J. Dolan. (SEL).

Magisterial District Justice Appeal

MOORE, ADRIENNE - Bally Park Place Lc; 23 17289; Bally Park Place Lc, IPP. (JBN).

SANTIAGO, MARGARET - Oak Meadows Homeowners Association; 23 17423; Oak Meadows Homeowners Association, IPP. (MSF).

STINLEY, RACHEL E - Bally Park Place Lc; 23 17326; Bally Park Place Lc, IPP. (MSF).

WEYANDT, DALE - Nixon, Keith; 23 17290; K. Nixon, IPP. (JEG).

Miscellaneous - Other

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR), KENNEDY, TODD D, KENNEDY, SHANNA R, NATURAL LANDS TRUST INC, BIRDSBORO MUNICIPAL WATER

AUTHORITY, NATIONAL TRANSIT COMPANY, ONEIL, JR, WILLIAM J, ONEIL, FELICIA A - Gatz, Thomas M, Gatz, Christine L; 23 17276; T. Gatz, IPP. (MSF).

Notice to Plead/Defend

BLUE RIBBON PACKAGING CORP, LENEGHAN, KEVIN, LENEGHAN, STEPHEN, LENEGHAN, DAVID - Narrow Holdings LLC, Hughes, Kevin, Plank, Nicole, Frankowski, Kelsey, Georgeadis Setley; 21 12680; Nicole Plank.

HOFFMAN, TRACY L, SHADE, JR, ALBERT D - Endy, L'oreal M; 23 16669; Timothy C. Bitting.

Petition to Transfer Structured Settlement Payment

PRUDENTIAL INSURANCE COMPANY OF AMERICA - J G Wentworth Originations LLC, Krech, Tiffany; 23 17342; Robert A. Maro. (MSF).

Proposed Custody Order

PUTT, TORI - Racine, Christian; 23 17334; C. Racine, IPP. (JEG).

Real Property - Mortgage Foreclosure: Residential

JAMES, CAROL A - West Coast Servicing Inc; 23 17385; Thomas C. Dyer. (MSF).

KOLLER, SHAWN M, BEAMER, JAMES W - Wells Fargo Bank N A; 23 17431; Carolyn Treglia.

MILLER, KURT T - U S Bank Trust National Association, Bungalow Series Iv Trust; 23 17428; Catherine Pena Aponte. (MSF).

WOJTON, EMILY A, WOJTON, JR, THOMAS J - Pingora Loan Servicing LLC; 23 17420; Roger Fay. (MSF).

Real Property - Other

ALVA, CARLOS E ANGELES - Malave-DeJesus, Jorge; 23 17416; J. Malave-DeJesus, IPP. (MSF).

Real Property - Partition

LENGLER, ABIGAIL C - Welsh, Daulton; 23 17209; D. Welsh, IPP. (MSF).

Real Property - Quiet Title

MARTINEZ, HECTOR JUNIOR - Kiwak, Kenneth John; 23 17397; Jeffrey D. Bukowski. (MSF).

UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, RITTENHOUSE, ROD A - Grande, Beniamino; 23 17472; Salvatore Folino. (MSF).

Tort Intentional

MORTGAGE ONE FUNDING LLC, JJDA CAPITAL LLC - Weaver, Shane; 23 17436; Shane L. Weaver. (MSF).

Tort Motor Vehicle

BLACKWELL, JOHN - Runyon, Nancy; 23 17393; Mark D. Crossley. (JEG).

HARTEG, SUZANNE - Guerrero, Otoniel; 23 17384; Marc F. Greenfield. (MSF).

12/28/2023

Vol. 116, Issue 13

POMERLEAU, AARON R,
 METROPOLITAN EDISON COMPANY
 - Rodriguez, Jonathan, Jones, Delija; 23
 17350; Alex B. Norman. (JEG).
 TURNER, ROBERT, NIXON, ASHLEY
 PATRICIA COLEMAN, DOE, JOHN
 - Codner, Gary; 23 17414; Andrew C.
 Smialowicz. (JBN).
 WILEY, ROBERT F - Banak, Sharon A; 23
 17382; Ronald E. Cirba. (JEG).

Tort Other

CAMPBELL, STEPHEN - Progressive
 Specialty Insurance Company; 23 17419;
 Michael J. Dougherty. (JEG).
 D&D HAULING INC - Hammond, Jeffrey F,
 Hammond, Gina L; 23 17463; Ronald E.
 Cirba. (JBN).
 GARCIA, DENILL, MULTI SERVICES OF
 BERKS COUNTY LLC - Vargas, Alejandra;
 23 17433; Edwin L. Stock. (JBN).
 RIVERA, DENISE A - Progressive Advanced
 Insurance Company; 23 17343; Michael J.
 Dougherty. (JBN).

Tort Premise Liability

ALBRECHT, GREGORY, ALBRECHT,
 DONNA, CITY OF READING - Callow,
 Kathleen, Callow, Robert; 23 17438;
 Michael P. Malvey. (JBN).

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 January 5, 2024 at 10:00
 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

Docket No. 10-05373
 Judgment Amount: \$8,672.07
 Attorney: Portnoff Law Associates, LTD

ALL THAT CERTAIN two and three-quarter
 story brick dwelling house with storeroom
 and lot or piece of ground upon with the same
 is erected, situate on the West side of South
 Ninth Street, being No. 274 South Ninth Street,
 between Bingaman and Muhlenberg Streets in
 the City of Reading, County of Berks and State
 of Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter
 story brick dwelling house, with storeroom and
 lot or piece of ground upon which the same
 is erected, situate on the West side of South

Ninth Street, being No. 276 South Ninth Street,
 between Bingaman and Muhlenberg Streets in
 the City of Reading, County of Berks and State
 of Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter
 story brick store property together with all
 fixtures contained in said property which are a
 part of the building and lot or piece of ground
 upon which the same is erected, being No. 282
 South Ninth Street, situate on the Northwest
 corner of Ninth and Muhlenberg Streets in the
 City of Reading, County of Berks and State of
 Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter
 story brick store property and all fixtures
 contained in said property which are a part of
 the building, and the lot or piece of ground on
 which the same is erected, situate on the West side
 of South Ninth Street, between Bingaman and
 Muhlenberg Streets, being No. 280 South Ninth
 Street, Reading, Berks County, Pennsylvania.

and

ALL THAT CERTAIN two and three-quarter
 story brick dwelling house and the lot or piece
 of ground on which the same is erected, situate
 on the West side of South Ninth street, between
 Bingaman and Muhlenberg Streets, being No.
 278 South Ninth Street, in the City of Reading,
 County of Berks and State of Pennsylvania.

TAX PARCEL NOS. 02-5306-36-98-9245;
 02-5306-36-98-9241; 02-5306-36-98-9244; 02-
 5306-36-98-9240; 02-5306-36-98-9243

BEING KNOWN AS 274 S. 9th Street,
 Reading, Pennsylvania; 280 S. 9th Street,
 Reading, Pennsylvania; 276 S. 9th Street,
 Reading, Pennsylvania; 282 S. 9th Street,
 Reading, Pennsylvania; and 278 S. 9th Street,
 Reading, Pennsylvania

Single-family residential dwelling and lot
 TO BE SOLD AS THE PROPERTY OF David
 L. Boyer, Sr.

Case Number: 19-18149
 Judgment Amount: \$244,495.91
 Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground
 together with the two-story brick dwelling house
 and all other buildings erected thereon, situate
 on the north side of First Street, between Water
 and Spruce Streets, being Number 411 East First
 Street (aka E. 1st Street), Tax Parcel No. 31-
 5344-10-25-9048, in the Borough of Birdsboro,
 County of Berks and the Commonwealth of
 Pennsylvania, bounded and described as follows,
 to wit:

BEGINNING at a point in the northern
 building line of said First Street as shown on
 the topographical survey of the said Borough of
 Birdsboro, said point being a distance of 101.48
 feet East of and from the Northeast building
 corner of said First and Water Streets said point

12/28/2023

Vol. 116, Issue 23

also being a corner in common with property now or late of Emma Weikel, thence in a northerly direction along said property now or late of said Emma Weikel and making an interior angle of 90 degrees with the said northern building line of said First Street a distance of 110.29 feet to a point in the southern side of a 10 feet wide alley; thence in an easterly direction following the said southern side of said ten feet wide alley and making an interior angle of 101 degrees 18-1/2 minutes with the last described line, a distance of 39.28 feet to a point a corner of property now or late of Isaac Miller; thence in a southerly direction along said property now or late of Isaac Miller and making an interior angle of 78 degrees 41-1/2 minutes with the last described line, a distance of 118 feet to a point in the aforementioned northern building line of said First Street, thence in a westerly direction following the said northern building line of said First Street and making an interior angle of 90 degrees with the last described line, a distance of 38.52 feet to a point the place of beginning.

CONTAINING .1000 AC, more or less.

BEING the same premises which Rodney A. Webb, Jr. and Lauren B Webb, by deed, dated May 23, 2007, and recorded June 5, 2007 in the Berks County Recorder of Deeds in Deed Book Volume 4627, Page 2012, as Instrument No. 2007033903 granted and conveyed to Alice J. Janderchick and Terry Sheha III. Upon the death of Alice J. Janderchick, title vested in Terry Sheha III a/k/a Terry Sheha; Bari A. Sheha, known heir of Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased.

TO BE SOLD AS PROPERTY OF:

Terry Sheha III a/k/a Terry Sheha; Bari A. Sheha, known heir of Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased;

Docket #22-02650

Judgment Amount: \$204,391.23

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN message or tenement and lot of ground (heretofore described in two tracts) Situate in the Village of New Berlinville, Colebrookdale Township, Berks County, PA bounded and described as follows, to wit:

BEGINNING at a corner in the middle of a public road and thence along the same North 17-3/4 degrees East 84-1/2 feet to a corner of land of Randolph A. Henry (formerly Christian

H. Bornemen); thence by the same South 53-3/4 degrees East 11 6/10 perches to a corner of land of Zion Evangelical Church and the middle of an 18 feet wide alley; thence along the middle of said alley South 36-1/4 degrees West 80 feet to a corner of land of Elmer H. Gilbert; thence by the same North 53-3/4 degrees West 10 perches to the place of beginning.

Thereon erected a dwelling house known as: 1200 Montgomery Avenue
New Berlinville, PA 19545

Tax Parcel #38539713145709

Account: 38017100

See Deed Book Instrument Number:
2018022666

Sold as the property of:

JONNA ALTMAN AKA JONNA M.
ALTMAN

Docket #22-9447

Judgment Amount: \$50,000.00

Attorney: Joel A. Ready, Esquire of
Cornerstone Law Firm, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land lying along the Northwestern side of the three lane concrete Pennsylvania State Highway U.S. Route 222, leading from Reading to Kutztown known as the Allentown Pike, situate in the Township of Maiden creek, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to Wit:

BEGINNING at a point fifteen and seventeen one-hundredths feet (15.17') Northwestwardly from the edge of the concrete of the aforementioned highway marked by a drill hole, said point being North 37 degrees 55 minutes 30 seconds East a distance of one hundred feet (100') from a corner between property belonging to Joseph Kelchner and property belonging to Fred Bowman; thence leaving said highway and extending along property belonging to the said Joseph Kelchner North 52 degrees 04 minutes 30 seconds West a distance of two hundred ninety-three and ninety one-hundredths feet (293.90') to a point in line of property belonging to Wilbur S. Newcomer (formerly Katie and Mary Dries) passing through an iron pipe on line at a distance of eighteen and twenty-one one hundredths feet (18.21') from the last mentioned point; thence along the aforesaid property belonging to Wilbur S. Newcomer, North 52 degrees 27 minutes East a distance of one hundred three and thirty one hundredths feet (103.30') to a point; a corner of other property belonging to Wilbur S. Newcomer (formerly Edwin M. Kutz); thence along the same South 52 degrees 04 minutes 30 seconds East passing through an iron pipe on line at a distance of eighteen and twenty-one one hundredths feet (18.21') a total distance of two hundred sixty-

12/28/2023

Vol. 116, Issue 13

eight and no one hundredths feet (268.00') to a point fifteen feet (15') Northwestwardly from the Northwestern edge of the concrete of the aforementioned Allentown Pike, passing through an iron pipe on line at a distance of ten and no one hundredths feet (10.00') from the last mentioned point; thence along the Northwesterly side of said highway South 37 degrees 55 minutes 30 seconds West a distance of one hundred and no one hundredths feet (100.00') to the place of Beginning.

BEING THE SAME PREMISES which vested in Robert L. Beissel and Alice H. Hawkins-Beissel, husband and wife by deed from John V. Bilboe dated 05/06/1996 and recorded with the Berks County Recording Office on 05/16/1996 in Record Book 2731, Page 958.

AND THE SAID Robert L. Beissel died 9/3/2020 whereupon title vested solely in Alice H. Hawkins-Beissel by right of survivorship.

AND THE SAID Alice H. Hawkins-Beissel a/k/a Alice H. Beissel died 8/8/2021 leaving an Estate filed in No. 0621-1679, Berks County Records, whereupon Letters Testamentary were granted unto Arthur B. Bowers.

Tax Parcel #61-5410-05-27-3547

Instrument #2022043073

TO BE SOLD AS THE PROPERTY OF: JOSE ALEJANDRO RAMIREZ.

22-13219

Judgment: \$87,835.42

Attorney: Patrick J Wesner, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground, together with the two and one-half story, semi-detached frame dwelling house thereon erected, being known as number 414 Pennsylvania Avenue, situate on the westerly side of Pennsylvania Avenue between Madison Street and Monroe Street, in the Village of Hyde Park , Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania; also being known as Lot Number 73, Lot Number 74, and the Southernmost seven (7) feet of Lot Number 75, (erroneously described as a part of Lot Number 73, all of Lot Number 74, and a part of Lot Number 75 in prior deeds of record) according to the Plan of Building Lots laid out by William Umbenhauer and John Frymire, bounded and described as follows, to wit:

BEGINNING at a point on the westerly building line of Pennsylvania Avenue , the said point being the most northeasterly corner of the premises herein described and being a distance of thirty three(33) feet(erroneously described as nineteen (19) feet in prior deeds of record) and measured southerly in and along the said westerly line of Pennsylvania Avenue from the southwesterly building corner of Pennsylvania Avenue and Birch Alley ; thence from the said place of beginning and continuing along the westerly building line of Pennsylvania

Avenue in a southerly direction, a distance of forty-seven(47) feet to an iron pin marking a corner of property of Raymond S. Wagner and E. Louise Wagner, his wife; thence along the same in a westerly direction and forming a right angle with Pennsylvania Avenue, a distance of two hundred twenty(220) feet to an iron pin in the easterly line of Acorn Alley ; thence along the same in a northerly direction and forming a right angle with the last described line a distance of forty-seven(47) feet to an iron pin marking a corner of property of Mary E. Sheehan and Thomas M . Sheehan, her husband, and Chester V. Ustaszewski , known as number 416 Pennsylvania Avenue; thence along the same in an easterly direction and forming a right angle with Acorn Alley, and passing through the party wall of the semi-detached dwelling house erected hereon, a distance of two hundred twenty (220) feet to the place of beginning on the westerly building line of Pennsylvania Avenue and forming a right angle with the same.

CONTAINING 10,340 Square feet of land

Parcel: 66530812955322

Commonly known as: 414 Pennsylvania Avenue, Reading PA 19605

TITLE TO SAID PREMISES IS VESTED IN Michael Kantner and Kelly Kantner, Joint tenants, by Deed from Doris M. Kantner, dated 10/12/2007 and recorded on 10/18/2007, by the Berks County Recorder of Deeds Office as Instrument NO 2007063431. Kelly Kantner departed this life on June 20, 2020 so by operation of law the property vested solely into Michael Kantner.

To be sold as the property of: Michael Kantner and Kelly Kantner, deceased.

Docket #22-13419

Judgment Amount: \$186,066.26

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one half story frame dwelling and the lot or piece of ground, upon which the same is erected, being No. 102 South Whiteoak Street, situate in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Whiteoak Street; and extending thence along property now or late of Conrad Gehring, Northeastwardly, 11-1/2 perches to lands now or late of the Estate of Paul Hilbert, deceased; thence along the same, Southeastwardly, 25 feet to property now or late of Conrad Gehring; thence along the same, Southwestwardly, 11-1/2 perches to said Whiteoak Street; thence along the same, Northwestwardly, 25 feet to the place of beginning.

Theoreon erected a dwelling house known as:
102 South Whiteoak Street
Kutztown, PA 19530

12/28/2023

Tax Parcel #5554431286614
Account: 55008585
See Deed Book Instrument No.: 2021049583

Sold as the property of:
CHRISTOPHER L. HILBERT and JESSICA
M. HILBERT

C.C.P. BERKS COUNTY, NO. 22-13653
Judgment - \$128,067.05
MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF BERKS, AND STATE OF PA AND BRING DESCRIBED IN A DEED DATED 12/23/2004 AND RECORDED 03/07/2005 IN BOOK 04541 PAGE 2187 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS ALL THAT CERTAIN ONE AND ONE-HALF (1 1/2) STORY SINGLE BRICK DWELLING HOUSE NO 2425 FAIRVIEW STREET, TOGETHER WITH THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, BEING LOTS NOS 774, 775, 776 AND 777 AS SHOWN ON TILE PLAN OF "WEST LAWN", SAID PLAN RECORDED IN PLAN BOOK VOLUME 3, PAGE 34, BERKS COUNTY RECORDS, SITUATE ON THE NORTHERLY SIDE OF FAIRVIEW STREET, WEST OF RIEGEL AVENUE, IN TILE BOROUGH OF WEST LAWN, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT BEGINNING AT AN IRON PIN ON THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET FIFTY FEET (50 FEET) WIDE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF WEST LAWN, WESTWARDLY A DISTANCE OF TWO HUNDRED NINETY FEET (290 FEET) FROM THE INTERSECTION OF SAID NORTHERLY BUILDING LINE OF FAIRVIEW STREET WITH THE WESTERLY BUILDING LINE OF RIEGEL AVENUE, FIFTY FEET (50 FEET) WIDE AS SHOWN ON THE AFORESAID TOPOGRAPHICAL SURVEY, THENCE EXPENDING IN A WESTERLY DIRECTION ALONG THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET, A DISTANCE OF ONE HUNDRED FEET (100 FEET) TO A MARBLE MONUMENT THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG LOT NO 773, FORMING A RIGHT ANGLE WITH THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET, THE LAST DESCRIBED MARBLE MONUMENT BEING FIVE HUNDREDTHS OF ONE FEET (0 05 FEED NORTH OF THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET AND

Vol. 116, Issue 23

ON THE DIVISION LINE BETWEEN LOT NO. 773 AND LOT. NO 774 A DISTANCE OF NINETY-TWO FEET AND EIGHTY-SEVEN HUNDREDTHS OF ONE FOOT (92 87 FEET) TO A MARBLE MONUMENT, SAID MARBLE MONUMENT BEING ON THE DIVISION LINE BETWEEN LOT NO 773 AND LOT NO 774 AND BEING FIVE HUNDREDTHS OF ONE FOOT (0 05 FEET) NORTH OF THE SOUTHERLY SIDE OF FIFTEEN FEET (15 FEET) WIDE ALLEY, THENCE EXTENDING IN A EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID FIFTEEN FEET (15 FEET) WIDE ALLEY, FORMING AN INTERIOR ANGLE OF ONE HUNDRED DOM DEGREES (108 DEGREES) TWENTY-SIX MINUTES (26 FEET) WITH THE LAST DESCRIBED LINE, A DISTANCE OF ONE HUNDRED FIVE FEET AND FORTY-ONE HUNDREDTHS OF ONE FOOT (105 41 FEET) TO AN IRON PIN, THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG LOT NO 778 FORMING AN INTERIOR ANGLE OF SEVENTY-ONE DEGREES (71 DEGREES) THIRTY-FOUR MINUTES (34 FEET) WITH THE LAST DESCRIBED LINE, A DISTANCE OF ONE HUNDRED TWENTY-SIX FEET AND TWENTY HUNDREDTHS OF ONE FOOT (126 20 FEET) TO THE PLACE OF BEGINNING, THE LAST DESCRIBED LINE FORMING A RIGHT ANGLE WITH THE NORTHERLY BUILDING LINE OF FAIRVIEW STREET BEING PR4 NO 4186-0888-3241 TAX ID NO 91.0086{16 BEING THE SAME PREMISES WHICH ALPHONSO LACK SON, ACTING SECRETARY OF U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BY DEED DATED FEBRUARY 4, 2004, RECORDED FEBRUARY 25, 2004 IN RECORD BOOK 3999, PAGE 2067, GRANTED AND CONVEYED UNTO ALLEN D DAVIDHEISER, SR. IN FEE UNDER AND SUBJECT TO RESTRICTIONS OF RECORD TAX PARCEL: 25630906372774

Fee Simple Title Vested in FRED C. WILKINSON by deed from ALLEN D. DAVIDHEISER, SR, dated 12/23/2004, recorded 03/07/2005, in the Berks County Clerk's Book 4541 Page 2187.

ALSO KNOWN AS 2425 Fairview Street, West Lawn, PA 19609

PARCEL ID 80438608883241

TO BE SOLD AS THE PROPERTY OF The Unknown Heirs of Fred C. Wilkinson a/k/a Frederick Charles Wilkinson, deceased and Zachary Wilkinson as heir of Fred C. Wilkinson a/k/a Frederick Charles Wilkinson, deceased

C.C.P. BERKS COUNTY, NO. 23-01784
Judgment - \$62,122.84
MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

All that certain lot or piece of ground,

12/28/2023

Vol. 116, Issue 13

together with building thereon erected situate on the northeastern side of south ninth street, and known as no. 15 south ninth street, between main street and walnut street, in the Borough of Bally, Berks county, Pennsylvania, bounded on the northeast by property of Norman Schell and Norman Schell, Jr., on the southeast by property of Arlan Bernhard (formerly Daniel J. Grimm and Nancy J. Grim, his wife), on the southwest by said south ninth street (46 feet wide) and on the northwest by a 12 feet wide alley, and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by an iron pin on the northeastern topographical building line of south ninth street at the intersection with the southeastern side of a 12 feet wide alley/ said corner being the most western corner of the herein described property; thence leaving the aforesaid south ninth street, along the southeastern side of the aforesaid 12 feet wide alley, passing through an iron pin 56.83 feet from the last described corner, north 42 degrees east a distance of 113.67 feet to a corner marked by an iron pin; thence leaving the aforesaid 12 feet wide alley, along property of Norman Schell and Norman Schell, Jr., south 48 degrees east a distance of 50.33 feet to a corner marked by an iron pin; thence along property of Arlan Bernhard (formerly Daniel J. Grim and Nancy J. Grim, his wife) passing through an iron pin 56.83 feet from the next described corner, south 42 degrees west a distance of 113.67 feet to a corner marked by an iron pin on the northeastern topographical building line of the aforesaid south ninth street; thence along the same north 48 degrees west a distance of 50.33 feet to the place of beginning.

TAX PARCEL: 25630906372774

Fee Simple Title Vested in Jennifer L. Martin by deed from Betty J. Bechtel, by Marriage Betty J. Martin, now a widow, dated 09/27/2000, recorded 09/28/2000, in the Berks County Clerk's Book 3247 Page 824.

ALSO KNOWN AS 15 South 9th Street, Bally, PA 19503

TO BE SOLD AS THE PROPERTY OF Jennifer L. Corson, A/K/A Jennifer L. Martin A/K/A Jennifer Lyn Corson

Docket #23-3773

Judgment Amount: \$69,018.23

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the East side of North 10th Street, being No. 1217, between Marion and Perry Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Amos Dehart;

On the East by Hickory Alley;

On the South by property now or late of

William J. Gruber and Jacoby R. Boyer;

On the West by said North 10th Street.

CONTAINING in front on said North 10th Street, North and South, 15 feet and in depth of equal width, East and West, 100 feet.

Thereon erected a dwelling house known as: 1217 North 10th Street Reading, PA 19604

Tax Parcel #17531737066947

Account: 17147875

See Deed Book 5109, Page 0005

Sold as the property of:

VICTOR MUNOZ BERAS

Docket No. 23-9804

Judgment: \$220,397.22

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, situate on the Eastern side of Penndale Avenue, between Navella Avenue and Sweigart Lane, as shown on Plan of Pennside Third Addition by Mast Engineering Company, in the Township of Lower Alsace, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

Beginning at a point in the Eastern side of Penndale Avenue, 274.00' (erroneously stated as 247.00' in prior deed) South of the Southern side of Navella Avenue;

Thence in an Easterly direction at right angles to the Eastern side of Penndale Avenue, a distance of 100.00' to a point;

Thence in a southerly direction, at right angles to the last described line, a distance of 58.00' to a point;

Thence in a Westerly direction, at right angles to last described line, a distance of 100.00' to a point in the Eastern side of Penndale Avenue;

Thence in a Northerly direction along the same, at right angles to the last described line, a distance of 58.00' to the place of Beginning.

Being the same property conveyed to David F. Mieczkowski and Brenda Mieczkowski, husband and wife who acquired title by virtue of a deed from Richard Menet, dated August 31, 2020, recorded September 9, 2020, at Instrument Number 2020031855, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 815 PENNDAL AVENUE, READING, PA 19606.

Parcel No.: 23532717214660

Account: 23141650

12/28/2023

Vol. 116, Issue 23

Instrument #: 2020031855

TO BE SOLD AS THE PROPERTY OF
DAVID F. MIECZKOWSKI AND BRENDA
MIECZKOWSKI, HUSBAND AND WIFE

23-11248

JUDGEMENT: \$40,198.57

ATTORNEY: BROCK 7 SCOTT, PLLC.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the 2 story semidetached brick dwelling house erected therein, situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue and being known as No 1137 Gregg Avenue in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being a portion of Lot Nos 142 and 143 as shown on a Map or Plan of building lots known as "Brookline" as laid out by E Richard Meinig In March 1928 and recorded in the Office for the Recording of Deeds in and for Berks County, Reading, Pennsylvania, In Plan Book Volume 8 page 21, bounded on the North by a portion of Lots 134 and 135, on the East by residue portion of Lot No 143, upon which is erected No 1135 Gregg Avenue, on the South by the aforesaid Gregg Avenue, and on the West by residue portion of Lot No 142, upon which is erected No 1139 Gregg Avenue, being more fully bounded and described as follows, to wit

BEGINNING at a corner in the Northern topographical building line of Gregg Avenue a distance of 195 feet 1-5/8 inches Westwardly from a point of curve, which aforesaid point of curve is a distance of 337 feet 8-3/4 inches Westwardly from the Northwestern topographical building corner of the intersection of the aforesaid Gregg Avenue and Brookline Plaza, thence in a Westerly direction along the Northern topographical building line of the aforesaid Gregg Avenue by a curve bearing to the right having a radius of 958 feet 5-3/8 inches a central angle of 1 degree 57 minutes 9 seconds and a distance along the arc of 32 feet 7-7/8 inches to a corner, thence leaving the aforesaid Gregg Avenue and In a Northerly direction by a line being radial to same and along residue portion of Lot No 142 upon which is erected No 1139 Gregg Avenue a distance of 20 feet 0 inches to the front of the walls of the dwellings, thence making an interior angle of 181 degrees 0 minutes 20 seconds with the last described line and continuing in a Northerly direction along residue portion of Lot No 142 upon which is erected No 1139 Gregg Avenue passing through the center line of the 9 inch building block party wall between the dwelling a distance of 28 feet 0 inches to a corner at the rear of the dwellings, thence making an interior angle of 178 degrees 57 minutes 48 seconds with the last described line continuing in the Northerly direction by a line being radial to the aforesaid Gregg Avenue and along residue

portion of Lot No 142 a distance of 120 feet 1 inch to a corner in line of Lot No 135, thence in an Easterly direction along same and along a portion of Lot No 134 making an interior angle of 88 degrees 20 minutes 1 second with the last described line a distance of 27 feet 4-3/4 inches to a corner, thence making an interior angle of 93 degrees 39 minutes with the last described line and in a Southerly direction along residue portion of Lot No 143 upon which is erected No 1135 Gregg Avenue a distance of 166 feet 10-5/8 inches to the place of beginning

Being the same premises which Michael D. Schmidt, by Deed dated 03/19/2012 and recorded 05/01/2012 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument No. 2012017279. granted and conveyed unto Andrew Bensingner.

Tax Parcel: 18530663227548

Premises Being: 1137 Gregg Ave, Reading, PA 19607

TO BE SOLD AS THE PROPERTY OF:
ANDREW M. BENSINGER A/K/A ANDREW
BENSINGER.

Case No: 23 12003

JUDGMENT AMT.: \$60,165.25

ATTORNEY: Benjamin Hoen, Esquire

ALL that certain brick front, concrete block, frame asbestos shingle, split-level dwelling with built in garage, together with the lot or piece of ground upon which the same is erected, being lot no. 185 as shown on the plan of "Wilshire Development", section no. 4, said plan recorded in plan book volume 20, page 2, Berks County records, situate on the southeasterly side of St. Albans Drive, formerly known as Sunset Drive, southwest of Wilshire Boulevard, Wilshire Hills, in the Township Of Spring, County Of Berks and Commonwealth Of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly lot line of St. Albans Drive (53 feet wide) on the division line between lot no. 185 and lot no. 186; thence extending in a northeasterly direction along the southeasterly lot line of St. Albans Drive being along the arc of a curve deflecting to the right, having a radius of 1,634.99 feet, a central angle of 2 degrees 37 minutes 42 seconds, a distance along the arc of 75.00 feet to a point; thence extending in a southeasterly direction along lot no. 184, radial to the curve in the southeasterly lot line of St. Albans Drive, a distance of 133.69 feet to a point; thence extending in the southwesterly direction partly along lot no. 206 and partly along lot no. 205, forming an interior angle of 95 degrees 15 minutes 24 seconds with the last described line, a distance of 68.92 feet to a point; thence extending in a northwesterly direction along lot no. 186, forming an interior angle of 87 degrees 22 minutes 18 seconds with the last described line, a distance of 138.43 feet to the place of beginning,

12/28/2023

Vol. 116, Issue 13

the last described line being radial to the curve in the southeasterly lot line of St. Albans Drive.

BEING the same premises which Dean C. Putt and Maria D. Putt, Husband And Wife, by Deed dated 08/18/1993, and recorded 08/25/1933, in the Office of the Recorder of Deeds in and for the County of Berks, Book 2451, Page 158, Instrument No. 45412, granted and conveyed unto William W. Trate, Jr. and Robin A. Trate, Husband And Wife, in fee.

To be sold as the property of William W. Trate, Jr.

Docket #23-12915
Judgment Amount: \$242,558.32
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story stone dwelling house, and two car brick garage erected thereon, SITUATE on the West side of North Thirteenth Street, known as 1506 North Thirteenth Street, between Amity and Union Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of North Thirteenth Street, one hundred and forty (140') feet North of the Northwest corner of North Thirteenth and Amity Streets; thence West along property now or late of Daniel L. Rhoads and Annie E. Rhoads, his wife, one hundred (100') feet to an alley, thence North along the same eighty (80') feet to a point in line of property now or late of William A. Rhoads and Edna M. Rhoads, his wife; thence East along the same, passing through the center of the division wall between the brick garages erected on the herein described property and property now or late of William A. Rhoads and Edna M. Rhoads, his wife, and along the center line of the joint driveway between said two properties, from said garages to North Thirteenth Street, a distance of one hundred (100') feet to a point in the Western building line of said North Thirteenth Street; thence South along the same eighty (80') feet to a point, the PLACE OF BEGINNING.

CONTAINING in front or width on said North Thirteenth Street, North and South, eighty (80') feet, and in depth of equal width, one hundred (100') feet to said alley.

Thereon erected a dwelling house known as:
1506 North 13th Street
Reading, PA 19604

Tax Parcel #17531730281602
Account: 17210025
See Deed Instrument No: 2021014563

Sold as the property of:
DAVID JOHNSON

Taken in Execution and to be sold by **ERIC J. WEAKNECHT, SHERIFF** N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, February 2, 2024 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.

ACTION TO QUIET TITLE

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
No. 23-15046

TO: Fred Lutz, Scott Lutz, Alivia Lutz, and the unknown heirs of Molly A. Lutz and Wendy Lutz, and all persons having or claiming to have any right, lien, title, interest in or claim against 41 Moravian School Road, Township of Oley, County of Berks, Commonwealth of Pennsylvania.

TAKE NOTICE THAT BSRE Holdings, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

12/28/2023

Vol. 116, Issue 23

LAWYER REFERRAL SERVICE
610-375-4591

CLYMER MUSSER & SARNO PC
Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by FREVON, INC., a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, FREVON, INC. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, Pennsylvania 19610, Attn: Troy B. Rider, Esq., Re: FREVON, INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, FREVON, INC. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys

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 (January 2, 2024) 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 January 3, 2024 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

EDWARDS, IRENE - Sandra M. Wrable, Extr., Heidi B. Masano, Esq.

HOFFMASTER, CAROL P. - Nellie Somogyi, Extr., Rebecca Batdorf Stone, Esq.

NOLAN, EDWARD a/k/a NOLAN, EDWARD J. - Lois Neamand and Robert Nolan, Exrs., William R. Swinehart, Esq.

SCOTT, MARGARET A. - Betsy H. Sprow, Exr., Mark R. Sprow, Esq.

Last day for filing Accounts for February 2024 is January 8, 2024.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-13800

NOTICE IS HEREBY GIVEN that the Petition of Jarreth Matthew Royer was filed in the above named Court, praying for a Decree to change their name to JAÏME MATTHEW ROYER.

The Court has fixed February 23, 2024, at 1:30 p.m. in Courtroom "4c" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-21053

Nationstar Mortgage LLC d/b/a Mr. Cooper,
PLAINTIFF

vs.

Unknown Heirs of Successors, assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kermit L.

12/28/2023

Vol. 116, Issue 13

Hepner; Susan Boyer, Known Heir of Kermit L. Hepner; Dennis Hepner, Known Heir of Kermit L. Hepner, deceased; Steven Hepner, Known Heir of Kermit L. Hepner, deceased; William Hepner, Known Heir of Kermit L. Hepner, deceased; Kevin Hepner, Known Heir of Kermit L. Hepner, deceased; and George Hepner, Known Heir of Kermit L. Hepner, deceased, DEFENDANTS

To the Defendants, Unknown Heirs of Successors, assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kermit L. Hepner: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603

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

ALESIN, PATRICIA, dec'd.

Late of 837 Gouglersville Rd.,
Borough of Mohnton.
Executors: BRIAN ALESIN and
LISA ALESIN,
938 Upland Ave.,
Reading, PA 19607.
ATTORNEY: JOANN L. RUCHLEWICZ,
ESQ.,
1716 Olive Street,
Reading, PA 19604

BERTOLET, RUTH M., dec'd.

Late of Borough of Wyomissing.
Executrix: LINDA L. DERR.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

BUSER, GERALDINE M., dec'd.

Late of 3211 State Hill Rd.,
Borough of Sinking Spring.
Executor: JAMES A. BUSER,
3300 State Hill Rd.,
Sinking Spring, PA 19608.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

CLARK, MARIE L., dec'd.

Late of 500 E. Main St.,
Borough of Fleetwood.
Executor: TRACY A. ESENWEIN,
31 Winding Creek Dr.,
Douglassville, PA 19518.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

EDDINGER, ROSALIND, dec'd.

Late of Borough of Boyertown.
Executrix: MELANIE A. LEVAN,
1370 Weisstown Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

FAMILIA, FRANCISCO A., dec'd.

Late of 1026 North 6th St.,
City of Reading.
Administrator: FRANCISCO ATREYUS E.
FAMILIA,
2320 Chestnut St.,
Reading, PA 19602.
ATTORNEY: TONYA A. BUTLER,
2312 Fairmont Avenue,
Suite 403,
Reading, PA 19604

12/28/2023

Vol. 116, Issue 23

FICK, SCOTT FRANKLIN, dec'd.

Late of Exeter Township.
 Administratrix: MARY ELIZABETH FICK.
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,
 536 Court Street,
 Reading, PA 19601

GODZIEJEWSKI, SR., LEON M., dec'd.

Late of 355 Lackawanna St., Apt. 4-1,
 City of Reading.
 Executor: LEON M. GODZIEJEWSKI, JR.,
 2904 Wilson School Lane, Apt. B,
 Sinking Spring, PA 19608.
 ATTORNEY: JAN D. KRAFCZEK, ESQ.,
 LAW OFFICES OF JAN D. KRAFCZEK,
 38 North 6th Street,
 Reading, PA 19601

HADLEY, MILDRED ALICE, dec'd.

Late of 88 Monocacy Rd.,
 Amity Township.
 Executor: MARTIN A. DAROCHA,
 361 Corys Court,
 Birdsboro, PA 19508.
 ATTORNEY: ROBIN S. LEVENGOD, ESQ.,
 HUCKABEE, WEILER & LEVENGOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

HECK, DAVID GARLAND also known as

HECK, DAVID G., dec'd.
 Late of 405 Oysterdale Rd.,
 Borough of Boyertown.
 Executrix: KAREN ANSBACH-
 REITENAUER,
 405 Oysterdale Rd.,
 Boyertown, PA 19512.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ., P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607-2633

HERR, JANICE H., dec'd.

Late of 529 Snyder Rd.,
 Ontelaunee Township.
 Executors: JOHN M. HERR,
 64 Valley View Dr.,
 Mountain Top, PA 18707 and
 JULIE A. DAUBNER,
 607 American Way,
 Lakeland, FL 33815.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HILBERT, PAUL L., dec'd.

Late of 566 State St.,
 Longswamp Township.
 Executor: JOSEPH DERRICK PETERS,
 15 Owenwood Dr.,
 Lincoln University, PA 19352.
 ATTORNEY: JOHN M. STOTT, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

IBACH, DOROTHY L., dec'd.

Late of Borough of Womelsdorf.
 Executrix: LORETTA L. BARNES.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

KELLY, KAREN R., dec'd.

Late of Maiden Creek Township.
 Executor: KENNETH C. MYERS, ESQ.,
 534 Elm Street - 1st Floor,
 Reading, PA 19601

KNEALE, THOMAS J., dec'd.

Late of 1417 Gregg Ave.,
 City of Reading.
 Executors: DARLENE FLOOD,
 441 Chalfont Place,
 Reading, PA 19606 and
 KATHLEEN ALDIN,
 31 Begonia Ct.,
 Womelsdorf, PA 19567.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

KRATZ, RONALD EARL also known as

KRATZ, RONALD E., dec'd.
 Late of 504 W. 8th St.,
 Borough of Birdsboro.
 Executrix: TINA M. KRATZ,
 32932 Pacific Coast Highway 14-368,
 Dana Point, CA 92629.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

LINETTE, DOROTHY ANN, dec'd.

Late of Borough of Wyomissing.
 Executor: SCOTT R. LINETTE.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

**LUPPINO, JOHN V. also known as
LUPPINO, JOHN VINCENT, dec'd.**

Late of 1 Reading Dr.,
 Borough of Wernersville.
 Executor: JOSEPH J. LUPPINO, II,
 863 Grandell Ave.,
 Reading, PA 19605.
 ATTORNEY: CHRISTOPHER J. HARTMAN, ESQ.,
 HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

SEYFERT, BARBARA M., dec'd.

Late of Muhlenberg Township.
 Executrix: MICHELLE SEYFERT,
 920 Marion St.,
 Reading, PA 19604.
 ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

12/28/2023

Vol. 116, Issue 13

STAMM, DONALD E., dec'd.

Late of 90 Orchard Lane,
Borough of Bernville.
Executrix: KIMBERLY M. KEGERREIS,
90 Orchard Lane,
Bernville, PA 19506.

Second Publication**ALDINGER, JR., SPURGEON M., dec'd.**

Late of 28 Woodside Ave.,
Temple.
Administrator: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**BASTEDO, ANTONIA also known as
TUCKER, ANTONIO, dec'd.**

Late of 731 Birch St.
Administrator: JAMIN KA'IN KE'DAR
KUSH.
c/o ATTORNEY: DEMETRIUS J.
PARRISH, JR., ESQ.,
7715 Crittenden St., #360,
Philadelphia, PA 19118

BATTISTONI, HELEN RUTH, dec'd.

Late of 21 Acorn Lane,
Earl Township.
Executor: RONALD D. BATTISTONI,
475 E. Paletown Rd.,
Quakertown, PA 18951.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

BEALER, NANCY L., dec'd.

Late of 400 Tranquility Lane,
Cumru Township.
Executrix: SHERRIE R. TAYLOR.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

BENNETT, JUDITH ANN, dec'd.

Late of Borough of Wernersville.
Executrix: KAREN KOSSIFOS,
58 Berry Circle,
Mertztown, PA 19539.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

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

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: ROBERT A. BENNIS,
1787 Foxwald Ln.,
York, PA 17406.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**BORCHER, JANE SUSANNE also known as
BORCHER, JANE S., dec'd.**

Late of Colebrookdale Township.
Executrix: MARTHA M. HEIMBACH,
275 Johnson Rd.,
Boyertown, PA 19512.
ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

BORTZ, HILDA, dec'd.

Late of Colebrookdale Township.
Executrix: ROSLYN A. MOATZ,
83 Pheasant Run Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

**BURNISH, ROGER ALLEN also known as
BURNISH, ROGER A., dec'd.**

Late of City of Reading.
Executrix: KARA K. MADDY,
2110 Burkey Dr.,
Wyomissing, PA 19610.
ATTORNEY: GARY R. SWAVELY, JR., ESQ.,
38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

EMERSON, MICHELE A., dec'd.

Late of South Heidelberg Township.
Executor: BRIAN L. EMERSON,
143 Fox Hill Dr.,
Wernersville, PA 19565.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

FORDYCE, JOHN J., dec'd.

Late of St. Lawrence Township.
Executor: STEVEN P. FORDYCE.
c/o ATTORNEY: DARAL A. WOERLE, ESQ.,
P.O. Box 6765,
Wyomissing, PA 19610

FREYITZ, AMY, dec'd.

Late of Borough of Shillington.
Executrix: ALEXIS FREYITZ,
1541 South Woodstock St.,
Philadelphia, PA 19146.
ATTORNEY: JANA R. BARNETT, ESQ.,
1238 Cleveland Avenue,
Wyomissing, PA 19610-2102

GRIFFIN, MARIE A., dec'd.

Late of Borough of Wernersville.
Executrix: JENNIE L. STRICKER,
3353 Montrose Ave.,
Laureldale, PA 19605.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

12/28/2023

Vol. 116, Issue 23

HULET, RONALD ARTHUR also known as HULET, RONALD A., dec'd.

Late of Borough of Hamburg.
 Executrices: CINDY L. HOPPES and
 YVONNE C. WAGNER.
 c/o ATTORNEY: CALEB J. ZIMMERMAN, ESQ.,
 Zimmerman Law Office,
 466 Jonestown Road,
 Jonestown, PA 17038

JOSEPHS, SANDRA ANNE also known as MONK, SANDRA ANNE and MILLER, SANDRA ANNE, dec'd.

Late of Borough of Kutztown.
 Executrix: VALERIE ANNE MILLER,
 270 Quarry Road,
 Kutztown, PA 19530

MAURER, CHARLES F. also known as MAURER, CHARLES FRANK, dec'd.

Late of Exeter Township.
 Executor: KURT C. MAURER.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MIKULIN, JOSEPH F., dec'd.

Late of Muhlenberg Township.
 Executor: DOUGLAS J. MIKULIN,
 1004 Shilo St.,
 Reading, PA 19605.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

NACE, THERESA M., dec'd.

Late of 2906 State Hill Rd., Apt. G7,
 Spring Township.
 Administrators: ROBERT W. MAULICK,
 89 Hope Circle,
 Mohrsville, PA 19541 and
 SHARON E. MAULICK,
 96 Reinholds Rd.,
 Reinholds, PA 17569.
 ATTORNEY: MAHLON J. BOYER, ESQ.,
 BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

NORQUEST, THOMAS EARL, dec'd.

Late of North Heidelberg Township.
 Executrix: CAROL J. NORQUEST,
 212 E. Avondale Dr.,
 Greensboro, NC 27403-1046.
 ATTORNEY: WILLIAM R. BLUMER, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

PONDO, FERN M., dec'd.

Late of Exeter Township.
 Executor: LOUIS F. PONDO,
 276 Seidel St.,
 Reading, PA 19606.
 ATTORNEY: HENRY M. KOCH, JR., ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

ROTHENBERGER, SR., RICHARD R., dec'd.

Late of Borough of Laureldale.
 Executors: RICHARD R.
 ROTHENBERGER, JR. and
 BETH A. YOUSE.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

SALTZER, BARBARA A., dec'd.

Late of Douglass Township.
 Executrix: ANGELA M. GILLINGHAM,
 381 Keim Rd.,
 Boyertown, PA 19512.
 ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

SALTZER, JAN ROBERT, dec'd.

Late of Douglass Township.
 Executrix: ANGELA M. GILLINGHAM,
 381 Keim Rd.,
 Boyertown, PA 19512.
 ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

SHERIDAN, PATRICIA H., dec'd.

Late of 20 Kohler Road 224,
 Borough of Kutztown.
 Executor: BARRETT BALTHASER,
 105 Adam Rd.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

SIMPSON, JON C., dec'd.

Late of 473 Hoch Rd.
 Executor: JOCELYN VARGAS-SIMPSON,
 473 Hoch Road,
 Blandon, PA 19510.
 ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE, PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

THOMPSON, CUTHBERT LEE, dec'd.

Late of City of Reading.
 Executor: ROBERT T. SNYDER,
 771 Lobelia Ave.,
 Reading, PA 19605.
 ATTORNEY: GARY R. SWAVELY, JR., ESQ.,
 38 North Sixth Street,
 P.O. Box 1656,
 Reading, PA 19603-1656

TORRES, JONATHAN, dec'd.

Late of Borough of Mount Penn.
 Administrator: ALBERT TORRES,
 1134 Fox Run,
 Reading, PA 19606.
 ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

12/28/2023

Vol. 116, Issue 13

WALB, RICHARD WILLIAM, dec'd.

Late of Exeter Township.
 Administrator: JOY BROWN WALB.
 co ATTORNEY: DARAL A. WOERLE, ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

WELLER, GRACE C., dec'd.

Late of 400 Tranquility Lane,
 Borough of Boyertown.
 Executrix: AUDREY L. MOYER,
 120 Club Rd.,
 Oley, PA 19547.
 ATTORNEY: JEFFREY C. KARVER,
 ESQ.,

BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512-1154

**WOODWARD, STEVEN G. also known as
WOODWARD, STEVEN GEORGE,
dec'd.**

Late of Exeter Township.
 Executor: MARK S. WOODWARD.
 c/o ATTORNEY: HEIDI B. MASANO,
 ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

Third and Final Publication**BATZ, THOMAS M., dec'd.**

Late of Tulpehocken Township.
 Executor: KYLE M. BATZ,
 125 Stone Rd.,
 Womelsdorf, PA 19567.
 ATTORNEY: EDWARD J. COYLE, ESQ.,
 Buzgon Davis Law Offices,
 525 S. 8th Street,
 Lebanon, PA 17042

**BLASZCZYNSKI, DOLORES also known as
BLASZCZYNSKA, DOLORES and
BLASZCZYNSKA, DOLORES M., dec'd.**

Late of City of Reading.
 Executor: MICHAEL J. TEREFENKO.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

BOESHORE, MARY J., dec'd.

Late of 3 Cardinal Way,
 Borough of Fleetwood.
 Executor: DAVID C. DELONG,
 3361 Cross Creek Dr.,
 Sarasota, FL 34231.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

BRYAN, VIRGINIA H., dec'd.

Late of Borough of Boyertown.
 Executor: JEFFREY C. KARVER, ESQ.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

CISNEROS, RAFAEL, dec'd.

Late of 11 Monroe St.,
 Muhlenberg Township.
 Administrator D.B.N.: JOSE MARES.
 c/o ATTORNEY: RICHARD A. RAIDERS,
 ESQ.,
 RAIDERS LAW PC,
 606 North 5th Street,
 Reading, PA 19601

DEEDS, BILLIE JEAN, dec'd.

Late of Borough of Laureldale.
 Executrices: DEBRA E. CALVARES,
 107 Shartlesville Rd.,
 Bernville, PA 19506 and
 EILEEN N. CALABRIA,
 28 Coliseum Dr.,
 Eastampton, NJ 08060.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

FIORINI, SANDRA JEAN, dec'd.

Late of Amity Township.
 Executrix: SHEILA FIORINI,
 201 Holly Dr.,
 Douglassville, PA 19518.
 ATTORNEY: JOHN A. KOURY, JR., ESQ.,
 OWM LAW,
 41 East High Street,
 Pottstown, PA 19464

FRITZ, BETTY M., dec'd.

Late of 4128 Kutztown Rd.,
 Muhlenberg Township.
 Executrix: CHARLOTTE J. FIDLER,
 308 Melrose Ave.,
 Reading, PA 19606.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

GEISE, SYLVIA A., dec'd.

Late of 523 Pine St.,
 Borough of Leesport.
 Executors: CYNTHIA A. SEISLER,
 6431 Somerby Dr.,
 Murrells Inlet, SC 29576 and
 JIMMY J. GEISE,
 523 Pine St.,
 Leesport, PA 19533.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HAIN, THOMAS R., dec'd.

Late of Caernarvon Township.
 Executor: KIM J. HAIN,
 45 Columbus Ave.,
 Littlestown, PA 17340.
 ATTORNEY: BENJAMIN A. LEISAWITZ,
 ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

12/28/2023

Vol. 116, Issue 23

HAMILTON, JUDITH K., dec'd.

Late of Borough of Lyons.
 Executrix: KAYLYNN HAMILTON.
 c/o ATTORNEY: NICOLE MANLEY,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

HOFFMAN, LEAH M., dec'd.

Late of Muhlenberg Township.
 Executors: NAN L. HOLDER and
 DAVID R. FAGER.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

JONES, KENNETH S., dec'd.

Late of Amity Township.
 Administrator: K. BRENT JONES.
 c/o ATTORNEY: JESSICA R. GRATER,
 ESQ.,
 MONASTRA & GRATER, LLC,
 400 Creekside Drive, Suite 409,
 Pottstown, PA 19464

KELLER, LISA ANN also known as

KELLER, LISA A., dec'd.
 Late of Washington Township.
 Administratrix: ALLISON KULP,
 295 E. Moyer Rd.,
 Pottstown, PA 19464.
 ATTORNEY: HEATHER L. TURNER,
 LAW OFFICE OF HEATHER L. TURNER,
 LLC,
 137 Narbeth Ave.,
 Narbeth, PA 19072

KOPICZ, DAVID A., dec'd.

Late of Borough of Kutztown.
 Administratrix: LYNN C. KOPICZ,
 103 E. Main St.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

LEIGHTHEISER, MARILYN A., dec'd.

Late of Borough of Wyomissing.
 Executor: JAMES E. LEIGHTHEISER.
 c/o ATTORNEY: EMMAROSE M.
 STROHL, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MALDONADO, EVELYN, dec'd.

Late of Borough of West Reading.
 Administrator: FELIX TAPIA,
 1425 N. 10th St.,
 Reading, PA 19604.
 ATTORNEY: JOHN B. ZONARICH, ESQ.,
 SKARLATOS ZONARICH,
 320 Market St., Ste. 600W,
 Harrisburg, PA 17101

MCCARTY, AMELIA ANN, dec'd.

Late of 255 Barclay St.,
 Mertztown.
 Administrator: LISA VAZQUEZ,
 255 Barclay St.,
 Mertztown, PA 19539.
 ATTORNEY: AMANDA O'DRISCOLL, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

MCCONNELL, JEAN A., dec'd.

Late of 710 N. 5th St.,
 City of Reading.
 Executor: DAVID A. MCCONNELL,
 710 N. 5th St.,
 Reading, PA 19601.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

MEINHART, STEWART JOHN, dec'd.

Late of Borough of Wyomissing.
 Executor: S. JOHN MEINHART, JR.,
 313 Oak Hill Lane,
 Wyomissing, PA 19610.
 ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

REIGNER, HAROLD L., dec'd.

Late of Borough of Boyertown.
 Executor: KARL R. FAUST,
 230 Gilbertsville Rd.,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

ROWE, JR., WILLIAM J., dec'd.

Late of 9 Colin Court,
 Exeter Township.
 Executor: KRISTIN D. FREEMAN,
 406 Longview Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: JOHN M. STOTT, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY, P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

RUFFNER, RICHARD , dec'd.

Late of Brecknock Township.
 Executors: MICHAEL RUFFNER and
 BRIAN RUFFNER.
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,
 536 Court Street,
 Reading, PA 19601

SHERMAN, BERNA J., dec'd.

Late of 1976 Meadow Lane,
 Borough of Wyomissing.
 Executor: BARRY J. SHERMAN,
 218 Emerald Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: SARAH RUBRIGHT MCCAHOON, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

12/28/2023

Vol. 116, Issue 13

SLAMON, NANCY J., dec'd.
Late of Cumru Township.
Executrix: JANET COVELY.
c/o ATTORNEY: SARA R. HAINES CLIPP,
ESQ.,
BERMAN VOSS, P.C.,
1150 Berkshire Blvd., Suite 240,
Wyomissing, PA 19610

education required by the Continuing Legal Education Board. The Order became effective December 15, 2023, for Compliance Group 1.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

**STANLEY, ANN E. also known as
EBNER, ELSIE ANNA, dec'd.**
Late of 210 Crest Dr.,
Borough of Boyertown.
Executor: JONATHAN C. STANLEY,
890 Old Post Lane,
Columbia Crossroads, PA 16914.
ATTORNEY: CASANDRA K. BLANEY,
ESQ.,
BRAN, WILLIAMS, CALDWELL &
BLANEY,
1090 West Main St.,
Troy, PA 16947

TRUST NOTICES

Third and Final Publication

**THE ROBERT J. NAGLE RESIDUARY
TRUST DTD 10/29/2012**

Doris M. Nagle, late of 100 N. Park Road,
Wyomissing Borough, Berks County, PA

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

Trustee: Cheryl L. Nagle
2817 Boas Street
Harrisburg, PA 17103
Trustee's Attorney: Victoria G. Schutt,
Esquire
Kreitz Gallen-Schutt
1210 Broadcasting Rd., Ste. 103
Wyomissing, PA 19610

**STIGURA, BETTY S. also known as
STIGURA, BETTY ARLINE, dec'd.**
Late of Earl Township.
Executrix: FAY M. LUPACCHINI,
349 Diener Dr.,
Boyertown, PA 19512.
ATTORNEY: MISTY A. TOOTHMAN,
ESQ.,
OWM LAW,
41 E. High St.,
Pottstown, PA 19464

**TRIMBUR, ELLEN M. also known as
TRIMBUR, ELLEN MARIA, dec'd.**
Late of Pike Township.
Executor: EDWARD W. TRIMBUR, JR.,
c/o ATTORNEY: JAY G. FISCHER, ESQ.,
342 East Lancaster Avenue,
Downingtown, PA 19335

**ZOOK, DAVID MERLE also known as
ZOOK, DAVID M., dec'd.**
Late of Brecknock Township.
Administratrix: GABRIELLA R. ZOOK.
c/o ATTORNEY: NEVIN D. BEILER,
ESQ.,
BEILER LEGAL SERVICES, P.C.,
105 S. Hoover Ave.,
New Holland, PA 17557

MISCELLANEOUS

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

Notice is hereby given that Zanna
Re Leiendecker of Berks County has been
Administratively Suspended by the Order of the
Supreme Court of Pennsylvania dated November
15, 2023, pursuant to Rule 111(b), Pa.R.C.L.E.,
which requires that every active lawyer shall
annually complete, during the compliance period
for which he or she is assigned, the continuing
legal education required by the Continuing legal

MOVING? Let Us Know!! If you are moving or you would like your BERKS COUNTY LAW JOURNAL sent to a different mailing address, please fill out the form below and return it to:

BERKS COUNTY LAW JOURNAL

Attention: Courtney Morstatt, Publications & Marketing Coordinator
544 Court Street, P.O. Box 1058
Reading, PA 19603-1058
OR
Fax: (610) 373-0256

SUBSCRIBER NAME: _____

Current Mailing Address: _____

CHANGE TO:
New Mailing Address: _____

If your Firm Name, Phone, Fax Numbers and E-mail address have also changed, please include that information.