

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 19, 2024

The Defendant's Name Appears
First in Capital Letters

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

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

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

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

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

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

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

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

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

GARCIA, JESSICA - Geoghegan, Andrew; 18 3083; A. Geoghegan, IPP.

MITCHELL POOLS INC - Mastrangelo, Darren, Mastrangelo, Michele; 20 16069; D. Mastrangelo, IPP.

Abuse

CHIRIELEISON, MARY JO - Dilluciano, Jr, Joseph H; 24 655; J. Dilluciano, IPP. (TMB).

DUTTER, LOGAN - Zintz, Milissa, K, H; 24 653; M. Zintz, IPP. (TMB).

LANDROM, JC - Castillo, Mileena Marie; 24 594; M. Castillo, IPP. (JMB).

MONTILLA, CLARA E - Rodriguez, Antonio; 24 569; A. Rodriguez, IPP. (JMS).

NELSON, THEORIN DANIEL - Buskirk, Hollie Nicole; 24 596; H. Buskirk, IPP. (TMB).

POSTETTER, RICK DELANO - Strait, Colleen Elizabeth; 24 595; C. Strait, IPP. (JMB).

RICE, RAHMAN D - Theodille, Lynnita L; 24 597; L. Theodille, IPP. (JMS).

RODRIGUEZ, ANTONIO - Montilla, Clara E; 24 533; C. Montilla, IPP. (JMS).

ROSARIO, MARINA - Boyer, Manuel D; 24 547; M. Boyer, IPP. (JMS).

SHEATS, BRANDON LEE - Sheats, Madison; 24 531; A. Sheats, IPP. (JMS).

TITUS, TIMOTHY - Burns, Jacklyn; 24 536; J. Burns, IPP. (JMS).

Arbitration Award

GEOGHEGAN, AMBERLY - Garcia, Jessica; 18 3083; J. Garcia, IPP.

MITCHELL POOLS INC - Mastrangelo, Darren, Mastrangelo, Michele; 20 16069; D. Mastrangelo, IPP.

NICKESON, JEREMIAH TYSON - Hertzog, Jeffrey; 19 3696; J. Hertzog, IPP.

Certified Copy of Foreign Divorce Decree

FELIZ, ZULEIKA AIMEE - Alvarez, Heriberto Upia; 24 649; H. Alvarez, IPP.

GOMEZ, DENISSE LILIBETH GRULLON - Espinal, Clemente Manuel Ulloa; 24 650; C. Espinal, IPP.

Complaint

KNOUSE, ROBERT M, KNOUSE, JANET E - Picture Perfect Landscaping And Law Care Service Inc; 23 17471; Kelsey Frankowski.

Contract - Debt Collection: Credit Card

DEYOUNG, SEAN - Discover Bank; 24 635; Mathew Edenhofner. (JBN).

EATON, ALEXANDER J - Bank Of America N A; 24 668; Frederic I. Weinberg. (JBN).

FIORAVANTE, MAISON - Uhg I LLC, Synchrony Bank; 24 560; Demetrios H. Tsarouhis. (JBN).

FOSTER, JERELL - Uhg I LLC, Citibank N A; 24 639; Demetrios H. Tsarouhis. (JEG).

HARTMAN, TROY D - Bank Of America N A; 24 669; Frederic I. Weinberg. (JEG).

HAWLEY, MATTHEW J - Capital One N A; 24 658; Michael F. Ratchford. (JBN).

2/1/2024

Vol. 116, Issue 18

JOHNSON, KIARA - Uhg I LLC, Synchrony Bank; 24 582; Demetrios H. Tsarouhis. (JBN).

KRANE, SHAWN - Uhg I LLC, Synchrony Bank; 24 559; Demetrios H. Tsarouhis. (MSF).

LEONI, JEFFREY J - Discover Bank; 24 562; Michael J. Dougherty. (MSF).

LEXIS, REGINALD - Citibank N A; 24 583; Michael J. Dougherty. (JEG).

MAYOR, ALVARO J - Citibank N A; 24 567; Michael J. Dougherty. (JBN).

MONAHAN, DEAN S - Citibank N A; 24 566; Michael J. Dougherty. (MSF).

PARKER, WILLIAM D - Wells Fargo Bank N A; 24 670; Nicole M. Francese. (MSF).

PATTERSON, DEMETRIUS - Citibank N A; 24 640; Michael J. Dougherty. (MSF).

SMITH, CHELSEA - Absolute Resolutions Investments LLC; 24 626; Ian Z. Winograd. (MSF).

TOMEIO, MICHAEL D - Discovery Federal Credit Union, Discovery Federal Credit Union; 24 659; Brandon Pack. (JEG).

TORRES, JOSE - Citibank N A; 24 561; Michael J. Dougherty. (JEG).

WORTHINGTON, ANNAMARIE - Citibank N A; 24 565; Michael J. Dougherty. (MSF).

Contract - Other

ALICEA, ARNALDO - Hardwick Real Estate LLC; 24 651; Gary R. Swavely Jr. (MSF).

DEAMER, MELISSA A - Truist Bank; 24 563; Michael J. Dougherty. (JBN).

FERNANDEZ, EDUARD FERRERAS - First Commonwealth Federal Credit Union; 24 578; Michael R. Nesfeder. (MSF).

LANEY, DAWNETTE - Uhg I LLC; 24 677; Demetrios H. Tsarouhis. (JBN).

NGEAN, BRANDON, SOUVANNAVONG, KHAMBOUN - Mercedes-Benz Financial Services USA LLC; 24 564; Michael J. Dougherty. (JEG).

PAULING, DONNA - Uhg I LLC; 24 671; Demetrios H. Tsarouhis. (JBN).

SCHITTLER, JOYCE - Diakon Lutheran Social Ministries; 24 660; Brian K. Zellner. (MSF).

TALARICO, JENNIFER - Wyomissing Health And Rehabilitation Center; 24 633; Adam P. Fleischer. (MSF).

Custody

ORTIZ, LATANYA - Garcia-Gonzalez, Ignacio; 24 628; William R. A Rush. (JMS).

Divorce

ECKERT, NICOLE F - Eckert, Heath H; 24 576; Dawn M. L Palange. (JGK).

FONTANES, ABRAHAM - Fontanes, Samantha; 24 643; Shane L. Weaver. (SEL).

LICARI, VINCENZA - Fiorello, Antonio; 24 573; A. Fiorello, IPP. (JMS).

MILLER, KURT TOMMY - Latham, Zavon Champagne; 24 665; Jana R. Barnett. (JEG).

MOREIRA, WILLIAM N - Moreira, Olga M, Carrion, Olga; 24 589; O. Moreira, IPP. (JDB).

REYES-MENDEZ, JOEL - Vidal-Diaz, Genesis; 24 664; Douglas S. Wortman. (JMS).

ROOSA, SAMANTHA A - Roosa, David M; 24 667; Nikolas David Capitano. (JMS).

SEES, KIMBERLY K - Sees, Jr, William J; 24 629; Mark A. Masley. (JMS).

SHAAK, NICOLAS R - Shaak, Lauren M; 24 646; Jacob Mazur. (JDB).

SWANK, RONALD G - Swank, Nancy; 24 681; David S. Sobotka. (SEL).

TACCOGNA, ORLANDO JUAN - Taccogna, Neena Geriece; 24 572; N. Taccogna, IPP. (SEL).

ZAKKOUT, AHMAD - Sen, Monica; 24 580; Joseph A. Guillama. (JEG).

Divorce - Custody Count Complaint

SHAAK, NICOLAS R - Shaak, Lauren M; 24 647; Jacob Mazur. (JDB).

ZAKKOUT, AHMAD - Sen, Monica; 24 581; Joseph A. Guillama. (JEG).

Magisterial District Justice Appeal

PETERMAN, WILLIAM - Berkshire Hills Townhomes & Apartments; 24 637;

Berkshire Hills Townhomes & Apartments, IPP. (MSF).

WALTON, ALISHA - Jamestown Preservation Associates Lp; 24 591; Jamestown Preservation Associates Lp, IPP. (MSF).

Miscellaneous - Declaratory Judgment

R K GRAFFIUS INC, GRAFFIUS, ROBERT - Brecknock Academy Childcare Inc; 24 636;

George M. Lutz. (JEG).

Petition to Transfer Structured Settlement Payment

METROPOLITAN LIFE INSURANCE

COMPANY, METLIFE TOWER

RESOURCES GROUP INC - J G

Wentworth Originations LLC, Colon, Jr,

Eric; 24 638; Robert A. Maro. (JBN).

Professional Liability - Medical

READING HEALTH IMAGING LEESPORT,

TOWER HEALTH - Price, Maurice; 24 574;

Joseph L. Feliciani. (JBN).

Real Property - Mortgage Foreclosure:

Residential

ANDUJAR, RENEE, ANDUJAR, VALERIO - Nationstar Mortgage LLC; 24 579; Meredith Wooters. (MSF).

CONRAD, KEITH A, HOLLIS, JODI L - Midfirst Bank; 24 586; Geraldine M. Linn. (MSF).

GORDON, JONATHAN J - Lakeview Loan Servicing LLC; 24 577; Geraldine M. Linn. (MSF).

HENRIQUEZ, MIGUEL - Midfirst Bank; 24 584; Geraldine M. Linn. (MSF).

RAIFSNIDER, CHRISTOPHER M,

RAIFSNIDER, PATRICIA A - U S Bank

Trust National Association, Legacy

Mortgage Asset Trust 2020-gs2; 24 663;

Meredith Wooters. (MSF).

SPILLANE, MEGAN A, HOLDEN, AIDAN

S - Wells Fargo Bank N A; 24 680; Meredith

Wooters. (MSF).

2/1/2024

Tort Motor Vehicle

FREY, ERIC S - Fetter, Sr, Clayton R; 24 624; Ronald E. Cirba. (JEG).

HESTER, MICHELLE N, CINCINNATI CASUALTY COMPANY (THE) - Klopp, Mason A; 24 575; Andrew F. Fick. (JEG).

MISCIAGRA, CATHERINE - Badillo, Giovanni; 24 631; Brandon Swartz. (JBN).

REGIS, LANISSA - Gordon, Ashley; 24 570; Jenna N. Leo. (JEG).

SHULTZ, SHERRY - Jimenez, Nasira, Tavarez, Herman; 24 571; Joel A. Greenberg. (MSF).

SMITH, JAMIE L - Progressive Specialty Insurance Company; 24 534; Michael J. Dougherty. (JBN).

Tort Other

D&D HAULING INC - Erie Insurance Exchange, Hammond, Jeffrey, Hammond, Gina; 24 632; Douglas G. Aaron. (JEG).

MASTER'S CONSTRUCTION SERVICES LLC, QUALITY SUPERIOR CONSTRUCTION, LLC - Travelers Personal Insurance Company; 24 613; Kevin M. Kelly. (JBN).

Tort Premise Liability

BACK9 REALTY LLC, HALTER LANDSCAPING INC, WEBER LANDSCAPING LLC, WEBER LAND AND TREE INC - Cooper, Jill, Woldorf, Jordan; 24 641; Adam J. Schwartzberg. (JBN).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on February 9, 2024 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Third and Final Publication

Case Number: 17-03068
Judgment Amount: \$194,417.31
Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground situate along Normal Avenue, being No. 152 Normal Ave, Tax Parcel No. 55-5443-12-96-3320, in the Borough of Kutztown, County of Berks, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of Normal Avenue and Bieber Alley and extending

Vol. 116, Issue 18

thence along Bieber Alley southwardly 90 feet to an alley given by William Bieber for public use, thence along said alley eastwardly 24 feet to other property now or late of the said William Bieber, thence along the same northwardly and in and through the middle of the partition walls of the two adjoining brick dwelling houses 90 feet to a point in the curb line on Normal Avenue, thence along said Normal Avenue 24 feet to the place of Beginning.

CONTAINING a net acreage of 0.05.

BEING the same premises which Pamela Marie Angstadt, by deed, dated June 1, 2007, and recorded July 16, 2007, in the Office of Recorder of Deeds of Berks County, in Deed Book Volume 5179, Page 2037, as Instrument No. 2007043314, granted and conveyed to Pamela Marie Angstadt and Robert Angstadt.

TO BE SOLD AS PROPERTY OF:

Pamela Marie Angstadt aka Pamela Angstadt and Robert Angstadt aka Robert Angstadt Jr.

NO. 17-14533

Judgment: \$101,534.26

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two story brick dwelling house and lot of ground, situate on the east side of North Ninth Street, between Spring and Robeson Streets, being No. 1017 North Ninth 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 Catherine Reich;

On the East by a twenty (20') feet wide alley;

On the South by property now or Late of Garian M. Miller; and

On the West by said North Ninth Street.

CONTAINING in front on said North Ninth Street, fifteen (15') feet, and extending in depth of equal width one hundred (100') feet, more or less, to said twenty (20') feet wide alley.

FOR INFORMATIONAL PURPOSES ONLY:

BEING known as 1017 North Ninth Street, Reading PA 19604

BEING PARCEL #13531745051900

BEING THE same premises which Lewis Paulshock, by Deed dated March 19, 1988, and recorded March 21, 1988 in Deed Book 1992, Page 1493 in the office of the Recorder of Deeds in and for Berks County, granted and conveyed unto Daniela Lapadat Pascu, in fee

TAX PARCEL NO 13531745051900

BEING KNOWN AS 1017 North 9th Street, Reading, PA 19604

Residential Property

To be sold as the property of Daniela Lapadat Pascu

2/1/2024

Vol. 116, Issue 18

Docket #18-18794
Judgment Amount: \$79,285.16
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house with mansard roof situate on the East side of North Front Street, between Spring and Robeson Streets, numbered 1017, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, together with the lot or piece of ground upon which the same is erected, bounded and described as follows:

ON the North by property now or late of Emma Weaver;

ON the East by a ten (10) feet wide alley;

ON the South by property now or late of Heffner, Gilbert and Croll; and

ON the West by said North Front Street.

CONTAINING in front on said North Front Street, twenty (20) feet and in depth of equal width one hundred twenty (120) feet).

Thereon erected a dwelling house known as: 1017 North Front Street

Reading, PA 19601

Tax Parcel #15530749557972

Account: 15046350

See Deed Book INSTRUMENT #2018007286

Sold as the property of:

JOSE M. MUNOZ SANCHEZ

No. 19-11767

Judgment: \$216,287.68

Attorney: Stephen M. Hladik, Esquire

ALL that certain lot or piece of ground situate on the Southeasterly corner of Deborah Drive and Daniel Street, in the Township of Spring, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania. Bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly right of way line of Deborah Drive (53 feet wide) on the division line between Lot No. 147 and Lot No. 148; thence extending along the Southeasterly right of way line of Deborah Drive, North 24 degrees 14 minutes 52 seconds East, a distance of 110.81 feet to as point of curvature; thence extending along the right of way line connecting the Southeasterly right of way line of Deborah Drive with the Southwesterly right of way line of Daniel Street (53 feet wide), being along the arc of a curve deflecting to the right having a radius of 10.00 feet, a central angle of 101 degrees 14 minutes 16 seconds, an arc distance of 17.67 feet, the chord of said curve bearing North 74 degrees 52 minutes 00 seconds East, a chord distance of 15.46 feet to a point of tangency; thence extending along the

Southwesterly right of way line of Daniel Street, the following two (2) courses and distances: (1) South 54 degrees 30 minutes 52 seconds East, a distance of 80.53 feet to a point of curvature; and (2) along the arc of a curve deflecting to the right having a radius of 173.50 feet, a central angle of 21 degrees 28 minutes 00 seconds, a distance along the arc of 65.00 feet to a point; thence leaving said street and extending along Lot No. 146, south 51 degrees 5 minutes 46 seconds West, a distance of 90.50 feet to a point; thence extending along Lot No. 148, North 65 degrees 45 minutes 8 seconds West, a distance of 110.00 feet to the place of BEGINNING.

CONTAINING in area 14,373.78 square feet of land.

BEING the same premises which Forino Developers Co., a PA Corp., by Deed dated February 28, 1990 and recorded on March 2, 1990, in the Berks County Recorder of Deeds Office at Deed Book Volume F.H.S. 2124 at Page 1882, granted and conveyed unto John J. Smith, III and Carol M. Smith, husband and wife.

TAX PARCEL NO: 80-4386-1830-9820

MAP PIN NO: 4386-18-30-9820

ACCOUNT NO: 80591501

TO BE SOLD AS THE PROPERTY OF John J. Smith, III and Carol M. Smith

Case Number: 19 15046

Judgment Amount: \$ 161,679.05

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain plan entitled Annexation Plan, Stephen E. and Lois F. Savage to James M. Geiger, as recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 222, Page 12.

PIN 54530619500515

PROPERTY ADDRESS: 1206 COMMONWEALTH BOULEVARD, READING, PA 19607-1718

PARCEL#54-5306-19-50-0515

TITLE TO SAID PREMISES IS VESTED IN MICHAEL C. BRUNNER AND BONNIE SUE BRUNNER, HUSBAND AND WIFE BY DEED FROM CHRISTENA G. BERTOLET DATED 06/02/2017 RECORDED 06/06/2017 INSTRUMENT # 2017020297

TO BE SOLD AS THE PROPERTY OF: MICHAEL C. BRUNNER AND BONNIE SUE BRUNNER, HUSBAND AND WIFE

Case No: 19-15244
 Judgment Amount: \$72,954.76
 Attorney: Roger Fay, Esquire

Docket #19 20916
 Judgment Amount: \$965,301.98
 Attorney: KML Law Group, P.C.

ALL THAT CERTAIN two story brick dwelling house with basement garage, together with the lot or piece of ground upon which the same is erected, situate on the North side of Fairview Avenue between Nineteenth and Twentieth Streets, being Number 1953 Fairview Avenue, in the borough of Mt. Penn, County of Berks and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of said Fairview Avenue (a fifty feet wide street as laid out on the topographical survey of the said Borough of Mt. Penn), said point being a distance of two hundred ninety-six feet, eleven and one-half inches (296' 11 1/2") West of and from the Northwestern building corner of said Fairview Avenue and Twentieth Street (a sixty feet wide street, also as laid out on the said topographical survey of the said Borough of Mt. Penn), thence in a Westerly direction along the said Northern building line of said Fairview Avenue, a distance of fourteen feet eight and seven-eighths inches (14' 8 7/8") to a point; thence at right angles with the last described line in a Northerly direction along premises Number 1951 Fairview Avenue, by a line passing through the middle of the party wall between said premises Number 1951 Fairview Avenue and the herein described premises, a distance of one hundred twenty feet (120') to a point on the Southern side of a twenty feet (20') wide alley; thence at right angles with the last described line in an Easterly direction along the said Southern side of said twenty feet (20') wide alley, a distance of fourteen feet eight and seven-eighths inches (14' 8 7/8") to a point; thence at right angles with the last described line in a Southerly direction along premises, Number 1955 Fairview Avenue, by a line passing through the middle of the party wall between said premises Number 1955 Fairview Avenue and the herein described premises, a distance of one hundred and twenty feet (120') to a point on the Northerly building line of said Fairview Avenue, being the place of beginning.

BEING the same premises which Kimberly D. Coolbaugh, now by marriage known as Kimberly D. Silcox, married woman, joined by Robert J. Silcox, her husband, by deed, dated February 11, 2003 and recorded February 14, 2003 in the Berks County Recorder of Deeds in Deed Book 3698, Page 902, granted and conveyed to Kimberly D. Silcox and Robert J. Silcox.

TO BE SOLD AS PROPERTY OF:

Kimberly Silcox a/k/a Kimberly D. Silcox and Robert Silcox a/k/a Robert J. Silcox.

LEGAL DESCRIPTION

Tract* 1 (DEED BOOK 1951. PAGE 1146)

ALL THAT CERTAIN lot or piece of ground, together with the one story -warehouse, being No. 520 Frontier Avenue, thereon erected, situate on the South side of Frontier Avenue, being Lot No. 179 as shown on the plan of lots laid out by Hollenbach Construction Company in Riveredge Acres, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly curb line of Frontier Avenue, (thirty-four feet (34') wide) as shown on the plan of lots laid out by Hollenbach Construction Company, said place of beginning being located as follows: Starting at a point on the South lot line of Barlow Avenue (fifty feet (50') wide); thence extending in a Southerly direction along the west curb line of Frontier Avenue three hundred and fifty-five feet and ninety-two hundredths of one foot (355.92') to a point; thence extending in a Southeasterly direction along the Southern curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71'), said place of beginning and point of curvature; thence extending in an Easterly direction along the Southerly curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71') to a point; thence extending in a Southerly direction along land now or late William D. Johnson and Petrina Johnson, his wife, having an interior tangent angle of ninety (90) degrees, a distance of one hundred and twenty-one feet and eighty-seven hundredths of one foot (121.87') to a point; thence extending in a Westerly direction along land now or late Louis H. Von Ohlsen and Marjorie R. Von Ohlsen, his wife, having an interior angle of eighty-eight (88) degrees fifty two (52) minutes, a distance of eighty-four feet and thirty hundredths of one foot (84.30') to a point; thence extending along the same in a Northerly direction, having an interior angle of eighty-eight (88) degrees forty-eight (48) minutes, a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; thence extending along the same in a Westerly direction, having an interior angle of two hundred and seventy-one (271) degrees thirty-six (36) minutes, distance of ninety-eight feet and thirty-five hundredths of one foot (98.35') to a point; thence extending in a Northerly direction along

2/1/2024

Vol. 116, Issue 18

land now or late Edgar L. Paulsgrove and Georgia L. Paulsgrove, his wife, having an interior angle of eighty-nine (89) degrees thirty-five (35) minutes, a distance of sixty feet (60') to a point; thence extending in an Easterly direction along land of now or late Ronald L. Roland and Patricia L. Roland, his wife, having an interior angle of ninety (90) degrees twenty-five (25) minutes, a distance of one hundred feet (100') to a point; thence extending along the same in a Northeasterly direction, having an interior angle of two hundred eight (208) degrees forty-seven (47) minutes thirty (30) seconds, a distance of forty-six feet and thirty hundredths of one foot (46.30') to the place of Beginning, having an interior angle of one hundred six (106) degrees thirty-seven (37) minutes thirty (30) seconds with the first described line.

CONTAINING in area sixteen thousand two hundred forty-five and ninety seven hundredths (16,245.97) square feet of land.

Tract # 2 (DEED BOOK 1951, PAGE 2242)

ALL THAT CERTAIN tract or piece of land, together with the frame dwelling house and other structures thereon erected, being No 2015 Bernville Road, lying between Bernville Road and the Schuylkill River, partly along the north side of Driscoll's Lane, in the Township of Bern County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the lane known as Driscoll's Lane, leading from the Bernville Road to property now or late of Daniel J. Driscoll; thence extending along land now or late of Anne Milliken Cullum the four following courses and distances: (1) north thirty-one degrees thirty-three minutes (31° 33') west, a distance of three hundred twenty-one feet and eighty-four hundredth of one foot (321.84') to a point; (2) north fifty-eight degrees fifty-seven and one half minutes (58° 57-1/2') east, a distance of one hundred eight feet and thirty-one hundredths of one foot (108.31') to a point; (3) south twenty-nine degrees twenty-six and one-half minutes (29° 26 1/2') east a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; (4) north fifty-nine degrees twenty-one and one-half minutes (59° 21 1/2') east, a distance of two hundred nine feet and eleven hundredths of one foot (209.11') to a point in line of land now or late of Daniel J. Driscoll; thence along land now or late of Daniel J. Driscoll, the two (2) following courses and distances: (1) south thirty-four degrees eleven and three-quarters minutes (34° 11-3/4') east, a distance of one hundred three feet and fifty-eight hundredths of one foot (103.58') to an iron stake; (2) south twenty-six degrees four and one-quarter minute (26° 4 1/4') west, a distance of three hundred four feet and eight hundredths of one foot (304.08') to a point on the northerly side of Driscoll's Lane; thence extending along the northerly

side of Driscoll's Lane, south sixty-one degrees twenty-three minutes (61° 23') west, a distance of sixty-three feet and forty-four hundredths of one foot (63.44') to the place of BEGINNING.

CONTAINING in area one (1) acre and ninety-nine and fifty-three-hundredths (99.53) perches of land.

Excepting thereout and therefrom that portion conveyed to the Township of Bern by Agreement and Deed or Independent Grant of Right-of Way for Storm Sewer and Sanitary dated 11/26/1996 and recorded 2/13/1997 in Book 2909. Page 1795

Thereon erected a dwelling house known as:
520 Frontier Avenue
Reading, PA 19601

Tax Parcel #27530817014265
Account: 27050082
See Deed Book 1951, Page 2246

Sold as the property of:
DENA LIMBERIOU

21-14580

Judgment: \$158,264.04

Attorney: Samantha Gable, Esquire

The following real property situate, lying and being found in the City of Hamburg, County of Berks and State of Pennsylvania, described as follows, to wit:

PREMISES A - ALL THAT CERTAIN tract or parcel of land situate on the South side of Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being South-wardly a distance of 16.50 feet from the center line thereof; thence extending along the South side of the same by line 16.50 feet South-wardly from and parallel to the center line thereof, South 68 degrees 51 minutes East, a distance of 200.00 feet to an iron pin, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband the three (3) following courses and distances (1) leaving said Pennsylvania State Highway Legislative Route No. 06125 South 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pin; (3) North 20 degrees 9 minutes East, a distance of 200.00 feet to the place of beginning.

CONTAINING in area, 0.918 of an acre of land.

BEING PART OF THE SAME PREMISES which Hattie S. Dreibelbis and Joel F. Dreibelbis, her husband, by deed dated July 30, 1970, and recorded in Deed Book Volume 1570, page 1027, Berks County Records, granted and conveyed unto Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband.

2/1/2024

Vol. 116, Issue 18

PREMISES B - ALL THAT CERTAIN tract of parcel of land situate on the South side of Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

The actual consideration for the within conveyance is \$3,000.00

BEGINNING at an iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being Southwardly a distance of 16.50 feet from the center line thereof, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, the three (3) following coursed and distances: (1) leaving Pennsylvania State Highway Legislative Route No. 06125, south 20 degrees 9 minutes West, a distance of 236 feet to a point (3) North 20 degrees 2 minutes East of distance of 200.00 feet to an iron pin; (2) North 69 degrees 51 minutes West, a distance of 200.00 feet to a point on the south side of Pennsylvania State Highway Legislative Route No. 06125, said point being 16.50 feet Southward from the center line thereof; thence extending along the South side of the same, South 69 degrees 51 minutes East, a distance of 236.00 feet to the place of beginning.

CONTAINING in area, 1.084 acres of Land.

BEING PART OF THE SAME PREMISES which Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, by deed dated July 30, 1970, and recorded in Deed Book Volume 1570, page 1027, Berks County records, granted and conveyed unto Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband. The improvements thereon being commonly known as 38 Virginville Road, Hamburg, PA 19526.

Being the same premises which Joel P. Dreibelbis and Hattie S. Dreibelbis by deed dated June 22, 1971 and recorded in the Recorder of Deeds for Berks County in Deed Book 1588, Page 544 on June 24, 1971, granted unto Henry O. Strunk and Cora L. Strunk, in fee.

TO BE SOLD AS THE PROPERTY OF FLORENCE F. STRUNK, EXECUTRIX OF THE ESTATE OF HENRY O. STRUNK, DECEASED.

NO. 21-15588

Judgment: \$111,001.75

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story stone residence erected thereon, lying on the Northern side of Boeing Avenue, 50 feet wide, between the Bernville Road and Cullum Drive, said Boeing Avenue being as shown on a Plan of Lots laid out by the Hollenbach Construction Company in Riveredge Acres, and recorded in Berks County

Records in Plan Book 14, Page 40, situate in the Township of Bern, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Boeing Avenue, said point being a distance of seven hundred forty-eight and thirty-nine one-hundredths feet (748.39') Eastwardly from the Eastern terminus of a twenty feet (20') radius connecting the said Northern building line of Boeing Avenue with the Eastern building line of Bernville Road; thence leaving said building line of Boeing Avenue and extending in a Northerly direction along property belonging to H. K. Hollenbach, by a line making an interior angle of ninety degrees (90°) with the said building line of Boeing Avenue, a distance of one hundred one and eighteen one-hundredths feet (101.18') to a point in line of property belonging to the City of Reading; thence extending in an Easterly direction along the same, by a line making an interior angle of eighty-eight degrees thirty-eight minutes (88° 38') with the last described line, a distance of fifty-nine and one one-hundredths feet (59.01') to a point; thence extending in a Southerly direction along said property belonging to H. K. Hollenbach, by a line making an interior angle of ninety-one degrees twenty-two minutes (91° 22') with the last described line, a distance of ninety-nine and seventy-seven one-hundredths feet (99.77') to a point in the aforesaid Northern budding line of Boeing Avenue; thence extending in a Westerly direction along said building line making an interior angle of ninety degrees (90°) with the last described line, a distance of fifty-nine and no one-hundredths feet (59.00') to the place of BEGINNING.

BEING the same premises which Cuong V. Nguyen and Duyen T. Nguyen, formerly Duyen T. Do, husband and wife, by Deed dated 09/07/2001 and recorded 09/19/2001 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 3399, Page 92, granted and conveyed unto Richard W. Kulaga and Theresa A. Nicholson, as joint tenants with the right of survivorship and not as tenants in common.

AND THE SAID Richard W. Kulaga departed this life on or about February 27, 2021 thereby vesting title unto Theresa A. Nicholson in fee.

TAX PARCEL NO 27439816924726

BEING KNOWN AS 529 Boeing Avenue, Reading, PA 19601

Residential Property

To be sold as the property of Unknown Heirs of Successors, assigns, and all Persons, Firms, or associations Claiming Right, Title or Interest From or under, Richard W. Kulaga, deceased, John J. Kulaga, Jr., Known Heir of Richard W. Kulaga, deceased and Frank Kulaga, Known Heir of Richard W. Kulaga, deceased

2/1/2024

Vol. 116, Issue 18

Docket #22-2387
Judgment Amount: \$145,925.41
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or Piece of Ground With The Buildings and Improvements Thereon Erected, SITUATE in the Borough of Birdsboro, County Of Berks, State of Pennsylvania, Described According to a Final Plan Of Cloverdale Made By Systems Design Engineering Inc., Consulting Engineers And Surveyors Of Wyomissing, Pennsylvania, Dated 7/26/89 Last Revised 4/4/90 Recorded In Beaks County Recorder Of Deeds In Plan Case 171 Page 37 as Follows To Wit:

BEGINNING at a Point On The Northwesternly Side of South Kelly Drive (50 Feet Wide) on a Corner of Lot 16 of Said Plan, Thence Extending, From Said Beginning Point North 85 Degrees 13 Minutes 15 Seconds West Along Lot 16 of Said Plan Along The Center Line of a 15 Feet Wide Drainage Easement 171.02 Feet To A Point, Thence Extending North 5 Degrees 33 Minutes 40 Seconds East 134.23 Feet To A Point, Thence Extending The Two Following Courses And Distances Along Lands Now Or Late Of John D. And Donna R. Mcquate 1) South 79 Degrees 38 Minutes 40 Seconds East 71.08 Feet to a Point 2) North 20 Degrees 44 Minutes 25 Seconds East 46.00 Feet to a Point, Thence Extending South 72 Degrees 25 Minutes 10 Seconds East Along Lot 14 On Said Plan 88.30 Feet To A Point On The Northwesternly Side Of South Kelly Drive, Thence Extending Along Same On The Arc Of A Circle Curving To The Left In A Southwesterly Direction Having a Radius Of 175.00 Feet The Arc Distance of 68.29 Feet To A Point On a Corner Of Lot 16, Being The First Mentioned Point and place of beginning.

BEING Lot 15 on said plan aka 125 S. Kelly Drive.

Thereon erected a dwelling house known as:
125 South Kelly Drive
Birdsboro, PA 19508

Tax Parcel #533415722673
Account: 31020325
See Deed Book 2465, Page 205

Sold as the property of:
KEITH J. SMITH

Case No. 22-12648
Judgment Amount \$202,644.97
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being Lot

No. 8 as shown on the Final Plan of "Fairview Farms", recorded in Plan Book Volume 141, page 17, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the curve in the Southerly right of way line of Sunny Court (53.00 feet wide), said point being a corner in common with Lot No 7 as shown on said Final Plan of "Fairview Farms", THENCE leaving the Southerly right of way line of Sunny Court and extending along said Lot No. 7 by a line radial to the curve in the Southerly right of way line of Sunny Court, to be described last, South 05 degrees 30 minutes 42 seconds East, a distance of 496.55 feet to a corner marked by an iron pin, a corner in common with Lot No. 10 of said plan, thence extending along said Lot No. 10, North 67 degrees 43 minutes 15 seconds West, a distance of 416.84 feet to a point, a corner in common with Lot No. 9 of said plan, thence extending along said Lot No. 9, North 26 degrees 53 minutes 50 seconds East, a distance of 387.80 feet to a point on the aforementioned curve in the Southerly right of way line of Sunny Court, thence extending in a Northeasterly direction along the Southerly right of way line of Sunny Court, being along the arc of a curve deflecting to the left, having a radius of 526.50 feet, a central angle of 17 degrees 47 minutes 44 seconds, and a distance along the arc of 163.53 feet to the point of beginning.

CONTAINING in area 2.75 acres of land BEING PIN NO 4480-04-83-6699 BEING THE SAME PREMISES which Relocation Advantage LLC, by Deed dated 02/14/2005 and recorded 05/19/2005 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4584, Page 975, granted and conveyed unto Brian T. Kohl and Mandy L. Kohl, in fee.

Tax Parcel: 27448004836699
Premises Being: 109 SUNNY COURT, Leesport, PA 19533

TO BE SOLD AS THE PROPERTY OF BRIAN T. KOHL; MANDY L. KOHL.

22-13095
Judgment: \$167,538.36
Attorney: Brock and Scott

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the Westerly side of Pennsylvania Legislative Route 157, said route connecting Township Route T-746 with Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyors, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 157, said route

2/1/2024

Vol. 116, Issue 18

approximately sixty (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five degrees twelve minutes thirty seconds West (N. 55° 12' 33" W.) passing through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths feet (321.76') to an iron pin in line of property of now or late Develco Corp.: thence along the same North forty-three degrees twenty-seven minutes thirty seconds East (N. 43° 27' 30"E.), a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternberg, his wife, South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along said road South thirty-four degrees forty-six West (S. 34° 46' W.) a distance of ninety-two and two hundredths feet (92.02') to a place of BEGINNING.

BEING THE SAME PREMISES which Barbara Kies, by Deed dated 06/02/2016 and recorded 06/08/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No 2016019062, granted and conveyed unto Pedro Marrero, Jr., in fee
 Tax Parcel: 68541009270030
 Premises Being: 5700 Allentown Pike, Reading, PA 19605
 To be sold as the property of Pedro Marrero, Jr.

Case Number: NO: 22-14622
 Judgment Amount: \$144,403.86
 Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attorneys for Plaintiff
 A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located at the intersection of the east side of Cemetery Lane (24 feet wide) and the north side of Bock Alley (16 feet wide), and being Lot 2 as shown on Haring Subdivision Plan, Sketch Plan For Record, by Berks Surveying & Engineering, Inc., drawing number 699-29-01-04, recorded in Berks County Records at Plan Book Volume 275, page 54, situate in the Borough of Kutztown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the easterly right of way line of Cemetery Lane and the northerly right of way line of Bock Alley.

Thence along the easterly right of way line of Cemetery Lane, North 47 degrees 00 minutes 00 seconds East, a distance of 37.30 feet to a

mag nail set,

Thence along Lot 1 of said plan, South 43 degrees 00 minutes 00 seconds East a distance of 62.30 feet to a 1/2" rebar set in line of land now or late of Charles S. Altenderfer III & Ginny L. Altenderfer,

Thence along said land now or late of Charles S. Altenderfer III & Ginny L. Altenderfer, South 47 degrees 11 minutes 00 seconds West, a distance of 37.30 feet to a point in the northerly right of way line of Bock Alley,

Thence along the northerly right of way line of Bock Alley, North 43 degrees 00 minutes 00 seconds West, a distance of 62.18 feet to the place of BEGINNING.

CONTAINING 0.0533 acre of land more or less.

PROPERTY ADDRESS: 251 GREENWICH STREET, KUTZTOWN, PA 19530

PARCEL NUMBER: 55544308785555

TITLE TO SAID PREMISES IS VESTED IN GEORGE E. WEIDA AND SHIRLEY E. WEIDA,

HIS WIFE BY DEED FROM GEORGE E. WEIDA AND SHIRLEY E. WEIDA, HIS WIFE DATED 06/13/2005 RECORDED 06/23/2005 BOOK 4611 PAGE 905. SHIRLEY WEIDA DIED ON OR ABOUT 07/18/2007. GEORGE E. WEIDA DIED ON OR ABOUT 06/02/2021. TO BE SOLD AS THE PROPERTY OF: GEORGE E. WEIDA, DECEASED AND SHIRLEY E. WEIDA, DECEASED.

NO. 22-14739

Judgment: \$165,805.59

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground with two and one-half story frame dwelling house and barn erected thereon, situate on Hopewell Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded as follows:

ON the North by an alley; on the East by property now or late of Cannino Marcucci; on the South by Hopewell Street; and on the West by property of E. Harvey Wellmann.

HAVING a frontage on said Hopewell Street of 40 feet and a depth of 142 feet.

PARCEL # 31534417018806

FOR INFORMATIONAL PURPOSES ONLY: Being known as 139 Hopewell Street, Birdsboro, PA 19508. BEING THE SAME PREMISES which HETCO Inc. by Deed dated August 11, 2017 and recorded August 21, 2017 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2017030449 granted and conveyed unto Timothy McCabe, as sole owner, in fee.

TAX PARCEL NO 31534417018806

BEING KNOWN AS 139 Hopewell Street, Birdsboro, PA 19508

Residential Property

To be sold as the property of Timothy Mccabe

2/1/2024

Vol. 116, Issue 18

Case No. 22-16006
 Judgment Amount \$200,427.22
 Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION**PURPART NO 1**

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate on the Southeast corner of Hay Creek Road and Bird Street, in that portion of the Birdsboro Borough locally known as 'Texas', County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner of Hay Creek Road and Bird Street, thence Northeastwardly along the southern building line of Hay Creek Road, making an interior angle of 68 degrees 24 minutes with Bird Street, a distance of 55 feet to property now or late of The E&G Brooke Land Company, thence Southeastwardly along same at right angles to Hay Creek Road a distance of 113 feet 3-3/4 inches to the Northern side of Clover Alley extended, thence Southwestwardly along the Northern side of extended Clover Alley a distance of 10 feet 1-5/8 inches to the Northeast building corner of said Clover Alley and Bird Street, thence Northwestwardly along the Eastern building line of Bird Street making an interior angle of 111 degrees 36 minutes with Clover Alley a distance of 121 feet 10-1/2 inches, to the place of Beginning.

PURPART NO 2

ALL THAT CERTAIN strip or piece of ground situate on the Southeastern side of Hay Creek Road, between Bird Street and the Hay Creek, in the Borough of Birdsboro, locally known as 'Texas', Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Walter E Moyer's other lot, said corner being in the Southeastern building line of Hay Creek Road 55 feet Northeast of the Southeastern building corner of Hay Creek Road and Bird Street, thence Southeastwardly along said other lot of Walter E Moyer at right angles to Hay Creek Road a distance of 113 feet 3-3/4 inches to the Northwestern side of Clover Alley extended, thence Northeastwardly along said Northwestern side of extended Clover Alley parallel to Hay Creek Road, a distance of 15 feet to property now or late of The E&G Brooke Land Company, of which the herein described premises are part, thence Northwestwardly along the same parallel to first described line and at right angles to said Hay Creek Road a distance of 113 feet 3-3/4 inches to the Southeastern building line of said Hay Creek Road, thence Southwestwardly along said Southeastern building line of Hay Creek Road a distance of 15 feet to the place of Beginning.

Being the same premises which Morley H.

Fogel, by Deed dated 06/13/2018 and recorded 06/28/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.2018021590, granted and conveyed unto Kathryn Jensen and Elroy Nihart, in fee.

Tax ID / Parcel No.: 5344-17-02-7267

Tax Parcel: 31-5344-17-02-7267

Premises Being: 1036 Haycreek Rd, Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF:
 KATHRYN JENSEN; ELROY NIHART.

No. 22-16665

Judgment: \$122,231.85

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece or ground situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 12 as on Plan of Lots as laid out by William H. Dechant & Sons and recorded in Berks County records in Plan Book No. 4, page 53, together with the Northern half of a two and one-half story twin brick dwelling house thereon erected, being house No. 24 Marshall Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of said Marshall Avenue on party line between Lots No. 12 and No. 13 as on said Plan; thence in a Northwesterly direction along said party line along Lot No. 13 a distance of ninety-five feet (95') to the Eastern building line of Carsonia Avenue; thence in a Northeasterly direction making an interior angle with the last described line of ninety degrees (90°) along the said Eastern building line of Carsonia Avenue, a distance of twenty-five feet (25') to property now or late of Oliver G. Stoudt (Lot No. 11); thence in a Southeasterly direction making an interior angle of ninety degrees (90°) with the last described line along said Lot No 11, a distance of ninety-five feet (95') to a point in the Western building line of said Marshall Avenue; thence in a Southwesterly direction making an interior angle of ninety degrees (90°) with the last described line along the said Western building line of Marshall Avenue, a distance of twenty-five feet (25') to the place of beginning.

BEING THE SAME PREMISES which Sandra L. Bender, by Deed dated June 29, 1992 and recorded on July 9, 1992, in the Berks County Recorder of Deeds Office at Deed Book Volume 2321 at Page 1741, as Instrument No. 199236025, granted and conveyed unto Jeanne M. Ehrgood. The said Jeanne M. Mautz a/k/a Jeanne M. Ehrgood departed this life on or about September 20, 2019. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, her known surviving heirs are Karen Loeper and Barbara Kehr. Whereby operation of law, title vested in known heirs, Karen Loeper, Barbara Kehr, and the Unknown Surviving Heirs of Jeanne M. Mautz a/k/a Jeanne

2/1/2024

Vol. 116, Issue 18

M. Ehrgood, Deceased.
TAX PARCEL NO. 23532710358474
MAP PIN NO. 532710358474
ACCOUNT NO. 23036405
TO BE SOLD AS THE PROPERTY OF
Jeanne M. Mautz a/k/a Jeanne M. Ehrgood,
Deceased

Iron Company and more particularly bounded and described as follows to wit:

Lot No. Seventeen (17); Bounded on the North by Moselem Street; on the East by Lot Numbered Sixteen (16) of said plan; on the South by Pearl Alley; and on the West by Lot Numbered Eighteen of said Plan. Extending in front along said Moselem Street twenty-five feet, southwardly along said Lot Numbered Sixteen (16) and at right angles with Moselem Street aforesaid one hundred and forty-seven feet and five inches and one eighth of an inch (147' 5 1/8") to Pearl Alley; thence westwardly along said Pearl Alley twenty-five feet and seven inches (25' 7") and thence northwardly along said Lot Numbered Eighteen (18) and at right angles with Moselem Street aforesaid One hundred and forty-two feet and one quarter of an inch to the place of Beginning.

CASE NUMBER: 23-01378
JUDGMENT AMOUNT: \$121,730.77
ATTORNEY: CHARLES N. SHURR, JR.,
ESQUIRE

CONTAINING three thousand six hundred and eighteen square feet (3618).

BEING THE SAME PREMISES WHICH Larry E. Pickar, Jr. and Jennifer R. Pickar, husband and wife by Deed dated January 14, 2023 and recorded on April 20, 2023 in the Office of the Recorder of Deeds of Berks County to Instrument #2023011221 granted and conveyed unto Jennifer R. Pickar.

BEING KNOWN AS
1642 Moselem Springs Road, Hamburg, Berks County, Pennsylvania
and
Moselem Springs Road, Hamburg, Berks County, Pennsylvania
Parcel Nos. 72541304900775 and 72541304900724

TO BE SOLD as the property of Jennifer R. Pickar

No. 23-02662
Judgment: \$20,641.42
Attorney: Stephen M. Hladik, Esquire

PURPART #1

ALL THAT CERTAIN three (3) lots being lost 14, 15 and 16 as shown on a Map or plan of lots laid out by Earl Sheble, as surveyed by Wm. H. DeChant and Sons, dated January 1923 and recorded in the Recorder of Deeds Office in Berks County in Plan Book 6A, Page 33, together with the improvements erected thereon, situate in the Township of Richmond, County of Berks, State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly building line of Moslem Street as shown on the above mentioned Map or plan of lots (Moslem Street being also known as Pennsylvania Traffic Route No. 662), said iron pin being the northwesterly corner of lands now or late of George Gerhret; thence along the westerly line of Lot No. 13 and along lands now or late of the said George Gerhret in a southerly direction forming an interior angle of 90 degrees with the said southerly building line of Moslem Street a distance of 160.00 feet to an Iron pin in the northerly building line of Pearl Alley; thence along the northerly building line of said Pearl Alley in a westerly direction forming an interior angle of 90 degrees with the last described line a distance of 25.00 feet to an iron pin; thence still along the northerly building line of said Pearl Alley in a northwesterly direction forming an interior angle of 165 degrees 53 minutes with the last described line, a distance of 51.56 feet to an iron pin the southeasterly corner of Lot No. 17; thence along the easterly line of Lot No. 17 in a northerly direction forming an interior angle of 104 degrees 07 minutes with the last described line a distance of 147.43 feet to an iron pin in the aforementioned southerly building line of Moslem Street; thence along the southerly building line of the said Moslem Street in an easterly direction forming an interior angle of 90 degrees with the last described line a distance of 75.00 feet to the iron pin the place of beginning.

CONTAINING 11,685.50 square feet.

ALL THOSE CERTAIN three building lots and the buildings thereon erected, located in Spring Township, Berks County, Pennsylvania (and as shown on the Plan of West Wyomissing, said Plan being recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania, in Plan Book Vol. 2, page 44, said lots being the same lots of ground bearing Numbers 301, 303 and 305 on said plan) and being now known as 348 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania.

HAVING together a frontage of sixty (60) feet along West Wyomissing Boulevard and a depth of one hundred fifty (150) feet to a fifteen feet alley.

AND the said three building lots and the buildings thereon erected, are now known and designated as 347 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania, formerly being known as 348 West Wyomissing Boulevard, West Wyomissing, Berks County, Pennsylvania.

PURPART #2

ALL THAT CERTAIN building lot, piece, or parcel of land, situate in Moselem, Township of Richmond, County of Berks and State of Pennsylvania, being Lot Numbered Seventeen (17) on the Plan of Lots laid out by the Moselem

2/1/2024

Vol. 116, Issue 18

BEING the same premises which The Estate of Leroy C. Yerger, Jr., Deceased, by and through the Executor of the Estate, Gregory J. Yerger, by Deed dated November 30, 2004 and recorded on January 7, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4515 at Page 649, as Instrument No. 2005000991, granted and conveyed unto Jason E. Pruitt and Jamie A. Yerger, as joint tenants with the right of survivorship.

TAX PARCEL NO. 80438612957119

MAP PIN NO. 438612957119

ACCOUNT NO. 80002074

TO BE SOLD AS THE PROPERTY OF
Jason E. Pruitt and Jamie A. Yerger

Case No. 23-03254

Judgment Amount \$168,605.86

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION**PREMISES "A"**

TRACT NO. 1. ALL THAT CERTAIN message, tenement and two adjacent tracts of land, SITUATE in Douglass Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

(a) BEGINNING at a post, a corner of Colebrookdale Railway Company's land and running thence by the same according to the then position of the magnetic needle, South 36 degrees, 15 minutes West 12.00 perches to a stone corner of land now or late of Jacob Levengood; thence by the same, North 48 degrees, 15 minutes West 13.30 perches to a post; thence North 36 degrees, 15 minutes East 12.00 perches to a post, a corner of land formerly of David Rhodes; thence by the same, South 48 degrees, 15 minutes East 13 perches and three and a half tenths to the place of beginning.

Containing one acre, more or less.

(b) BEGINNING at the side of the bridge wall a corner of the Colebrookdale Railway Company's land and running thence by the same partly by the aforesaid tract, north 46 degrees, 15 minutes West 17.20 perches to a corner of land now or late of H.M. Houck; thence by the same, south 50 degrees, 00 minutes East 10.30 perches to a post; thence north 76 degrees, 15 minutes East, 3.10 perches to a stone at the side of the Pottstown Road; thence along the same and by the outer edge of said bridge wall, South 15 degrees, 00 minutes East 5.90 perches to the place of beginning.

CONTAINING 14.0 perches of land, more or less.

TRACT NO. 2. BEGINNING at a corner of lands now or late of Henry Heimbech; thence extending South 41 degrees, 00 minutes West 12.00 perches to a corner of land now or late of Henry S. Schaeffer; thence by the same, North 44 degrees, 00 minutes West 28.00 perches to a corner; thence North 75 degrees, 00 minutes East

14.00 perches to a corner in line of land now or late of E.E. Stauffer; thence by the same and land now or late of Harrison M. Houck, South 44 degrees, 00 minutes East 12.10 perches to the place of beginning.

CONTAINING one acre and 1 Perches of land, more or less.

BEING Berks County Tax Parcel 41-63761.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, SITUATE on the western side of the macadam state highway leading from Morysville to Pottstown in the Township of Douglass, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Walter E. Spotts, Registered Engineer and Land Surveyor in June, 1958, Plan No. 2509-3-5, as follows, to wit:

BEGINNING at a corner marked by a stake in the Northern right of way line of the Reading Company, Colebrookdale Railroad Branch, said corner being the most southerly corner of the herein described property; thence leaving the aforesaid right of way of the said Reading Company and along property belonging to now or late Harrison Scheetz and Elsie M. Scheetz, his wife, North 47 degrees, 05 minutes West, a distance of 120 feet, 06.375 inches to a corner, marked by a iron pin; thence along property belonging to Clarence G. Stoudt and Elsie F. Stoudt, his wife, North 75 degrees, 54 minutes, 30 seconds East, a distance of 201 feet, 07.250 inches to a corner marked by a stake in the macadam state highway, aforesaid; thence in and along same, South 15 degrees, 04 minutes West a distance of 33 feet, 00.000 inches to a corner marked by a spike in the Northwestern right of way line of the aforesaid Reading Company, Colebrookdale Railroad Branch; thence along the same, South 44 degrees, 52 minutes, 30 seconds West, a distance of 140 feet, 00.250 inch to the place of beginning.

CONTAINING 0.26 of an acre of land, more or less.

BEING Berks County Tax Parcel 41-63760.

BEING the same premises which Robert T. Jordan and Charlotte E. Jordan, husband and wife, by Indenture bearing date the 11th day of June AD, 2002 and recorded at Berks County, in the office for the Recording of Deeds on the 10th day of October AD, 2002 in Volume 3621 page 1510 etc., granted and conveyed unto Michael John Jordan, in fee.

AND the said Michael John Jordan died intestate on 5/18/09, and his estate has since been duly probated in the Berks County Register of Wills Office, File No. 0609-0805, naming Joyce J. Klinefelter as Administratrix whom Letters of Administration were granted on June, 17th 2009

Being the same premises which Joyce J. Klinefelter, Administratrix of the Estate of Michael John Jordan, by Deed dated 09/03/2010 and recorded 09/07/2010, in the Office of the Recorder of Deeds in and for the County of Berks,

2/1/2024

Vol. 116, Issue 18

in Deed Instrument 2010034220, granted and conveyed unto Joel J. Chisholm, in fee.

as Instrument No. 2019025402, granted and conveyed unto David A. Thomas.

Tax Parcel: 41538610463569

TAX PARCEL NO. 80438607576571

Premises Being: 2296 Farmington Avenue, Boyertown, PA 19512

MAP PIN NO. 438607576571

ACCOUNT NO. 80196811

TO BE SOLD AS THE PROPERTY OF JOEL J CHISHOLM.

TO BE SOLD AS THE PROPERTY OF David A. Thomas

No. 23-03264

Judgment: \$173,027.94

Attorney: Stephen M. Hladik, Esquire

Docket No. 23 3361

Judgment: \$93,990.32

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

ALL THAT CERTAIN lot or piece of ground, being a portion of Lot No. 12 as shown on the plan of "Wilshire Development", Section No. 3, said plan recorded in Plan Book Volume 19, page 11, Berks County Records, situate on the Southeasterly side of Curtis Road, between Brevity Lane and Stevens Avenue, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

LEGAL DESCRIPTION

All that certain lot or tract of land together with the one story dwelling house erected thereon, situate on the North side of Lincoln Avenue, between Linden Street and Hilda Street, in the Township of Heidelberg County of Berks and State of Pennsylvania, being known and described as Lot No. 11, as shown on Plan of Lots of Harry Z. Fry and wife, as prepared by Frankhouser Associates, Inc., dated December, 1954 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 16, Pages 9A, 9B, 9C and 9D, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly lot line of Curtis Road (50 feet wide), Northeastward a distance of 6.86 feet from the division line between Lot No. 12 and Lot No. 13; thence extending along the Southeasterly lot line of Curtis Road, the two following directions and distances: (1) in a Northeasterly direction, along the arc of a curve deflecting to the left, having a radius of 501.65 feet, a central angle of 4 degrees 23 minutes 17 seconds, a distance along the arc of 38.42 feet to a point; thence extending in a Southeasterly direction along the Northeasterly portion of Lot No. 12, being along House No. 3606 Curtis Road, the property now or late of Maynard C. Staller and Marcella M. Staller, his wife, radial to the curve in the Southeasterly lot line of Curtis Road, a distance of 140 feet to a point, thence extending in a Southwesterly direction, partly along Lot No. 88 and partly along Lot No. 90 as shown on the plan of "Mohican Gardens", said plan recorded in Plan Book Volume 2, page 77, Berks County Records, being along the arc of a curve deflecting to the right, having a radius of 641.65 feet, a central angle of 4 degrees 23 minutes 17 seconds, a distance along the arc of 49.14 feet to a point of tangency, thence continuing in a Southwesterly direction, along Lot No. 92, tangent to the last described curve, a distance of 33.14 feet to a point; thence extending in a Northwesterly direction along the Southwesterly portion of Lot No. 12, being along House No. 3010 Curtis Road, the property now or late of George W.R. Morrow and Elizabeth F. Morrow, his wife, forming a right angle with the last described line, a distance of 140 feet to the place of beginning, the last described line forming a right angle with the Southeasterly lot line of Curtis Road.

Beginning at a point in the Northern lot line of Lincoln Avenue at the Southeast corner of Lot No. 12 and the Southwest corner of Lot No. 11, thence continuing in an Easterly direction along said Lot line a distance of 75 feet to a point, being the Southwest corner of Lot No. 10, thence continuing in a Northerly direction along said Lot No. 10 and forming an interior angle of 89 degrees 45 minutes with the last described line, a distance of 150.00 feet to a point, being the Northwest corner of Lot No. 10, thence continuing in a Westerly direction along the South lot Lines of Lots No. 3 and 2 and forming an interior angle of 90 degrees 15 minutes with the last described line, a distance of 75.00 feet to a point, being the Northeast corner of Lot No. 12, thence continuing in a southerly direction along Lot No. 12, forming an interior angle of 89 degrees 45 minutes with the last described line, a distance of 150.00 feet to the place of Beginning, the last described line forming an interior angle of 90 degrees 15 minutes with the first described line.

Containing 75 feet in the front on Lincoln Avenue and 75 feet in the rear and a uniform depth of 150.00 feet.

Being the same property conveyed to Helen L. Mogel and Harold I. Mogel who acquired title, with rights of survivorship, by virtue of a deed from Helen L. Mogel, dated October 29, 1987, recorded November 10, 1987, at Document ID 1973, and recorded in Book 40964, Page 587,

BEING the same premises which Henry H. Thomas and Wynne E. Thomas, by Deed dated July 29, 2019 and recorded on August 1, 2019, in the Berks County Recorder of Deeds Office

2/1/2024

Office of the Recorder of Deeds, Berks County, Pennsylvania.

Helen L. Mogel died on January 26, 2007 and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Harold I. Mogel.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 315 EAST LINCOLN AVENUE, ROBESONIA, PA 19551.

Parcel No.: 48-4357-09-25-0327

Account: 48017550

See Deed Book Volume 40964, Page 587

TO BE SOLD AS THE PROPERTY OF HELEN L. MOGEL AND HAROLD I. MOGEL

Prothonotary # 23-03548

Judgment: \$12,523.86

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 13531746155776

LAND SITUATED IN THE CITY OF READING IN THE COUNTY OF BERKS IN THE STATE OF PA

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND LOT OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF NORTH TWELFTH STREET, BETWEEN SPRING AND ROBESON STREETS, BEING NUMBER 1002 NORTH TWELFTH STREET, IN THE CITY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF MARY ANN SCHILDT;

ON THE EAST BY SAID NORTH TWELFTH STREET;

ON THE SOUTH BY PROPERTY NOW OR LATE OF SUSAN ECK, AND

ON THE WEST BY A 10' WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID NORTH TWELFTH STREET 15' AND IN DEPTH OF EQUAL WIDTH 105' TO SAID 10' WIDE ALLEY.

COMMONLY KNOWN AS: 1002 N 12TH ST, READING, PA 19604-2225

Being known as: 1002 NORTH 12TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Jill C. Gruberger by deed from LISA S. HOLLIS dated February 28, 1996 and recorded March 26, 1996 in Instrument Number 1996012544.

TO BE SOLD AS THE PROPERTY OF JILL C. GRUBERGER

Docket #23-4853

Judgment Amount: \$122,704.01

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and

Vol. 116, Issue 18

described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on 1/15/1951, and developed by Cherokee Ranch Homes, Inc., and known and designated as Lot No. 101 as indicated on the Plan of Cherokee Ranch, South Range; said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Berks, State of Pennsylvania on 6/11/1951, in Plan Book 9 page 62.

Thereon erected a dwelling house known as: 5106 Lamont Avenue Temple, PA 19560

Tax Parcel #530908870572

Account: 66083100

See Deed Book 5107, Page 420

Sold as the property of: KEVIN L. BENN

Case Number: 23-09760

Judgment Amount: \$ 56,917.47

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

Attorneys for Plaintiff

A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate on the eastern side of the macadam state highway leading from the Philadelphia Pike to Gibraltar, in the Township of Exeter, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of the macadam state highway leading from the Philadelphia Pike to Gibraltar, said corner being the northwestern corner of the herein described property and being a distance of four hundred eighty-six feet three and three quarter inches (486' 3-3/4") southwardly from the center line of the aforesaid Philadelphia Pike, measured along the center line of the aforesaid macadam state highway. Thence leaving the aforesaid macadam state highway and along property now or late of Ira Toole, Jr. and Leona F. Toole, his wife, passing through an iron pin twenty (20) feet from the last described corner, south sixty-two degrees forty seven minutes east (S. 62° 47' E) a distance of three hundred seventeen feet seven and three eighth inches (317' 7-3/8") to a corner marked by an iron pin in line of property now or late of Sallie Hafer; thence along same, South twenty-seven degrees thirteen minutes West (S. 27° 13' W.) a distance of fifty feet no inches (50' 0") to a corner; thence along residue property now or late of Ira Toole, Sr., and Catherine V. Toole, his wife, north sixty-two degrees forty-seven minutes west (N. 62° 47' W) a distance of three hundred seventeen

2/1/2024

Vol. 116, Issue 18

feet seven and three eight inches (317' 7-3/8") to a corner in the center line of the aforesaid macadam state highway leading from the Philadelphia Pike to Gibraltar; thence along same, north twenty-seven degrees thirteen minutes east (N. 27° 13' E.) a distance of fifty feet no inches (50' 0") to the place of Beginning.

CONTAINING fifteen thousand eight hundred eighty and one half (15,880 1/2) square feet.

AND being the same premises as shown in Plan No. 1416-1-S of Walter E. Spotts, Registered Professional Engineer of the City of Reading, Berks County, Pennsylvania, dated August 1949.

PROPERTY ADDRESS: 105 GIBRALTAR ROAD, READING, PA 19066

PARCEL NUMBER: 43532508881589

TITLE TO SAID PREMISES IS VESTED IN JAMES F. RUFFNER BY DEED FROM LARRY MEDAGLIA FOR THE ESTATE OF FORREST J. RUFFNER, DECEASED DATED 04/01/2015 RECORDED 04/08/2015 INSTRUMENT # 2015011204. JAMES R. RUFFNER A/K/A JAMES RUSTY RUFFNER DIED ON NOVEMBER 22, 2022

TO BE SOLD AS THE PROPERTY OF: JAMES F. RUFFNER, DECEASED

Docket No. 23-10348

Judgment: \$113,057.06

Attorney: Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Ed E. Qaqish, Esquire

LEGAL DESCRIPTION

All that certain two and one-half story brick dwelling house and other out buildings and lot of ground upon which the same are erected, situate on the North side of High Street, being known as House No. 217 West High Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and described as follows:

On the North by a twelve feet (12.00') wide alley;

On the West by property now or late of Mrs. John H. Obold,

On the East by property now or late of Harry G. Schaeffer, and

On the South by said High Street

Containing in front on said High Street thirty-three feet (33.00') and in depth to said alley, two hundred sixty-four feet (264.00').

Being the same property conveyed to Katherine E. Griffin who acquired title by virtue of a deed from Alan M. Holmes and Judith A. Holmes, husband and wife, dated August 15, 2005, recorded October 12, 2005, at Document ID 2005060650, and recorded in Book 04683, Page 0575, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 217 WEST HIGH STREET, WOMELSDORF, PA 19567.

Parcel No.: 95433707593353
Account: 95035400
See Deed Book Volume 04683, Page 0575
TO BE SOLD AS THE PROPERTY OF
KATHERINE E. GRIFFIN

Prothonotary # 23-11799

Judgment: \$272,045.15

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 74-4347-1275-5191

ALL THAT CERTAIN tract or lot of land, with improvements thereon, situate on the northern end of the extension of Smokering Drive in the Borough of Robesonia, Berks County, Pennsylvania, being depicted on a plan of subdivision entitled "Final Subdivision Plan for Keener Heights", dated 6/12/17 and last revised 4/20/18, prepared by HNT, LLC and recorded in Instrument #2019019801, Berks County Records and being more fully bounded and described as follows To Wit:

BEGINNING at an iron pin on the southern right-of-way line of Smokering Drive, the northeast most corner of the herein described premises;

Thence along the right of way line of Smokering Drive the following two courses and distances:

1) By a curve to the left being tangent to the point of beginning, having a radius of 123.00', a central angle of 36 degrees, 26 minutes, 11 seconds, and an arc length of 78.22' to a point;

2) North 59 degrees, 20 minutes, 33 seconds West, 10.63' to an iron pin;

Thence along Lot 3, South 30 degrees, 39 minutes, 27 seconds West, 115.72' to an iron pin;

Thence along the lands of Tyler D. Witmer, South 62 degrees, 35 minutes, 21 seconds East, 16.73' to an iron pin;

Thence along Lot 1, North 67 degrees, 05 minutes, 38 seconds East, 112.78' to an iron pin the Point of Beginning.

CONTAINING: 6,014 square feet

BEING SUBJECT TO a 20' wide stormwater easement along the rear property line & a 7.5' wide stormwater easement along the right property line.

BEING SUBJECT TO any and all easements, rights of way, covenants or restrictive notes associated with and appurtenant to the plan of subdivision "Final Subdivision Plan for Keener Heights".

Being known as: 402 SMOKERING DRIVE, ROBESONIA, PENNSYLVANIA 19551.

Title to said premises is vested in Evan Malarkey and Emily Kate Malarkey, husband and wife, by deed from JACK L. KEENER, RECORD OWNER AND GARMAN HOMES LLC, EQUITABLE OWNER dated June 3, 2021 and recorded June 25, 2021 in Instrument Number 2021031995.

TO BE SOLD AS THE PROPERTY OF EVAN MALARKEY AND EMILY KATE MALARKEY

2/1/2024

Vol. 116, Issue 18

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, March 8, 2024 and distribution will be
 made in accordance with the schedule unless
 exceptions are filed thereto within ten (10)
 days thereafter. No further notice of the filing
 of the schedule of distribution will be given.
 All claims to funds realized from the real estate
 sold by the Sheriff shall be filed by the respec-
 tive Claimants with the Sheriff within five (5)
 days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **LET'S GET THE RECORDS STRAIGHT INC.**

having a registered office address of: 6510 Old Route 22, Bernville, PA 19506.

The Articles of Incorporation have been filed on January 8, 2024

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

BAYLOR, DENNIS J., dec'd.

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

BEADLE, JR., ALBERT E., dec'd.

Late of 816 E. Bellevue Ave.,
 City of Reading.
 Executrices: JUDY L. SEIDEL and
 LORI L. KREIDER.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

BORTZ, MILDRED O., dec'd.

Late of Muhlenberg Township.
 Executrices: ROXANNE BORTZ and
 LEANNE BRIGLE.
 c/o ATTORNEY: MS. STEPHANIE
 RAUCH-MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

CIRULLI, SHIRLEY V. also known as CIRULLI, SHIRLEY VIRGINIA, dec'd.

Late of 501 Autumn Lane,
 Muhlenberg Township.
 Executrix: MARGARET R. MOYER,
 501 Autumn Lane,
 Reading, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

CONRAD, ELEANOR D. also known as CONRAD, ELEANOR and DELONG, ELEANOR CONRAD, dec'd.

Late of 1724 Dauphin Ave.,
 Borough of Wyomissing.
 Executor: CAROL C. WONDOWSKI,
 1724 Dauphin Dr.,
 Wyomissing, PA 19610.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

COOK, GRAYDON LEE, dec'd.

Late of 500 Walnut Tree Dr.,
 Blandon.
 Executrix: JENNIFER LEE MILLER,
 8 Cider Mill Run,
 Leesport, PA 19533.
 ATTORNEY: JARED M. MELLOTT, ESQ.,
 Summers Nagy Law Offices,
 35 South Duke St.,
 York, PA 17401

EISENHOWER, DONNA M., dec'd.

Late of West Lawn.
 Executor: JOSEPH T. BAMBRICK, JR.,
 ESQ.,
 529 Reading Avenue,
 West Reading, PA 19611

EVANS, JOANNA M., dec'd.

Late of Borough of Shillington.
 Executrix: KIMBERLY J. BRINKER.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

GARVIN, JESSIE MAE, dec'd.

Late of City of Reading.
 Administrator: MACK A. GARVIN.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

2/1/2024

Vol. 116, Issue 18

HALL, PAULINE WENGER also known as**HALL, PAULINE W., dec'd.**

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executrix: KATHLEEN M. RISSER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

HARTLINE, SHIRLEY, dec'd.

Late of 2915 Leiszs Bridge Rd.,
Muhlenberg Township.
Executors: SHASTA L. UHRIG,
2990 Levan St.,
Reading, PA 19606 and
TARINDA L. PETERSEN,
104 Misty Lane,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HERBINE, WYNN S., dec'd.

Late of Borough of Womelsdorf.
Executor: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

HRICO, MARILYN ELAINE also known as**HRICO, MARILYN, dec'd.**

Late of 1335 Cross Keys Rd.,
Bern Township.
Executrix: LISA HRICO,
809 Hill Rd.,
Wernersville, PA 19606.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

LORD, RICHARD H., dec'd.

Late of Borough of Fleetwood.
Executors: BRENDA L. HOWER and
CHERYL A. LORD.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

NELSON, JOHN HAROLD, dec'd.

Late of 83 Imperial Dr.,
Cumru Township.
Administratrix: DEBRA KAY NELSON,
83 Imperial Dr.,
Reading, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

PAINTER, GLADYS MARIE, dec'd.

Late of 125 1st St.,
Wernersville Borough.
Executrix: COLLEEN V. PAINTER,
125 1st St.,
Wernersville, PA 19565.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

RAFALASKI, EDWARD E., dec'd.

Late of Pike Township.
Executrix: ADRIANNE L. RAFALSKI.
c/o ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

RHOADES, GEOFFREY DAVID , dec'd.

Late of Borough of Womelsdorf.
Administrator: RON R. RHOADES.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

RODRIGUEZ, PEDRO J., dec'd.

Late of City of Reading.
Administrator: LESLIE A. RODRIGUEZ.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

ROURKE, MATTHEW C., dec'd.

Late of Borough of Lenhartsville.
Executor: MARK ROURKE.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

SIEGFRIED, ELEANOR K., dec'd.

Late of 91 South Kemp Rd.,
Maxatawny Township.
Executors: DENNIS D. SIEGFRIED,
91 South Kemp Rd.,
Kutztown, PA 19530 and
LARRY I. SIEGFRIED,
91 South Kemp Rd.,
Kutztown, PA 19530.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530-1712

**WAWRZYNIAK, JR., RICHARD
THOMAS, dec'd.**

Late of 32 Speck Rd.,
Brecknock Township.
Administratrix: TATUM C. WALB,
32 Speck Rd.,
Mohnton, PA 19540.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

2/1/2024

Vol. 116, Issue 18

Second Publication**BEEKMAN, MARIA, dec'd.**

Late of Ruscombanor Township.
 Executor: RANDY ALLEN MOYER,
 34 N. Wheatland Ave.,
 Shillington, PA 19607.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

BILINSKI, JOHN G., dec'd.

Late of 4001 Windcroft Court,
 Exeter Township.
 Executors: JOHN R. BILINSKI,
 4 Jana Court,
 Shillington, PA 19607 and
 CHRISTOPHER T. BILINSKI,
 420 Coronet Dr.,
 Blandon, PA 19510.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

CAMILLI, ANTHONY G., dec'd.

Late of Ruscombanor Township.
 Executor: CHERIE L. CAMILLI,
 47 Therese Court,
 Fleetwood, PA 19522.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

CHRISTMAN, ANITA LOUISE also known as

CHRISTMAN, ANITA L., dec'd.
 Late of 524 Christman Rd.,
 Borough of Kutztown.
 Executor: BRETT J. TREICHLER,
 1648 Saucony Rd.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

CISNEROS, MARIA GUADULEPE, dec'd.

Late of 11 Monroe St.,
 City of Reading.
 Administrator, C.T.A.: JOSE MARES.
 c/o ATTORNEY: RICHARD A. RAIDERS,
 ESQ.,
 606 North 5th Street,
 Reading, PA 19601

GANTER, JAMES N., dec'd.

Late of Borough of Wyomissing.
 Executrix: DIANE E. SNYDER.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

GLASS, GLORIA J., dec'd.

Late of Muhlenberg Township.
 Executrix: BEVERLY G. BUCHMAN,
 1034 Torrey Pines Place,
 Chapel Hill, NC 27517.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HOWER, RYLAN JEAN also known as HOWER, RYLAN J. and HOWER, RYLAN, dec'd.

Late of Heidelberg Township.
 Administrator: RYAN A. HOWER.
 ATTORNEY: ADAM J. COHEN, ESQ.,
 BEGLEY LAW GROUP, P.C.,
 509 S. Lenola Rd., Bldg. 7,
 Moorestown, NJ 08057

HUYETT, VIRGINIA R., dec'd.

Late of City of Reading.
 Executrix: TAMMY S. HUTCHERSON.
 c/o ATTORNEY: JAY W. WALDMAN,
 ESQ.,
 WALDMAN LAW GROUP, P.C.,
 501 N. Park Road,
 Wyomissing, PA 19610

JOHNS, DOUGLAS H., dec'd.

Late of Borough of Wyomissing.
 Executor: JEFFREY BERK.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

KRAFCZEK, HELEN D., dec'd.

Late of 237 Endlich Ave.,
 Borough of Mount Penn.
 Executor: ADAM B. KRAFCZEK, JR.
 c/o ATTORNEY: JAN D. KRAFCZEK,
 ESQ.,
 LAW OFFICES OF JAN D. KRAFCZEK,
 38 North 6th Street,
 Reading, PA 19601

KULAGA, RICHARD W., dec'd.

Late of Bern Township.
 Administrator: MICHAEL C. WIEDER.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

PIKE, JAMES STEPHAN, dec'd.

Late of Borough of Womelsdorf, Berks
 County and Lower Gwynedd Township,
 Montgomery County.
 Administrator: ANDREW B. PELTZMAN,
 1012 N. Bethlehem Pike, Ste. 220,
 Lower Gwynedd, PA 19002.
 ATTORNEY: IAN W. PELTZMAN, ESQ.,
 PELTZMAN LAW OFFICE OF ANDREW
 B. PELTZMAN,
 1012 N. Bethlehem Pike, Ste. 220,
 Lower Gwynedd, PA 19002

2/1/2024

Vol. 116, Issue 18

SCHIEL, WILLIAM A., dec'd.

Late of Exeter Township.
 Executor: WILLIAM A. SCHIEL, JR.,
 152 W. Oley St.,
 Reading, PA 19601.
 ATTORNEY: JOSEPH QUINN, ESQ.,
 ROSS, QUINN & PLOPPERT, P.C.,
 192 S. Hanover St., Suite 101,
 Pottstown, PA 19464

SCHNEIDER, SARA C., dec'd.

Late of 2440 Garfield Ave.,
 City of Reading.
 Executor: DAVID R. SCHNEIDER,
 19472 King's Dr.,
 Jeffersonton, VA 22724.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

SEIDEL, GLENN D., dec'd.

Late of Centre Township.
 Executor: JARED WISE,
 9984 Hartslog Valley Rd.,
 Huntingdon, PA 16652.
 ATTORNEY: DAVID A. ODY, ESQ.,
 ODY & WILSON, P.C.,
 222 Penn St.,
 Huntingdon, PA 16652

STAUFFER, BRIAN MATTHEW also known as

STAUFFER, BRIAN M., dec'd.
 Late of Bethel Township.
 Executor: JAMES E. LEHMAN.
 c/o ATTORNEY: JOHN M. ZIMMERMAN,
 ESQ.,
 466 Jonestown Road,
 Jonestown, PA 17038

TAFT, LINDA M., dec'd.

Late of 4011 Kutztown Rd.,
 Temple.
 Administrators: CASSANDRA TAFT,
 391 Birch Hill Rd.,
 Shoemakersville, PA 19555 and
 CODY TAFT,
 829 Nepolt St.,
 Pottsville, PA 17901.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

**WALTON, JR., ROY also known as
WALTON, JR., ROY R., dec'd.**

Late of 3345 Montrose Ave.,
 Borough of Laureldale.
 Executor: DENNIS R. WALTON,
 917 Suellen Dr.,
 Reading, PA 19605.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

WELLER, PAULINE M., dec'd.

Late of Washington Township.
 Executors: ELIZABETH M. CRABLE,
 188 Red Shale Dr.,
 Boyertown, PA 19512 and
 CLIFFORD A. WELLER,
 711 Manatawny Rd.,
 Boyertown, PA 19512.
 ATTORNEY: NICOLAS F. METER, ESQ.,
 METER LAW OFFICES, LLC
 1401 E. High St.,
 Pottstown, PA 19464

Third and Final Publication**BLAIR, JANE M., dec'd.**

Late of Borough of Wyomissing.
 Executrix: HEIDI VASSAR,
 c/o ATTORNEY: JILL R. FOWLER, ESQ.,
 HECKSCHER, TELLON, TERRILL & SAGER, P.C.,
 1001 Conshohocken State Rd., Suite 1-300,
 West Conshohocken, PA 19428.

**BREITINGER, HARRY H. also known as
BREITINGER, JR., HARRY HIBBITT, dec'd.**

Late of Robeson Township.
 Executrix: ETHEL L. BREITINGER,
 802 Furnace Rd.,
 Morgantown, PA 19543.
 ATTORNEY: HENRY M. KOCH, JR., ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

CAMPBELL, JUSTINA L., dec'd.

Late of Spring Township.
 Administrators, C.T.A.: MARY PATRICIA,
 1112 Treymour Way,
 Knoxville, TN 37922
 and JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512-1154

DIXON, TWILA E., dec'd.

Late of Mohrsville.
 Executor: RICHARD D. THOMPSON.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

FIDLER, BRENDA JEAN, dec'd.

Late of 1 Emily Court,
 City of Reading.
 Administrator: DAVID R. BRUMBAUGH,
 1 Emily Ct.,
 Reading, PA 19606.

**KACHEL, JOANNA R. also known as
KACHEL, JOANNA ROSE, dec'd.**

Late of 636 N. Wyomissing Blvd.,
 Borough of Wyomissing.
 Executor: BARRY D. KACHEL,
 2194 Shartelsville Rd.,
 Mohrsville, PA 19541.
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

2/1/2024

Vol. 116, Issue 18

KAUFFMAN, RONALD J., dec'd.

Late of 30 Kirkwood Ave.,
Borough of Sinking Spring.
Executrix: MARY ANN KAUFFMAN,
30 Kirkwood Ave.,
Sinking Spring, PA 19608.
ATTORNEY: LARRY W. MILLER, JR., ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

LAGANA, EVAN C., dec'd.

Late of Borough of Douglassville.
Executrix: BARBARA LAGANA,
311 Glenwood Dr.,
Douglassville, PA 19518.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON & BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

LEIBENSPERGER, HELEN A., dec'd.

Late of 2147 Reading Ave.,
Spring Township.
Executor: DAVID LEIBENSPERGER,
4317 Country Club Dr.,
Plano, TX 75074.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LOESCH, MARION ELIZABETH, dec'd.

Late of Lower Heidelberg Township.
Executor: STEPHEN P. LOESCH,
267 Wren Court,
Lansdale, PA 19446.
ATTORNEY: EDWIN L. STOCK, ESQ.,
RICK STOCK LAW,
50 N. 5th Street, 4th Floor,
Reading, PA 19601

MACK, CANDACE L. also known as

MACK, CANDACE LOU, dec'd.
Late of Spring Township.
Executrix: CICELY CALVARESI-HOLSTON.
c/o ATTORNEY: CHRISTINA M. BRAY, ESQ.,
BRENNAN & ASSOCIATES, P.C.,
2 Woodland Road,
Wyomissing, PA 19610

MILLER, ADA G., dec'd.

Late of Borough of Shoemakersville.
Executrix: TRACEY HECKMAN,
800 Main St.,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MOYER, DORIS I. also known as

MOYER, DORIS IRENE MAY, dec'd.
Late of Maidencreek Township.
Executrix: KIMBERLY A. MOYER,
121 Hickory Lane,
Wyomissing, PA 19610.
ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

NACHURSKI, RICKY ALLEN, dec'd.

Late of Muhlenberg Township.
Executrix: KIMBERLY A. WUNSCH.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC
606 North 5th Street,
Reading, PA 19601

NEPPES, GLADYS M., dec'd.

Late of 125 Holly Rd.,
Borough of Hamburg.
Executors: CHESTER NEPPES,
20 Rainbow Dr.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

SMITH, KEVIN A., dec'd.

Late of Exeter Township.
Executrix: KIMBERLY A. YEAKLEY.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

SUVG, JOHN B., dec'd.

Late of Exeter Township.
Executor: JEFFREY FURMANCHIN.
C/O ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

**WILEMAN, DAVID LEE also known as
WILEMAN, DAVID L., dec'd.**

Late of Earl Township.
Executor: HARRY C. WILEMAN,
14 Earl Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

**WILEMAN, GOLDIE ARLENE also known
as**

WILEMAN, GOLDIE A., dec'd.
Late of Earl Township.
Executor: HARRY C. WILEMAN,
14 Earl Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

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,

2/1/2024

Vol. 116, Issue 18

at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

Mt. Penn Kung Fu and Holistic Center with its principal place of business at 2212 Perkiomen Avenue, Unit B, Reading, PA 19606.

The name and address of the person owning or interested in said business is: Ronald Lee Elliott III, 2212 Perkiomen Avenue, Unit A, Reading, PA 19606.

The application was filed on January 14, 2024.

MISCELLANEOUS

PUBLIC HEARING NOTICE OF PROPOSED PRIVATE SALES TO BE CONDUCTED BY THE BERKS COUNTY TAX CLAIM BUREAU

As presented by:
Nicole E. Blanding, Director
Socrates J. Georgeadis, Solicitor

PROPERTY #1:

NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 533 MULBERRY STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING TWO HUNDREDTHS (0.02) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY INSTRUMENT # 2015010698, AND BEARING PARCEL NUMBER 11531761039300. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March 18, 2024, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601.

PROPERTY #2:

NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 334 HOLLENBACH STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING THREE HUNDREDTHS (0.03) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY VOLUME # 1739 PAGE 888, AND BEARING PARCEL NUMBER 15530756441259. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Three Thousand Five Hundred Dollars and Zero Cents (\$3,500.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March 18, 2024, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601.

TRUST NOTICES

Second Publication

THE ROBERT L. HAWKINS 2011 IRREVOCABLE TRUST

Robert L. Hawkins, Sr. a/k/a Robert L. Hawkins, Deceased. Late of Bern Twp., Berks County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Allison M. Hawkins-Tienken & Robert L. Hawkins, Jr., Trustees, c/o Edward H. Butz, Esq., 1620 Pond Rd., Ste. 200, Allentown, PA 18104. Or to their Atty.: Edward H. Butz, Lesavoy Butz & Seitz, 1620 Pond Rd., Ste. 200, Allentown, PA 18104

Third and Final Publication

TRUST NOTICE

LENA M. KALEY, late of Windsor Township, Berks County, Pennsylvania, was Settlor of the Lena M. Kaley Living Trust under Agreement

2/1/2024

Vol. 116, Issue 18

dated April 28, 2003. Lena M. Kaley died on October 31, 2023.

All persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

Cheryl A. Parker, Trustee

202 E. Adamsdale Road
Orwigsburg, PA 17961 or

Benjamin M. Forbes, Esquire

Williamson, Friedberg & Jones, LLC
10 Westwood Road
Pottsville, PA 17901

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

BERKS COUNTY LAW JOURNAL

Attention: Courtney Morstatt, Publications & Marketing Coordinator
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OR
Fax: (610) 373-0256

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