

# LEGAL NOTICES

## 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 **March 6, 2020** at 10:00 o'clock A.M. .*

### AUDITORIUM, SECOND FLOOR, BERKS COUNTY COURTHOUSE 633 COURT STREET, READING, PENNSYLVANIA.

The following described Real Estate. To wit:

#### Second Publication

No. 09-2038

JUDGMENT AMOUNT: \$239,870.00

ATTORNEY: Drew Salaman, Esquire

#### LEGAL DESCRIPTION

##### Premises A

##### 331 Call's Court

##### Reading, Pennsylvania

ALL THAT CERTAIN two-story dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Call's Court, between Carpenter Street and a ten (10) feet wide alley, said ten (10) feet wide alley extending North from Call's Court to Chestnut Street, parallel to South Fourth Street, being No. 331 Call's Court, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Howard F. Hawk;

On the East by said ten (10) feet wide alley;

On the South by said Call's Court; and

On the West by property now or late of Charles C. Miller.

CONTAINING in front, East and West, on said Call's Court, Twenty feet six inches (20' 6") more or less, and in depth North and South of equal width, twenty feet (20') along said ten (10) feet wide alley.

BEING THE SAME PREMISES WHICH Doug Kim and Chung Kim, husband and wife, by deed dated October 1, 2004 and recorded October 18, 2004 in Deed Book Volume 4173, Page 2293, Berks County Records, granted and conveyed unto Barbara L. Blick.

#### LEGAL DESCRIPTION

##### Premises B

##### 336 Chestnut Street

##### Reading, Pennsylvania

ALL THAT CERTAIN lot or piece of ground on which is erected a shop building, it being the southern end of property known as No. 336 Chestnut Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the East by a ten (10) feet wide alley;  
On the South by property now or late of John Beidler;

On the West by property now or late of Francis Chelston; and

On the North by the northern portion of said property No. 336 Chestnut Street.

CONTAINING in the width East and West, twenty feet, six inches (20' 6"), and a depth of fifty-six feet eight inches (56' 8").

BEING THE SAME PREMISES WHICH Doug Kim and Chung Kim, husband and wife, by deed dated October 1, 2004 and recorded October 18, 2004 in Deed Book Volume 4173, Page 2293, Berks County Records, granted and conveyed unto Barbara L. Blick.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of Mulberry Street, between Union and Exeter Streets, being No. 1619 Mulberry Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Samuel M. Sherman;

On the East by a 15 feet wide alley;

On the South by property now or late of William H. Edwards; and

On the West by said Mulberry Street.

CONTAINING in front or width, North and South, on said Mulberry Street, 20 feet, and in length or depth of uniform width, East and West, 100 feet to said 15 feet wide alley.

AND ALSO BEING THE SAME PREMISES which the Household Finance Consumer Discount Company granted and conveyed unto Eddie P. Brown by deed dated May 24, 2007, and being recorded in the Berks County Records, Deed Book Volume 5157 Page 0085 on June 13, 2007.

To be sold as the properties of Eddie Polo Brown.

No. 16-00267

Judgment Amount: \$149,311.89

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, with improvements thereon erected, situate in the Township of Bethel, County of Berks and Commonwealth of Pennsylvania, known as 413 Frystown Road, Myerstown, PA 17067, bounded and described as follows, to wit:

BEGINNING at a post, thence in a northerly direction along property now or late of Cyrus Dubbs, 198 feet to post; thence by other lands of Reily S. Dubbs in a westerly direction, 58 feet to a post, thence along property of Jona Swope in a southerly direction, 198 feet to a post, thence

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along the north side of Main Street of said Village of Frystown in an easterly direction, 58 feet to a post, the place of BEGINNING.

CONTAINING in front on said Main Street, 58 feet and in depth of equal width, 198 feet, being a part of Building Lot #42 as marked on the General Plan of Frystown, Pennsylvania.

Thereon erected a dwelling house known as: 413 Frystown Road, Myerstown, PA 17067

Tax Parcel #30349006498943

Account: 30000080

See Deed Book 4803, Page 1316

Sold as the property of: DAVID C. SCHWARZ and CAROL L. SCHWARZ

No. 16-18526

Judgment Amount: \$246,319.54

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

All that certain tract or land, together with the dwelling house thereon erected, being known as Lot 36 in Development of Linstead Section 4 and Glamaur, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as shown on Drawing No. 50238, dated November 15, 1971 and revised April 1, 1972, prepared by Pannoni Associates, Inc.

Beginning at a point in the Northerly right of way line of Glen Road (50 feet wide), said point being located the following two courses and distances from the most easterly point of a 20 foot radius curve connecting the Easterly right of way line of Pennsylvania Avenue (60 feet wide) with the aforesaid Northerly right of way line of Glen Road; (1) along the Northerly right of way line of Glen Road, in a Southeasterly direction, along a curve to the right with a radius of 394.78 feet, the arc distance of 123.93 feet to a point of tangency; (2) still along the Northerly right of way line of Glen Road, South 68 degrees 31 minutes East, a distance of 96.24 feet to aforesaid point of beginning; thence from said point of beginning, extending along Lot No. 35, North 21 degrees 29 minutes East a distance of 100 feet to a point, a corner; thence extending South 68 degrees 31 minutes East 87.50 feet to a point, a corner of Lot 37; thence extending along the same South 21 degrees 29 minutes West, a distance of 100 feet to a corner in the Northerly right of way line of Glen Road aforesaid; thence extending along the same South 21 degrees 29 minutes West a distance of 100 feet to a corner in the Northerly right of way line of Glen Road, aforesaid; thence extending along the Northerly right of way line of Glen Road, North 68 degrees 31 minutes West a distance of 87.50 feet to the place of beginning.

Thereon erected a dwelling house known as: 6107 Glen Road, Reading, PA 19606

Tax Parcel #43533510378194

Account: 43015469

See Deed Book 5149, Page 0347

Sold as the property of: HELEN BARON

No. 16-19977

Judgment Amount: \$266,278.58

Attorney: KML Law Group, P.C.

BEING OF COUNTY PARCEL #5435-00-97-8869

ALL THAT CERTAIN tract of woodland situate northwest of Legislative Route # 06134 leading from Kutztown to Krumsville in the Township of Greenwhich, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a concrete monument 628.06 feet west of the limestone corner at the land of William Merkel and the land of Elwood L. Frederick; thence along the land of William Merkel and Nevin Hamm South 11 degrees 56 minutes 30 seconds West 578.25 feet to a concrete monument and the land of Kenneth L. and Donna E. Hamm; thence along the land of the same North 83 degrees 28 minutes West 361.35 feet to a concrete monument and the land of Elwood L. Frederick; thence along the land of Elwood L. Frederick North 11 degrees 56 minutes 30 seconds East 629.91 feet an iron pin and the land of same; thence along the land of the same South 78 degrees 03 minutes 30 seconds East 342.13 feet to the place of beginning.

#### PURPART NO. 1

ALL THE CERTAIN tract or piece of land situate in the Township of Greenwhich, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in line of lands conveyed to Daniel W. Kemp, Jr. and wife; thence by the same North 63 degrees West 22 perches to a stake in line of other lands of Daniel Kemp, Sr.; thence by the same North 84-1/2 degrees East 21.9 perches to a stone; thence by lands of late Wilson Merkel South 12 degrees West 13 perches to the place of beginning.

BEING COUNTY PARCEL #5435-00-97-9505

#### PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in Greenwhich Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a 30? oak at the property line of Samuel G. and Grace E. Hamm, his wife and the land of William H. Merkel and Edna M. Merkel, his wife; thence along the land of William H. Merkel and Edna M. Merkel, his wife, South 78 degrees East 179 feet to an iron pin in the center of Legislative Route 06134 leading to Krumsville, thence along the road South 52 degrees East 177.25 feet to an iron pin in the land of Samuel G. Hamm and Grace E. Hamm, his wife; thence along the north side of an earth drive South 78 degrees West 67.56 feet to an iron pin and the land of the same; thence along the land of the same North 9 degrees East 164.5 feet to the place of beginning.

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Thereon erected a dwelling house known as:  
 1410 Krumsville Road, Lenhartsville, PA 19534  
 Tax Parcel #45543500979505 &  
 45543500978869  
 Account: 45014854 & 45014857  
 See Deed Book 3923, Page 2211  
 Sold as the property of: ROCKY SCHRECK

NO. 16-20644

Judgment Amount: \$55,972.89

Attorney: Phelan Hallinan Diamond & Jones,  
 LLP

**LEGAL DESCRIPTION**

BEING PARCEL NO. 12-5317-54-14-5961

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the West side of North Twelfth Street, between Douglass and Windsor Streets, being No 832 North Twelfth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by property now or late of William Lone, No. 834 North Twelfth Street;

On the East by said North Twelfth Street;

On the South by property now or late of Charles H. Daniels, No. 830 North Twelfth Street; and

On the West by a ten feet wide alley.

CONTAINING in front on said North Twelfth Street fourteen feet and in depth of uniform width to said ten feet wide alley on the West, one hundred ten feet and ten and one-half inches.

TOGETHER with the use of the joint alley between said House No. 832 and the adjoining house on the South, No. 830 North Twelfth Street, in common with the owners and occupiers of the adjoining house on the South.

TITLE TO SAID PREMISES IS VESTED IN Doreen D. Keppley, by Deed from Our City-Reading, Inc., a non profit corporation, Dated 01/06/2006, Recorded 03/20/2006, in Book 4827, Page 499.

Being known as 832 North 12th Street, Reading, PA 19604-2429.

Residential property

Tax Parcel No.: 12531754145961

Tax Account: 12191875

See Deed Book 4827, Page 499

To be sold as the property of Doreen D. Keppley.

No. 17-18602

Judgment Amount: \$49,881.69

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the South side of Chestnut Street, being No. 1030 Chestnut Street, between Maple and Eleventh Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

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On the North by said Chestnut Street;

On the East by property now or late of Joseph Kakobowski;

On the South by a ten feet wide alley; and

On the West by property now or late of Conrad Rischmacher, deceased.

CONTAINING in front on said Chestnut Street sixteen feet three and five-eighth inches (16' 5-3/8"), more or less, and in depth one hundred ten feet (110').

Thereon erected a dwelling house known as: 1030 Chestnut Street, Reading, PA 19602

Tax Parcel #10531621088997

Account: 10308780

See Deed Instrument #2011024305

Sold as the property of: MARIA A. TORRES-FONTAN

NO. 17-18801

Judgment: \$93,193.47

Attorney: EDWARD J. MCKEE, ESQUIRE

ALL THAT CERTAIN Lot or piece of ground, with the buildings thereon erected, situate on the Southern side of and known as No. 236 Main Street, in the Borough of Leesport, Berks County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point a corner on the South building line on said Main Street in line of property of Samuel R. Roth, thence running South 25 degrees 25 minutes West 139 4' to a point in line of Samuel R. Roth's property, thence continuing in a Southerly Course, South 22 degrees 10 minutes East 107 5' to a point on the North side of Cedar alley; thence along the Northern line of said alley, North 81 degrees 45 minutes East 15' to a point a corner; thence North 17 degrees 32 minutes West 110 6' to a point; thence continuing along said line North 23 degrees West 63' to a point; thence by the same North 5 degrees 28 minutes West 33' to a point; thence North by the same 29 degrees 7 minutes West 50' to a point on the South building line of said Main Street; thence along said building line South 59 degrees 30 minutes West 28' to the place of beginning.

**PARCEL ID** 92449007583765

**MAP PIN** 449007583765

**ALSO KNOWN AS** 236 Main Street, Leesport, PA 19533

**BEING** the same premises which Brad A. Scheipe and Jody L. Scheipe, husband and wife, by Deed dated July 25, 2005 and recorded November 29, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04721, Page 0405, granted and conveyed unto Brad A. Scheipe.

**TO BE SOLD AS THE PROPERTY OF** Brad A. Scheipe

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NO. 18-03736

Judgment Amount: \$37,895.71

Attorney: Phelan Hallinan Diamond & Jones,  
LLP**LEGAL DESCRIPTION**

BEING PARCEL NUMBER 5316-31-37-6701

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street, between Fifteenth and Sixteenth Streets, being number 1538 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by said Cotton Street;

On the East by property now or late of I. Sattenstein,

On the South by a 10' wide alley; and

On the West by property now or late of Gussie Shenfelder.

CONTAINING in front or width 13.4" and in length or depth of an equal width 110' to said 10' wide alley.

TITLE TO SAID PREMISES IS VESTED IN BARTHOLOMEW A. VANDI, by Deed from OUR CITY- READING INC, Dated 12/17/2004, Recorded 03/29/2005, in Book 4552, Page 1014.

Being known as 1538 Cotton Street, Reading, PA 19606-2530.

Residential property

Tax Parcel No: 16-5316-31-37-6701

Tax Account: 16333575

See Deed Book 4552, Page 1014

To be sold as the property of Bartholomew A. Vandi.

No. 18-13921

Judgment: \$157,143.19

Attorney: CHRISTINA J. PROSS, ESQUIRE

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the two-story stone and cement mansard roof dwelling house thereon erected, situate on the eastern side of North Fourteenth Street, being No. 543 between Green and Greenwich Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the eastern side of the said North Fourteenth Street 305 feet North of the northern building line of Green Street; thence extending easterly along line of property now or late of Charles Rascovar, 220 feet to a point on the western side of Palm Street; thence extending northerly along said western side of Palm Street 50 feet to a point; thence extending westerly along line of property now or late of George E. Koszarek, 220 feet to a point on the eastern side of North Fourteenth Street; thence extending South along the eastern side of North Fourteenth Street, 50 feet to the place of beginning.

BEING the dame premises deeded to Beato Fermin and Julia Reyes, husband and wife, by deed from Roberta L. Hofmann, dated June 7, 2007, recorded June 12, 2007 in the Berks County Clerk's Register's Office in Deed Book 5155, Page 2376.

BEING KNOWN AS: 543 North 14th Street, Reading, PA 19604.

TAX PARCEL NO. 11-5317-14-23-8376

Residential Property.

TO BE SOLD AS THE property of Beato Fermin and Julia Reyes.

NO. 18-17820

Judgment: \$59,740.00

Attorney: EDWARD J. MCKEE, ESQUIRE

ALL THAT CERTAIN two-story mansard roof, stone and brick dwelling house and the lot or piece of ground upon which the same is erected, being no. 352 Spring Street, between Rose and Fourth Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by Spring Street;

On the East by property now or late of Carrie Pehr Bitting;

On the South by a fifteen beet wide alley; and

On the West by property now or late of Hunter F. Souders.

CONTAINING in front on said Spring Street, twenty-two (22') feet, more or less and in depth of equal width, to said fifteen (15') feet wide alley, eighty (80') feet, more or less.

Fee Simple Title Vested in Flor Arias, as Sole Owner, his/her personal representatives and assigns her heirs and assigns by deed from Robert W. Gill and Susan E. Kraus, dated 10/31/2006, recorded 11/15/2006, in the Berks County Clerk's Office in Deed Book REC 05012, Page 0848.

PARCEL ID 14530750751694

BEING KNOWN AS 352 Spring St, Reading, PA 19601

TO BE SOLD AS THE PROPERTY OF Flor Arias

No. 18-19562

Judgment Amount: \$239,888.29

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN two-story dwelling house and lot of ground with other buildings erected thereon, situate in Schubert, Bethel Township, Berks County, Pennsylvania, bounded and described as follows, to wit.

BEGINNING at a stone in line of land of Horace Wagner; thence along land of Morris Brown, North eight and one-half (8-1/2) degrees East one hundred ninety-six (196) feet to a stone in a public highway, thence along land of Mr. Brown, North seventy-eight and one-fourth (78-1/4) degrees East, two hundred forty-one (241) feet to a stone, thence along lands of Sallie Reber, South twelve degrees East, two hundred fifty and thirty-six hundredths (250.36) feet to a

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point, thence along land of Horace Wagner, South eighty-seven and three fourths (87.75) degrees West three hundred forty-seven (347) feet to the place to beginning.

BEING THE SAME PREMISES which MACA Enterprises, Inc., A Corporation, by Deed dated June 09, 2005 and recorded July 18, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04626, Page 0591, Instrument No. 2005040964, granted and conveyed unto Bradley E. McQuillen and Shyanne S. McQuillen, husband and wife.

BEING KNOWN AS 640 SCHUBERT ROAD, BETHEL, PAN 19507.

TAX PARCEL NO. 30-4422-00-47-6659

See Deed Book 0426, Page 0591

Instrument No. 2005040964

To be sold as the property of SHYANNE S. MCQUILLEN A/K/A SHYANNE MCQUILLEN A/K/A SYANNE S. MCQUILLEN and BRADLEY E. MCQUILLEN

No. 18-20449

Judgment: \$177,801.10

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #64-5316-08-98-4097

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR TRACT OF GROUND ON WHICH THE SAME IS ERRECTED, SITUATE ON THE SOUTH SIDE OF CUMBERLAND AVENUE, BETWEEN ENDLICH AVENUE AND 25TH STREET, IN THE BOROUGH OF MT. PENN, BERKS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN BUILDING LINE OF CUMBERLAND AVENUE, SAID POINT BEING 360 FEET EAST OF THE SOUTHEAST BUILDING CORNER OF CUMBERLAND AVENUE AND 25TH STREET, AND BEING A CORNER OF A 10 FEET WIDE DRIVEWAY, THENCE EXTENDING SOUTHWARD ALONG THE WESTERN LINE OF SAID 10 FEET WIDE DRIVEWAY, A DISTANCE OF 100 FEET TO A POINT IN THE CENTER LINE OF A 10 FEET WIDE ALLEY, THENCE IN A WESTERN DIRECTION ALONG THE CENTER LINE OF SAID 10 FEET WIDE ALLEY, A DISTANCE OF 40 FEET TO A POINT, THENCE AT RIGHT ANGLES IN A NORTHERN DIRECTION ALONG OTHER PROPERTY OF THE GRANTORS, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERN BUILDING LINE OF CUMBERLAND AVENUE, THENCE IN AN EASTERN DIRECTION ALONG THE SOUTHERN BUILDING LINE OF CUMBERLAND AVENUE, A DISTANCE OF 40 FEET TO A POINT, THE PLACE OF BEGINNING.

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Being known as: 2534 CUMBERLAND AVENUE, READING, PENNSYLVANIA 19606.

Title to said premises is vested in Jedidiah Horne and Ashley Horne, husband and wife, by deed from Stephanie L. Serba and Alex Pineiro dated December 12, 2016 and recorded February 16, 2016 in Instrument Number 2016005144.

TO BE SOLD AS THE PROPERTY OF JEDIDIAH HORNE AND ASHLEY HORNE

No. 19-02456

Judgment Amount: 20,984,809.09

Attorney: Mark Pfeiffer, Esquire

ALL THAT CERTAIN lot or trace of land, situated on the easterly side of College Boulevard and the southerly side of Short Lane (unopened portion) in the Township of Maxatawny, County of Berks and Commonwealth of Pennsylvania, shown as Lot #1 of "Hart" Subdivision on a Final Plan entitled Plan of Lots to be knows as "Hart" a Two Parcel "Subdivision", prepared for the Grantor herein by Rockland Surveyors, Inc., bearing Drawing Number 3783-2436, dated June 13, 1995, revised September 18, 1995, and recorded on October 23, 1995, in Plan Book Volume 211, Page 42, in the Office of the Recorder of Deeds for the County of Berks, and bounded and described according to a survey performed by and a plat prepared by said Rockland Surveyors, Inc., as follows, to wit:

BEGINNING at a railroad spike found in the bed of College Boulevard, T-929, said spike marking the southeasterly corner of the herein described lot and being in the northern right-of-way line of the Kutztown By-Pass, SR-0222; thence by the bed of College Boulevard North 27 degrees 19 minutes 25 seconds West 824.46 feet to a corner of lands now or late of Paul F. Bergstrom, thence by the same and by lands now or late of Craig D. Zimmerman and Pamela L. Zimmerman, his wife, and by lands now or late of Elton G. Meitzler and Goldie M. Meitzler, his wife, and by lands now or late of Barry Lee Kline and Barbara Kaye Kline, his wife, passing through a concrete monument set on line at 26.50 feet North 62 degrees 41 minutes 55 seconds East 875.35 feet to a pin set; thence by lands of Barry Lee Kline and Barbara Kaye Kline, his wife, passing through a concrete monument set on line at 117.73 feet North 27 degrees 33 minutes 10 seconds West 144.49 feet to an iron pipe found in the bed of Short Lane; thence by the bed of Short Lane (unopened portion) and by lands now or late of Carl A. Lobb and Patricia R. Lobb, his wife, North 70 degrees 34 minutes 55 seconds East 1,342.31 feet to a pin found; thence by lands now or late of the Borough of Kutztown and the 2 following courses and distances, (1) passing through a concrete monument on line North 71 degrees 51 minutes 45 seconds East 223.31 feet to a pin set, (2) crossing a proposed 35 feet wide



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permanent right-of-way for the installation, use and maintenance of utility service lines South 1 degree 57 minutes 50 seconds East 229.58 feet to a pin set on the northerly right-of-way line of Kutztown By-Pass; thence by the same the seven (7) following courses and distances: (1) by a curve concave to the South, having a radius of 3,441.04 feet, a central angle of 8 degrees 22 minutes 48 seconds an arc length of 503.28 feet, measured by a chord South 65 degrees 30 minutes 43 seconds West 502.84 feet to a point; (2) South 66 degrees 00 minutes 19 seconds West 315.55 feet to a point; (3) South 46 degrees 5 minutes 38 seconds West 367.63 feet to a point of curvature; (4) by a curve concave to the South having a radius of 3,436.04 feet, a central angle of 12 degrees 57 minutes 32 seconds, an arc length of 777.15 feet, measured by a chord South 43 degrees 36 minutes 42 seconds West 775.49 feet to a point; (5) having a radius of 3,446.04 feet, a central angle of 3 degrees 12 minutes 6 seconds, an arc length of 192.57 feet, measured by a chord South 32 degrees 56 minutes 23 seconds West 192.57 feet to appoint; (7) South 31 degrees 20 minutes 20 seconds West 132.70 feet to the point of beginning.

BEING the same premises which APEX AT KUTZTOWN, L.P. by Special Warranty Deed dated March 4, 2011 and recorded in the Office of the Recorder of Deeds of Berks County on March 10, 2011 as Instrument No. 2011010134 granted and conveyed to BT KUTZTOWN, LP.

Property to be sold together with all personal property located thereon and all personal property subject to Plaintiff's Multifamily Mortgage, Assignment of Rents and Security Agreement and Uniform Commercial Code Financing Statement

TO BE SOLD AS PROPERTY OF BT KUTZTOWN, LP

No. 19-03128

Judgment Amount: \$76,160.54

Attorney: KML Law Group, P.C.

Land situated in the City of Reading in the County of Berks in the State of PA

All That Certain Three-Story Brick, Stone Front, Dwelling House, And The Lot Or Piece Of Ground Upon Which The Same Is Erected, Situated On The West Side Of North Sixth Street, Between Greenwich And Oley Streets, Being Numbered 636, In The City of Reading, County Of Berks And State Of Pennsylvania, Bounded:

On The North By Property Now Or Late Of Ida V. Moore;

On The South By Property Now Or Late Of Peter Wentzel;

On The East By Said North Sixty Street; And On The West By An Alley.

Containing In Front On Sixty Street, 16', More Or Less, And In Depth 105' More Or Less.

Thereon erected a dwelling house known as: 636 North 6th Street, Reading, PA 19601

Tax Parcel #14530759833816

Account: 14089400

See Deed/Page Instrument Number 2009034982

Sold as the property of: IOSIF TAVOC and CLAUDIA E. TAVOC

No. 19-04037

Judgment: \$126,184.64

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Birdsboro Borough, County of Berks, Commonwealth of Pennsylvania being further known as Lot 2 shown on a subdivision plan prepared for Earl Kochel, III, by William P. Runkle, Registered Surveyor in October of 1996, recorded in the Office of the Recorder of Deeds in and for Berks County, in Plan Book 221, page 15, bounded and described as follows:

BEGINNING at a corner marked by a railroad spike at the intersection of the northern topographical building line of Demmon Street (20 feet wide) with the eastern topographical building line of South Water Street (30 feet wide; thence along the latter north three degrees fifty-nine minutes and thirty seconds east a distance of sixteen and fifty-four one-hundredths feet to a corner of lot 1 No. 107 South Water Street; thence along the same the 4 following courses and distances: (1) leaving said South Water Street, south eighty-six degrees no minutes east a distance of twenty-seven and sixteen one-hundredths feet to a point at the front of the semi detached dwelling; (2) thru the party wall between the said lots 107 and 109 South Water Street south eighty-eight degrees forty-three minutes and thirty seconds east a distance twenty-nine and one one-hundredths feet to a point; (3) still thru the party wall north one degree sixteen minutes and thirty seconds west a distance of one and fifty-five one-hundredths feet to a point; (4) partly thru the party wall south eighty-eight degrees forty-three minutes thirty seconds east a distance of thirty-nine and six one-hundredths feet to a point in line of property belonging to David M. Lacey; thence along same south three degrees fifty-nine minutes thirty seconds west a distance of twenty-one and thirty three one-hundredths feet to a corner marked by an iron pipe in aforementioned northern topographical building line in Demmon Street; thence along same north eighty-six degrees and no minutes west a distance of ninety-five and one one-hundredths feet to a corner marked by a railroad spike to the point of beginning.

BEING the same premises which Earl Kochel, III and Lisa M. Kochel by Deed dated September 29, 2006 and recorded in the Office of Recorder of Deeds of Berks County on October 23, 2006 at Book 4993, Page 1965, Instrument Number 2006082110 granted and conveyed unto Sharon White.

PARCEL NO. 31534414248896

MAP PIN 534414248896

BEING KNOWN AS 109 South Street, Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF Sharon White

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No. 19-04543

Judgment Amount: \$87,709.50

Attorney: RAS Citron, LLC

Robert Crawley, Esq.

ID No. 319712

## Legal Description

PREMISES A: ALL THAT CERTAIN tract or piece of land, together with the two and one-half (2-1/2) story frame dwelling, one and one-half (1-1/2) story cinder block shed, and other improvements thereon erected, situate on the Southwesterly side of the public road leading from Fritztown to Gouglersville, in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the middle of the public road leading from Fritztown to Gouglersville in line of land now or late of Paul H. Becker and Lillian N. Becker, his wife; thence extending along said public road, the two (2) following courses and distances: (1) South forty-seven (47) degrees thirty-eight and one-half (38-1/2) minutes East, being along land now or late of the Columbia branch of the Reading Company, a distance of ninety-six feet and sixty-five hundredths of one foot (96.65') to a point; (2) South twenty-five (25) degrees twenty-seven and one-half (27-1/2) minutes East, along land now or late of Edward Keffar, a distance of two hundred five feet and sixty-six hundredths of one foot (205.66') to a point in the middle of said public road; thence leaving said public road and extending along land now or late of Paul H. Becker, the three (3) following courses and distances: (1) South fifty-eight (58) degrees three and one-half (3-1/2) minutes West passing through an iron pin on line at a distance of twelve feet (12'), a total distance of one hundred twenty-nine feet and ninety-seven hundredths of one foot (129.97') to an iron pin; (2) North forty-five (45) degrees twenty-three and one-quarter (23-1/4) minutes West, a distance of sixty-one feet and eight hundredths of one foot (61.08') to a point; (3) South sixteen (16) degrees twenty-two and three-quarter (22-3/4) minutes West, a distance of eighty feet and twelve hundredths of one foot (80.12') to an iron pin; thence extending along land now or late of Charles E. Beavens and Leona A. Beavens, his wife, North seventy-one (71) degrees twenty-one and one-quarter (21-1/4) minutes West, a distance of one hundred ninety-four feet and fifty-two hundredths of one foot (194.52') to an iron pin; thence extending along land now or late of Paul H. Becker and Lillian N. Becker, his wife, North thirty-four (34) degrees thirty-four and three-quarter (34-3/4) minutes East, a distance of three hundred fifty-three feet and eighty-eight hundredths of one foot (353.88') to the place of BEGINNING. The last described line passing through an iron pin on line at a distance of twelve feet (12') from said place of BEGINNING.

CONTAINING in area one (1) acre and eighty and twenty-seven hundredths (80.27) perches of land.

BEING THE SAME PREMISES which Harry Ruoss, Widower, by his Deed dated November 13, 1991 and recorded in Deed Book Volume 2253, page 1818, Berks County records, granted and conveyed to Lance W. Atkins and Elsa M. O. Atkins, his wife, in fee.

PREMISES B: ALL THAT CERTAIN tract of land situated in Spring Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the State Road leading from Fritztown toward Mohn's Hill; said point being in the southern right-of-way line of the Reading and Columbia Branch of the Reading Railroad, thence along the middle of said State Road South 50 degrees 55 minutes East, a distance of 155.85 feet to a point, thence along property partly of Harry Ruoss, Ed Keffar and John Miller, respectively, South 34 degrees 59 minutes 30 seconds West, a distance of 587.17 feet to a point in line of property of John Hass, thence along same North 47 degrees 55 minutes West, a distance of 340.46 feet to a corner of property of the Reading Railroad Company, thence along same North 12 degrees 35 minutes East, a distance of 145.98 feet to a point in the aforementioned southern right-of-way of the Reading Railroad, thence along same in the northeasterly direction, by an arc, having a radius of 1432.69 feet, a distance of 192.10 feet to a point, thence continuing along the same North 62 degrees 40 minutes East, a distance of 226.08 feet to a point, thence continuing along the same North 57 degrees 15 minutes East, a distance of 67.02 feet to the place of BEGINNING.

CONTAINING 3 acres and 132 perches.

BEING THE SAME PREMISES which Harry Ruoss, Widower, by his Deed dated November 13, 1991 and recorded in Deed Book Volume 2253, page 1818, Berks County records, granted and conveyed to Lance W. Atkins and Elsa M. O. Atkins, his wife, in fee.

BEING KNOWN AS: 95 CHAPEL HILL ROAD A/K/A 95 A CHAPEL HILL ROAD A/K/A 95 CHAPEL HILL ROAD, READING A/K/A SINKING SPRING, PA 19608

PROPERTY ID: 80-4375-10-47-9009 AND 80-4375-10-47-6152

TITLE TO SAID PREMISIS IS VESTED IN LANCE W. ATKINS BY DEED FROM LANCE W. ATKINS AND ELSA M. O. ATKINS, HIS WIFE DATED OCTOBER 1, 2002 RECORDED OCTOBER 21, 2004 IN BOOK NO. 4176, PAGE 734

TO BE SOLD AS PROPERTY OF: LANCE W. ATKINS

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No. 19-4629

Judgment: \$207,485.55

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

**LEGAL DESCRIPTION**

All that certain tract or parcel of land situate on the northwesterly side of Friedensburg Road, S.R. 2023 (33 feet wide existing legal right-of-way, 60 feet wide required right-of-way), between Career Court and Mast Road, in the Township of Oley, County of Berks and Commonwealth of Pennsylvania, being shown as Lot 6 on a Phase II Final Plan of Lands of Berks Career and Technology Center; prepared by Systems Design Engineering, Inc., Drawing No. E-03-0485-0010-C), dated September 7, 2004, last revised January 5, 2006 and recorded in Plan Book 303, page 188, Berks County Records, said lot being more fully bounded and described as follows, to wit:

Beginning at a concrete monument on the northwesterly required right-of-way line of Friedensburg Road in line of lands, now or late of Michael A. Dey and Eva J. Dey, h/w; thence along the said northwesterly required right-of-way line of Friedensburg Road, along the arc of a curve to the left, having a radius of 1,940.08 feet, a central angle of 02 degrees 53 minutes 40 seconds, a distance along the arc of 98.00 feet to a point, a corner of Lot 7; thence leaving the said northwesterly required right-of-way line of Friedensburg Road, along the said Lot 7, North 45 degrees 32 minutes 31 seconds West, a distance of 142.80 feet to a point in line of Lot 11; thence along the said Lot 11, and along Lot 12 North 34 degrees 55 minutes 57 seconds East, a distance of 103.24 feet to a point in line of Lot 13; thence along the said Lot 13, South 44 degrees 12 minutes 57 seconds East, a distance of 25.64 feet to an iron pipe, a corner of the said lands now or late of Michael A. Dey and Eva J. Dey, h/w; thence along the said lands now or late of Michael A. Dey and Eva J. Dey, h/w, South 44 degrees 10 minutes 30 seconds East, a distance of 167.37 feet to the point of Beginning.

Containing in Area: 15,167 square feet of land.

Subject to a 20 feet wide sanitary sewer easement as shown on said plan.

Being the same property conveyed to Alan C. Shinkus and Amy L. Shinkus who acquired title by virtue of a deed from Berks County Area Vocational-Technical School a/k/a Berks Career and Technology Center, dated May 28, 2009, recorded June 23, 2009, at Instrument Number 2009028995, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3268 FRIEDENSBURG ROAD, A/K/A 3368 FRIEDENSBURG ROAD, OLEY, PA 19547.

Parcel No.: 67534801382373

Account: 67000441

See Deed/Instrument #2009 028995

TO BE SOLD AS THE PROPERTY OF  
ALAN C. SHINKUS AND AMY L. SHINKUS

No. 19-12976

Judgment Amount: \$76,036.00

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and lot of ground, with one-half of double, two and one-half story, concrete block and frame dwelling thereon erected, situate in the Borough of Robesonia, County of Berks and Commonwealth of Pennsylvania, and known as Lot No. 8 and one-half of Lot No. 7 in Plan of lots known as Wayne Place, laid out by the Inter State Realty Company and recorded in Berks County, in Plan Book Volume 3, Page 29, and known as No. 104 North Wayne Avenue, more fully described as follows, to wit:

BEGINNING at a point at this northwest side of North Wayne Avenue and lands of Raymond and Mary Boyer; thence westerly a distance of one hundred feet (100') along the South side of lands of Raymond and Mary Boyer to an alley; thence southerly along the same, a distance of thirty-seven and one-half feet (37-1/2') to a point in the dividing line of Lot No. 7, property of Robert C. Howard and Florence E. Howard, his wife; thence eastwardly along the same in and through the partition wall of property of Robert C. Howard and Florence N. Howard, a distance of one hundred feet (100') to a point on the West side of Wayne Avenue; thence in a northerly direction, along North Wayne Avenue; thence in a northerly direction, along North Wayne Avenue, a distance of thirty-seven and one-half feet (37-1/2') to a point, the place of beginning.

BEING THE SAME PREMISES WHICH ROGER L. DAVIS, Executor of the Estate of RAYMOND J. DAVIS, deceased, by Deed dated 9/11/2002 and recorded 9/27/2002 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Record Book 3609, Page 1938, granted and conveyed unto MICHAEL SMITH and DENISE SMITH, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Michael B. Kriebel and Ashley D. Yeater, by Deed from Michael Smith and Denise Smith, Dated 05/23/2015, Recorded 06/02/2015, Instrument No. 2015018085.

Being known as 104 North Wayne Street, Robesonia, PA 19551-1332.



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Residential property  
Tax Parcel No.: 74-4357-09-15-1252  
Tax Account: 74049900  
Instrument No. 2015018085  
To be sold as the property of Michael B. Kriebel, Ashley D. Yeater.

No. 19-13420

Judgment: \$144,396.51

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain lot or piece of ground lying on the eastern side of Ardmore Avenue, a 50' wide street as shown on Reading Crest Plan of Lots recorded in Berks County Records in Plan Book No. 5, page 11, said lot being further known as Lot No. 4 as shown on Willow Heights Plan of Lots, laid out by Gerald D. O'Brien dated October 19, 1978, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of Ardmore Avenue, being a corner between Lots numbered 3 and 4 of said Plan of Lots, said point being northwardly a distance of 260 feet along said building line of Ardmore Avenue from the Northeastern building line of corner of Ardmore and Georgia Avenues; thence extending in a northerly direction along the eastern building line of Ardmore Avenue, by a line making a right angle with the line to be described last, a distance of 84.50 feet to a point; thence leaving said building line of Ardmore Avenue and extending in an easterly direction along property belonging now or late to John J. Lightcap and Janet L. his wife, by a line making a right angle with the said building line of Ardmore Avenue, a distance of 120.00 feet to a point, a corner of property belonging now or late to Louise K. Fritz and Curtis S., her husband; thence extending in a southerly direction along said property belonging now or late to Louise K. Fritz and Curtis S., her husband, of which the herein described lot was a part, by a line making a right angle with the last described line, a distance of 84.50 feet to a point; thence extending in a westerly direction along aforementioned Lot No. 3 by a line making a right angle with the last described line, a distance of 120.00 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: 4013 ARDMORE AVENUE, READING, PA 19605

Mapped PIN: 5309-14-23-7377  
Parcel ID: 66530914237377  
Account #66-019580

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BEING THE SAME PREMISES WHICH Franklin W. Noll, Jr., et ux., by deed dated June 25, 2012, and recorded June 28, 2012, Berks County Instrument No. 2012-026611, granted and conveyer unto Elizabeth Sichinga.

TO BE SOLD AS THE PROPERTY OF ELIZABETH SICHINGA

NO. 19-15195

Judgment Amount: \$77,669.70

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots or pieces of ground on which there is erected a two and one-half story brick, slate roofed, dwelling house and garage, situate in the Borough of Laureldale (formerly in Rosedale Addition, in the Township of Muhlenberg) County of Berks and State of Pennsylvania, (as shown by the Map or Plan of Rosedale Addition, surveyed by William H. Dechant, and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume, 2, page 29), and being further known as 19 feet of Lot No. 252 and all of Lot No. 253, in the said Plan of Lots laid out by the Rosedale Land and Improvement Company, and known as Rosedale Addition said lots being bounded:

On the North by Lot No. 254,

On the East by a fifteen (15') feet wide alley,

On the South by property now or late Benton R. Gehret, and

On the West by Kutztown Avenue, (Now known as Kutztown Road).

TITLE TO SAID PREMISES IS VESTED IN Gary Barker and Melody Barker, husband and wife, tenants by the entirety, by Deed from George M. Rubright, Dated 05/09/2015, Recorded 05/26/2015, Instrument No. 2015017133.

Being known as 3319 Kutztown Road, Laureldale, PA 19605-2644.

Residential property

Tax Parcel No: 57530808986941

Tax Account: 57085300

See Deed Instrument 2015017133

To be sold as the property of Melody Barker, Gary Barker.

NO. 19-16341

Judgment Amount: \$116,113.65

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, situate on the Northern side of Emerson Avenue, between Noble Street and McKently Street, in the Borough of Laureldale, Berks County, Commonwealth of Pennsylvania, being further known as the eastern 11.70' of Lot No. 42 and the western 20' of Lot No. 43 as

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shown on Plan of Lots of Fred H. Ludwig and John M. Kantner, said plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 8, page 7, more particularly bounded and described as follows:

BEGINNING at a point in the Northern side of Emerson Avenue, 100.80' East of the Eastern side of Noble Street; thence in a Northerly direction at right angles to Emerson Avenue a distance of 125.93' to a point in the Southern side of 15' wide alley; thence in an Easterly direction along the same and making an interior angle of 89 degrees 56 minutes with the last described line a distance of 31.70' to a point, thence in a Southerly direction and making an interior angle of 90 degrees 04 minutes with the last described line a distance of 125.90' to a point in the Northern side of Emerson Avenue, thence in a Westerly direction along the same at right angles to last described line a distance of 31.70' to the place of Beginning.

BEING known as House No. 507 Emerson Avenue, Laureldale, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN John W. Reddinger, by Deed from Melissa R. Pauley Now Known As Melissa R. Gehman And Bradley P. Gehman, Husband And Wife, Dated 11/11/2009, Recorded 11/14/2009, Instrument No. 2009057818.

Being known as 507 Emerson Avenue, Reading, PA 19605-2511.

Residential property

Tax Parcel No: 57530808876677

Tax Account: 57050400

See Deed Instrument 2009057818

To be sold as the property of John W. Reddinger.

NO. 19-17065

Judgment Amount: \$62,463.65

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two story stone front mansard roof dwelling house erected thereon, situate on the west side of Clymer Street between Eckert Avenue and Good Street being #142 Clymer Street, 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 said Clymer Street, said point being in line of property now or late of James S. Good; thence west along said property one hundred seventeen (117) feet six (06) inches to an alley or passageway three (03) feet six (06) inches in width; thence north along said alley fifteen (15) feet two (02) inches to a point in line of property now or late of James. R. Duth; thence east along said property one hundred seventeen (117 feet) feet six (06) inches to a point in the western building line of said Clymer Street; thence south along said Clymer Street a distance of fifteen (15) feet two (02) inches to a point the place of Beginning.

TOGETHER, with the free and uninterrupted liberty and privilege of passing in and along above mentioned, alley or passageway of three (03) feet six (06) inches in breadth and extending from the north side of property now or late of James S. Good to the southern line of said Eckert Avenue, the same shall be opened for free ingress, egress and regress (said alley to be used only for passing in and out to be kept and remain free from any refuse, ashes or any other obstruction whatsoever unto the grantee, his heirs, executors, administrators and assigns, subject nevertheless to the payment of the equal parts with the adjoining property owners or occupiers according to their feet frontage of all necessary changes and expenses which shall from time to time accrue in paving, mending or repairing the said alley.

BEING PARCEL NUMBER: 16531606296564  
TITLE TO SAID PREMISES IS VESTED IN Kenneth A. Lee, by Deed from Edward Aloysius Bux, Dated 04/26/2013, Recorded 04/29/2013, Instrument No. 2013017611.

Being known as 142 Clymer Street, Reading, PA 19602-1325.

Residential property

Tax Parcel No: 16-5316-06-29-6564

Tax Account: 16323725

See Deed Instrument 2013017611

To be sold as the property of Kenneth A. Lee.

No. 19-17679

Judgment Amount: \$83,040.93

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or ground, together with the dwelling erected thereon known as 1226 Carbon Street situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania and being Lot No. 13 and Lot No. 14 of Block 17 on the Plan of Building Lots known as Glenside surveyed by William H. Dechant, C.E. said plan being recorded in Plan Book 2 page 47, Berks County Records, each of said lots being 20 feet front and rear for a total of 40 feet front and rear and 115 feet deed bounded as follows, to wit:

BEGINNING at a point on the West side of Carbon Street on the dividing line of Lot No. 14 and Lot No. 15 Block 17 of said plan; thence Northwardly along said alley 40 feet to the dividing line between Lot No. 12 and Lot No. 13 Block 17 said plan; thence Eastward along the said Lot No. 12, 115 feet to Carbon Street; thence Southward along the same 40 feet to the place beginning.

Thereon erected a dwelling house known as: 1226 Carbon Street, Reading, PA 19601

Tax Parcel #19530738165279

Account: 19285630

See Deed/Page Instrument No: 2018013272

Sold as the property of: EMANUEL SERRANO-SERRANO

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No. 19-17685

Judgment Amount: \$144,859.06

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION****PURPART NO. 1**

ALL THAT CERTAIN message, house and lot of ground, situate in Greenwich Township, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Kutztown to Hamburg and extending thence along lands of late Daniel Christ, deceased, South seventy and one-half degrees East, twelve and three-tenths perches to a chestnut tree; thence South four and one-half degrees East, eight and three-quarter perches to a corner; thence along lands now or late of Daniel Dietrich South sixteen degrees West, eight perches; thence North eighty-one and one-half degrees West, eighteen and one-half perches to a point in said public road; thence along the same North thirty-four degrees East, nine and three-quarter perches to school property; thence along the same South seventy-nine and one-half degrees East, four perches; thence North fifteen degrees East, four and six-tenths perches; thence North sixty-seven and one-half degrees West, two and one-quarter perches to said public road; and thence along the same North thirty-four degrees East, five and one-half perches to the place of BEGINNING.

CONTAINING one acre and one hundred and twelve perches, more or less.

**PURPART NO.2**

ALL THAT CERTAIN lot or piece of ground, situate in said Greenwich Township, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone: corner of the above described tract in the aforesaid public road, and extending thence in said public road North thirty-four and one-half degrees East, eleven and seven-tenths perches to a stone in public road; thence along lands now or late of Daniel Dietrich South twenty-seven and one-half degrees East, twenty-three and two-tenths perches to a stone; thence South fifty-five degrees West, four and one-tenth perches to a post; thence North seventeen and one-half degrees West, nine perches to a chestnut tree; and thence along the above described tract North sixty-nine degrees West, twelve and one-half perches to the place of BEGINNING.

CONTAINING one hundred and sixteen perches, more or less.

**PURPART NO. 3**

ALL THAT CERTAIN lot or piece of land, lying and being situate in the Township of Greenwich, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake; thence along a State Road leading from New Stinesville to Kutztown South thirty-seven degrees and forty-eight minutes West two perches to a corner; thence by land now or late of David Reimert, North fifty-two degrees and twelve minutes West two perches to a corner, by the same North thirty-seven degrees and forty-eight minutes East two perches to a corner and by the same South fifty-two degrees and twelve minutes East two perches to the place of BEGINNING.

CONTAINING four square perches, strict measure, more or less.

Theoreon erected a dwelling house known as: 557 Gun Club Road, Kutztown, PA 19530

Tax Parcel #45544400176337

Account: 45036700

See Deed/Instrument Number 2013002096

Sold as the property of: JASON HOFFMAN

No. 19-17854

Judgment: \$164,947.59

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

**LEGAL DESCRIPTION**

All that certain tract or piece of ground, together with the one and one-half story single frame covered with asbestos shingle bungalow and a one story cinder block factory building thereon erected, situate in the Township of Alsace, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a corner in the center line of the Concrete Highway, Route No. 73, leading from Reading to Friedensburg, a corner of property now or late of Ruth Bridegam;

Thence along the center line of aforesaid Highway, South 45 degrees West, a distance of 240 feet to a point;

Thence along property now or late of Charles S. Hartman, North 50 degrees West, a distance of 472.26 feet to a point;

Thence along property now or late of Olindo Roccio, North 40 degrees 17 minutes East, a distance of 239.12 feet to a point;

Thence along property now or late of Ruth Bridegam, South 50 degrees East, a distance of 492 feet to the center line of the aforesaid Highway, and being the place of beginning.

Containing 2 acres, 99.5 perches.

Reserving thereout and therefrom the following tract or parcel of ground:

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All that certain piece, parcel or tract of land situate a short distance Northwesterly from the Macadam State Highway, L. R. 197 (formerly concrete) also known as Friedensburg Road leading from Five Point's to Friedensburg in the Township of Alsace, County of Berks and State of Pennsylvania and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by an iron pipe in line of property belonging to Joseph R. Caruso, the aforesaid corner being North fifty degrees zero minutes zero seconds West (N. 50 degrees 00' 00" W.), a distance of three hundred thirty-eight and thirteen one hundredths feet (338.13') measured along the division line between property belonging to the aforesaid Joseph R. Caruso and Sylvester G. Lacombe and Sara F. Lacombe, his wife, from a P. K. nail in the center line of the Macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road leading from Five Points to Friedensburg);

Thence along residue property belonging to Sylvester G. Lacombe and Sara F. Lacombe, his wife, passing through an iron pipe sixteen and ten one hundredths feet (16.10') from the last described corner and passing through another iron pipe eighty-six and thirty-three one hundredths feet (86.33') from the next described corner. South thirty-three degrees thirty-two minutes zero seconds West (S. 33° 32' 00" W.), a distance of two hundred thirty-eight and forty-nine one hundredths feet (238.49') to a corner marked by an iron pipe in line of property belonging to George K. Sauer;

Thence along same passing through an iron pin thirty-five and eighty-two one hundredths feet (35.82') from the last described corner.

North fifty degrees seven minutes forty seconds West (North 50° 07' 40" W.), a distance of one hundred eighty-six and eighty-four one hundredths feet (186.84') to a corner marked by an iron pin in line of property belonging to Harry Snyder and Ruth G. Snyder, his wife;

Thence along same North forty degrees seventeen minutes zero seconds East (N. 40° 17' 00" E.), a distance of two hundred thirty-seven and forty-one hundredths feet (237.40') to a corner marked by an iron pin.

Thence along property belonging to Joseph R. Caruso, South fifty degrees zero minutes zero seconds East (S. 50° 00' 00" E.), a distance of one hundred fifty-eight and eighty-one hundredths feet (158.81') to the place of beginning.

Containing nine hundred forty-one one thousandths (.941) of one acre.

Together with a right-of-way sixteen feet (16.00') wide for ingress and egress across residue property belonging to Sylvester G. Lacombe and Sara F. Lacombe, his wife, said right-of-way extending from the Macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road in a Northwesterly direction to the aforementioned property in the

Township of Alsace, County of Berks and State of Pennsylvania and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by a P K nail in the center line of the Macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road, leading from Five Points to Friedensburg, the aforesaid corner being the most Northeasterly corner of the herein described right-of-way and being the most Southeasterly corner of property belonging to Joseph R. Caruso. Thence along the Macadam State Highway L.R. 197, South forty-five degrees zero minutes zero seconds West (S. 45° 00' 00" W.), a distance of sixteen and six one hundredths feet (16.06') to a corner marked by a PK nail.

Thence across property belonging to Sylvester C. Lacombe and Sara F. Lacombe, his wife, passing through an iron pipe one hundred thirty-five and sixty-eight one hundredths feet (135.68') from the last described corner North fifty degrees zero minutes zero seconds West (N. 50° 00' 00" W.), a distance of three hundred thirty-four and ninety-two one hundredths feet (334.92') to a corner marked by an iron pipe in line of property to be conveyed by Sylvester G. Lacombe and Sara F. Lacombe, his wife, to Perry R. Good and Gail D. Good, his wife.

Thence along same North thirty-three degrees thirty-two minutes zero seconds East (N. 33° 32' 00" E.), a distance of sixteen and ten one hundredths feet (16.10') to a corner marked by an iron pipe;

Thence along property belonging to Joseph R. Caruso, passing through an iron pipe twenty-three and sixty-one one hundredths feet (23.61') from the first described corner South fifty degrees zero minutes zero seconds East (S. 50° 00' 00" E.), a distance of three hundred thirty-eight and thirteen one hundredths feet (338.13') to the place of Beginning.

Containing five thousand three hundred eighty-four and four tenths (5,384.4) square feet. Being the same property conveyed to Perry R. Good, Sr. and Gail D. Good, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Perry R. Good, Sr. and Gail D. Good, his wife, dated October 31, 2001, recorded November 8, 2001, at Document ID 62886, and recorded in Book 3426, Page 0144, Office of the Recorder of Deeds, Berks County, Pennsylvania.

INFORMATIONAL NOTE: Perry R. Good, Sr. died May 26, 2019, and pursuant to the survivorship language in the above-mentioned deed, all his rights and interest pass to Gail D. Good.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1918 FRIEDENSBURG ROAD, READING, PA 19606.

Parcel No.: 22533803306735

Account: 22033153

See Deed Book Volume 3426, Page 0144

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TO BE SOLD AS THE PROPERTY OF  
PERRY R. GOOD, SR. AND GAIL D. GOOD,  
HIS WIFE

No. 19-18070

Judgment Amount: \$64,231.03

Attorney: Jennifer D. Gould, Esquire

ALL THAT CERTAIN two-story frame dwelling house, together with the lot of ground upon which the same is erected, situated in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road leading from Sinking Spring to Fritztown; thence along said public road North fifty-three degrees East forty-two and two-tenths feet to a point; thence by land of late John J.K. Gittelman South thirty-four and one-half degrees East two hundred seventy-two and five-tenths feet to a point in line with the Reading and Columbia Railroad; thence along said Railroad South thirty one degrees West forty four and four-tenths feet to a point in line of land now or late of Solomon Freeman; thence along same North thirty-four and three-quarter degrees West two hundred and eighty-nine feet to the place of beginning.

CONTAINING in area eighty five and eighteen one-hundredths square perches of land.

BEING the same premises which Scott A. Reber and Debra A. Reber, his wife, by Deed from Scott A. Reber dated November 5, 1991 and recorded July 2, 1992 in Record Book 2319, Page 2190, Berks County Records.

TO BE SOLD AS PROPERTY OF: Scott A. Reber and Debra A. Reber

No. 19-18144

Judgment Amount: \$48,000.67

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN messuage or tenement and tract of land situate in Washington Township, Berks County, Pennsylvania, Bounded and Described according to a Lot Plan By Henry R. Lutz, Registered Surveyor, Dated February, 1960, As Follows, To Wit:

BEGINNING at an iron Pin Said Iron Pin Being North 54 Degrees 15 Minutes West 1131.84 feet from the intersection of the Center Line of Township Route 668 and Township Route T-621; Thence along The Center Line of Township Route T-621 North 54 Degrees 15 Minutes West 175.00 feet to an iron in a corner of other lands of Dorothy Berky; Thence along other lands of Dorothy Berky the Following three courses and Distances: (1) North 35 Degrees 5 Minutes East 200.00 feet to an iron pin; (2) South 54 Degrees 15 Minutes East 175.00 feet to an iron pin; (3) South 35 Degrees 35 Minutes West 200.00 feet to an iron pin; the point of BEGINNING.

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Containing .80 Acres of land More or Less.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas or Mineral Rights of Record, if any.

Thereon erected a dwelling house known as: 503 Township Line Road, Bechtelsville, PA 19505

Tax Parcel #89539700692157

Account: 89001465

See Deed Book 3383, Page 0851

Sold as the property of: STEVEN C. BAUMAN

No. 19-18266

Judgment Amount: \$102,413.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the two-story dwelling and one story shed thereon erected, situate on the Northwestern side of Cherry Street, in the Borough of Bally, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line of Cherry Street; thence along the same South 41 degrees West 92 feet and 9 inches to a corner of lands of Percival C. Bauer; thence along the same North 41 degrees 30 minutes West 200 feet to a corner of other lands of the grantors; thence along the same North 41 degrees East 99 feet to a corner, and South 39 degrees 30 minutes East 200 feet to the place of beginning.

CONTAINING 69.5 perches more or less.

BEING Pin No. 6309-09-17-5285.

TITLE TO SAID PREMISES IS VESTED IN Jason Stauffer and Sarah L. Stauffer, husband and wife, by Deed from Jason Stauffer, Dated 02/06/2013, Recorded 02/14/2013, Instrument No. 2013006112.

Being known as 649 Cherry Street, Bally, PA 19503-9610.

Residential property

Tax Parcel No: 25630909175285

Tax Account: 25009000

To be sold as the property of Jason Stauffer, Sarah L. Stauffer.

No. 19-18468

Judgment Amount: \$71,036.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two and one-half story brick stone and dwelling house and the lot or piece of ground upon which the same is erected, situate on the south side of West Douglass street, between Douglass street, in the city of Reading, county of Berks and state of Pennsylvania, bounded and described as follows, to wit:



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BEGINNING at a point at the intersection of the south line of West Douglass street with the east line of Schuylkill avenue and extending thence along the south line of said West Douglass street eastward 51 feet 4-1/2 inches to a point of property now or late of Isaac Hollenbach, thence extending southward along said property now or late of Isaac Hollenbach, 105 feet to a 10 feet wide alley, thence extending westward along said 10 feet wide alley 3 feet 78 inches to the east line of Schuylkill avenue: thence extending northward along the said east line of Schuylkill avenue 115 feet 8 inches to the place of beginning.

BEING THE SAME PREMISES which Barry P. Vagnoni, by deed dated 04-20-07 and recorded 04-26-07 in the office of the recorder of deeds in and for the county of Berks in record book 5121, page 1829, granted and conveyed unto Craig Smith.

TITLE TO SAID PREMISES IS VESTED IN NORBERTO PITRE, JR., by Deed from CRAIG SMITH, Dated 05/29/2009, Recorded 06/04/2009, Instrument No. 2009025465.

Being known as 350 West Douglass Street, Reading, PA 19601-2038.

Residential property

Tax Parcel No: 15530756440507

Tax Account: 15354775

See Deed Instrument No. 2009025465

To be sold as the property of Norberto Pitre, Jr.

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, April 3, 2020 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 INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 23, 2020, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **ANABAPTIST RESOURCES.**

The corporation is organized exclusively for charitable purposes within the meaning of IRC Section 501(c)(3).

**Nevin D. Beiler,**

**Solicitor**

Beiler Legal Services PC

105 S. Hoover Ave.

New Holland, PA 17557

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

The name of the corporation is: **Learning To Find GoOd in Everything, Inc.**

**The Erb Law Firm, PC**

20 S. Valley Road

Suite 100

Paoli, PA 19301

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 5, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Next Step Berks.**

The purposes for which it was organized are: exclusively for charitable and educational purposes as defined in Section 501(c)(3) of the Internal Revenue Code.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 21, 2020, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **SCHUYLKILL VALLEY YOUTH BASEBALL.**

The purpose of the corporation is to, among other things, educate school age children and develop educational programs to promote age-group development of the sport of baseball.

**Jay W. Waldman, Esq.**

**WALDMAN LAW GROUP, P.C.**

501 N. Park Road

Wyomissing, PA 19610

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**AUDIT LIST****First Publication**

ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BERKS COUNTY, PA.

## 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 (March 3, 2020) 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 March 4, 2020 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

KAGEOS, ESTELLA ELAINE a/k/a  
KAGEOS, ESTELLA E. - John I. Kageos, Exr.,  
Frederick R. Mogel, Esq.

OLEY, ROBERT J. - David R. Oley, Admr.,  
Mark R. Sprow, Esq.

PRICE, ELIZABETH L. - Edwin H. Kershner  
and Beverly P. Andrews, Exrs., Frederick R.  
Mogel, Esq.

Last day for filing Accounts for April 2020 is  
March 2, 2020.

Larry Medaglia  
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. 20-1148

NOTICE IS HEREBY GIVEN that the  
Petition of Briella Elaine Whalen was filed in  
the above named Court, praying for a Decree to  
change her name to BRIELLA ELAINE KEVAN.

The Court has fixed April 1, 2020, at 9:00 a.m.  
in Courtroom "4C" of the Berks County Services  
Center, Reading, Pennsylvania, as the time and  
place for the hearing of said Petition, when and  
where all persons interested may appear and show  
cause, if any they have, why the prayer of said  
Petition should not be granted.

**Craig B. Sobel, Esq.**  
200 S. Broad Street, #440  
Philadelphia, PA 19102

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
CHILD CUSTODY  
NO. 19-12946

VICTORIA ERMOLD, Plaintiff  
vs.

ZIAIRE BUTTS, Defendant  
CONTINUANCE/NOTICE OF  
CHILD CUSTODY CONFERENCE

You ZIARE BUTTS have been sued in Court  
to obtain/modify custody, partial custody or  
supervised physical custody of the minor child  
named in the Complaint for Custody filed in the  
above-referenced action. A Custody Conciliation  
Conference will be held on Friday, April 3, 2020  
at 9:00 a.m. on the 7th Floor of the Services  
Center with the Custody Master. If you fail to  
appear, an Order for custody may be entered  
against you or the court may issue a warrant for  
your arrest. Parties to the proceeding and the  
person having physical custody of the child are  
required to appear, and other persons receiving  
the notice may appear and be heard. You have  
a right to be represented by a lawyer. If you do  
not have a lawyer or cannot afford one, go to or  
telephone the following office to find out where  
you can get legal help:

Lawyer's Referral Service of the  
Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
Telephone: 610.375.4591

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 19-21416  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
TRUIST BANK, FORMERLY KNOWN  
AS BRANCH BANKING AND TRUST  
COMPANY, Plaintiff  
vs.

TYRONE LUSANE, in his capacity as Heir  
of JO ANN LUSANE, Deceased

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UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMA, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JO ANN LUSANE, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JO ANN LUSANE, DECEASED

You are hereby notified that on December 30, 2019, Plaintiff, TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 19 21416. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 210 SADDLEBROOK DRIVE, WERNERSVILLE, PA 19565-9601 whereupon your property would be sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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 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.**

Lawyer Referral Service:  
Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

**BERKS COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 19-19130**

Notice of Action in Mortgage Foreclosure  
Reverse Mortgage Funding LLC, Plaintiff  
v.

Brian L. Mountz, Known Surviving Heir of  
Lucy A. Mountz;

Jeffrey R. Mountz, Known Surviving Heir of  
Lucy A. Mountz; and

Unknown Surviving Heirs of Lucy A. Mountz,  
Defendants

**TO: Unknown Surviving Heirs of Lucy  
A. Mountz.**

Premises subject to foreclosure: 665 Oregon  
Road, Mohnton, Pennsylvania 19540.

**NOTICE:**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses of 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 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.

Lawyer Referral Service  
Berks County Bar Association  
544-546 Court Street  
P.O. Box 1058  
Reading, Pennsylvania 19601  
(610) 375-4591  
McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

**CIVIL ACTION  
COURT OF COMMON PLEAS  
BERKS COUNTY, PA  
CIVIL ACTION-LAW  
NO. 19-15737**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
WILMINGTON SAVINGS FUND SOCIETY  
FSB D/B/A CHRISTIANA TRUST NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
PRETIUM MORTGAGE ACQUISITION  
TRUST, Plaintiff**

v.

**Laurie J. Moyer, AS ADMINSTRATRIX  
AND HEIR OF THE ESTATE OF BETTY  
ERNST A/K/A BETTY JANE ERNST A/K/A  
BETTY J. ERNST; et al Defendants**

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To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY ERNST A/K/A BETTY JANE ERNST A/K/A BETTY J. ERNST Defendant(s), 416 N 11TH STREET, READING, PA 19604

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County, PA docketed to No. 19-15737, seeking to foreclose the mortgage secured on your property located, 416 N 11TH STREET, READING, PA 19604

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
Berks County Bar Association  
544 Court St  
Reading, PA 19601  
610-375-4591  
RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq.  
ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 20-1053

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**  
SANTANDER BANK, N.A., Plaintiff  
vs.

PAUL TRATE, in his capacity as Devisee of Last Will and Testament of WILLIAM C. STRAUSSER, JR. A/K/A WILLIAM STRAUSSER;

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM C. STRAUSSER, JR., DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM C. STRAUSSER, JR, DECEASED

You are hereby notified that on January 23, 2020, Plaintiff, SANTANDER BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 20 1053. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1320 BEAUMONT AVENUE, TEMPLE, PA 19560-1607 whereupon your property would be sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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 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.**

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Lawyer Referral Service:  
Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

## 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

**ALTENDERFER, BETTY J. also known as  
ALTENDERFER, BETTY JANE, dec'd.**

Late of 300 Tranquility Lane, Apt. L-216,  
Cumru Township.  
Executor: CARL A. ALTENDERFER,  
1175 Cedar Top Road,  
Reading, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**AUMAN, GRACE R. also known as  
AUMAN, GRAYCE R., dec'd.**

Late of 211 Parkview Avenue,  
Lower Alsace Township.  
Executrix: SUSAN J. MCCASKEY,  
6 Spring Crest Blvd.,  
Sinking Spring, PA 19608.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

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

Late of Maiden creek Township.  
Executrix: KELLY L. MARBURGER.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**BERUBE, ARTHUR also known as  
BERUBE, ARTHUR J. and  
BERUBE, ARTHUR J., JR., dec'd.**

Late of Sinking Spring.  
Executor: TIMOTHY BINKLEY,  
1060 Shelborne Rd.,  
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

**CASAMASSA, MARIA, dec'd.**

Late of 2302 Jefferson Avenue,  
West Lawn, Spring Township.  
Executor: TEODORA RICHARDSON,  
409 Lawrence Avenue,  
West Lawn, PA 19609

**FIRING, MARILYN J., dec'd.**

Late of 715 Reserve Way, Reading.  
Executrix: MICHELLE L. KEPPLER,  
c/o ATTORNEY: RANDY A. RABENOLD,  
ESQ.,  
RABENOLD & RABENOLD,  
845 Park Road N., Suite 104,  
Wyomissing, PA 19610

**GOLDEN, GERALDINE M., dec'd.**

Late of 345 S. Sterley Street,  
Borough of Shillington.  
Executrix: CATHLEEN R. SELLERS,  
339 S. Sterley Street,  
Shillington, PA 19607.  
ATTORNEY: KAREN H. COOK, ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**GROSS, DAVID A., dec'd.**

Late of Borough of Wernersville.  
Executor: JOHN H. HEFFNER,  
129 Fairfax Road,  
Bryn Mawr, PA 19010.  
ATTORNEY: GARY S. FRONHEISER,  
ESQ.,  
5070 Oley Turnpike Road,  
Reading, PA 19606

**HILBERT, JAMES BARRY also known as  
HILBERT, J. BARRY, dec'd.**

Late of 3121 State Hill Road,  
Spring Township.  
Executor: JEFF B. HILBERT,  
352 Flintlock Road,  
Willow Street, PA 17584.  
ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**HIMES, DONALD B., dec'd.**

Late of Robeson Township.  
Executor: CLARENCE N. HIMES,  
c/o Kling and Deibler, LLP,  
131 W. Main Street,  
New Holland, PA 17557  
ATTORNEY: PATRICK A. DEIBLER,  
ESQ.,  
Kling & Deibler, LLP,  
131 W. Main Street,  
New Holland, PA 17557



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**HORNING, KATHRYN M., dec'd.**

Late of Amity Township.  
 Executor: FRED L. HORNING,  
 c/o ATTORNEY: JOHN A. RULE, ESQ.,  
 Miller Turetsky Rule & McLennan, P.C.,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

**HUNSICKER, MARLIN R., dec'd.**

Late of 14 Clayton Avenue, Hamburg,  
 Tilden Township.  
 Executrix: NANCY L. HUNSICKER,  
 c/o ATTORNEY: BRIAN JOSEPH  
 BOLAND, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KULP, RICHARD A., dec'd.**

Late of 507 W. 3rd Street, Birdsboro.  
 Executor: MR. TODD A. KULP,  
 2493 Schultz Way,  
 York, PA 17402.  
 ATTORNEY: WARREN H. PRINCE, ESQ.,  
 646 Lenape Road,  
 Bechtelsville, PA 19505

**LEBRON, EVARISTA SOSTRE also known as**

**LEBRON, EVARISTA S. and  
 LEBRON, EVARISTA, dec'd.**

Late of Borough of Shillington.  
 Executor: VICTOR CLEMENTE,  
 501 W. 123rd Street #4C,  
 New York, NY 10027.  
 ATTORNEY: JOHN CALEB TABLER,  
 ESQ.,  
 LAU & ASSOCIATES, P.C.,  
 4228 St. Lawrence Avenue,  
 Reading, PA 19606

**MCLEAN, JOHN D., dec'd.**

Late of The Highlands at Wyomissing,  
 2000 Cambridge Avenue,  
 Borough of Wyomissing.  
 Executrix: KATHLEEN J. STOCK,  
 5652 Mt. Pleasant Road,  
 Bernville, PA 19506.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**MIRENNA, JOHN, dec'd.**

Late of Borough of Kenhorst.  
 Executor: ROBERT LIS,  
 2333 Morgantown Rd.,  
 Shillington, PA 19607.  
 ATTORNEY: BETSY HAWMAN SPROW,  
 ESQ.,  
 DERR, HAWMAN & DERR,  
 9 E. Lancaster Avenue,  
 Shillington, PA 19607

**SEYLER, DENNIS LAVERNE also known as**

**SEYLER, DENNIS L., dec'd.**

Late of Earl Township.  
 Executors: CHAD V. SEYLER,  
 73 Sandy Hill Road,  
 Boyertown, PA 19512 or  
 LORI M. MARTIN,  
 6 Linden Drive,  
 Hamburg, PA 19526.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512-1154

**SHADE, ELLEN M., dec'd.**

Late of 210 N. Kenhorst Boulevard,  
 City of Reading.  
 Executors: MARK A. SHADE,  
 1519 Snyder Street,  
 Reading, PA 19601 and  
 JAMES A. SHADE,  
 394 Allendale Road,  
 Shoemakersville, PA 19555.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Fl.,  
 Reading, PA 19601

**SNYDER, RICHARD E. also known as  
 SNYDER, RICHARD EDWARD, dec'd.**

Late of Union Township.  
 Executors: BETSY A. JOHNSON,  
 630 Jefferson St.,  
 Birdsboro, PA 19508 and  
 DUDLEY E. SNYDER,  
 843 E. Third St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'Donnell, Weiss & Mattei, P.C.,  
 41 E. High St.,  
 Pottstown, PA 19464

**SOWERS, WALTER R., dec'd.**

Late of 300 Tranquility Lane,  
 Apt. L304, Cumru Township.  
 Executor: STEVEN H. SOWERS,  
 728 Fairmont Avenue,  
 Mohnton, PA 19540.  
 ATTORNEY: FREDERICK M. NICE,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**UNGER, PAUL J., dec'd.**

Late of 105 Dries Road,  
 Apt. 17, Reading.  
 Executrix: STEPHANIE U. VASQUEZ,  
 145 Wentz Street,  
 Kutztown, PA 19530.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

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**WESSNER, DOROTHY A., dec'd.**

Late of 238 Arch Street, Fleetwood.  
 Executrix: DONNA M. CHRISTMAN,  
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
 606 N. 5th Street,  
 Reading, PA 19601

**WOLOWSKI, CHERYL M., dec'd.**

Late of City of Reading.  
 Administrator: PETER WOLOWSKI,  
 4 Acorn Ct.,  
 Farmingdale, NY 11735.  
 ATTORNEY: JENNIFER M. MERX, ESQ.,  
 Skarlatos Zonarich,  
 320 Market St., Ste. 600W,  
 Harrisburg, PA 17101

**Second Publication****BERKEIHISER, KIM ALLEN, dec'd.**

Late of Borough of Wyomissing.  
 Administrator: KENNETH J.  
 BERKEIHISER,  
 306 Old Philadelphia Pike,  
 Douglassville, PA 19518.  
 ATTORNEY: JOHN A. KOURY, JR, ESQ.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High St.,  
 Pottstown, PA 19464

**BERKHEIHISER, STACI A., dec'd.**

Late of Borough of Wyomissing.  
 Administrator: KENNETH J.  
 BERKEIHISER,  
 306 Old Philadelphia Pike,  
 Douglassville, PA 19518.  
 ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464

**BERNARDINI, ROSE A., dec'd.**

Late of City of Reading.  
 Executor: NICHOLAS VALENTI,  
 42 Isabella Road,  
 Elverson, PA 19520.  
 ATTORNEY: REBECCA L. BELL, ESQ.,  
 ALLERTON BELL, P.C.,  
 1095 Ben Franklin Hwy East,  
 Douglassville, PA 19518

**BOONE, GARY R., dec'd.**

Late of Spring Township.  
 Administratrix C.T.A.: RACHEL LEIGH  
 HOPE,  
 14 Goldeneye Drive,  
 Sinking Spring, PA 19608.  
 ATTORNEY: DARAL A. WOERLE, ESQ.,  
 P.O. Box 6765,  
 Wyomissing, PA 19610

**CHENGER, BLANCHE M., dec'd.**

Late of 2000 Cambridge Avenue,  
 Borough of Wyomissing.  
 Executor: DANIEL A. RUTKOWSKI,  
 9 Ashfield Court,  
 Reading, PA 19607

**COLE, JOHN W., dec'd.**

Late of 507 New Bethel Church Road,  
 Albany Township.  
 Executrices: KAREN A.  
 KRUMANOCKER,  
 MARY G. SHURR and  
 SHAWNA L. OSWALD,  
 c/o ATTORNEY: J. WILLIAM WIDING,  
 III, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**DREXLER, DAVID C., dec'd.**

Late of 411 Rebers Bridge Rd.,  
 Spring Township.  
 Executrix: LISA DREXLER,  
 221 Hartman Rd.,  
 Reading, PA 19606.  
 ATTORNEY: SEAN D. CURRAN, ESQ.,  
 222 N. Kenhorst Boulevard,  
 Reading, PA 19607

**EDWARDS, ALICE, dec'd.**

Late of 188 Strausser Road,  
 Windsor Township.  
 Executors: MRS. LINDA QUASTE,  
 94 Maple Ridge Drive,  
 Winthrop, ME 04364 and  
 MR. LAWRENCE EDWARDS,  
 2228 Cypress Avenue,  
 Allentown, PA 18103.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**FLICKINGER, JOHN WILLIAM, JR. also known as****FLICKINGER, JOHN W., JR., dec'd.**

Late of 250 State Street,  
 Borough of Hamburg.  
 Executor: SCOTT K. DAVIS,  
 c/o ATTORNEY: J. WILLIAM WIDING,  
 III, ESQ.,  
 KOZLOFF STOUTD ATTORNEYS,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**FOX, ELAINE YAWARS also known as****FOX, ELAINE Y., dec'd.**

Late of 120 W. Fifth Street,  
 Borough of Boyertown.  
 Administrators: DAVID E. YAWARS  
 ERIC C. FREY,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

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**GARRETT, MARIE E., dec'd.**

Late of 105 Dries Road,  
Maidencreek Township.  
Executor: RICKIE RUTHERFORD,  
150 Church Hill Road,  
Lenhartsville, PA 19534.  
ATTORNEY: ROBERT P. GRIM, ESQ.,  
262 West Main Street,  
Kutztown, PA 19530

**KEIM, RUTH A., dec'd.**

Late of Borough of Shillington.  
Executors: JOHN B. B. WAILS,  
1127 W. Leesport Road,  
Leesport, PA 19533 or  
MARILYN J. HATT,  
419 Blimline Road,  
Mohnton, PA 19540.  
ATTORNEY: FREDERICK K. HATT,  
ESQ.,  
HATT LEGAL, LLC,  
200 Spring Ridge Drive, Suite 102-A,  
Wyomissing, PA 19610

**KERSCHNER, HELEN M., dec'd.**

Late of 806 Carman Drive, Wyomissing.  
Executor: LEO G. HARTMAN,  
209 Wiltshire Drive,  
Bellefonte, PA 16823.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**LEYENDECKER, HARRIETT J., dec'd.**

Late of 551 Wunder St.,  
City of Reading.  
Executrices: DONNA SLACUM,  
9212 Ft. Smallwood Rd.,  
Pasadena, MD 21122, or  
GINA CURRAN,  
222 N. Kenhorst Blvd.,  
Reading, PA 19607.  
ATTORNEY: SEAN D. CURRAN, ESQ.,  
222 N. Kenhorst Boulevard,  
Reading, PA 19607

**MANEL, VIRGINIA FAY, dec'd.**

Late of 105 Dries Road,  
Maidencreek Township.  
Executor: JOHN R. HAFER,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**RAIHL, RICHARD J., dec'd.**

Late of Borough of Womelsdorf.  
Administrator: HARRY L. RAIHL,  
338 W. High Street,  
Womelsdorf, PA 19567.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
526 Court Street,  
Reading, PA 19601

**RAIHL, STEPHANIE L., dec'd.**

Late of Borough of Womelsdorf.  
Administrator: ELIZABETH L. RAIHL,  
2612 Allison Drive,  
Pottstown, PA 19464.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
526 Court Street,  
Reading, PA 19601

**RUFFING, JOHN J., JR., dec'd.**

Late of B4 Alpine Ct.,  
Exeter Township.  
Executrix: LOUISE R. WEBER,  
510 Westridge Run,  
Phoenixville, PA 19460.  
ATTORNEY: SEAN D. CURRAN, ESQ.,  
222 N. Kenhorst Boulevard,  
Reading, PA 19607

**SNYDER, ROBERT HARRY also known as SNYDER, ROBERT H. and SNYDER, BOB, dec'd.**

Late of 1100 Montgomery Avenue,  
Boyertown.  
Executrix: JESSICA SNYDER-DEBNAM,  
c/o ATTORNEY: FRANCIS RECCHUITI,  
ESQ.,  
319 Swede Street,  
Norristown, PA 19401-4801

**STOUDT, CHARLES E., JR., dec'd.**

Late of Borough of Boyertown.  
Executors: CHARLES B. STOUDT and  
DENNIS H. STOUDT,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**VELAZQUEZ, MARIA MARGARITA also known as****VELAZQUEZ, MARIA M., dec'd.**

Late of 120 Trexler Road, Kutztown.  
Executors: ZAIDA M. HAFER,  
611 Ridgeway Road,  
Birdsboro, PA 19508 and  
EVELYN STERN,  
207 Cleveland Avenue,  
Reading, PA 19605.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603

**WEGMAN, HAROLD C., dec'd.**

Late of Exeter Township.  
Executrix: JOAN L. WEGMAN,  
c/o ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

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**WISWESSER, EDWARD H., dec'd.**

Late of 407 N. 25th St.,  
Lower Alsace Township.  
Executor: RICHARD E. WISWESSER,  
226 Emerald Ave.,  
Reading, PA 19606.  
ATTORNEY: SEAN D. CURRAN, ESQ.,  
222 N. Kenhorst Boulevard,  
Reading, PA 19607

**WITHERS, SCOTT GERALD also known as****WITHERS, SCOTT G., dec'd.**

Late of 29 Meadowlark Lane,  
Tulpehocken Township.  
Executrix: DIANA WITHERS,  
29 Meadowlark Lane,  
Myerstown, PA 17067.  
ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,  
BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl.,  
Reading, PA 19601

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

Late of 2538 Reading Blvd.,  
City of Reading.  
Executor: THOMAS E. YODER.  
124 States Avenue,  
Sinking Spring, PA 19608.

**ZABINSKI, EDWARD J., dec'd.**

Late of 55 Rugby Road, Birdsboro.  
Executor: JOHN ZABINSKI,  
1313 Scott Court,  
Reading, PA 19609

**Third and Final Publication****BIANCA, FRANK, dec'd.**

Late of Alsace Township.  
Executrix: DONNA M. CONANT,  
118 Mimosa Dr.,  
York, PA 19402.  
ATTORNEY: BARBARA KERN  
DIETRICH, ESQ.,  
Law Office of Barbara Kern Dietrich LLC,  
22 Hilgert Avenue,  
Reading, PA 19607

**BLACK, JOAN also known as****BLACK, JOAN M., dec'd.**

Late of 110 Gelsinger Road,  
Sinking Spring.  
Executor: DEAN BLACK,  
110 Gelsinger Road,  
Sinking Spring, PA 19608.  
ATTORNEY: MICHAEL C. BOLAND,  
ESQ.,  
147 N. 5th Street, Suite 1,  
Reading, PA 19601

**BLEILER, MAX G. also known as  
BLEILER, MAX GEORGE HARVEY,  
dec'd.**

Late of 51 Conrad Road,  
Rockland Township.  
Executrix: ELLEN CONNOLLY,  
804 Upper State Road,  
Chalfont, PA 18914.  
ATTORNEY: JAY R. WAGNER, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**BOYER, BETTY J. also known as  
BOYER, BETTY JANE, dec'd.**

Late of 36 Antietam Road,  
Temple, Alsace Township.  
Executors: STEVEN T. BOYER,  
36 Antietam Road,  
Temple, PA 19560 and  
RANDY N. BOYER,  
310 Schweitz Road,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**CHERRIE, PHYLLIS JEAN, dec'd.**

Late of 101 Meadow Court,  
Sinking Spring.  
Administratrix: ALEXANDRA ROBERTS.  
703 Robert Street,  
Mechanicsburg, PA 17055.

**DABRISHUS, ELAINE T., dec'd.**

Late of 47-3 Holly Drive,  
Exeter Township.  
Administratrix: RITA DABRISHUS,  
109 Colleen Court,  
Wyomissing, PA 19610.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**DETWEILER, LLOYD LESTER, JR.,  
dec'd.**

Late of 218 Cinder Street,  
Borough of Birdsboro.  
Administrator: JOHN D. DICECCO,  
1798 Blackhorse Hill Road,  
Coatesville, PA 19320.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**DIETRICH, ROBERT H., dec'd.**

Late of 412 Franklin Street,  
Shoemakersville.  
Executrix: SWEE SUN LEOW,  
412 Franklin Street,  
Shoemakersville, PA 19555.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

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**FRITZ, JOYCE G., dec'd.**

Late of Borough of Topton.  
 Executor: RICHARD K. KUNKEL, JR.,  
 1687 Route 143,  
 Lenhartsville, PA 19534.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 DERR, HAWMAN & DERR,  
 9 E. Lancaster Avenue,  
 Shillington, PA 19607

**GIERINGER, MARYANNE L., dec'd.**

Late of 3019 Leisz's Bridge Road,  
 Muhlenberg Township.  
 Executrix: ROBERTA L. GIERINGER,  
 3019 Leisz's Bridge Road,  
 Reading, PA 19605.  
 ATTORNEY: FREDERICK M. NICE,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**KING, SHARON L., dec'd.**

Late of Tilden Township.  
 Executor: FRANK KORNFELD,  
 c/o ATTORNEY: JEFFREY F. HUSSAR,  
 ESQ.,  
 946 Third Street,  
 Whitehall, PA 18052

**KINTZER, MARY E., dec'd.**

Late of 20 South Summit Avenue,  
 Shillington.  
 Executors: DEBORAH A. KINTZER,  
 122 Hawthorne Court,  
 Wyomissing, PA 19610 or to  
 LARRY E. BENEVIT,  
 310 North Church Road,  
 Wernersville, PA 19565.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**LEPORE, ASSUNTA MARY also known as****LEPORE, SUSAN M., dec'd.**

Late of 921 N. 11th Street,  
 City of Reading.  
 Administrator: TIMOTHY M. LEPORE,  
 715 Old Mill Road, Apt. G-5,  
 Wyomissing, PA 19610.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 P.O. Box 5828,  
 Wyomissing, PA 19610

**MARSHALL, HELEN K., dec'd.**

Late of Phoebe Berks,  
 1 Reading Drive,  
 Borough of Wernersville.  
 Executrix: MILDRED A. BROSS,  
 P.O. Box 282,  
 Bernville, PA 19506.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**MOORE, MARY ANN also known as  
MOORE, MARY A., dec'd.**

Late of Green Hills Manor,  
 10 Tranquility Lane,  
 Shillington, Cumru Township.  
 Executrix: DONNA M. MARTIN,  
 82 Clinton Drive,  
 Mohnton, PA 19540.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**MOYER, RONALD L., dec'd.**

Late of Exeter Township.  
 Administrator: SCOTT D. MOYER,  
 2901 Newport Way,  
 Sinking Spring, PA 19608.  
 ATTORNEY: BETSY HAWMAN SPROW,  
 ESQ.,  
 DERR, HAWMAN & DERR,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**NEUHEIMER, SOPHIE also known as  
NEUHEIMER, SOPHIE A., dec'd.**

Late of 228 Walnuttown Road,  
 Ruscombmanor Township.  
 Executors: RICHARD NEUHEIMER,  
 226 Walnuttown Road,  
 Fleetwood, PA 19522 and  
 HEIDI A. BACH,  
 313 Henry Drive,  
 Blandon, PA 19510.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 P.O. Box 5828,  
 Wyomissing, PA 19610

**NOLL, JOHN L. also known as  
NOLL, JOHN LLOYD, dec'd.**

Late of Ruscombmanor Township.  
 Executors: MARVIN R. NOLL,  
 133 Winfield Drive,  
 Fleetwood, PA 19522 and  
 RODNEY D. NOLL,  
 132 Winfield Drive,  
 Fleetwood, PA 19522.  
 ATTORNEY: MARK H. KOCH, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603



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**QUINTER, JACK C. also known as  
QUINTER, JACK CAROL, dec'd.**

Late of 609 Lawrence Avenue,  
Lincoln Park, Spring Township.  
Executrix: KELLY A. DAVIS,  
124 Limestone Drive,  
Reading, PA 19606.

ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**ROSENBERGER, CHARLES THOMAS,  
dec'd.**

Late of Longswamp Township.

Administratrix: RANDEE

ROSENBERGER,

4815 Club Drive,

Reading, PA 19606.

ATTORNEY: MARK H. KOCH, ESQ.,

KOCH & KOCH,

217 N. 6th Street,

P.O. Box 8514,

Reading, PA 19603

**SEAMAN, ELSIE L., dec'd.**

Late of 310 W. Vine Street,

Borough of Fleetwood.

Executrices: JOAN A. MANMILLER,

201 N. Richmond Street,

Fleetwood, PA 19522 and

BARBARA K. COLLINS,

4733 New Holland Road,

Mohnton, PA 19540.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

**SOBOTKA, BETTY F. also known as  
SOBOTKA, BETTY and  
SOBOTKA, ELIZABETH F., dec'd.**

Late of 4268 New Holland Road,

Brecknock Township.

Executor: DAVID S. SOBOTKA,

519 Walnut Street,

Reading, PA 19601.

**STUMP, MARIE L., dec'd.**

Late of Kohler's Hill Road,

Greenwich Township.

Executors: TED STUMP,

234 Kohlers Hill Road,

Kutztown, PA 19530 and

AMY STERNER,

281 Sharadin Road,

Kutztown, PA 19530.

ATTORNEY: ALEXA S. ANTANAVAGE,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

**FICTITIOUS NAME**

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

**Griffin Development Advisors** with its principal place of business at 111 North Sixth Street, Reading, PA 19601.

The name and address of the person owning or interested in said business is: Griffin Holdings Group, LLC, 111 North Sixth Street, Reading, PA 19601.

The application was Filed on January 6, 2020.

**James B. MacDonald, Esq.**

STEVENS & LEE

111 North Sixth Street

Reading, PA 19601

**Ultimate Electronics Shop** with its principal place of business at 1066 West Leesport Rd., Leesport, PA 19533.

The name and address of the person owning or interested in said business is: Samuel Colon, 1066 West Leesport Rd., Leesport, PA 19533.

The application was Filed on December 13, 2019.

**TRUST NOTICES****First Publication****Trustee's Notice****Trust of Ruth W. Schaeffer**

333 Linden Street

City of Reading, Pennsylvania 19604

Late of Berks County, Pennsylvania, Deceased

All persons indebted to the Trust are requested to make payment, and those having claims to present same, without delay, to:

**Trustee:** Laurie E. Biehl

193 Skyline Drive

Reading, Pennsylvania 19606 or to

**Counsel for the Trustee:**

David R. Beane, Esquire

Beane LLC

606 North 5th Street, Suite 7

Post Office Box 1339

Reading, Pennsylvania 19603

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**Second Publication****NOTICE OF TRUSTEE**

Helen M. Kerschner, deceased  
Late of Borough of Wyomissing  
Berks County, Pennsylvania

NOTICE is hereby given that the **Kerschner Family Trust** dated September 24, 1998, Roy J. Kerschner and Helen M. Kerschner, Trustors and/or Trustees is in existence and is being administered by the Trustee.

All persons indebted to the Trust or to the above-named Decedent are requested to make payment, and those having claims or demands against the Trust or the Decedent to present the same without delay to:

Trustee: LEO G. HARTMAN  
209 Wiltshire Drive  
Bellefonte, PA 16823  
Or to his attorney,  
Russell E. Farbiarz, Esquire  
Antanavage Farbiarz, PLLC  
64 North Fourth Street  
Hamburg, PA 19526

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**NOTICE OF TRUSTEE**

JEWEL D. ROGERS, Deceased  
Late of Fleetwood Borough  
Berks County, Pennsylvania

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The **JEWEL D. ROGERS Trust** is in existence, that Jewel D. Rogers is deceased, and that Sharon L. Rogers is the Trustee.

ALL persons indebted are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Trustee: Mrs. Sharon L. Rogers  
179 Forgedale Road  
Fleetwood, PA 19522  
or  
Scott C. Painter, Esquire  
Attorney for the Trustee,  
Sharon L. Rogers  
906 Penn Ave.  
P.O. Box 6269  
Wyomissing, PA 19610









