

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending October 3, 2025

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE 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)

PRICHARDA, MICHAEL - Dubble's German
Motors; 23 12089; D. Motors, IPP.

Abuse

BENZ, NICHOLAS - Cruz, Amber L; 25
14890; A. Cruz, IPP. (JDB).

CALIBOSO, ANDREW - Crooks, Katherine
A, C, C; 25 14934; K. Crooks, IPP. (JEG).

GENSEMER, TROY - Houser, Pennie
M; 25 15048; P. Houser, IPP. (TMB).

GILLESPIE, DWAYNE JAMES GARDENER
- Brook, Jennifer L; 25 15050; J. Brook,
IPP. (TMB).

HOUSER, PENNIE - Gensemer, Troy
A; 25 15059; T. Gensemer, IPP. (TMB).

KASITZ, LUKE EDWARD - Kasitz, Philip J;
25 14980; P. Kasitz, IPP. (JMS).

LANE, SR, MATTHEW S - Golden, Jesenia N;
25 15071; J. Golden, IPP.

LITTLE, SR, SHAWN MICHELLE -
Melendez, Jesenia Marie; 25 14932; J.
Melendez, IPP. (TMB).

MASARONE, SEAN J - Davis, Helena K; 25
14961; H. Davis, IPP. (JMS).

MCCARTHY, JAMES P - McCarthy, Denise
M; 25 14939; D. McCarthy, IPP. (TMB).

PERRY, WILLIE JAMES - Correa,
Jesenia; 25 15075; J. Correa, IPP. (TMB).

RHODES, DONALD J - Demming, Nicole E;
25 14893; N. Demming, IPP. (JDB).

SANTIAGO, ELIAS - Salazar, Vanessa; 25
15061; V. Salazar, IPP.

SANTIAGO, JOSHUA L - Colon, Keyshla
Morales; 25 15074; K. Colon, IPP.

SCHAFER, DYLAN A - Evans, Lisa Marie;
25 14927; L. Evans, IPP. (TMB).

SINGEWALD, RYAN WILLIAM -
McAndrew, Brittany Ann; 25 14852; B.
McAndrew, IPP. (JDB).

VANDERHORST, ALBAIRIS - Delgado,
Carlos Jose Perez; 25 14979; C. Delgado,
IPP. (JMS).

YOUNG, PAUL D - Hurwitz, Ashley
E; 25 14894; A. Hurwitz, IPP. (TMB).

Arbitration Award

DUBBLE'S GERMAN MOTORS - Pricharda,
Michael; 23 12089; M. Pricharda, IPP.

Certificate of Service

BAILEY, JONATHAN - Synchrony Bank; 25
14549; Gregg L. Morris.

Certified Copy of Foreign Custody Order
RESTON, ALEXANDRA M - Eme Sr,
Michael A; 25 14978; Jeffrey R. Boyd.

Complaint

FITNESS EQUIPMENT EMPIRE - Li,
Binglin; 25 14227; Eric L. B Strahn.

GAUGER, LINDSEY - Portfolio Recovery
Associates LLC; 25 14648; Michael J.
Dougherty.

GOLDMAN SACHS BANK USA,
WALMART INC - Lazarchick, Mike; 25
13356; Martin A. Durkin.

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Contract - Debt Collection: Credit Card

BEARD, AUSTIN - Lvnv Funding LLC; 25 14962; Thomas J. Nolan. (JBN).

BERGER, DONALD - Midland Credit Management Inc; 25 15076; Foday Turay. (JEG).

DAVILA, JOSE - JPMorgan Chase Bank N A; 25 15123; Lewis C. Trauffer. (JEG).

FORD, JAHLEDA - Wells Fargo Bank N A; 25 14879; Andrew M. Olen. (JEG).

GONZALEZ, WANDA - Wells Fargo Bank N A; 25 14878; Andrew M. Olen. (JBN).

HARRIS, ROBYN - JPMorgan Chase Bank N A; 25 15200; Kaitlyn Claire Conway. (MSF).

HOLLIS, AUSTIN S - JPMorgan Chase Bank N A; 25 15127; Kaitlyn Claire Conway. (JBN).

LAITY, BRIAN - JPMorgan Chase Bank N A; 25 15088; Lewis C. Trauffer. (MSF).

LE, NGAN - JPMorgan Chase Bank N A; 25 15065; Kaitlyn Claire Conway. (MSF).

MARMOLEJOS, DARWIN R - Wells Fargo Bank N A; 25 14892; Andrew M. Olen. (JBN).

MARTIN, BRETT A - JPMorgan Chase Bank N A; 25 15198; Ian M. Lauer. (JEG).

MONACO, DENISE - Bank Of America N A; 25 15159; Frederic I. Weinberg. (JEG).

MUNOZ, SAMUEL - Bank Of America N A; 25 15111; Joel M. Flink. (JBN).

PRICE, TANNER - JPMorgan Chase Bank N A; 25 15032; Lewis C. Trauffer. (MSF).

RARICK, SARA - Lvnv Funding LLC; 25 15020; Thomas J. Nolan. (JBN).

RICHEZ, DANNY E - Pca Acquisitions V LLC; 25 15005; Frederic I. Weinberg. (JEG).

SOWERS, JOSHUA - JPMorgan Chase Bank N A; 25 15089; Lewis C. Trauffer. (JEG).

STRAUSS, ALICE - JPMorgan Chase Bank N A; 25 15125; Lewis C. Trauffer. (MSF).

WILLAUER, CYNTHIA S - Capital One N A; 25 15030; Michael F. Ratchford. (JBN).

Contract - Debt Collection: Other

VARISH, PETER AUGUSTUS, VARISH, SAMANTHA LYNN - First Commonwealth Federal Credit Union, Belco Federal Credit Union; 25 14929; Michael R. Nesfeder. (JBN).

Contract - Other

BURDINE, TEJAHN ANTHONY EDWARD - First Commonwealth Federal Credit Union; 25 14969; Michael R. Nesfeder. (JBN).

GENERAL MOTORS LLC - Fornwalt, Adam; 25 15021; Robert M. Silverman. (JEG).

GRACIE, KIMBERLY - Reifsnyder, Peter G; 25 15029; Cheryl J. Allerton. (MSF).

MILLER, EMILY MARIE - Riverfront Federal Credit Union; 25 15179; Eden R. Bucher. (JBN).

NOVAS, ALBERT CUEVAS - Iac Inc; 25 15028; Shawn P. McClure. (JEG).

VELOZ, ANDY - First Commonwealth Federal Credit Union; 25 14918; Michael R. Nesfeder. (JEG).

Custody

BAEZ, VANESSA - Patrick, Matthew; 25 15038; Margaret McDonough. (TMB).

FIGUEROA, VICENTE CERVANTES - Rodriguez, Angelis N; 25 15019; Joseph A. Guillama. (TMB).

LONG, NICHOLAS - Nonnemacher, Amy; 25 15084; Matthew Kopecki. (SEL).

MAURER, CASEY J - Cortez, Alfonso F; 25 15098; Jacob Mazur. (TMB).

MCCRIMMON, ISAAC L - Johnson, Mia C; 25 15062; Ann E. Endres. (JMS).

SANTIAGO, MARCOS A FIGUEROA - Cruz, Frances M Martinez; 25 15018; F. Cruz, IPP. (TMB).

TORRES, STEVEN B RODRIGUEZ - Cruz, Laura; 25 14938; L. Cruz, IPP. (TMB).

Divorce

ABREU-TEJADA, JONATHAN - Caceres, Bannya Marte; 25 14954; B. Caceres, IPP. (TMB).

BETANCES-FERNANDEZ, EMMANUEL D - Betances, Michelle; 25 14970; Mary C. Favinger. (TMB).

BONILLA, BARBARA A - Cardona, Edwin O; 25 15067; Joseph A. Guillama. (TMB).

CLETO, ELVIS MANUEL TINEO - Camacho, Xiamling; 25 14863; X. Camacho, IPP. (JEG).

FRANQUI, SR, STEVE - Franqui, Janessa; 25 15034; Todd A. Mays. (JMS).

GONZALEZ, RENE ALONSO - Garcia, Maria Zavala; 25 14920; Bernard Mendelsohn. (SEL).

GRIBBEN, AMY - Gribben, Adam; 25 15099; Susan K. Quirits. (TMB).

HELGESON, SUSAN - Helgeson, Steven; 25 15068; Dawn M. L Palange. (TMB).

HERNANDEZ, AMANDA - Caceres, Jasmin; 25 14921; Bernard Mendelsohn. (JMS).

HOGUE, ERIC - Hogue, Sheila, Clair, Sheila Maureen; 25 15199; Rebecca Ann Smith, (JDB).

KAUL, DAVID B - Lapointe, Lauren; 25 15064; Alex V. Alfieri. (JEG).

LEVA, JULYBER ABIGAIL ROJAS - Romero, Jose Daniel Galindo; 25 15081; J. Romero, IPP. (TMB).

MONTALVO, AMARIS O - Montalvo, Melvin; 25 14924; Bernard Mendelsohn. (JEG).

NOWAK, CASEY - Nowak, Tracey; 25 15085; Richard G. Jacoby Jr. (JMS).

PADEN, TERESA - Paden, Jr, Ronald J; 25 15070; Jeffrey R. Boyd. (JDB).

REIDINGER, EDWARD - Reidinger, Karen; 25 15069; Richard G. Jacoby Jr. (JDB).

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RICCI, DIANA L - Hansel, Jr, William J; 25 14904; W. Hansel, IPP. (JDB).

SANIEL, RUTH - Miranda, Jose; 25 14913; Bernard Mendelsohn. (JMS).

SANTOS, RAUL ABEL - Gonzalez, Noemi; 25 14914; Bernard Mendelsohn. (JDB).

SEIP, JAMIE - Seip, Jr, Ronald; 25 15033; Richard G. Jacoby Jr. (TMB).

SMITH, NORMAN LEE - Smith, Blossom; 25 14923; Graziella M. Sarno. (JEG).

STIEF, JR, ROGER - Stief, Amanda; 25 14972; Scott N. Jacobs. (SEL).

TINOCO, SELENA - Tinoco-Espinoza, Alex; 25 14925; Bernard Mendelsohn. (JDB).

TRAFFORD, DANIEL - Trafford, Candace; 25 15036; Dawn M. L. Palange. (TMB).

Divorce - Custody Count Complaint

BETANCES-FERNANDEZ, EMMANUEL D - Betances, Michelle; 25 14971; Mary C. Favinger. (TMB).

FRANQUI SR, STEVE - Franqui, Janessa; 25 15035; Todd A. Mays. (JMS).

NOWAK, CASEY - Nowak, Tracey; 25 15086; Richard G. Jacoby Jr. (JMS).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Miller, Harley Douglas; 25 14926; Basil D. Beck III. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Davis, Mason Lee; 25 15082; M. Davis, IPP. (JMS).

Magisterial District Justice Appeal

BALDWIN KITCHEN & BATH DESIGN, BALDWIN BRASS CENTER - Greenlink Networks; 25 14912; G. Networks, IPP. (MSF).

DENLINGER, MARK A - Detweiler, John M; 25 14959; J. Detweiler, IPP. (JEG).

FERREIRA, DULCE M TAVAREZ DE, FERREIRA, AURELIO, FERREIRA, DULAURY, FERREIRA, DIANA - Reason, Wayne; 25 15060; W. Reason, IPP. (JEG).

MCNEILL, TONI, MCNEILL, SHANE - Springside Manor Apartments; 25 15049; S. Apartments, IPP. (JEG).

READINGER, LARRY J, READINGER, SHERRY L - Martin, Tara J, Hoover, Brent M; 25 15002; T. Martin, IPP. (JEG).

SCHADE, JR, ALBERT - Reserve At Spring Pointe (the); 25 15073; Reserve At Spring Pointe (the), IPP. (JBN).

SCHMALE, DONALD A - Portfolio Recovery Associates LLC; 25 14949; Portfolio Recovery Associates LLC, IPP. (MSF).

Miscellaneous - Replevin

CHEBOT-GOLDMAN, ADAM, MAYS, REBECCA - Chebot, Jeffrey, Chebot, William, Goldman, Gerri; 25 14928; Andrew D. Swain (JBN).

Petition for Appeal Nunc Pro Tunc

JOHNSON, ANTHONY - Arok Inc; 25 14955; Arok Inc, IPP. (MSF).

Petition to Transfer Structured Settlement Payment

ATHENE ANNUITY AND LIFE COMPANY - Alfredo Aside LLC; 25 14965; Mark T. Sophocles. (JBN).

METROPOLITAN LIFE INSURANCE COMPANY - J G Wentworth Originations LLC; 25 14963; Robert A. Maro. (JEG).

Real Property - Ejectment

MARRERO, JR, PEDRO, OCCUPANTS - U S Bank National Association, Rcf 2 Acquisition Trust; 25 15006; Robert W. Williams. (MSF).

Real Property - Mortgage Foreclosure: Residential

BISKING, MICHAEL, MURPHY, LANA L - Newrez LLC; 25 15087; Michael C. Milewski. (MSF).

BROOKS, COLLIN L, SECRETARY OF HOUSING AND URBAN DEVELOPMENT (THE) - Pennsylvania Housing Finance Agency; 25 15026; Leon P. Haller. (MSF).

COYLE, RAYMOND S, COYLE, RONALE - Wells Fargo Bank N A; 25 15063; Kayleigh Zeron. (MSF).

FUCHS, TRAVIS SPENCER, MOYER-FUCHS, MARIE, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT - Pennsylvania Housing Finance Agency; 25 15024; Leon P. Haller. (MSF).

GEORGE, ELIZABETH S, GEORGE, STEVEN A - Newrez LLC; 25 14855; Michael C. Milewski. (MSF).

GONZALEZ, SERGIO - Freedom Mortgage Corporation; 25 14931; Karin Schweiger. (MSF).

HAYES, ALEASHA S - Fulton Bank N A; 25 15173; Chelsea A. Nixon. (MSF).

KANE, JASON - Newrez LLC.; 25 14937; Kaitlin D. Shire. (MSF).

KLINE, DARREN, KLINE, TAMI LYNN - Amerihome Mortgage Company LLC; 25 15077; Kayleigh Zeron. (MSF).

ORTH, KYLE J, ORTH, CORISSA - Lakeview Loan Servicing LLC; 25 14936; Chrisovalante P. Fliakos. (MSF).

QUINN, ZENAIDA S., QUINN, KEVIN A - Newrez LLC dba Shellpoint Mortgage Servicing; 25 15201; Michael Clark. (MSF).

S, Z, SANJUAN, NOEL, UNKNOWN HEIRS SUCCESSOR ASSIGNS ALL PERSONS FIRMS OR, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, SANJUAN, NOEL - Servis One Inc; 25 14981; Dylan R. Chess. (MSF).

TINOCO-FERNANDEZ, MONICA - Freedom Mortgage Corporation; 25 15066; Paige Zirrieth. (MSF).

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Real Property - Other

SNYDER, SCOTT, SNYDER, TAMMY L - Rhine, Curtis B, Rhine, Judy M; 25 14964; Paul A. Prince. (MSF).

WIBLE, MADDISON L - Smith, Justin M; 25 14967; Kenneth C. Myers. (JEG).

Real Property - Quiet Title

BENDER, EDWARD J, BENDER, ROSALIE M, PENN, WILLIAM, PENN, THOMAS, PENN, RICHARD, PENN, JOHN, HEIRS EXECUTORS ADMINISTRATORS, ASSIGNS AND ALL OTHER PARTIES HAVING AN APPARENT INTEREST IN OR TITLE - Wolfe, Gail E; 25 15080; Graziella M. Sarno. (JBN).

CONDON, JR, RICHARD A - Ab3 Buyer LLC; 25 14930; Edward J. Hayes. (JEG).

Tort Motor Vehicle

DOATY, JEFFREY L, DOATY, MICHELLE - Tusa, Vincent A, Hain-Tusa, Kristin; 25 15027; Kenneth Millman. (JBN).

FISH, TIYANNA, FISH, TIYA - State Farm Mutual Automobile Insurance Company; 25 15025; Travis L. McElhane. (MSF).

GUTIERREZ, CLORISSA - Thompson, Kameen, Thompson, Casandra Bradshaw; 25 15004; Andrew J. Edelberg. (JBN).

IOCCO, JESSICA - Kohlhofer, Ryan, Kohlhofer, Kristen; 25 15003; Rebecca L. Bailey. (MSF).

SHEAFFER, LORRIE - Fernandez-Vasquez, Cristina; 25 14960; Marc Sigal. (MSF).

TROOP, TERRY - McAllister, Kimberly; 25 15121; Erin Pine. (MSF).

WERTZ, SABRINA - Erie Insurance Company Of Maryland Inc, Fabian-Romero, Antonio; 25 15079; Eugene Bederman. (MSF).

WOYTOKO, BETH, WOYTOKO, JOSEPH ALAN - Ramos, Samuel; 25 15031; Val Pleet Wilson. (JEG).

Tort Other

BIETZEL, SUSAN L - Lopez J, Leafar; 25 14968; L. Lopez, IPP. (MSF).

KOSIN, BRITTANY, PUCCI, STACEY, FISHER, JASON, LEVINGOOD, KIM - Millers Capital Insurance Company, Grosse And Quade Management Company; 25 15122; Joseph Donegan. (JBN).

MIRANDA, ELLIANY - Erie Insurance Company, Hoch, Roy, Hoch, Lynne; 25 15055; Erica Camodeca. (JBN).

Tort Premise Liability

PERASEVIC, DZEMAL X, CITY OF READING, DOE, JOHN - Jordan, Steffani; 25 15114; Adam E. Grutzmacher. (JEG).

Tort Product Liability

STRYKER CORPORATION, HOWMEDICA OSTEONICS CORPORATION, TOWER HEALTH READING HOSPITAL - Baver, Sr, Bradley J; 25 15051; B. Baver, IPP. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **November 7, 2025** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

First Publication

Case Number: 18-03996

Judgment Amount: \$49,777.15

Attorney: Cheryl J. Allerton, Esq.

ALL THAT CERTAIN lot or piece of ground with the Improvements thereon erected, situate in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision of P.C. Yerger Corp., by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated August 24, 1978, being designated as Building 5, Lot 4, on said Plan and being more particularly described as follows, to wit:

BEGINNING at an interior point, said point being the Southwesterly corner of Building 5, Lot 4, on said Plan, which interior point is measured the following five courses and distances from a point in Laurel Spring Lane; (1) North 5° 29' 55" West, 91.63 feet to a point (2) North 53° 47' 54" East, 23.12 feet to a point; (3) North 36° 12' 6" West, 2.12 feet to a point; (4) North 53° 47' 54" East, 46.23 feet to a point; (5) North 36° 12' 6" West, 6.15 feet to the place of Beginning; THENCE extending from said beginning point and extending along Building 5, Lot 3 on said Plan and lands of Neversink Road, Inc., North 36° 12' 6" West, 37.4 feet to a point; THENCE continuing along lands of Neversink Road, Inc., the three following courses and distances: (1) North 53° 47' 54" East, 12 feet to a point; (2) South 36° 12' 6" East, 4.10 feet to a point (3) North 53° 47' 54" East, 11.11 feet to a point, a corner of Building 5, Lot 5, on said Plan; THENCE extending along the same South 36° 12' 6" East, 33.34 feet to a point in line of other land of Neversink Road, Inc.; THENCE extending along the same, South 53° 47' 54" West, 23.11 feet to the first mentioned point and place of BEGINNING.

CONTAINING 820 square feet.

BEING the same premises by which Kevin C. Good and Susan M. McGuigan by deed dated

10/16/2025

July 17, 2007 and recorded in the Office of the Recorder of Deeds of Berks County on July 18, 2007, in Deed Book Volume 05181, Page 2196, Instrument No. 52812196, granted and conveyed to Susan M. McGuigan.

PROPERTY ADDRESS: 5 Willow Way Unit 4, Reading, PA 19606

PARCEL ID: 43532505293144

TO BE SOLD AS THE PROPERTY OF SUSAN MCGUIGAN

Docket No. 19-19514

Judgment Amount: \$9,216.25

Attorney: Portnoff Law Associates, Ltd

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

TAX PARCEL NO. 43-5325-10-37-2242

BEING KNOWN AS 2808 Orchard View Road, Exeter Township, Pennsylvania 19606-4428

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Reginald Eric Oliver, Jr.

LEGAL DESCRIPTION

Case Number: 22-03210

Judgment Amount: \$198,076.78

Attorney: Brock and Scott, PLLC

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

BEGINNING at a point marked by an iron pin in the Northern line of Reading Avenue (50 feet wide) in the subdivision of West Wyomissing, said point being a corner in common between Lot No. 847 and Lot No. 845, and said point or place of beginning being 500 feet West of the Northwestern Corner of said Reading Avenue and Yost Avenue as they are shown on the said Plan of West Wyomissing; thence Westwardly along the northern line of Reading Avenue, a distance of 50 feet to a point marked by an iron pin, a corner of property now or formerly of Wayne P. Rigg and Kathryn M. Rigg, husband and wife; thence Northwardly along same by a line making a right angle with the line of Reading Avenue, said line being 10 feet East of the Western line of Lot No. 841, a distance of 120 feet to a point marked by an iron pin in line of

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Lot No. 836 Portland Avenue by a line making a right angle with the last described line, a distance of 50 feet to a point marked by an iron pin corner of Lot No. 847, property now or formerly of Leonard Drexel; thence Southwardly along the same by a line making a right angle with the last described line a distance of 120 feet to the place of BEGINNING. The last described line making a right angle with the line of Reading Avenue.

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

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

Premises Being: 1925 Reading Avenue, Reading, PA 19609

To be sold as Property of: Luis M Rivera

No. 22-4061

Judgment: \$767,220.06

Attorney: Michael P. Giles, Esquire

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

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

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

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

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

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

To be sold as the property of PRR 200, LLC

Docket #22-10787

Judgment Amount: \$240,532.83

Attorney: KML Law Group, P.C.

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

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

Thereon erected a dwelling house known as:
1021 Whitner Road
Reading, PA 19605
Tax Parcel #66439920801973
Account: 66170930
See Deed Instrument #: 2018015230
Sold as the property of:

JEREMIAH B. BATTICE and YESENIA MARTINEZ SANTIAGO

Case Number: 22-14449
Judgment Amount: \$82,021.62
Attorney: Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN PIECE OF GROUND AND THE TOWNHOUSE ERRECTED THEREON, BEING TOWNHOUSE NUMBER 2, WHICH IS THE SECOND HOUSE NORTHWARDLY IN THE

TOWNHOUSE GROUP NUMBER 1, IN THE DEVELOPMENT OF FLYING HILLS, SECTION NUMBER 6, TOGETHER WITH A 10.00 FEET WIDE STRIP OF LAND TO THE EAST (STREET SIDE) OF SAID TOWNHOUSE, A 15.00 FEET WIDE STRIP OF LAND TO THE WEST (REAR) OF SAID TOWNHOUSE, SITUATE ON THE WESTERLY SIDE OF PINEHURST COURT, A 20.00 FEET WIDE PRIVATE DRIVE IN THE DEVELOPMENT OF FLYING HILLS, SECTION NUMBER 6, TOWNSHIP OF CUMRU, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE WEST (REAR) BY COMMON SPACE; ON THE NORTH (SIDE) BY TOWNHOUSE NO. 3; ON THE EAST (FRONT) BY COMMON SPACE AND PINEHURST COURT; AND ON THE SOUTH (SIDE) BY TOWNHOUSE NO. 1.

CONTAINING A LOT WIDTH OF 20.50 FEET, MORE OR LESS, AS MEASURED FROM THE CENTER OF THE PARTY WALL BETWEEN TOWNHOUSE NUMBER 3, AND THE HEREIN DESCRIBED TOWNHOUSE NUMBER 2, IN A SOUTHWARDLY DIRECTION TO A POINT IN THE CENTER OF THE PARTY WALL BETWEEN TOWNHOUSE NUMBER 1, AND THE HEREIN DESCRIBED TOWNHOUSE NUMBER 2 AND CONTAINING A LOT DEPTH OF 62.00 FEET, MORE OR LESS, AS MEASURED FROM A POINT 10.00 FEET EASTWARDLY FROM THE FRONT OF SAID TOWNHOUSE TO A POINT 15.00 FEET WESTWARDLY FROM THE REAR OF SAID TOWNHOUSE; THE SOUTHWEST CORNER OF THE PHYSICAL STRUCTURE KNOWN AS TOWNHOUSE GROUP NUMBER 1, HAS A COORDINATE REFERENCE OF LATITUDE 4230.9138, DEPARTURE 3314.7887, WITH REFERENCE TO A MARBLE MONUMENT ON THE NORTHERLY SIDE OF GREEN NUMBER 17, WHICH MARBLE MONUMENT HAS A COORDINATE REFERENCE OF LATITUDE 4238.579, DEPARTURE 3203.931, ALL AS SHOWN ON MAST ENGINEERING CO., INC., DRAWING NO. B-3214-191. THE HEREIN DESCRIBED PREMISES SHALL INCLUDE FULL WALL THICKNESS OF ALL EXTERNAL WALLS WHICH ENCLOSE THE TOWNHOUSE REFERRED TO HEREIN AND SHALL NOT INCLUDE ANY PART OF AN EXTERIOR WALL WHICH ENCLOSSES AN ADJOINING TOWNHOUSE UNIT.

THE ABOVE IS MORE FULLY SHOWN ON MAST ENGINEERING CO., INC., DRAWING NUMBER B-3214-191.

BEING THE SAME PREMISES WHICH KEVIN M. ANDERSON AND SUSAN M.

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ANDERSON. H/W. BY DEED DATED 5/31/90 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA IN RECORD BOOK VOLUME 2144, PAGE 2049, GRANTED AND CONVEYED UNTO DONALD J. FROMUTH. GRANTOR/ MORTGAGOR HEREIN

BEING KNOWN AS: 2 PINEHURST COURT READING, PA 19607

PROPERTY ID: 39531517103009

TITLE TO SAID PREMISES IS VESTED IN DAVID F. WEISSER, JR. AND SUSAN R. WEISSER H/W BY DEED FROM DONALD J. FROMUTH, DATED APRIL 28, 1995 RECORDED MAY 4, 1995 IN BOOK NO. 2631, AT PAGE 1633

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

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

Docket No. 23-13591

Judgment Amount: \$5,137.12

Attorney: Portnoff Law Associates, Ltd

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

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

BEING KNOWN AS 4612 Perkiomen Avenue, Exeter Township, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Peter Phan

Docket No. 23-14545

Judgment Amount: \$3,637.40

Attorney: Portnoff Law Associates, Ltd

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the north side of High Street, in the Borough of Birdsboro, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 31-5344-14-34-3852

BEING KNOWN AS 551 High Street, Birdsboro, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Charles W. Smith and Gladys S. Smith

No. 24-01313

Judgment: \$174,899.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN tract or piece of ground

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

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

CONTAINING 8,029.00 square feet.

BEING THE SAME PREMISES which Karen M. Force Zeeger, formerly Karen M. Force, and Douglas L. Zeeger, wife and husband, by Deed dated March 26, 2004 and recorded on March 26, 2004, in the Berks County Recorder of Deeds Office at Deed Book Volume 4024 at Page 766, granted and conveyed unto Rob M. Blessing and Crystal Blessing, husband and wife, and David Breneiser and Karen Breneiser, husband and wife. The said Karen Breneiser a/k/a Karen Louise Breneiser departed this life on or about March 13, 2012. Crystal Blessing is the Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, as reflected under File No. 0612-0986 filed with the Berks County Register of Wills. The said David Breneiser departed this life on or about March 1, 2017. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Debora A. Breneiser, Lori A. Pflum, and Tina M. Jones. Whereby operation of law, title vested in Rob M. Blessing a/k/a Rob Michael Blessing, Crystal Blessing, Individually and in her capacity as Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, Debora A. Breneiser, As Surviving Heir of David Breneiser, Deceased,

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Lori A. Pflum, As Surviving Heir of David Breneiser, Deceased, Tina M. Jones, As Surviving Heir of David Breneiser, Deceased, and Unknown Surviving Heirs of David Breneiser, Deceased.

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

TAX PARCEL NO. 80438510453330

MAP PIN NO. 43851045330

ACCOUNT NO. 80460085

TO BE SOLD AS THE PROPERTY OF

Rob M. Blessing and Crystal Blessing

C.C.P BERKS COUNTY
NO 24-04156

Judgment - \$127,751.44

Steven P. Kelly, Esq.

Attorney for Plaintiff

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

TRACT NO. 1

BEGINNING AT AN IRON PIN IN A PUBLIC ROAD, IN LINE OF LANDS NOW OR FORMERLY OF CHESTER EMERICK; THENCE ALONG SAID LANDS NORTH 03° 20' EAST A DISTANCE OF ONE HUNDRED FIFTY SIX AND TWO-TENTHS (156.2) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF GEORGE O. KING; THENCE ALONG SAID LANDS NORTH 50° EAST, PASSING THROUGH AN IRON PIN, A DISTANCE OF SIXTY-NINE AND FIVE-TENTHS (69.5) TO AN IRON PIN, THENCE NORTH 71° EAST A DISTANCE OF THIRTY-NINE AND SEVEN-TENTHS (39.7) FEET TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF JOHN S. WHITE AND LOUETTA L. WHITE, HIS WIFE, THENCE ALONG SAID LANDS SOUTH 00° 30' WEST A DISTANCE OF TWO HUNDRED THIRTEEN AND FIVE-TENTHS (213.5) FEET TO AN IRON PIN IN THE AFORESAID PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD NORTH 89° 30' WEST, PASSING THROUGH AND IRON PIN, A DISTANCE OF ONE HUNDRED (100) FEET TO AN IRON PIN, THE POINT AND PLACE OF BEGINNING.

TRACT NO. 2

LOT NO 1 BEGINNING AT A POINT IN THE ROAD, THENCE BY LAND NOW OR FORMERLY OF GEORGE O. KING, CROSSING AN IRON PIN PLANTED AT

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

BEING LOT NO 1 OF A GENERAL PLAN OF LOTS

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

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

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

BEGINNING AT AN IRON PIN. A CORNER OF LAND NOW OR FORMERLY OF RAYMOND WHITE AND AMANDA E WHITE, HIS WIFE; THENCE ALONG THE SAME NORTH 41° 0' 09" WEST THIRTY-FIVE AND SEVENTY-FIVE HUNDREDTHS (35.75) FEET TO A POINT. A CORNER OF LAND NOW OR FORMERLY OF GEORGE O KING, THENCE ALONG THE SAME NORTH 58° 49' 51" EAST TEN AND FIFTY-THREE HUNDREDTHS (10.53) FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VINEMONT ROAD (T-757); THENCE ALONG THE SAME BY A CURVE TO THE LEFT HAVING A RADIUS OF THREE HUNDRED SEVENTY-ONE AND TEN HUNDREDTHS (371.10) FEET, A CENTRAL ANGLE OF 12° 51' 14", AN ARC DISTANCE

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OF EIGHTY- THREE AND TWENTY-FIVE HUNDREDTHS (83.25) FEET AND A CHORD BEARING OF SOUTH 70° 08' 21" EAST EIGHTY-THREE AND EIGHT HUNDREDTHS (83.08) FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF RAYMOND WHITE AND AMANDA E WHITE, HIS WIFE, SOUTH 86° 16' 42" WEST SIXTY-THREE AND SEVENTY-FIVE HUNDREDTHS (63.75) TO THE POINT AND PLACE OF BEGINNING.

PARCEL #: 80437403433183 AND 80437403432097

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

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

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

Case No. 24-10048

Judgment Amount: \$113,746.18

Attorney: Matthew G. Brushwood, Esquire

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

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

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

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

PIN: 13531737061383

Property Address: 913 Robeson Street, Reading, PA 19604

TO BE SOLD AS PROPERTY OF: Jonathan Martinez Rodriguez

Docket No. 24-13075

Judgment Amount: \$3,896.64

Attorney: Portnoff Law Associates, Ltd

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

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

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

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Maureen L. Struble

Docket No. 24-13085

Judgment Amount: \$4,760.28

Attorney: Portnoff Law Associates, Ltd

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

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

BEING KNOWN AS 56 Horseshoe Drive, Amity Township, Pennsylvania

Single-family residential dwelling

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

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

Judgment - \$309,694.34

Steven P. Kelly, Esq.,

Attorney for Plaintiff

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

BEGINNING at a point in the above-named Public Road, said point being a corner of property of Leslie P. Weidman and Sandra A. Manwiller; thence in and along said Public Road, North seventy nine degrees twenty three twenty minutes West 276.1 feet to a point in said road; thence along North four degrees twenty minutes East 197.5 feet to an iron stake; thence along land of the Grantor, South eight one degrees fifty eight minutes East 275 feet to an iron stake; thence along land of Leslie P. Weidman and Sandra A. Manwiller, South four degrees twenty minutes West 210 feet to the place of BEGINNING.

CONTAINING 1.283 acres of land.

PARCEL NO.: 53445000271531

PROPERTY ADDRESS: 38 Solly Ln, Bernville, PA 19506

BEING the same premises which Richard Hoffman and Elda Hoffman, husband and wife

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

TO BE SOLD AS THE PROPERTY OF The Unknown Heirs of Dorothy A. Yenelavage

Anthony J. Yenelavage having departed this life on May 20, 2002.

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

Case Number; 24-14838
Judgment Amount: \$120,977.20
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

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

BEGINNING at the Southwestern building corner of said Beech Street and Hickory Alley, as laid out on the aforesaid new topographical survey of the Borough, thence Southeastwardly along the Southwestern building line of said Beech Street, at right angles to said Hickory Alley, a distance of forty feet (40') to the Northwestern building corner of said Beech Street, and ten foot (10') wide alley, thence Southwestwardly along the Northwestern side of said ten foot (10') wide alley and along Lot No. 6 of said plan of houses and lots, at right angles to said Beech Street, a distance of one hundred-five feet (135') to a corner in line of Lot No. 5 of said plan of houses and lots, thence Northwardly along the same right angles to last described line, a distance of forty feet (40') to a corner in the Southeastern side of said Hickory Alley, thence Northeastwardly along the same right angles to last described line a distance of one hundred thirty-five feet (135') to the place of beginning.

CONTAINING in width along Beech Street forty feet (40') and in depth of equal width one

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hundred thirty-five (135') to said Lot No. 5 and in area five thousand, four hundred (5,400) square feet, more or less.

BEGINNING PARCEL NUMBER : 44543112858813

PROPERTY ADDRESS 116 North Beech Street, Fleetwood, Pa 19522

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

TO BE SOLD AS THE PROPERTY OF David H Groff

Case Number; 24-16307
Judgement Amount: \$9,856.40
Attorney: Katharine A. Costlow, Esquire

A LL THAT CERTAIN unit designated as Unit No. 13-E, being a unit in Flying Hills Condominium III, situate on the Eastern Side of Fairway Road, a 24.00 feet private drive in the Development of Flying Hills Section NO. 1, Township of Cumru, County of Berks, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Flying Hills Condominium III, including the plats and Plans, dated the 3rd day of January, 1984 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on the 5th day of January, 1984, in Deed Book 1844 page 1362. TOGETHER with all rights, title and interest, being a one and one nineteenth percent (1-1/19%) undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. BEING THE SAME PREMISES WHICH Eric J. Weaknecht, Sheriff of Berks County, by Deed dated 12/3/2019 and recorded 12/4/2019 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2019042310, granted and conveyed unto SUN FEDERAL CREDIT UNION. BEING THE SAME PREMISES which SUN FEDERAL CREDIT UNION by deed dated 07/28/2020 and recorded 08/11/2020 in the office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2020027389, granted and conveyed unto Pathia Seepurshad .Parcel No.: 39531405191066Property Address: 13 East Fairway Road, Reading, PA 19606TO BE SOLD AS PROPERTY OF: Pathia Seepurshad

Case Number: 25-01193
Judgment Amount: \$140,470.24
Attorney: Jill M. Fein, Esquire

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LEGAL DESCRIPTION

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

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

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

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

Thereon erected a dwelling house known as:
301 Reading Ave, West Reading, PA 19611
Being County Parcel No. 93-5307-1830-4570
To be sold as the property of Robert P. Hoffman

LEGAL DESCRIPTION

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

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

All That Certain two and one-half story semi-detached brick dwelling house and a one-story stucco garage, together with the lot or piece of ground upon which the same is erected, situate at the Southeast corner of Linden and Amity Streets, being No 1431 Linden Street in the

City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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

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

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

Parcel No.: 17531731285346

Account: 17458175

See Deed Book Volume 4674, Page 736

TO BE SOLD AS THE PROPERTY OF PAUL O. SCREVANE

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

LEGAL DESCRIPTION

ALL THAT CERTAIN two story hollow tile and cement plastered dwelling house, together with the four adjoining and contiguous lots or pieces of ground upon which the same is erected, situated on Heidelberg Avenue, in "Reading Gardens", Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

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On the Northeastern side of Heidelberg Avenue;

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

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

On the Southwestern side of Woodland Avenue.

CONTAINING 8400 square feet, more or less.

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

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

UPI: 23532714345493

To be sold as the property of Patricia A. Raifsnider

Prothonotary # 25-09688

Judgment: \$173,458.16

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 96439717008526

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

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

DIRECTION BY A LINE BEING 5.00 FEET SOUTHWARDLY AND PARALLEL TO THE LINE DIVIDING LOTS NOS. 134 AND 135, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE THE DISTANCE OF 136.00 FEET TO A POINT; THENCE IN A NORTHWARDLY DIRECTION ALONG THE EASTERLY BUILDING LINE OF DORCHESTER DRIVE, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE THE DISTANCE OF 95.00 FEET TO THE PLACE OF BEGINNING.

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

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

TO BE SOLD AS THE PROPERTY OF LINDA A. JORDAN

Case Number: 25-09799

Judgment Amount: \$287,398.19

Attorney: Nicole M. Francese, Esq.

The Land referred to herein below is situated in the County of Berks, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract of land with improvements thereon erected, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the road leading from Lancaster to Reading; thence by land now or late of Abraham Zerbe, South eight (8) degrees, East one hundred and sixty-eight (68) feet and six (6) inches, to an iron pin; thence by land now or late of the said Abraham Zerbe, South seventeen (17) degrees, West, two hundred and eight (208) feet to an iron pin; thence by land now or late of the said Amos L. Good, North seventy-seven (77) degrees, West one hundred (100) feet to an iron pin; thence by land now or late of the said Amos L. Good, North seventeen (17) degrees East, one hundred and ninety (190) feet and eight (8) inches to an iron pin; thence by land of the said Amos L. Good, North eight (8) degrees East, one hundred and one (141) feet to a point at curb; thence along the aforesaid road South eighty-seven and one-half (87 1/2) degrees East, one hundred (100) feet to the place of BEGINNING.

BEING PART OF the same premises which George Demming and Edith L. Demming, husband and wife, by Deed dated 05/06/1972 and recorded 05/09/1972 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book Volume 1607, Page 96, granted and conveyed unto Harold E. Demming

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and Marilyn J. Demming, husband and wife, as tenants by the entirety.

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

Tax or PIN Number: 80437307670721

TO BE SOLD AS PROPERTY OF: NZ Capital LLC

Prothonotary # 25-10170

Judgment: \$24,217.42

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 18530619526164 &

18530619526181

LEGAL DESCRIPTION

Case Number: 25-09984

Judgment Amount: \$198,694.12

Attorney: Brock and Scott, PLLC

All that certain message and tract or piece of land thereunto belonging (known as the Clayton Toolgate Property) situate in Hereford Township, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone in a state road, a corner of a public schoolhouse lot, thence extending by the same South thirty-six degrees West, eight perches and six-tenths of a perch to a corner, and South fifty-six degrees and three quarters East five perches and eleven hundredths of a perch to a stone, a corner in a line of now or late Henry G. Clemmer's land, thence by the same South thirty-six degrees West, seventeen perches and four-tenths of a perch to a stone, a corner of now or late David F. Clemmer's land, thence by the same North sixty-two degrees and three-quarters West, four perches and six-tenths of a perch to a stone, a corner of said now or late David F. Clemmer's land, thence by the same along the Western side of the said Hereford Turnpike Road, North eight degrees and a quarter East, twenty-nine perches and three-tenths of a perch to a stone, a corner in a line of now or late Reuben Beithers Land, thence by the same along a state road, South fifty-six degrees and three quarters East, thirteen perches and two-tenths of a perch to the place of beginning. Containing one acre and ninety-five square perches, more or less.

Being the same premises which Kelly M. Stratton and Anthony G. Coleman Sr. as joint tenants with rights of survivorship, by Deed dated 12/23/2017 and recorded 01/08/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 201800872, granted and conveyed unto Anthony G. Coleman Sr., in fee.

AND the said Anthony G. Coleman Sr., has departed this life on or about 04/17/2024, thereby vesting title of the mortgaged premises unto Cynthia A. Washington, Administratrix of the Estate of Anthony G. Coleman, Sr. A/K/A Anthony Gray Coleman A/K/A Anthony G. Coleman A/K/A Anthony Coleman, Deceased.

Tax Parcel: 52640000754456

Premises Being: 2088 Tollgate Road, Palm, PA 18070

To be sold as Property of: Cynthia A. Washington, Administratrix of the Estate of Anthony G. Coleman, Sr. A/K/A Anthony Gray Coleman A/K/A Anthony G. Coleman A/K/A Anthony Coleman, Deceased

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

PREMISES A

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

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

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ON THE EASTERLY SIDE OF ANOTHER TEN FEET (10 FEET) WIDE ALLEY; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG THE EASTERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY FORMING AN INTERIOR ANGLE OF EIGHTY-NINE (89 DEGREES) DEGREES FIFTY-NINE (59 MINUTES) MINUTES WITH THE LAST DESCRIBED LINE, A DISTANCE OF FORTY FEET (40 FEET) TO A POINT ON THE SOUTHERLY SIDE OF THE FIRST MENTIONED TEN FEET (10 FEET) WIDE ALLEY; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID TEN FEET (10 FEET) WIDE ALLEY FORMING AN INTERIOR ANGLE OF NINETY (90 DEGREES) DEGREES ONE (01 MINUTES) MINUTE WITH THE LAST DESCRIBED LINE, A DISTANCE OF NINETYFIVE FEET (95 FEET) TO THE PLACE OF BEGINNING.

PREMISES B

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

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

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NINETYFIVE FEET (95 FEET) TO THE PLACE OF BEGINNING.

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

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

TO BE SOLD AS THE PROPERTY OF GEOFFREY JAMES DECK

LEGAL DESCRIPTION

Docket No. 25-10221

Judgment: \$39,861.23

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

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

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

Containing 6,214 square feet (0.142 acre).

Tract B - Beginning at a p.k. spike on the west line of Apple Lane, said point being on the division line between land now or late of Emmaclare Peterson and Linda Schappell and the premises described herein; thence along the west line of Apple Lane the two following courses and distances: (1) South 17 degrees 09 minutes 03 seconds West, 19.79 feet to an iron pin and (2) South 04 degrees 26 minutes 28 seconds West, 157.71 feet to a r.r. spike set; thence along the north line of Miller Street, North 81 degrees 45 minutes 32 seconds West, 87.65 feet to an iron pin; thence along land now or late of Harman

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L. and Elsie R. Boyer (DB 1051, Page 390) the three following courses and distances: (1) North 05 degrees 04 minutes 28 seconds East, 59.69 feet to an iron pin, (2) North 84 degrees 55 minutes 32 seconds West, 43.00 feet to a point and (3) South 05 degrees 04 minutes 28 seconds West, 43.00 feet to a point; thence South 83 degrees 04 minutes 28 seconds West, 25.00 feet to a point; thence along the Schuylkill River, North 00 degrees 04 minutes 12 seconds East, 154.92 feet to a point; thence along land now or late of Emmaclare Peterson and Linda Schappel (DB 1948, Page 837), South 87 degrees 04 minutes 01 second East, 171.00 feet to a point, being the place of beginning.

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

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

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

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

Parcel No.: 78449206488540

Account: 78020000

See Deed Book Volume 3188, Page 348

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

Docket #25-10669

Judgment Amount: \$175,838.10

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

Beginning at a concrete monument set on the

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

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

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

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

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

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

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

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

5. Along a line curving to the right, having a central angle of 73 degrees 35 minutes 08 seconds, a radius 61.00 ft., an arc length of 78.34 ft., a tangent of 45.62 ft., a chord bearing and distance of South 87 degrees 16 minutes 59 seconds East 73.07 ft. to an iron pin found, at corner of this and Lot 1 of the said plan, said corner marking the Easterly terminus of the aforementioned shared driveway R/W.

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

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

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

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

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

Also, together with and subject to a shared driveway R/W to Manatawny Road for Lots 1

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and 2 of the said plan recorded at Instrument # 2018-018735.

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

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

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

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

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

Thereon erected a dwelling house known as:

1063 Manatawny Road

Boyertown, PA 19512

Tax Parcel #42536717111041

Account: 42000367

See Deed Instrument: 2018025722

Sold as the property of:

MARY E. PIGEON

Docket #25-11065

Judgment Amount: \$140,279.37

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at a point on the Easterly side of Lilly Lane; thence along Lot No. 28 the two following courses and distances: (1) South 45 degrees 10 minutes 58 seconds East 32.34 feet; and (2) South 66 degrees 29 minutes 17 seconds East 151.52 feet to a point; thence along N/L of

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

Thereon erected a dwelling house known as:

1019 Lily Lane

Temple, PA 19560

Tax Parcel #66531905294087

Account: 66001322

See Deed Instrument No: 2018000005

Sold as the property of:

JASON M. WRIGHT

Docket #25-11104

Judgment Amount: \$189,706.96

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Northeastern corner of South Miller Street and Tulip Court, being the whole of Lot No. 44, in the Development of West Hills, Section No. 2, as laid out by Securda and Co., Inc., in the Borough of Shillington, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Eastern topographical building line of South Miller Street (50' wide); thence leaving and making a right angle with the aforesaid South Miller Street in an Easterly direction along Lot No. 43, a distance of 117.50 feet to a corner; thence in a Southerly direction along Lot No. 45, making a right angle with the last described line, a distance of 117.50 feet to a corner in the Northern topographical building line of Tulip Court (50' wide); thence along the aforesaid Tulip Court in a Westerly direction making a right angle with the last described line, a distance of 87.50 feet to a corner at a point of curve of a 30.00 feet radius, connecting the Northern topographical building line of Tulip Court with the Eastern topographical building line of South Miller Street; thence in a Northwesterly direction by a curve bearing to the right having a radius of 30.00 feet, a central angle of 90 degrees, a tangent distance of 30.00 feet, and a distance along the arc of 47.12 feet to a corner in the Eastern topographical building line of South Miller Street; thence in a Northerly direction along the aforesaid South Miller Street, a distance of 87.50 feet to the place of beginning.

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Thereon erected a dwelling house known as:
 321 South Miller Street
 Shillington, PA 19607
 Tax Parcel #77439511565366
 Account: 77034350
 See Deed Instrument #: 2018022468
 Sold as the property of:

JOSE WILFRIDO MARRERO
 FRANCISCO AKA JOSE MARRERO
 FRANCISCO and MARLENY RODRIGUEZ
 SOLANO AKA MARLENY DOLORES
 RODRIGUEZ SOLANO

No. 25-11160

Judgment: \$177,879.54

Attorney: Leon P. Haller, Esquire

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

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

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

HAVING THEREON ERECTED
 A DWELLING HOUSE KNOWN AND
 NUMBERED AS: 309 WYOMISSING ROAD,
 MOHNTON, PA 19540

Mapped PIN: 4395-17-00-1666

Parcel ID#: 39439517001666

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

TO BE SOLD AS THE PROPERTY OF
 THEODORE YANICK

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF

N.B. To all parties in interest and claimants:
 A schedule of distribution will be filed by the
 Sheriff, December 5, 2025 and distribution
 will be made in accordance with the schedule
 unless exceptions are filed thereto within ten
 (10) days thereafter. No further notice of the
 filing of the schedule of distribution will be
 given. All claims to funds realized from the
 real estate sold by the Sheriff shall be filed
 by the respective Claimants with the Sheriff
 within five (5) days after the time of said
 Sheriff's Sale.

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION

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

The name of the corporation is: CWS
 Holdings, Inc. f/k/a Pro Max Fence Systems,
 Inc.

Charles J. Phillips, Esq.**BARLEY SNYDER**

2755 Century Boulevard

Wyomissing, PA 19610-3346

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN pursuant
 to the provisions of 15 Pa.C.S. §8875 that a
 Certificate of Termination will be filed with
 the Department of State of the Commonwealth
 of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company
 is: FBPRental Co.

Benjamin A. Leisawitz, Esq.**BARLEY SNYDER**

2755 Century Boulevard

Wyomissing, PA 19610-3346

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NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company is:

Spark Solutions & Support, LLC
Matthew M. Mayer, Esquire
Barley Snyder
 2755 Century Boulevard
 Wyomissing, PA 19610

CIVIL ACTION**STOCK ALFIERI**

By: Edwin L. Stock, Esquire
 Attorney I.D. No. 43787
 50 N. 5th Street, 4th Floor, Ste. #4
 Reading, PA 19601
 Phone: 610-372-5588
 Fax: 484-930-0729
 estock@estocklaw.com
 Attorneys for Plaintiff

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

READING AREA WATER AUTHORITY,
 Plaintiff
 vs.
 FREDY JAVIER,
 Defendant

TO: FREDY JAVIER
 1205 North 13th St.
 Reading, PA 19604

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on August 7, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on February 10, 2021 in the amount of \$2,460.47, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you

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fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

Lawyers' Referral Service of the
 Berks County Bar Association
 544 Court Street,
 Reading, PA 19601
 Telephone: 610-375-4591
www.BerksBar.org

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

BROWN, SR, JOHN J. also known as BROWN, JOHN J. and BROWN, SR, JOHN JACOB, dec'd.

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

BUTSACK, BERNICE K., dec'd.

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

BYRNE, ERIN K., dec'd.

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

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Adamstown, PA 19501

DENNIS, JOAN M., dec'd.

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

ELLIOTT, CHERYL L., dec'd.

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

GALLAGHER, JANET M., dec'd.

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

GONGOLL, NANCY JEAN, dec'd.

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

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

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

KARTSOTIS, CONSTANTINE, dec'd.

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

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

Late of Longswamp Township.
Executrix: SUSAN THERESA BLAKE,

12800 Vista Pointe Dr.,
Chardon, OH 44024.
c/o ATTORNEY: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

KUZAN, MARIE H., dec'd.

Late of Borough of Shoemakersville.
Executrix: RUTH ANN REPPERT,
437 Main St.,
Shoemakersville, PA 19555.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

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

Late of 526 Florida Ave.,
Muhlenberg Township.
Executrix: ELLEN M. LIEDEL-SARGENT,
329 W. 38th St.,
Reading, PA 19606.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

READINGER, ALAN S., dec'd.

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

REASER, LOUISE J., dec'd.

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

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

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

STEFFY, GLORIA J., dec'd.

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

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Hamburg, PA 19526

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

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

**TIDERMAN, KATHY L. also known as
TIDERMAN, KATHY LOUISE, dec'd.**

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

VERES, BRIAN E., dec'd.

Late of Tulpehocken Township.
Administrators: CHRISTOPHER J. VERES,
115 Lincoln St.,
Tower City, PA 17980 and
MARK E. VERES,
93 Victoria Dr.,
Mohrsville, PA 19541.
ATTORNEY: JOSEPH D. KERWIN, ESQ.,
KERWIN, KERWIN & KERWIN, LLP,
4245 State Route 209,
Elizabethville, PA 17023

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

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

Second Publication**BUDDEN, LORETTA A., dec'd.**

Late of Grandview Terrace,
Borough of Hamburg.
Executor: CHRISTOPHER BUDDEN,
46 Grandview Terrace,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

CARE, KATHLEEN L., dec'd.

Late of City of Reading.
Administratrices: STACEY CARE and
ERIN SAULINO,
600 Germantown Pike, #400,
Plymouth Meeting, PA 19462.
ATTORNEY: ERIN SAULINO, ESQ.,
SAULINO LAW, LLC
600 Germantown Pike, #400,

Plymouth Meeting, PA 19462

CURRAN, BARRY DENNIS, dec'd.

Late of City of Reading.
Executors: SEAN RYAN CURRAN and
JOHN PATRICK CURRAN.
ATTORNEY: ERIN SAULINO, ESQ.,
SAULINO LAW, LLC
600 Germantown Pike, #400,
Plymouth Meeting, PA 19462

DEMPSEY, ANDREW PAUL, dec'd.

Late of Borough of Bechtelsville.
Executrix: CAROL DEMPSEY,
327 Congo Niantic Rd.,
Barto, PA 19504.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

GARMAN, GREGORY W., dec'd.

Late of Robeson Township.
Executrix: JESSICA GARMAN,
943 39th St.,
Oakland, CA 94608.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

GLASE, LARRY R., dec'd.

Late of Borough of Bally.
Executrix: MARLENE MAE CAPWELL.
c/o ATTORNEY: REBECCA M. YOUNG,
ESQ.,
LIA K. SNYDER, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

HEFFNER, JOAN E., dec'd.

Late of 129 Houck Rd.,
Borough of Fleetwood.
Executrix: MELISSA L. LOSITO,
46 Gilmore Rd.,
Kutztown, PA 19530.

ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LOGERO, LARRY E., dec'd.

Late of Borough of Wyomissing.
Executors: ADRIENNE L. WILSON,
5608 W. Long Place,
Littleton, CO 80123 and
BRENT A. LOGERO,
2261 Pontiac St.,
Denver, CO 80207.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LUDET, JAMES L., dec'd.

Late of Washington Township.
Executors: STÉPHANIE L. SCHEIN,
312 Missimer Dr.,

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Royersford, PA 19468 and
 RICHARD L. LUDT,
 731 Spring St.,
 Moosic, PA 18507.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

LUTZ, JEAN A. also known as**LUTZ, ALFREDA JEAN, dec'd.**

Late of Exeter Township.
 Executor: RONALD A. FLACK.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

MATCHETT, JUNE C., dec'd.

Late of 400 Tranquility Lane,
 Cumru Township.
 Executrix: SALLY R. COOK,
 314 S. Sterley St.,
 Shillington, PA 19607.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN
 & LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

MAYBO, ELLEN, dec'd.

Late of Borough of Shillington.
 Administratrix: CHRISTINE SINATRA.
 c/o ATTORNEY: DAVID M.
 D'ORLANDO, ESQ.,
 THE D'ORLANDO FIRM, PLLC,
 53 S. Main St.,
 Yardley, PA 19067

O'NEILL, MELINDA F., dec'd.

Late of Bern Township.
 Administrator: HARRY J. O'NEILL, IV.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

OULDS, NANCY R., dec'd.

Late of 2900 Lawn Terrace,
 City of Reading Township.
 Executor: MARK A. OULDS,
 11 Cider Mill Road,
 Mertztown, PA 19539

RAGONESE, NICHOLAS JAMES, dec'd.

Late of Cumru Township.
 Administrator: KASSIE A. RAGONESE.
 c/o ATTORNEY: CHRISTINA M. BRAY,
 ESQ.,
 BRENNAN & ASSOCIATES, P.C.,
 2 Woodland Road,
 Wyomissing, PA 19610

RICARDO, JOAN GAIL also known as**RICARDO, JOAN G., dec'd.**

Late of Borough of Kenhorst.
 Executrix: ELENA LAHNEMANN,
 1444 New Holland Rd.,

Reading, PA 19607.

ATTORNEY: LINDSEY HOELZLE, ESQ.,
 HOELZLE LAW LLC,
 P.O. Box 98,
 Birchrunville, PA 19421

SAGNER, JOANNE N., dec'd.

Late of Caernarvon Township.
 Executrix: STACI J. MILLER,
 7 Center Ave.,
 Morgantown, PA 19543.
 ATTORNEY: MISTY TOOTHMAN,
 TWIN VALLEY LAW, PLLC,
 P.O. Box 235,
 Elverson, PA 19520

SALVUCCI, KATHLEEN T. also known as
PISTILLI, KATHLEEN T., dec'd.

Late of Brecknock Township.
 Administratrix: THERESA D. PISTILLI.
 c/o ATTORNEY: DANIEL J. PACI, ESQ.,
 GRIM, BIEHN & THATCHER,
 104 S. 6th St.,
 P.O. Box 215,
 Perkasio, PA 18944-0215

SCHEIRER, BARRY L., dec'd.

Late of 909 Brighton Ave.,
 City of Reading.
 Executrix: ESPERANZA M. WICKERT,
 211 Emerald Ave.,
 Reading, PA 19606.
 ATTORNEY: ROBERT D.
 KATZENMOYER, ESQ.,
 2309 Perkiomen Avenue,
 Reading, PA 19606

SHUTTLESWORTH, ROBERT F., dec'd.

Late of 2000 Cambridge Ave. #46,
 Borough of Wyomissing.
 Executor: ROBERT J.
 SHUTTLESWORTH,
 1163 Parkside Drive N,
 Wyomissing, PA 19610.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

STRUNK, SR., LEROY H., dec'd.

Late of 9 Mountain View Lane,
 Maiden creek Township.
 Executors: JENNIFER L. BOYER,
 4993 Pepper Lane,
 Douglassville, PA 19518 and
 LEROY H. STRUNK, JR.,
 103 North 4th St.,
 Womelsdorf, PA 19567.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ.,
 P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

VROMAN, JANET E. also known as

VROMAN, JANET and
KANTNER, JANET E., dec'd.
 Late of 3420 St. Lawrence Ave.,

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Borough of St. Lawrence.
 Executrix: DANISE A. KANTNER,
 9730 Glen Laurel Way,
 Charlotte, NC 28210.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

WELLER, RONALD A., dec'd.

Late of Borough of Boyertown.
 Administratrix: NATALIE WELLER.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

WILSON, RUTH C., dec'd.

Late of Union Township.
 Executrix: CATHERINE W. BRAMM,
 202 Sassamansville Rd.,
 Gilbertsville, PA 19525.

ATTORNEY: REBECCA A. HOBBS,
 ESQ.,
 OWM LAW,

1503 Sunset Dr., #201
 Pottstown, PA 19464

ZIEMBA, MARY JANE, dec'd.

Late of 107 Shakespear Dr.,
 Spring Township.
 Executrix: DIANE M. SERVENT,
 862 Stonebridge Dr.,
 Lancaster, PA 17601.

ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

Third and Final Publication**BAIR, JOYCE M., dec'd.**

Late of Berkshire Center,
 Exeter Township.
 Executrix: DENISE BUONO,
 4006 8th Ave.,
 Temple, PA 19560.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

BESZ, MATTHEW, dec'd.

Late of 9844 Stagecoach Rd.,
 Borough of Kempton.
 Executrix: TAMMY BESZ,
 9844 Stagecoach Rd.,
 Kempton, PA 19529.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

BURKHOLDER, MIRIAM G., dec'd.

Late of Tulpehocken Township.
 Executor: DONALD E. BURKHOLDER.
 c/o ATTORNEY: ALEC L. FORNWALT,

ESQ.,
 AEVITAS LAW, PLLC,
 275 Hess Blvd, Suite 101,
 Lancaster, PA 17601

**CIABATON, JOHN F. also known as
CIABATON, JOHN FRANK, dec'd.**

Late of 2321 Noble St.,
 Borough of West Lawn.
 Executrix: DIANE L. SEERY,
 3844 11th Street SW, Apt. 613,
 Canton, OH 44710.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

CORNISTA, ALBERTO D., dec'd.

Late of Borough of West Lawn.
 Administrator: KRISTOPHER H.
 CORNISTA.
 c/o ATTORNEY: JACOB MAZUR, ESQ.,
 ROWE LAW OFFICES, P.C.,
 1200 Broadcasting Rd., Suite 101,
 Wyomissing, PA 19610

DEMOTTA, RAYMOND C., dec'd.

Late of 39 New Hope Blvd.,
 Oley Township.
 Executor: DOUGLAS R. DEMOTTA.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**EMERICK, MARGARET L. also known as
EMERICK, MARGARET LOUISE and
EMERICK, MARGARET, dec'd.**

Late of One South Home Ave.,
 Borough of Topton.
 Executor: MICHAEL J. EMERICK,
 3845 Pricetown Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FOLK, AMY L., dec'd.

Late of 501 Hoch Rd.,
 Borough of Blandon.
 Executor: MARK TIDERMANN,
 358 E. Wesner Rd.,
 Blandon, PA 19510.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

GARDECKI, CAROL I., dec'd.

Late of Spring Township.
 Executors: MICHAEL A. GARDECKI,
 2100 Fairview St.,
 West Lawn, PA 19609 and
 DANIEL W. GARDECKI,
 123 Penny Lane,
 New Freedom, PA 17349.
 ATTORNEY: VICTORIA GALLEN

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

GERDES, JOHN F., dec'd.

Late of 32 Farview Rd.,
Borough of Hamburg.
Executors: GARY ENGLEHARDT and
GWENN CARR,
138 Deer Run Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

HAAS, FAYE D., dec'd.

Late of Borough of Topton.
Executrix: DONNA HORDENDORF.
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
PROKUP & SWARTZ,
7736 Main Street,
Fogelsville, PA 18051

HELENIAK, WAYNE P. also known as

HELENIAK, WAYNE PAUL, dec'd.
Late of Longswamp Township.
Executrix: DEBORAH L. HELENIAK.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

LEIBENSPERGER, JR., LEWIS O., dec'd.

Late of Ontelaunee Township.
Administratrix: JILLIAN S. ABATO,
25A Riverside Dr.,
Reading, PA 19605.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

LESKO, JOANNE A., dec'd.

Late of 1 Reading Drive,
Borough of Wernersville.
Executrix: MARY BETH ESPOSITO.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MENGEL, TROY JARED also known as

MENGEL, TROY J., dec'd.
Late of Penn Township.
Administratrix: STACY A. JACKSON.
c/o ATTORNEY: JOHN C. STEVENS,
ESQ.,
GARDNER & STEVENS, P.C.,
109 West Main Street,
Ephrata, PA 17522

MILLER, SHARON SOLT, dec'd.

Late of 464 Baldy Hill Rd.,
Borough of Alburdis.
Executor: DAVID M. MILLER,
464 Baldy Hill Rd.,
Alburdis, PA 18011.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,
Kutztown, PA 19530

MILLER, SHIRLEY ARLENE, dec'd.

Late of 2900 Lawn Terrace,
City of Reading.
Administrator: BRUCE E. MILLER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

MUTHERSBAUGH, GEORGE BRIAN, dec'd.

Late of 446 W. 1st St., Apt. 1,
Borough of Birdsboro.
Administratrix: CHERYL L. MOYER,
33 Sweinhart Rd., B8,
Boyertown, PA 19512.

ORLOWSKY, TEDD J., dec'd.

Late of 199 Forgedale Rd.,
Borough of Fleetwood.
Executrix: SUZANNE ORLOWSKY,
199 Forgedale Rd.,
Fleetwood, PA 19522.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

POORE, MARILYN L. also known as

POORE, MARILYN ANN, dec'd.
Late of 3121 State Hill Rd.,
Borough of Wyomissing.
Executrix: ALLISON L. KOCH,
405 Wilshire Blvd.,
Sinking Spring, PA 19608.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

RAGONESE, NICHOLAS JAMES, dec'd.

Late of Cumru Township.
Administrator: KASSIE A. RAGONESE.
c/o ATTORNEY: CHRISTINA M. BRAY,
ESQ.,
BRENNAN & ASSOCIATES, P.C.,
2 Woodland Road,
Wyomissing, PA 19610

RHOADS, GERALD R., dec'd.

Late of Borough of Wyomissing.
Executors: RICHARD A. RHOADS,
206 Sanibel Lane,
Wyomissing, PA 19610 and
STEVEN S. RHOADS,
275 Ernst Rd.,
Mohrsville, PA 19541.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

SPECHT, MATTHEW MICHAEL, dec'd.

Late of Borough of Fleetwood.
Administrator: STEVEN M. SPECHT.
c/o ATTORNEY: RICHARD T. CURLEY,
ESQ.,
LAW OFFICES OF RICHARD T.
CURLEY, P.C.,
50 E. Philadelphia Avenue,

10/16/2025

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P.O. Box 357

Boyertown, PA 19512

TONKINSON, SEAN D., dec'd.

Late of Borough of Birdsboro.

Administrators: ISAAC SEAN

TONKINSON and

HANNAH TONKINSON.

c/o ATTORNEY: NICOLE PLANK, ESQ.,

PLANK - FRANKOWSKI,

4 Park Plaza, Suite 205,

Wyomissing, PA 19610

VALENTINE, BONNIE J., dec'd.

Late of Ontelaunee Township.

Executrix: PATTI MORGAN.

c/o ATTORNEYS: HOURIGAN,

KLUGER & QUINN, P.C.,

600 Third Ave.,

Kingston, PA 18704

WAGNER, BERTHA ANN, dec'd.

Late of 333 Spruce St.,

City of Reading.

Administratrix: SUSAN M. MATZ.

c/o ATTORNEY: ANDREW S. GEORGE,

ESQ.,

KOZLOFF STOUT,

2640 Westview Drive,

Wyomissing, PA 19610

WEIGLE, ELIZABETH M., dec'd.

Late of Borough of Lenhartsville.

Executors: STEVEN L. WEIGLE,

1501 Hex Highway,

Hamburg, PA 19526 and

BEVERLY A. THOMASON,

75 Penn St.,

Lenhartsville, PA 19534.

ATTORNEY: MARK R. SPROW, ESQ.,

9 East Lancaster Avenue,

Shillington, PA 19607

WORTH, JASON TYLER, dec'd.

Late of Rockland Township.

Executrix: JENNIFER GARRISON.

c/o ATTORNEY: NICOLE PLANK, ESQ.,

PLANK - FRANKOWSKI,

4 Park Plaza, Suite 205,

Wyomissing, PA 19610

TRUST NOTICES**Second Publication****BUDDEN FAMILY IRREVOCABLE
TRUST DATED MARCH 19, 2003**Loretta A. Budden, late of Hamburg
Borough, Berks County, PAAll persons having claims or demands
against the Trust of Loretta A. Budden,
deceased to make known the same and all
persons indebted to the decedent to make
payment without delay to:**Trustee:** Christopher Budden

46 Grandview Terrace

Hamburg, PA 19526

Trustee's Attorney: Russell E. Farbiarz,
Esquire

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

10/16/2025

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