

LEGAL NOTICES**APPEARANCE DOCKET**

Week Ending August 7, 2026
The Defendant's Name Appears
First in Capital Letters

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

KEY
PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

JUDGE ERIC J. TAYLOR - (EJT)

ALVARADO, GREGORIO - Barclays Bank Delaware; 26 12570; Michael F. Ratchford. PRIME, KAREN PAUL, HOSANG, OBASI - Tyler, Michael G; 26 11912; M. Tyler, IPP.

Abuse

ABOUSEF, SAMMY - Murphy, Keira Lynn; 26 12575; K. Murphy, IPP. (JMS).

DAVIS, DESHOWN L - Radatti, Stephanie A; 26 12431; S. Radatti, IPP. (EJT).

DIEHL, BRIAN L - Phillips, Megan R; 26 12527; M. Phillips, IPP. (JMS).

DRONEBARGER, MICHAEL C - Dronebarger, Michelle L; 26 12438; M. Dronebarger, IPP. (EJT).

EAGER, KAYLA M - Romano, Ann M; 26 12387; A. Romano, IPP. (TMB).

FILPO, ALBERY D - Rodriguez, Brenda E Martinez; 26 12520; B. Rodriguez, IPP. (JMS).

GIBSON, ANDREA - Lugo, Jr, Rafael; 26 12385; R. Lugo, IPP. (EJT).

HAIN, SR, JAKE - Santarelli, Stephanie; 26 12565; S. Santarelli, IPP. (EJT).

HERBER, JOSEPH ALEXANDER - Church, Elizabeth Katherine; 26 12502; E. Church, IPP. (JMS).

HERNANDEZ, JOHN M - Stitt, Korrie R; 26 12522; K. Stitt, IPP. (JMS).

JOHNSON, KELVIN - Bullock, Kesha M; 26 12566; K. Bullock, IPP. (TMB).

KEHOE, PAYDEN LEE - Nealon, Jr, Shawn P; 26 12564; S. Nealon, IPP. (TMB).

MARTE, KORAL J - Carbonell, Maria Dolores; 26 12391; M. Carbonell, IPP. (EJT).

MARTINEZ, JR, ALBERTO - Martinez, Gladys; 26 12579; G. Martinez, IPP. (JMS).

OLIVO, PAMELA M PEGUERO - Corley, Jayden S; 26 12529; J. Corley, IPP. (JMS).

PABON, PEDRO - Cintron, Doris; 26 12530; D. Cintron, IPP. (JEG).

REICHART, III, LARRY G - Hazel, Jamee A; 26 12395; J. Hazel, IPP. (EJT).

ROJAS, OMAR - Tinoco, Yareli Lopez; 26 12597; Y. Tinoco, IPP. (JMS).

SOWER, JACOB - Ferrer, Sor I Soto; 26 12560; S. Ferrer, IPP. (TMB).

THOMAS, JARROD M - Zambrano, Melissa B; 26 12392; M. Zambrano, IPP. (EJT).

URBINA, BETZAIDA - Bernal, Andres; 26 12607; A. Bernal, IPP. (JMS).

WION, JONA - Rivera, Angelica Santiago; 26 12401; A. Rivera, IPP. (EJT).

Appeal from Suspension of Official Inspection Station

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION - Girard, Janson; 26 12558; Edwin L. Stock. (EJT).

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION - Jg Automotive LLC; 26 12559; Edwin L. Stock. (EJT).

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Appearance - Plaintiff

FARINA, JR, RAYMOND - Navient Private Education Loan Trust 2019-b; 26 11785; Michael F. Ratchford.

Certified Copy of Foreign Divorce Decree

FERNANDEZ, CARMEN ROSA COLON - Perez, David Manuel; 26 12589; D. Perez, IPP.

VARGAS, MAYRA MERCEDE ABREU - Rodriguez, Jonathan Martinez; 26 12470; J. Rodriguez, IPP.

Complaint

SOSNOWSKI, CAROL ANN, ALL OTHER OCCUPANTS - March, David A, Brouwer, Jaquelyn D; 26 11320; Richard P. Almquist, Jr.

Contract - Buyer Plaintiff

MR ROSARIO CONSTRUYE LLC, MIRANDA, FRANNI R ROSARIO - Grullon, Dalery; 26 12428; Michael C. Wieder. (JEG).

Contract - Debt Collection: Credit Card

GARCIA, JUDITH - Spring Oaks Capital Spv LLC; 26 12591; Frederic I. Weinberg. (JEG).

GUNTER, VINCENT - Bank Of America N A; 26 12515; Joel M. Flink. (JEG).

OSORIO, CHRISTOPHER - Citibank N A; 26 12472; Joseph Foltz. (JEG).

PETERS, HALEE - Cavalry Spv I LLC; 26 12512; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

REIS, SHARI - Cavalry Spv I LLC; 26 12510; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

RIOS, JENNIFER M - Bank Of America N A; 26 12571; Frederic I. Weinberg. (MSF).

SCALZO, RICHARD M, AR TECHNOLOGY SOLUTIONS LLC - PNC Bank National Association; 26 12427; Nicole Collins. (JBN).

STUFFLET, MARK - Cavalry Spv I LLC; 26 12468; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

WESTERMANN, JOHN - Cavalry Spv I LLC; 26 12562; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

Contract - Debt Collection: Other

ALBISER, KIM - Capital One N A, Discover Bank; 26 12568; Nicole Collins. (MSF).

TOUBA COLLISION CENTER & AUTO REPAIR, SAINE, FALIEU - Pawnee Leasing Corporation; 26 12469; Richard W. Keifer, III. (JBN).

Contract - Employer Dispute: Discrimination

ENHABIT HOME HEALTH AND HOSPICE - Bell, Susan; 26 12588; Nikolaus A. Baikow. (JBN).

Contract - Other

BABAWALE, DEBORAH FOLASADE - Patel, Mukul; 26 12598; David J. Scaggs. (JBN).

SPENCER, RICHARD, RICKY BRANDS LLC, FINISHED WEAR APPAREL LLC - Philip, Karen, Philip, Jack; 26 12584; Larry W. Miller, Jr. (MSF).

Custody

AFANADOR, CYNTHIA MARIAH - Hernandez, Yumet; 26 12573; Matthew M. Setley. (TMB).

EMMER, JULIE M - Vandeweghe, Blake W; 26 12465; B. Vandeweghe, IPP. (SEL).

ERRAS, JORGE SEBASTIAN - Bido, Niurka Santiago; 26 12556; N. Bido, IPP. (SEL).

PEREZ, JR, LUIS ALMANDO - Mataliz, Carmen Denisse; 26 12606; C. Mataliz, IPP. (SEL).

Divorce

BENNETT, MICHAEL - Bennett, Briana; 26 12394; B. Bennett, IPP. (JEG).

DE REYNOLDS, SILVIA LUCRECIA CAAL CHUPINA - Reynolds, Dean; 26 12429; Rebecca Ann Smith. (EJT).

GONZALEZ, THAYRA RIVERA - Hernandez, Angel; 26 12476; Roarke Aston. (SEL).

GUICHARDO, WENDY J GOMEZ - Rodriguez, Robert De Jesus Torres; 26 12473; Priscilla Natale. (EJT).

HENRY, MATTHEW KEVIN - Miller, Elizabeth Page; 26 12603; E. Miller, IPP. (TMB).

LEWIS, BERT J - Lewis, Julie; 26 12587; Timothy B. Bitler, Jr. (SEL).

SANTANA, JOSE RAFAEL DE LA CRUZ - De La Cruz, Rosa E Reyes; 26 12532; R. De La Cruz, IPP. (JMS).

SANTARELLI, CHRISTOPHER - Santarelli, Stephanie; 26 12483; Mary C. Favinger. (TMB).

SURUSKIE, SHARON - Suruskie, Steve; 26 12590; S. Suruskie, IPP. (JEG).

Divorce - Custody Count Complaint

GUICHARDO, WENDY J GOMEZ - Rodriguez, Robert De Jesus Torres; 26 12474; Priscilla Natale. (EJT).

Magisterial District Justice Appeal

ALVARADO, GREGORIO - Barclays Bank Delaware; 26 12570; Michael F. Ratchford. (JEG).

BUENO, WINTER, LOPEZ, CATHRINE DANIELS, LOPEZ, ALEC, LOPEZ, STEPHEN - Roncea, Letitia; 26 12413; L. Roncea, IPP. (JEG).

CARABALLO, ERICK, YOCUM, BETHANY - Atreides Of Glenside LLC; 26 12608; A. LLC, IPP. (JBN).

JOHNS, JOSEPH - Cox, Timothy; 26 12531; T. Cox, IPP. (MSF).

SOLID WASTE SERVICES INC, TRACY WEAVER/BROADSPIRE SERVICES INC - McHenry, Craig; 26 12574; C. McHenry, IPP. (JBN).

TRYBULSKI, ANGELIQUE E - Capital One (USA) N A; 26 12569; Michael J. Dougherty. (JBN).

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Miscellaneous - Replevin

FLORES, MARIO - Citadel Federal Credit Union; 26 12583; M. Jacqueline Larkin. (JEG).

Petition for Appeal Nunc Pro Tunc

VEGA, STEPHANIE L RAMOS, VEGA, GIANI RAMOS - Wyomissing Garden Apartments; 26 12355; Wyomissing Garden Apartments, IPP. (JBN).

Petition for Appointment of Viewers

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sherwood, Thomas W; 26 12596; Dawn M. Tancredi. (MSF).

Real Property - Mortgage Foreclosure: Commercial

LILIAN NABIRYO, REAL ESTATE LLC - Loan Funder LLC Series 58391; 26 12602; Sarah A. Elia. (MSF).

Real Property - Mortgage Foreclosure: Residential

BARTHEL, DONALD - Pennymac Loan Services LLC; 26 12572; Jill Manuel-Coughlin. (MSF).

CLEAVER, CLAIRE M - Finance Of America Reverse LLC; 26 12471; Adrienna Hunsberger. (MSF).

GERNERT, KIMBERLY, GERNERT, MATTHEW - Rocket Mortgage LLC, Nationstar Mortgage LLC; 26 12595; Robert W. Williams. (MSF).

MALACK, THOMAS - Newrez LLC; 26 12567; Elana Mele Kachhi. (MSF).

MOISUC, ANNA MARIA - Regions Bank; 26 12586; William E. Miller. (MSF).

ORELIEN, GUY R, SECRETARY OF HOUSING & URBAN DEVELOPMENT (THE) - Freedom Mortgage Corporation; 26 12601; Karin Schweiger. (MSF).

VICTOR, LYDIA - Seneca Mortgage Servicing LLC; 26 12557; Mehmet Basoglu. (MSF).

Real Property - Quiet Title

MILLER, NEAL D, SIDOR, KATHLEEN A - Lakeview Loan Servicing LLC, LoanCare LLC; 26 12563; Jeff Calcagno. (JEG).

Tort Motor Vehicle

BROWN, DOUGLAS - Rosato, Kimberly; 26 12475; K. Rosato, IPP. (MSF).

DEHAVEN, VIRGIL - Edwards, Richard D; 26 12513; Kenneth Millman. (JBN).

GERBER, II, ERIC E, GERBER, ERIC E - Kuzio, Christine T; 26 12426; Ryan P. Merrill. (MSF).

LOAISIGA, LEANDRO J SANCHEZ - Gierszewski, Krystian; 26 12600; Jenna N. Leo. (MSF).

MENGEL, RUTH - Paulino, Janice, Jerez, Moisees; 26 12437; Brian Pujols. (MSF).

PV HOLDING CORP, MADDEN, JACK - Progressive Specialty Insurance Company, Moreno, Jose Pacheco; 26 12593; Robert W. Allen. (JBN).

SEIFERT, ROBERT - Stagliano, Maureen, Stagliano, John; 26 12594; Mahlon J. Boyer. (JEG).

WHITE, LATIQUA - Progressive Specialty Insurance Company; 26 12592; Michael J. Dougherty. (MSF).

Tort Premise Liability

RIOS, RUDOLFO, RIOS, COURTNEY - Dunlap, Ashley; 26 12599; Kenneth Millman. (JEG).

Tort Product Liability

MILACRON MARKETINH COMPANY LLC - Thompson, Gary, Thompson, Susan; 26 12477; Bryan M. Ferris. (JBN).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on September 11, 2026 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

Docket No. 23-15497

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$4,577.10

PROPERTY DESCRIPTION

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

BEGINNING at a point, a corner in the middle of the public road leading from Pottstown to Boyertown, and a corner of Lot of Fred Miller; thence along said Public road, North four degrees and fifteen minutes West, sixty feet to a corner of Lot of Paul M. Sell; thence along the same, North eight-five degrees and forty-five minutes East, two hundred feet to a corner of other land of the said Harry O. Powell and A. Mabel Powell, his wife; thence along the same, South four degrees and fifteen minutes East, one hundred and fourteen feet and nine inches to a corner of land now or late of Orlando W. Leh; thence along the same, South eighty-four degrees and fifteen minutes West, thirty and one-one hundredths to a corner of aforesaid lot of Fred Miller; and thence North four degrees and fifteen minutes West, sixty feet to a corner; and thence South eighty-four degrees and fifteen minutes West, one hundred and seventy feet and one-one hundredths of a foot to the place of beginning.

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CONTAINING fifty-three perches of land.
 TAX PARCEL NO. 41-5386-19-51-0495
 PROPERTY ADDRESS: 2085 Farmington
 Avenue, Douglass Township, Pennsylvania
 TO BE SOLD AS THE PROPERTY OF Corrie
 L. Garrison and Joseph M. Sombers

LEGAL DESCRIPTION

Docket No. 25-03737
 Judgment: \$181,452.97
 Attorney: Kimberly A. Bonner, Esquire

PREMISES A

ALL THAT CERTAIN two story brick dwelling house with brick back building attached and the lot of ground which the same is erected, situate on the Northwest corner of Fourth and Franklin Streets, being No. 48 South Fourth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Andrew Gosler, deceased; on the East by said Fourth Street; on the South by said Franklin Street; and on the West by property now or late of Josephine Lauman.

CONTAINING in front on said Franklin Street, 20 feet, and in depth 101 feet with the appurtenances.

PREMISES B

ALL THAT CERTAIN two story brick store stand and dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the West side of South Fourth Street between Cherry and Franklin Streets, being Number 46 South Fourth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Ephram Armstrong; on the East by said South Fourth Street; on the South by property now or late of the Unversslist Association; and on the West by property now or late of the Estate of Josephine Lauman,.

Being the same premises which Planned Parenthood of Northeast Pennsylvania, f/k/a Plannd Parenthood Center of Berks County Inc., a Pennsylvania Corporation, by Deed dated June 14, 2021 and recorded on July 30, 2021 in Berks County as Instrument Number 2021038059 conveyed unto Cintron Real Estate Co., LLC, a Pennsylvania Limited Liability Company, in fee.
 Parcel No.: 05530626792614 and 05530626792616

Property Address: 46-48 South 4th Street, Reading, Pennsylvania 19602

TO BE SOLD AS THE PROPERTY OF
 CINTRON REAL ESTATE CO, LLC

Case No. 25-09259
 Judgment Amount: \$76,200.55
 Attorney: Law Office of Gregory Javardian,
 LLC

ALL THAT CERTAIN two story brick dwelling house with mansard roof No. 727 and the lot or piece of ground upon which the same is erected, situate on the East side of Thorn Street, between Oley and Douglass Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

On the North by property of Edward H. Eiler and Stella Eiler, his wife and being No. 729 Thorn Street;

On the East by property now or late of the Estate of Davis C. Schnader, Deceased;

On the South by property of William Hottenstein and Elda L. Hottenstein, his wife, and being No. 725 Thorn Street; and

On the West by said Thorn Street.

CONTAINING in front, North and South along said Thorn Street, 13 feet 4 inches, more or less, to the middle of a joint alleyway on the South of said house, and in depth East and West, of equal width 100 feet.

TOGETHER with the use of said joint alley or passageway on the South of said property, as the same is now located, in common with the owners and occupiers of the property on the South of said alley.

BEING THE SAME PREMISES which Arnulfo Sanchez by Deed dated July 29, 2015 and recorded July 30, 2015 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2015026325, granted and conveyed unto Thelma Semedo.

BEING KNOWN AS 727 Thorn Street, Reading, PA 19601.

TAX PARCEL NO. 14-5307-58-64-5361

ACCOUNT:

See Instrument No. 2015026325

To be sold as the property of Thelma Semedo

LEGAL DESCRIPTION

Case Number: 25-11339
 Judgment Amount: \$142,014.13
 Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN house and lot or piece of ground, on which the same is erected, situate in the Village of Mt. Aetna, Township of Tulpehocken and County of Berks, Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a stake on Market Street; thence along property now or late of Kate E. Schoener, a distance of 198 feet to a post on Blackberry Alley; thence along said Blackberry Alley, a distance of 33 feet to a post; thence along property now or late of Harry Clay, a distance of

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198 feet to a post on Market Street; thence along said Market Street, a distance of 33 feet to the place of BEGINNING.

CONTAINING in front in width along Market Street 33 feet and a depth of equal width, 198 feet to the said Blackberry Alley.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 21 East Market Street, Myerstown Pennsylvania.

Being the same premises which Todd K. Clark, by Deed dated 11/07/2018 and recorded 11/14/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018039654, granted and conveyed unto Kirk M. Weik and Michele L. Weik, husband and wife, as tenants by the entirety.

Tax Parcel: 86430907586602 AKA 86-4309-07-58-6602

Premises Being: 21 E MARKET ST, Myerstown, PA 17067

To be sold as Property of: Michele L. Weik A/K/A Michele Weik and Kirk M. Weik

LEGAL DESCRIPTION

Case Number: 25-11421

Judgment Amount: \$119,489.63

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of the Concrete State Highway - State Route No. 625 and known as the New Holland Road between Angelica and Knauers in the Township of Brecknock, County of Berks and State of Pennsylvania, bounded on the North by property belonging to Mervin S. Heilman and Mary V. Heilman, his wife, on the East by property belonging to Albert Hollinger and Constance Hollinger, his wife, on the South by the aforesaid Concrete State Highway - State Route No. 625 and on the West by residue property belonging to Arthur J. Groff and Ella M. Groff, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin, a short distance South of the Southern edge of the Concrete State Highway - State Route No. 625, known as the New Holland Road, the aforesaid point of beginning being the most Southeastern corner of the herein described property; thence along the aforesaid Concrete State Highway, North eighty-four degrees two minutes West (N. 84° 02' W.), a distance of seventy-two and five-tenths feet (72.5 ft.) to a corner marked by an iron pin a short distance South of the Southern edge of the aforesaid Concrete State Highway; thence crossing the aforesaid Concrete State Highway, and along

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residue property belonging to Arthur J. Groff and Ella M. Groff, his wife, passing through an iron pin twenty-seven and eighty-nine one hundredths feet (27.89 ft.) from the last described corner, and passing through another iron pin one hundred thirty and ninety-five one hundredths feet (130.95 ft.) from the next described corner, North four degrees eleven minutes West (N. 4° 11' W.), a distance of three hundred thirty-two and thirty-four one hundredths feet (332.34 ft.) to a corner marked by an iron pin in line of property belonging to Mervin S. Heilman and Mary V. Heilman, his wife; thence along property belonging to Mervin S. Heilman and Mary V. Heilman, his wife, North eighty-two degrees fifteen minutes East (N. 82° 15' E.), a distance of seventy-two and five-tenths feet (72.5 ft.) to a corner marked by an iron pin; thence along property belonging to Albert Hollinger and Constance Hollinger, his wife, passing through an iron pin one hundred thirty-two and seventy-five one hundredths feet (132.75 ft.) from the last described corner, and passing through another iron pin thirty and thirty-five one hundredths feet (30.35 ft.) from the next described corner, and recrossing the aforesaid Concrete State Highway, South four degrees East (S. 4° E.), a distance of three hundred forty-nine and six-tenths feet (349.60 ft.) to the place of beginning.

CONTAINING twenty-four thousand four hundred ninety-one and thirty-six one hundredths square feet (24,491.36 sq. ft.).

Being the same premises which Natalie F. Groff, by Lisa A. Burkholder, her agent, by Deed dated 11/29/2018 and recorded 11/30/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018041361, granted and conveyed unto Chad D. Hatt and Bridgett R. Sheppard, as joint tenants with the right of Survivorship and not as tenants in common.

Tax Parcel: 34439301080482 AKA 34-4393-01-08-0482

Premises Being: 4355 New Holland Road, Mohnton, PA 19540

To be sold as Property of: Bridgett R. Sheppard and Chad D. Hatt

LEGAL DESCRIPTION

Case Number: 25-1223

Judgment Amount: \$103,266.96

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, being Lot No. 51 as shown on the plan of Summit Chase, Phase V, said plan recorded in Plan Book Volume 41, page 5, Berks County Records, together with the improvements thereon erected, known as No. 720 Summit Chase Drive, situate on the Southerly side of Summit Chase Drive, East of Joan Terrace, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described

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as follows, to wit:

BEGINNING at a point on the Southerly building line of Summit Chase Drive on the division line between Lot No. 50 and Lot No. 51; thence extending along the Southerly building line of Summit Chase Drive, North 82 degrees 35 minutes 15 seconds East, a distance of 20 feet to a point; thence leaving said street and extending along Lot No. 52, South 7 degrees 24 minutes 45 seconds East, a distance of 163 feet to a point; thence extending along land now or late of Most Reverend Joseph McShea, South 82 degrees 35 minutes 15 seconds West, a distance of 20 feet to a point; thence extending along Lot No. 50, North 7 degrees 24 minutes 45 seconds West, a distance of 163 feet to the place of BEGINNING.

CONTAINING in area 3,260.00 square feet of land.

Being known as 720 SUMMIT CHASE DRIVE, READING, PA 19611-1530.

Residential property

Tax Parcel No: 18-5306-39-36-6601

Tax Account: 18654650

Being the same premises which Fannie Mae A/K/A Federal National Mortgage Association, by Deed dated 02/04/2014 and recorded 03/10/2014, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2014007210, granted and conveyed unto Jonathan Peralta-Rodriguez, in fee.

Tax Parcel: 18530639366601 aka 18-5306-39-36-6601

Premises Being: 720 Summit Chase Dr, Reading, PA 19611

To be sold as Property of: Jonathan Peralta-Rodriguez

LEGAL DESCRIPTION

Case Number: 25-12448

Judgment Amount: \$98,304.98

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story brick and stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of South Fourth Street, between Windsor and Arch Streets, in the Borough of Hamburg, County of Berks and State of Pennsylvania, being more fully bounded and described as follows:

ON the North by No. 439 South Fourth Street, property of William Strausser; on the South side by No. 443 South Fourth Street, property of Paul D. Epting and Mabel M. Epting, his wife; on the West by South Fourth Street; and on the East by Primrose Alley.

CONTAINING in front along said South Fourth Street, fifteen feet (15') and in depth of equal width to said Primrose Alley, one hundred eighty feet (180').

Being the same premises which Jeremy W. Lamm and Cynthia Lamm, husband and wife, by Deed dated 09/02/2020 and recorded 09/03/2020,

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in the Office of the Recorder of Deeds in and for the County Berks, in Deed Instrument No. 2020031073, granted and conveyed unto Michele Caron, in fee.

Tax Parcel: 46449405179526 aka 46-4494-05-17-9526

Premises Being: 441 S 4th St, Hamburg, PA 19526

To be sold as Property of: Michele Caron

LEGAL DESCRIPTION

Case Number: 25-14451

Judgment Amount: \$26,184.41

Attorney: Hladik, Onorato, & Federman

ALL THAT CERTAIN One and a half story brick dwelling house and the lot or piece of ground upon which the same is erected situate on the South side of Cotton Street between South 10th and South 11th Street, being number 1008 Cotton Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit.

ON the North by said Cotton Street; on the East and West by property now or late of Asaph Purtzman; and on the South by property now or late of Henry Larkin.

CONTAINING in front or width East and West on said Cotton Street, 13 feet 09 inches and in depth 60 feet the improvements thereon being known as 1008 Cotton Street, Reading, Pennsylvania - 19602.

BEING THE SAME PREMISES which Gary Sweigert and Donna Sweigert, by Deed dated March 2, 2007 and recorded on March 30, 2007, in the Berks County Recorder of Deeds Office at Deed Book Volume 5103 at Page 260 and Instrument number 2007018715, granted and conveyed unto Jose Alvarado and Gloria Sheaferrands. The said Jose Alvarado departed this life on or about December 27, 2007 where, absent the probate of an estate, title vested in Gloria Sheaferrands and Unknown Surviving Heirs of Jose Alvarado, Deceased. The said Gloria Sheaferrands departed this life on or about January 22, 2021, where, by operation of law, title vested in Pablo Vasquez Unknown Surviving Heirs of Jose Alvarado, Deceased.

Being Known as 1008 Cotton Street, Reading, PA 19602

Parcel I.D. No. 10-5316-29-07-6748

TO BE SOLD AS THE PROPERTY OF: PABLO VASQUEZ, ADMINISTRATOR OF THE ESTATE OF GLORIA SHEAFERRANDS A/K/A GLORIA SHEAPERMANDS, DECEASED AND UNKNOWN SURVIVING HEIRS OF JOSE ALVARADO, DECEASED

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C.C.P. BERKS COUNTY, NO. 25-15839
 Judgment - \$217,632.60
 Steven P. Kelly, Esquire (308573)
 Attorney for Plaintiff

ALL THAT CERTAIN HOUSE AND LOT OF GROUND, SITUATE ON THE EAST SIDE OF EAST THIRD STREET, IN THE BOROUGH OF BOYERTOWN, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, CALLED LOT NO. 30, AND BEING KNOWN AND NUMBERED AS 205 EAST THIRD STREET, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE EASTERN SIDE OF EAST THIRD STREET, ON BUILDING RANGE; AND RUNNING THENCE ALONG THE SAME 30 FEET TO A CORNER OF LOT NO. 29, NOW OR LATE OF ABRAHAM HENRICH; THENCE BY THE SAME 171 FEET 6 INCHES TO A CORNER OF A 20 FEET WIDE ALLEY; THENCE ALONG THE SAME SOUTHWARDLY 30 FEET TO A CORNER OF LOT NO. 31, NOW OR LATE OF D.W. MOSER; THENCE BY THE SAME 171 FEET 6 INCHES TO THE PLACE OF BEGINNING.

Being the same premises which Barry L. Schott and Delores L. Schott, husband and wife by Deed dated 6/29/1990 and recorded 7/6/1990 in Berks County in Record Book 2151 Page 110 conveyed unto Travis W. Zwoyer and Theresa A. Zwoyer, husband and wife, in fee.

BEING KNOWN AS 205 E 3rd Street, Boyertown, PA 19512

PARCEL NO.: 33538720902363

BEING the same premises which Travis W. Zwoyer and Theresa A. Zwoyer by Deed dated September 8, 2023 and recorded in the Office of Recorder of Deeds of Berks County on September 14, 2023 as Instrument 2023027406 granted and conveyed unto Debra Geissler.

TO BE SOLD AS THE PROPERTY OF Devon Geissler, as Administrator to the Estate of Debra Geissler A/K/A Debra D. Geissler A/K/A Debra Day Geissler

Debra Geissler having departed this life on December 17, 2024.

Case Number: 25-17264
 Judgment Amount: \$172,809.17
 Attorney: Orlans Law Group PLLC

ALL THAT CERTAIN to piece of ground situate on the North side of the public road leading from Hamburg toward Shartlesville here in the Township of Tilden, County of Berks at State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, a corner of land now or late of John E. Rentschler; and in line of land

now or late of Henry Reppert; thence along land of Henry Every Reppert South 24 degrees 25 Minutes East a distance of 256.6 feet to point in the aforesaid public road; thence in and along said public road South 72 degrees 5 minutes West a distance of 80 feet to a point; thence along land of the aforesaid John E. Rentschler, of which this was part, North 37 degrees West a distance of 264 feet to stake; thence along same North 70 degrees 14 minutes East a distance of 138 feet to a point the place of beginning.

PIN 84447401288110

TITLE TO SAID PREMISES VESTED IN Todd E. Bolton and Sherry Bolton, by Deed from Grace L. Schrepple, dated September 23, 2024, recorded October 21, 2024, instrument number 2024031982.

Tax Parcel No: 84447401288110

Property Address: 2524 Mountain Road, Hamburg, Pa 19526

TO BE SOLD AS PROPERTY OF: Todd E. Bolton and Sherry Bolton

Berks County No. 25-17606
 Judgment Amount: \$119,881.39
 Attorney: Powers Kirn, LLC

ALL THAT CERTAIN messuage, tenement, house and lot of ground situate in the Borough of Robesonia, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western curb line of North Church Street, said point being 29.70 feet South of the Southwest curb corner of Maple and Church Streets; thence along the Western curb line of Church Street, South 43 degrees 00 minutes West a distance of 32.75 feet; thence along property of John Keener, North 47 degrees 27 minutes West a distance of 100.70 feet to an iron pin; thence along property of Vernon Steffey, North 28 degrees 52 minutes East a distance of 28.40 feet to an iron pin; thence along No. 20 Church Street, South 53 degrees 44 minutes East a distance of 50.75 feet to an iron pin; thence along same, through the center line of a party wall, South 47 degrees 33 minutes East a distance of 37.65 feet to the place of beginning.

BEING THE SAME PREMISES which Brian Dawson, by Deed dated 8/31/2020 and recorded in the Office of the Recorder of Deeds of Berks County on 9/2/2020 in Deed Instrument 2020030820, granted and conveyed unto Courtney Taylor Lemin.

BEING KNOWN AS: 18 North Church Street, Robesonia, Pennsylvania 19551.

TAX PARCEL NO. 74434712951720

See Deed Instrument 2020030820.

To be sold as the property of Courtney Taylor Lemin.

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C.C.P. BERKS COUNTY, NO. 25-18558
 Judgment - \$200,801.60
 Steven P. Kelly, Esquire (308573)
 Attorney for Plaintiff

TAX ID NUMBER(S): 67536803226072,
 42000000000055

LAND SITUATED IN THE TOWNSHIP OF OLEY IN THE COUNTY OF BERKS IN THE STATE OF PA LAND SITUATED IN THE TOWNSHIP OF EARL IN THE COUNTY OF BERKS IN THE STATE OF PA PREMISES A:

ALL THAT CERTAIN TRACT OR PIECE OF LAND, TOGETHER WITH THE FRAME BUNGALOW AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE ALONG THE EASTERN SIDE OF THE PUBLIC ROAD LEADING FROM EARLVILLE TO PLEASANTVILLE, PARTLY IN THE TOWNSHIP OF OLEY AND PARTLY IN THE TOWNSHIP OF EARL, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY EARLE M. FRANKHOUSER, REGISTERED PROFESSIONAL ENGINEER, IN AUGUST 1944, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM EARLVILLE TO PLEASANTVILLE, IN LINE OF LAND NOW OR LATE OF JACK W. COOPERSMITH; THENCE EXTENDING ALONG THE MIDDLE OF SAID PUBLIC ROAD, THE TWO FOLLOWING COURSES AND DISTANCES; (1) NORTH 24 DEGREES 49 1/2 MINUTES EAST, A DISTANCE OF 332.39 FEET TO A POINT; (2) NORTH 22 DEGREES 17 1/2 MINUTES EAST, A DISTANCE OF 255.53 FEET TO A POINT THENCE LEAVING SAID PUBLIC ROAD AND EXTENDING ALONG LAND NOW OR LATE OF LAURA KUNKLE, THE TWO FOLLOWING COURSES AND DISTANCES; (1) SOUTH 47 DEGREES 17 MINUTES EAST, A DISTANCE OF 332.01 FEET TO A POINT; (2) NORTH 22 DEGREES 2 1/2 MINUTES EAST, A DISTANCE OF 142.58 FEET TO A POINT; THENCE EXTENDING ALONG LAND NOW OR LATE OF HOWARD H. SPOHN AND LAND NOW OR LATE OF ELWOOD C. HOCH AND MARY D. HOCH, HIS WIFE, SOUTH 47 DEGREES 38 1/2 MINUTES EAST, A DISTANCE OF 330.22 FEET TO A POINT; THENCE EXTENDING ALONG LAND NOW OR LATE OF ELWOOD C. HOCH AND MARY D. HOCH, HIS WIFE, THE TWO FOLLOWING COURSES AND DISTANCES: (1) SOUTH 28 DEGREES 26 MINUTES WEST 115.32 FEET TO A POINT; (2) SOUTH 38 DEGREES 26 MINUTES WEST, A DISTANCE OF 425.89 FEET TO A POINT; THENCE EXTENDING

ALONG LAND NOW OR LATE OF JACK W. COOPER SMITH NORTH 65 DEGREES 10 1/2 MINUTES EAST, A DISTANCE OF 504.99 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREOUT OF HOWEVER, THE FOLLOWING FOUR PARCELS OF LAND PREVIOUSLY CONVEYED BY WALTER A. GASSER AND VIRGIE A. GASSER, HIS WIFE, AS FOLLOWS:

(1) TO CLARENCE E. ANGSTADT AND RUTH K. ANGSTADT, HIS WIFE, BY DEED DATED JULY 13, 1928, RECORDED IN DEED BOOK VOLUME 669 PAGE 669.

(2) TO ARTHUR R. WICKLEIN AND HELEN MAY WICKLEIN, HIS WIFE, BY DEED DATED AUGUST 13, 1926, RECORDED IN DEED BOOK VOLUME 640 PAGE 206.

(3) TO CARL H. GRAMM AND CLOTILDE G.B. GRAMM, HIS WIFE, BY DEED DATED SEPTEMBER 7, 1926, RECORDED IN DEED BOOK VOLUME 645 PAGE 186.

(4) TO MINNIE E MISHLER BY DEED DATED DECEMBER 15, 1931, RECORDED IN DEED BOOK VOLUME 738 PAGE 362, BERKS COUNTY RECORDS.

SUBJECT TO THE RIGHTS OF THE SAID PARTIES IN THE ABOVE EXCEPTION CLAUSE, ACQUIRED BY THEM IN THE FOUR CONVEYANCES, REFERENCE BEING HAD THERETO SHALL MORE FULLY AND AT LARGE APPEAR

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN PARCEL OF LAND LOCATED ON THE EAST SIDE OF OAK AVENUE, SITUATE IN EARL TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN AND SURVEY AS PREPARED BY JOHN T. ASTON, REGISTERED SURVEYOR, BOYERTOWN, PENNA., PLAN NO. 498-0A, DATED JUNE 6, 1974. BOUNDED ON THE NORTH BY THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOHN AND BY THE LAND OF ERNEST E AND MARY C. KRUEGER; ON THE EAST BY THE LAND OF ELWOOD C. AND MARY D. HOCH; ON THE SOUTH BY THE LAND NOW OR LATE OF JACK W. COOPERSMITH; AND ON THE WEST BY THE LAND OF RUFUSE AND DOROTHY R MOYER, BY THE LAND FORMERLY OF MINNIE E MISHLER, BY THE LAND FORMERLY OF BURNSL STEWARD AND BY THE REMAINING LAND OF RONALD H. AND PATRICIA A. SCHAEGLER, BEING LOT NO. 2 ON THE ABOVEMENTIONED PLAN, BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT, A CORNER OF THIS AND LOT NO. 2 ON THE ABOVEMENTIONED PLAN AND IN THE PROPERTY LINE OF THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOHN, BEING LOCATED NORTH 24 DEGREES 52 MINUTES 16 SECONDS EAST

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261.96 FEET FROM AN IRON PIN FOUND AT THE INTERSECTION OF THE NORTHWEST SIDE OF OAK AVENUE (PRIVATE ROAD 30' WICK) AND THE SOUTHWEST SIDE OF GASSER AVENUE (EXISTING PRIVATE ROAD 25' WIDE); THENCE FROM THE POINT OF BEGINNING ALONG THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOHN, THE NEXT 2 COURSES AND DISTANCES TO WIT: (1) SOUTH 47 DEGREES 12 MINUTES 54 SECONDS EAST 29.59 FEET TO AN IRON PIPE FOUND, A CORNER; (2) NORTH 22 DEGREES 04 MINUTES 54 SECONDS EAST 142.58 FEET TO AN IRON PIPE FOUND, A CORNER OF THIS AND IN THE PROPERTY LINE OF THE LAND OF ERNEST E AND MARY C. KRUEGER; THENCE ALONG THE LAND OF ERNEST E AND MARY KRUEGER (TRACTS 1 & 2) SOUTH 47 DEGREES 49 MINUTES 24 SECONDS EAST 268.65 FEET TO AN IRON PIN FOUND AT A LIMESTONE A CORNER OF THIS THE LAND OF ELWOOD C. AND MARY D. HOCH, THE LINE PASSING OVER AN IRON PIN FOUND 102.20 FEET FROM THE IRON PIPE FOUND; THENCE ALONG THE LAND OF ELWOOD C. AND MARY D. HOCH THE NEXT 3 COURSES ARID DISTANCES TO WIT: (1) SOUTH 46 DEGREES 35 MINUTES 22 SECONDS EAST 61.50 FEET TO AN IRON PIPE FOUND, A CORNER; (2) SOUTH 28 DEGREES 44 MINUTES 47 SECONDS WEST 115.14 FEET TO AN IRON PIN SET, A CORNER; (3) SOUTH 38 DEGREES 26 MINUTES WEST 425.89 FEET TO A POINT, A CORNER OF THIS AND THE LAND NOW OR LATE OF JACK W. COOPERSMITH, THE LINE PASSING OVER AN IRON PIPE FOUND 90.88 FEET FROM THE LAST MENTIONED IRON PIN; THENCE ALONG THE LAND NOW OR LATE OF JACK W. COOPERSMITH, NORTH 65 DEGREES 05 MINUTES WEST 228.29 FEET TO A POINT, A CORNER OF THIS AND THE LAND OF RONALD H. AND PATRICIA A. SCHAEGLER (LOT NO. 2 ON THE ABOVEMENTIONED PLAN); THENCE PARTLY ALONG LOT NO. 2 ON THE ABOVEMENTIONED PLAN AND PARTLY ALONG THE LAND FORMERLY OF BURNSL. STEWARD AND ALONG THE LAND FORMERLY OF MINNIE E. MISHLER AND ALONG THE LAND OF RUFUSE AND DOROTHY R. MOYER, THE LINE RUNNING ALONG THE NORTHWEST SIDE OF OAK AVENUE AND CROSSING OVER GASSER AVENUE, NORTH 24 DEGREES 52 MINUTES 16 SECONDS EAST 495.12 FEET TO THE POINT OF BEGINNING.

PREMISES B:

ALL THAT CERTAIN PARCEL OF LAND LOCATED ON THE NORTH SIDE OF GASSER AVENUE (25' WIDE EXISTING PRIVATE ROAD), SITUATED IN EARL TOWNSHIP,

BERKS COUNTY, PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN AND SURVEY AS PREPARED BY JOHN T. ASTON, REGISTERED SURVEYOR, BOYERTOWN, PENNSYLVANIA, PLAN NO. 498-1A, DATED JUNE 25, 1976 AS LAST REVISED. BOUNDED ON THE NORTH BY THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOHN, ON THE EAST AND SOUTH BY LOT NO. 1 ON THE ABOVEMENTIONED PLAN (OTHERLAND OF LEROY C. AND RUTHANN CONRAD) AND BY THE TERMINUS OF OAK AVENUE (30' WIDE PRIVATE ROAD) AND ON THE WEST BY THE LAND OF RONALD H. AND PATRICIA A. SCHAEGLER, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND, A CORNER OF THIS AND THE OTHER LAND OF RONALD H. AND PATRICIA A. SCHAEGLER, BEING ON THE SOUTHERLY SIDE OF GASSER AVENUE AT ITS INTERSECTION WITH THE WEST SIDE OF OAK AVENUE; THENCE FROM THE POINT OF BEGINNING, ALONG THE LAND OF RONALD H. AND PATRICIA A. SCHAEGLER, NORTH 24 DEGREES 52 MINUTES 16 SECONDS EAST 261.69 FEET TO A POINT, A CORNER OF THIS AND THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOLUT, THE LINE RUNNING ALONG THE OLEY-EARL TOWNSHIP LINE AND CROSSING GASSER AVENUE; THENCE ALONG THE LAND NOW OR LATE OF SCOTT H. AND ESTELLA A. SPOHN, SOUTH 47 DEGREES 12 MINUTES 54 SECONDS EAST 29.51 FEET TO AN IRON PIPE FOUND, A CORNER OF THIS AND LOT NO. 1 ON THE ABOVE PLAN; THENCE ALONG LOT NO. 1 (OTHERLAND OF LEROY C. AND RUTHANN CONRAD), THE NEXT THREE COURSES AND DISTANCES, TO WIT: (1) SOUTH 15 DEGREES 43 MINUTES 35 SECONDS WEST 197.53 FEET TO A POINT, A CORNER; (2) SOUTH 32 DEGREES 56 MINUTES 02 SECONDS WEST 65.36 FEET TO A POINT, A CORNER, AND (3) NORTH 57 DEGREES 03 MINUTES 58 SECONDS WEST 50.81 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 535 Manatawny Road and Manatawny Road, Boyertown, PA 19512-8057

BEING KNOWN AS 535 Manatawny Road and Manatawny Road, Boyertown, PA 19512-8057

PARCEL NO.: . 67536803226072 & 42000000000055

BEING the same premises which Leon T. Whaley by Deed dated July 22, 2021 and recorded in the Office of Recorder of Deeds of Berks County on March 21, 2022 as Instrument 2022011853 granted and conveyed unto Theresa Haas, Leon T. Whaley.

08/20/2026

TO BE SOLD AS THE PROPERTY OF Leon T. Whaley

Theresa Hass having departed this life on June 30, 2025

Case Number: 26-00761
Judgment Amount: \$135,355.99
Attorney: Yvonne Ganley, Esq.

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

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground on which the same is erected, situate on the South side of Muhlenberg Street, and being further known as No. 1220 Muhlenberg Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

One the North by Muhlenberg Street;

On the East by property now or late of J. Monroe Trumbore;

On the South by an alley; and

On the West by property late of Jeremiah S. Benner.

CONTAINING in front along Muhlenberg Street eleven feet six inches, and in depth from Muhlenberg Street to said alley, eighty feet.

Being the same premises which M&T Real Estate LLC, by deed dated October 31, 2023, and recorded in Berks County on November 6, 2023, as Instrument Number 2023032979, granted and conveyed unto JM Diamond Enterprises Investments LLC.

For Informational Use:

Being Premises: 1220 Muhlenberg Street, Reading, PA 19607

OPA: 10-5316-30-18-7181

TO BE SOLD AS PROPERTY OF: JM Diamond Enterprises Investments LLC

Case Number: 26-00849
Judgment Amount: \$153,602.02
Attorney: Yvonne Ganley, Esq.

Property Description:

322 East Baumstown Road

Birdsboro, PA 19508

Tax Parcel: 43-5345-18-40-0404, Township of

Exeter, Berks County

Mailing Address: 322 Baumstown Road,
Birdsboro, PA 19508

ALL THAT CERTAIN lot or parcel of land in the Village of Baumstown in Exeter Township, Berks County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the South side of the former Perkiomen and Reading Turnpike

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Road and running thence by land of Rufus Montgomery Moyer Estate, South fifteen and three quarter degrees West, two hundred feet to a point in land of the said Lizzie Guldin; thence by the same, North seventy nine and three quarters degrees West, thirty eight feet nine inches to a point in line. Of land now of Hunter S. Guldin and Margurite Guldin; thence by the same, North fifteen and three quarters degrees East, two hundred feet to a point on the South side of the former Perkiomen and Reading Turnpike Road; thence by the same, South seventy nine and three quarter degrees East, thirty eight feet and nine inches to the place of beginning.

Being the same premises which Paulette L. Bortz, now by marriage known as Paulette L. Slifer, by deed dated January 14, 2005, and recorded in Berks County, Pennsylvania as Instrument Number 2005004767, granted and conveyed unto David H. Bryan and Peggy L. Bryan, husband and wife.

TO BE SOLD AS PROPERTY OF: David H. Bryan and Peggy L. Bryan, husband and wife

Docket #26-1269
Judgment Amount: \$104,313.39
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Berks, City of Fleetwood, state of Pennsylvania, and is described as follows:

ALL that certain tract or Piece of Ground situate in Rockland Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Highview, drawn by Rockland Surveyors, Inc., Surveying, Planning Subdivisions, Dated November 7, 1991 and last revised April 2, 1992, said plan recorded in Berks County in Plan Book 187, Page 42, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lobachsville Road (SR-1023) (60 Feet Wide), said Point being a corner in Common with Lot No. 3 on said Plan; Thence Crossing the Northwestern Side of Lobachsville Road and Extending along Lot No. 3 the Two Following Courses and Distances: (1) North 60 Degrees 54 Minutes 30 Seconds West, 251.74 Feet to a Point and (2) South 47 Degrees 21 Minutes 50 Seconds West 349.76 Feet to a 5/8 Inch Rebar Set, a Corner of Lot No. 2; Thence Extending along Same South 59 Degrees 40 Minutes 40 Seconds West 80.39 Feet to a 5/8 Inch rebar found, said Point being in Line of Lands Now or Late of Robert and Elizabeth Patterson; Thence extending along Same North 07 Degrees 47 Minutes 10 Seconds West 342.02 Feet to a 5/8 Inch rebar set, said Point being a corner in common with lands now or Late of James and Linda McMichael; Thence Extending along same and also along Lands Now or Late of Jack and Mary Abell, Lands now or Late of Norton And Juanita Heist, Lands Now or Late of Jeremiah and

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Anna Heffner, and partly along lands now or late of Chris and Debbie Reinhard, North 81 Degrees 20 Minutes 25 Seconds East 390.15 Feet to a point, said point being a corner of Lot No. 5 on said plan; Thence extending along the same the two following courses and distances: (1) South 8 Degrees 39 Minutes 35 Seconds East 77.31 feet to a point, and (2) South 60 Degrees 54 Minutes 30 Seconds East and recrossing the Northwestern side of Lobachsville Road 252.21 Feet to a Point on the Title Line in the bed of Lobachsville Road; Thence extending along same South 29 Degrees 38 Minutes West 50.00 Feet to the first mentioned point and place of Beginning.

CONTAINING 2.326 ACRES

Being Lot No. 4 on said plan

Thereon erected a dwelling house known as:
22 Lobachsville Road

Fleetwood, PA 19522

Tax Parcel #75545104615578

See Deed Book Page Instrument #2013043339

Sold as the property of:

DANA L. BERNHARD

LEGAL DESCRIPTION

Docket No. 26-1452

Judgment: \$218,238.61

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 tract or parcel of land, together with the brick ranch dwelling house thereon erected, consisting of Lots No. 83 and 84 on an unrecorded plan of lots as laid out by Alpheus D. Lantz and known as Morlyn Development Section No. 2, situate near the Village of Morgantown, Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

Beginning at the Southwest corner thereof, a point on the Northerly lot line of Center Avenue (53 feet wide as shown on said unrecorded plan); thence leaving the Northerly lot line of Center Avenue and extending along Lot No. 82, property now or late of David M. Stoltzfus and Hilda Stoltzfus, husband and wife, North 13 degrees, 59 minutes West, a distance of 116.90 feet to an iron pin; thence extending along Lot No. 88, property now or late of Lantz Construction Co., Inc., North 57 degrees, 39 minutes East, a distance of 75.35 feet to an iron pin; thence extending along the same, North 09 degrees, 39 minutes, 54 seconds East, a distance of 42.09 feet to an iron pin; thence extending along Lot No. 85, property now or late of Lantz Construction Co., Inc., South 89 degrees, 44 minutes, 07 seconds

East, a distance of 132.69 feet to an iron pin on the Westerly lot line of Center Avenue (53 feet wide as shown on said unrecorded plan); thence extending in a Southwesterly direction along the Westerly lot line of Center Avenue along the arc of a curve deflecting to the right having a radius of 181.95 feet a distance along the arc of said curve of 141.03 feet to a point on the Westerly lot line of Center Avenue, the arc of said curve having a chord bearing of South 22 degrees, 30 minutes West, for a distance of 137.53 feet; thence continuing in a Southwesterly direction along the Westerly lot line of Center Avenue along the arc of a curve deflecting to the right, having a radius of 181.95 feet, a distance along the arc of said curve of 69.64 feet to a concrete monument on the Northerly lot line of Center Avenue, the arc of said curve having a chord bearing of South 55 degrees, 08 minutes West, for a distance of 68.82 feet; thence extending along the Northerly lot line of Center Avenue by a line tangent to the last described curve, South 66 degrees, 28 minutes, 43 seconds West, a distance of 71.79 feet to the place of beginning.

Being the same property conveyed to Jamie T. Silverthorne and Amy J. Silverthorne, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Patricia A. Wells, dated August 21, 2017, recorded August 25, 2017, as Instrument Number 2017031232, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 271 MAPLE DRIVE, MORGANTOWN, PA 19543.

Parcel No.: 35532009164082

See Instrument Number 2017031232, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF JAMIE T. SILVERTHORNE AND AMY J. SILVERTHORNE, HUSBAND AND WIFE

Case Number: 26-01739

Judgment Amount: \$212,874.62

Attorney: FRIEDMAN VARTOLA LLP

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

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, being No. 608 El Hatco Drive, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberger Associates, consulting engineers, of Allentown, Pennsylvania, on November 15, 1949 and developed by the Collins Corporation, and mown and designated as Lot No. 40 as indicated, on the Plan of Cherokee Ranch, North Range, Section "A" and "B", said plan being recorded in the Office for the Recording of Deeds, in the County of Berks and

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Commonwealth of Pennsylvania, on May 11, 1950 in Plan Book Volume 3, page 38.

Being the same premises which Anna M. Miller by Deed dated August 10, 1981 and recorded August 10, 1981 in Berks County in Record Book 1803 Page 1004 conveyed unto Edwin J. Weaver and Sue A. Weaver, his wife, in fee. Being the same premises which Sue A. Weaver, a widow by Deed dated July 28, 2022 and recorded July 29, 2022 in Berks County as Instrument No. 2022030720 conveyed unto JM Diamond Enterprises LLC, a Pennsylvania Limited Liability Company, in fee.

BEING PREMISES: 608 El Hatco Drive, Temple, PA 19560

OPA: 66-5309-11-67-8221

TO BE SOLD AS PROPERTY OF: JM Diamond Enterprises LLC

Case Number: 2026-cv-01777

Judgment Amount: \$712,259.04

Attorney: Martin J. Weis, Esquire

Property Address 1: 699 Mountain View Road, Reading, PA 19607

ALL THAT CERTAIN tract or piece of ground together with the two story brick mansard roof hotel building and other outbuildings thereon erected, situate in the Village of Grill, in the Township of Cumru, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the middle of the public road leading from Grill to Reading with the middle of the public road leading from Grill to Morgantown; thence along the middle of the public road leading from Grill to reading, North 47 degrees 55 minutes East a distance of 223 feet 00 inches to a point; thence along property of Cumru Township Supervisors, South 35 degrees 58 minutes East, a distance of 128 feet 07 inches to a point; thence along property now or late of David Ruffner, South 22 degrees 45 minutes West, a distance of 136 feet 01-1/2 inches to a point in the middle of the public road leading from Grill to Morgantown; thence along the same, North 67 degrees 00 minutes West, a distance of 204 feet 11 inches to the place of beginning

CONTAINING 28,201.84 square feet.

PIN: 39-530510-36-9624

Property Address 2: 699-A Mountain View Road, Reading, PA 19607

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

BEGINNING at a point on the Southeastern side of the public road leading to the Village of Grill, toward Reading, a corner of property now or late of Joseph C. Klempke and wife, respectively; thence along said property South 35 degrees 30 minutes East, a distance of 113 feet to

a point in line of property now or late of Charles Snyder; thence along same North 25 degrees 15 minutes East, a distance of 51 feet 06 inches to a point in line of property now or late of William Gaul; thence along same North 48 degrees 28 minutes 48 seconds west, a distance of 89 feet 07 inches to a point on the Southeastern side of the aforementioned public road; thence along said road, South 55 degrees 45 minutes West, a distance of 24 feet 10 inches to the place of Beginning.

CONTAINING 13.28 perches, strict measure.

PIN: 39-530510-36-9771

Property Address 3: 680 Mountain View Road, Reading, PA 19607

ALL THAT CERTAIN lot or piece of ground upon which the same is erected situate in the Village of Grill, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of State Road; thence by property now or late of Daniel Gaul, South 41 degrees East 196 feet to a twelve feet (12') wide alley; thence by said alley North 48 degrees East, thirty-five feet (35') to a post; thence by property now or late of Elias Fritz, Sr., North 41 degrees West 196 feet to the middle of the State Road; thence in said road South 48 degrees West 35 feet to the place of beginning.

CONTAINING 25 perches, more or less.

Excepting and Reserving 875 square feet conveyed 06/18/2001 in Record Book 3350, Page 1716.

PIN: 39-530510-46-0776

Property Address 4: 720 Mountain View Road, Reading, PA 19607

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

BEGINNING at a point in State Road; thence by property now or late Elias Fritz, Jr., South fifty-one degrees East two hundred feet to a stake; thence by land now or late of Elias Fritz, Sr., North fifty-one and one half degrees East forty-five feet to a stake; thence by the same North forty-one degrees West two hundred feet to a point in State Road; thence along said State Road: South fifty-one and one-half degrees West eighty feet to the place of Beginning.

CONTAINING forty-six perches, more or less.

Excepting and Reserving 1179 square feet conveyed 4/17/2000 in Record Book 3190, Page 1213.

PIN: 39-530510-46-0733

Property Address 5: 731 Philadelphia Avenue, Reading, PA 19607

ALL that lot or piece of ground, situate, lying and being in the village of Grill, Cumru Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone in the Flying Hill Road, thence in said road South 70 degrees 30 minutes East 32 feet to a point, thence by property

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now or late of William Gaul, North 22 degrees 30 minutes East 162 feet 6 inches to property now or late of Daniel Gaul, thence by the same North 57 degrees 30 minutes West 35 feet to property now or late of the Deppen Brewing-Company, thence along the same, South 21 degrees 30 minutes West 172 feet 6 inches to a stone in the Flying Hill Road, the place of beginning.

Containing 22 perches, more or less.

PIN: 39-530510-46-0601

TO BE SOLD AS PROPERTY OF: 699 MOUNTAIN VIEW ROAD LLC

LEGAL DESCRIPTION

Case Number: 26-02202

Judgment Amount: \$90,388.80

Attorney: Hladik Onorato & Federman LLP

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township Berks County, Pennsylvania, described according to the Plan of Cherokee Ranch, North Range, Sections A and B, prepared by Arthur L. Weisenberger Consulting Engineers dated November 15, 1949, and recorded in Plan Book 3, Page 38. as follows, to wit:

BEGINNING at a point of tangent on the Easterly side of El Hatco Drive (50 feet wide) said point being at the arc distance of 22.19 feet measured along the arc of a circle curving to the right having a radius of 12.00 feet from a point of curve on the Northerly side of Tuckerton Road (60 feet wide) thence extending from said point of beginning. Along El Hatco Drive. North 01 degrees 18 minutes West 59.87 feet to a point a corner of Lot No. 2 on said plan, thence extending along same and crossing a 10 feet wide utility easement North 88 degrees 42 minutes East 110.74 feet to a point in line of unmarked lands; thence extending along same South 08 degrees 35 minutes West 47.08 feet to a point on the Northerly side of Tuckerton Road thence extending along same and recrossing the aforesaid 10 feet wide utility easement, South 72 degrees 46 minutes West 90.85 feet to a point of curve; thence leaving Tuckerton Road along the arc of a circle curving to the right having a radius of 12.00 feet the arc distance of 22.19 feet to the first mentioned point of tangent and place of beginning.

Being Lot No. 1 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Nancy G. Cooper, a widow by Deed dated July 28, 2005 and recorded on September 21, 2005, in the Berks County Recorder of Deeds Office as Deed Book 4669 and Volume 2469 as Instrument Number 2021018872, granted and conveyed unto Nancy G. Cooper. Also BEING THE SAME PREMISES which Nancy G. Coper, by Deed dated August 9, 2010 and recorded on April 14, 2021, in the Berks County Recorder of Deeds Office as Instrument Number 2021018872, granted and conveyed unto Michael A. Molina, Jr.

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Being Known as 5 Tuckerton Road f/k/a 501 Tuckerton Road, Temple, PA 19560

Parcel I.D. No. 66-5309-11-76-0677

TO BE SOLD AS THE PROPERTY OF: MICHAEL A. MOLINA, JR INDIVIDUALLY AND SURVIVING HEIR OF NANCY G. COOPER, DECEASED. AND UNKNOWN SURVING HEIRS OF NANCY G. COOPER, DECEASED.

Case Number: 26-03596

Judgment Amount: \$154,475.29

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick house, No. 415, and lot or piece of ground, situate on the East side of Fourteenth Street, between Muhlenberg and Cotton Streets, in the City of Reading, aforesaid.

BEGINNING at a point on Fourteenth Street one hundred twenty-nine (129) feet, four (4) inches South from the Southeast corner of Fourteenth and Muhlenberg Streets; thence along property now or late of Rehr and Fricker one hundred and four (104) feet to a ten (10) feet wide alley; thence Northwardly twelve (12) feet, seven and one-half (7-1/2) inches to a corner, thence Northeastwardly two (2) feet five and a half (5-1/2) inches to property now or late of George P. McLean; thence along the same Westwardly one hundred and four (104) feet, three and seven-eighths (3-7/8) inches to Fourteenth Street; thence Southwardly along the same fifteen (15) feet and three-fourths (3/4) of an inch to the place of beginning.

BEING the same premises which Angelina Caba, by Deed dated 07/07/2017 and recorded SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

For Informational purposes only: 415 S. 14th St, Reading, PA 19602.

BEGINNING PARCEL NUMBER: 16531631287051

BEING THE SAME PREMISES WHICH Jo Ann Green, a married woman, as her sole and separate property, by Deed dated October 10, 2023, and recorded October 12, 2023, in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument No. 2023030283, granted and conveyed unto JM Diamond Enterprises Investments LLC, a Pennsylvania Limited Liability Company.

TO BE SOLD AS THE PROPERTY OF: JM DIAMOND ENTERPRISES INVESTMENTS LLC

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LEGAL DESCRIPTION

Docket No. 26-3756

Judgment: \$133,149.44

All that certain message, tenement and lot or piece of land situate on the South side of the State Road leading from Hereford to Allentown, in the Township of Hereford, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin in a stone fence at a distance of thirty-four perches from the stone marking the line of F. H. Strunk; thence along land now or late of Adam S. Schultz North forty-five degrees West eight perches to a point in the roadbed of the said State Road; thence by the same South forty-two degrees and a half West nine perches and nine-tenths to a point in said road; thence along other property now or late of Adam S. Schultz South forty-eight degrees East five and six-tenths perches to a stake a corner near a white oak tree; thence along land now or late of H.S. Treichler North fifty degrees East ten perches to the place of beginning.

Being the same property conveyed to Amanda J. Steiner, an unmarried woman and Nathan Garrett Radcliffe, a single man who acquired title by virtue of a deed from Rudy Lopez, Jr., a married man, dated November 18, 2022, recorded December 5, 2022, as Instrument Number 2022046565, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 7991 CHESTNUT STREET, HEREFORD, PA 18056.

Parcel No.: 52641101158615

See Instrument Number 2022046565, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF AMANDA J. STEINER, AN UNMARRIED WOMAN AND NATHAN GARRETT RADCLIFFE, A SINGLE MAN

No. 26-04488

Judgment: \$172,312.28

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story stucco, hollow tile and brick dwelling house, situate on the Northern side of Reading Avenue, between Brobst and State Streets, being Number 121-A Reading Avenue, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania being the Eastern four feet four and one-fourth inches (04' 4-1/4") of Lot Number 203, and Western twelve feet six and one-fourth inches (12' 6-1/4") of Lot Number 204, as shown on plan of "Allendale", laid out by Allen E. Hildebrand and recorded in the Recorder's Office of Berks County at Reading, Pennsylvania, in Plan Book

Volume 7, Page 1, bounded and described as follows, to wit:

On the North by a 20 feet wide alley;

On the East by property now or late of Charles H. Fisher;

On the South by said Reading Avenue; and

On the West by property now or late of Reuben L. Kurtz, and wife, being No. 121 Reading Avenue.

CONTAINING in front on said Reading Avenue, in width or breadth, sixteen feet ten and one-half inches (16' 10-1/2") and in depth or length of equal width or breadth, one hundred thirty-five feet (135') to said twenty feet (20') wide alley.

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: 121A READING AVENUE, SHILLINGTON, PA 19607

Mapped PIN: 4395-07-79-1836

Parcel ID#: 77439507791836

BEING THE SAME PREMISES WHICH Robert W. Smith, Jr., by his Attorney In Fact Jeffrey Smith, by Deed dated November 17, 2022 and recorded November 21, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2022-045180, granted and conveyed unto Jason W. Davis.

TO BE SOLD AS THE PROPERTY OF JASON W. DAVIS

Docket #26-04538

Judgment Amount: \$168,765.10

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land together with the improvements erected thereon, in Exeter Township, Berks County, Pennsylvania, situate on the East side of Fox Run, being known as Lot 9, Block G, Section 2 of the Mountain Park Development recorded in Plan Book 35, Page 27, being bounded and described as follows:

BEGINNING at a corner in the Eastern building line of Fox Run (53-foot wide), said corner being the Southwestern corner of the herein-described premises; thence along Fox Run, North forty-seven degrees fifty-six minutes zero seconds East (North 47° 56' 00" East), a distance of twenty feet (20.00') to a corner; thence leaving Fox Run and along Lot 8, passing through an eight-inch (08") party wall, South forty-two degrees four minutes zero seconds East (South 42° 04' 00" East), a distance of one hundred fifteen feet (115.00') to a corner in line of property belonging to Metropolitan Edison

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Company; thence along the same, South forty-seven degrees fifty-six minutes zero seconds West (South 47° 56' 00" West), a distance of twenty feet (20.00') to a corner; thence along Lot 10, passing through an eight-inch (08") party wall, North forty-two degrees four minutes zero seconds West (North 42° 04' 00" West), a distance of one hundred fifteen feet (115.00') to the place of BEGINNING.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

Thereon erected a dwelling house known as:
1076 Fox Run
Reading, PA 19606
Tax Parcel #43532719513583
See Deed Book Instrument #: 2022011257
Sold as the property of:
JAVIER CERNAS-BERNAL

Taken in Execution and to be sold by
MANDY P. MILLER, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, October 9, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Robert P Miller Co.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION

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

GURUDEV DOUGLASSVILLE, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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McCreesh, McCreesh, McCreesh & Cannon
7053 Terminal Square
Upper Darby, PA 19082

AUDIT LIST

First Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

To Claimants, Beneficiaries, Heirs and Kin,
and to all other parties in interest.

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the closing of business of the last business day (**September 1, 2026**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **September 2, 2026**, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

COCO, SANTO J., A/K/A COCO, SANTO
JOHN - Nancy Hurst, Extx., Jonathan B. Batdorf,
Esq.

DUCHODNI, VERNA FLORENCE, A/K/A
DUCHODNI, VERNA - Irene Malinowski, Extx.,
Rebecca Batdorf Stone, Esq.

POCH, ANITA C. - Erich J. Poch and Eric J.
Fabrizio, Co-Admr., Eric J. Fabrizio, Esq.

Last day for filing Accounts for October 2026
is September 4, 2026.

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

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ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

First Publication**ANNABELLI, EMIDIO P., dec'd.**

Late of Tulpehocken Township.
 Executrix: PATRICIA J. ANNABELLI,
 8488 Route 183,
 Bethel, PA 19507.
 ATTORNEY: DOUGLAS J. TAGLIERI,
 ESQ.,
 WFJ LAW,
 10 Westwood Rd.,
 Pottsville, PA 17901

BLANDING, MARVIN, dec'd.

Late of 1411 Montgomery St., 1st Floor,
 Front.
 Executor: JAMAR BLANDING,
 18 Lynn Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

BORTZ, CHARLES E., dec'd.

Late of 3420 Stoudts Ferry Bridge Rd.,
 Muhlenberg Township.
 Executor: LEON KOWALSKI, JR.,
 796 S. Keim St.,
 Pottstown, PA 19465.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 WEILER & LEVENGOOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

CICCONE, JAMES M., dec'd.

Late of Amity Township.
 Executor: JOSEPH M. CICCONE,
 292 Old Swede Rd.,
 Douglassville, PA 19518.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

**CIRULLI, SAMUEL A. also known as
CIRULLI, SAMUEL ANTHONY, dec'd.**

Late of 3401 Marion St.,
 Borough of Laureldale.
 Administratrix: RENE PIEJA-GRIM,
 122 Medinah Dr.,
 Reading, PA 19607.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

COPELAND, JEANETTE, dec'd.

Late of 535 N. 10th St.,
 City of Reading.
 Executor: KEITH COPELAND,
 1 Staller St.,
 Pine Grove, PA 17963.
 ATTORNEY: TONYA A. BUTLER, ESQ.,
 2312 Fairmont Avenue, Suite 402,
 Reading, PA 19605

DARVALICS, SUZANNE LYNN, dec'd.

Late of Longswamp Township.
 Executor: BYRAN T. BUHL.
 c/o ATTORNEY: WILLIAM E.
 HUTCHESON, III, ESQ.,
 91 Larry Holmes Dr., Suite 200,
 Easton, PA 18042

DENUNZIO, MARY P., dec'd.

Late of 1010 Cross Keys Rd.,
 Borough of Leesport.
 Executrix: CAROL M. WELLER.
 3522 Ridgeway St.,
 Reading, PA 19605

**DUTT, JOAN A. also known as
DUTT, JOAN ANNETTA, dec'd.**

Late of Muhlenberg Township.
 Administrator, C.T.A.: JAMES P. DUTT,
 241 Sunglo Dr.,
 Leesport, PA 19533.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

GAYLORD, CALVIN A., dec'd.

Late of 1 Reading Dr.,
 Borough of Wernersville.
 Executrix: GAYLE B. COLLINS,
 840 Whipporwill Trail,
 Brodnax, VA 23920.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

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GLADNEY, WALTER W., dec'd.

Late of 665 Dunkels Church Rd.,
Borough of Kutztown.
Executor: BRIAN NOECKER,
510 Sharadin Rd.,
Kutztown, PA 19530.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KUZEL, MARIANNE C., dec'd.

Late of 31 Crestview Dr.,
Rockland Township.
Executrix: MARTINA L. LYSCZEK,
312 Reserve Way,
Temple, PA 19560.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

LEONARDZIAK, STANLEY J., dec'd.

Late of Bern Township.
Executor: MICHAEL J. LEONARDZIAK,
328 S. 18-1/2 St.,
Reading, PA 19606.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

LOEB, SHIRLENE M., dec'd.

Late of 1917 Old Route 22, Apt. 1,
Borough of Lenhartsville.
Executor: KEN W. SEIDEL,
717 Stone Hill Rd.,
Shoemakersville, PA 19555.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

LUCAS, JOSEPH G., dec'd.

Late of 10 Alsace Ave.,
Alsace Township.
Executrix: TAMMY J. LANTZ,
120 Fox Hill Dr.,
Wernersville, PA 19565.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MILLER, DIANE M., dec'd.

Late of 4317 Irish Creek Rd.,
Borough of Bernville.
Executor: GERALD MILLER,
148 Beacon Hill Rd.,
Temple, PA 19560.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MILLER, JR., DALE BRUNELLE, dec'd.

Late of 174 W. Wesner Rd.,
Borough of Blandon.
Administrator, D.B.N.: RUSSELL
FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MILLER, TRACEY LEE, dec'd.

Late of 174 W. Wesner Rd.,
Borough of Blandon.
Administrator, D.B.N.: RUSSELL
FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**MINARCIK, NAOMI C. also known as
MINARCIK, NAOMI CAROLINE and
MINARCIK, NAOMI M., dec'd.**

Late of Amity Township.
Executrix: JUNE BODNAR,
304 Maplewood Dr.,
Douglassville, PA 19518.
ATTORNEY: MATTHEW R. KESSLER,
ESQ.,
KESSLER LAW OFFICES, LLC,
8 Church Lane,
Douglassville, PA 19518

OCASIO-ORTIZ, JORGE LUIS, dec'd.

Late of 1247 Perkiomen Ave.,
City of Reading.
Administratrix: MARLENE DIAZ-
CASIANO,
422 Douglass St., Apt. 1,
Reading, PA 19601.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

PAULEY, WILLIS C., dec'd.

Late of 400 Tranquility Lane,
Cumru Township.
Administratrix: NANNETTE J. HERBEIN,
701 Pearl St.,
Birdsboro, PA 19508.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

**PAUR JARRARD, CONSTANCE
ELIZABETH, dec'd.**

Late of 113 Main St.,
Borough of Mohnton.
Executrix: PATRICIA A. MCQUILLAN,
113 Main St.,
Mohnton, PA 19540.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609-1425

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REBER, BETTY J., dec'd.

Late of Lower Heidelberg Township.
 Executor: JOHN S. REBER,
 1719 Emerald Green Dr.,
 Houston, TX 77094.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

REIDER, HAROLD DAVID also known as REIDER, HAROLD D., dec'd.

Late of Colebrookdale Township.
 Executrix: REBECCA A. HOBBS,
 347 Bridge St.,
 Phoenixville, PA 19460.
 ATTORNEY: REBECCA A. HOBBS, ESQ.,
 OWM LAW,
 1503 Sunset Dr., #201,
 Pottstown, PA 19464

SCHOELLKOPF, KELLY MARIE, dec'd.

Late of Spring Township.
 Administrator: DAVID M.
 SCHOELLKOPF,
 217 Telford Ave.,
 West Lawn, PA 19609

SCHOENER, ELEANOR J., dec'd.

Late of Borough of Wernersville.
 Executor: ERIC R. SCHOENER.
 c/o ATTORNEY: JON A. SWARTZ, ESQ.,
 PROKUP & SWARTZ,
 7736 Main Street,
 Fogelsville, PA 18051-1616

SHADE, MARY E., dec'd.

Late of South Heidelberg Township.
 Administratrices: CATHERINE L. SEIDEL
 and
 DONNA M. RADERMACHER,
 9129 Oak Circle Dr.,
 Ocala, FL 34472.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

SMITH, JR., NEVIN, dec'd.

Late of Upper Bern Township.
 Executor: GLENNA SMITH.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19150

TOTH, JOSEPH P., dec'd.

Late of Borough of Boyertown.
 Executrix: SHARON L. TOTH,
 830 Hilltop Rd.,
 Boyertown, PA 19512.
 ATTORNEY: JOHN A. KOURY, JR., ESQ.,
 OWM LAW,
 1503 Sunset Dr., Ste. 201,
 Pottstown, PA 19464

WAYNE, ARTHUR L., dec'd.

Late of 102 Heather Ln.,
 Spring Township.
 Executrix: LINDA D. BENEVIT,
 310 N. Church Rd.,
 Wernersville, PA 19565.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610-3202

WITWER, TERRY L., dec'd.

Late of 220 Schlegle Rd.,
 Borough of Kutztown.
 Executors: HODEL WITWER,
 9795 Mertztown Rd.,
 Mertztown, PA 19539 and
 LEMMY K. WITWER,
 220 Schlegle Rd.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

Second Publication**AMOS, GLORIA JANE, dec'd.**

Late of Exeter Township.
 Executor: JAMES T. AMOS,
 4901 Mayapple Lane,
 Reading, PA 19606.
 ATTORNEY: THOMAS L. KLONIS, ESQ.,
 536 Court Street,
 Reading, PA 19601

BERGERON, JOHN BRUCE, dec'd.

Late of Oley Township.
 Executor : WILLIAM PATRICK
 BERGERON,
 1910 Arbor,
 Mountain Home, AR 72653.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

CONRAD, BARBARA A., dec'd.

Late of 2420 McKinley Ave.,
 Borough of West Lawn.
 Administrator: KIMMO H. ABBASI, ESQ.,
 HILL WALLACK LLP,
 1000 Floral Vale Blvd, Ste. 300,
 Yardley, PA 19067

FONTE, YVONNE, dec'd.

Late of 21 Butter Lane,
 Borough of Mount Penn.
 Executor: BRYAN G. YANEZ,
 820 Ritter St., Reading, PA 19601.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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GERBER, JANINE M., dec'd.

Late of 20 S. Summit Ave.,
Borough of Shillington.
Administrator: RYAN GERBER,
1154 Horseshoe Pike,
Downingtown, PA 19335

HENRY, JOAN M., dec'd.

Late of City of Reading, .
Executrix: JEANNE M. LONG.
ATTORNEY: SUSAN N. DENARO, ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

LANDIS, ELIZABETH A., dec'd.

Late of 65 Park Ave.,
City of Reading.
Administrator: KIMMO H. ABBASI, ESQ.,
HILL WALLACK LLP,
1000 Floral Vale Blvd, Ste. 300,
Yardley, PA 19067

LAPE, DOLORES M., dec'd.

Late of Heidelberg Township.
Executor: JEFFREY N. BRUNNER.
c/o ATTORNEY: ELIZABETH ROBERTS
FIORINI, ESQ.,
Fiorini Law, P.C.,
1150 W. Penn Avenue,
Womelsdorf, PA 19567

PALEY, MICHAEL JAY, dec'd.

Late of City of Reading.
Administratrix: KIMBERLY PALEY,
2439 Downing St.,
Reading, PA 19605.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

REBER, PAUL also known as**REBER, PAUL D., dec'd.**

Late of 21 Reber Hill Rd.,
Jefferson Township.
Administratrix: BETH L. REBER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

REEDER, PATRICIA J., dec'd.

Late of 4400 Haines St., Apt. 111,
Borough of Sinking Spring.
Executors: PATRICE REEDER MARTIN,
271 Copper Beech Lane,
Womelsdorf, PA 19567 and
CHERYL L. MILLER,
1608 Vivian Lane,
Ft. Myers, FL 33903.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

**REHR, NANCY B. also known as REHR,
NANCY LOU, dec'd.**

Late of 1 Reading Dr.,
Borough of Wernersville.
Executor: ROGER B. REHR,
2 Merrymount Rd.,
Reading, PA 19609.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SKILES, BRIAN J., dec'd.

Late of City of Reading.
Executor: BRUCE A. SKILES.
c/o ATTORNEY: LINDSAY M.
SCHOENEBERGER, ESQ.,
RKG LAW,
101 North Point Blvd., Suite 202,
Lancaster, PA 17601

SPIES, JAMES P., dec'd.

Late of City of Reading.
Administratrix: JAMIE SPIES,
803 Kenhorst Blvd.,
Reading, PA 19611.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

STOYER, GAIL A., dec'd.

Late of Borough of West Reading.
Executrix: DEBORAH A. STAMM,
96 Quaker Hill Rd.,
Morgantown, PA 19543.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

TRUPP, RAYMOND H., dec'd.

Late of City of Reading.
Administratrix: MELISSA A. STRUNK.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

WAGNER, FORREST E. also known as**WAGNER, FORREST ELEAZER, dec'd.**

Late of Hereford Township.
Executor: ELIOT R. WAGNER.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

WENGERT, MICHAEL J., dec'd.

Late of Upper Bern Township.
Executrix: MICHELE R. ACHENBACH.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

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Third and Final Publication**ALBRIGHT, CHRISTINE MARIE, dec'd.**

Late of Exeter Township.
 Executors: STEVEN W. WAGNER and
 RICHARD F. WAGNER.
 c/o ATTORNEY: ERIC L. B. STRAHN,
 ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606-9600

BARE, SHANE M., dec'd.

Late of 36 South Sterley St.,
 Borough of Shillington.
 Administratrix: KIMBERLY BARE,
 P.O. Box 638,
 Christiansted, VI 00821.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

**CHASSE, BONNIE Q. also known as
CHASSE, BONNIE JEAN, dec'd.**

Late of Lower Heidelberg Township.
 Executor: STEPHEN M. CHASSE.
 c/o ATTORNEY: SAMUEL J. JULIANI,
 ESQ.,
 OBERMAYER, REBMANN, MAXWELL
 & HIPPEL, LLP,
 2003 S. Easton Rd., Ste. 108,
 Doylestown, PA 18901-7100

GEBHART, GAIL R., dec'd.

Late of Spring Township.
 Executor: JEFF LEE GEBHART,
 605 Grings Hill Rd.,
 Sinking Spring, PA 19608.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

GEHR, RONALD L., dec'd.

Late of 2222 Noble St.,
 Spring Township.
 Executrix: WENDY GREGRO,
 611 James St.,
 Sinking Spring, PA 19608.
 ATTORNEY: DAWN M. L. PALANGE,
 ESQ.,
 720 Centre Avenue,
 Reading, PA 19601

GEHRET, EVELYN I., dec'd.

Late of Borough of Hamburg.
 Executrix: DEBRA A. WEIDNER,
 208 Keller Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: JEREMY Z. MITTMAN,
 ESQ.,
 593 Bethlehem Pike, #10,
 Montgomeryville, PA 18936

GENTILE, CAROLE L., dec'd.

Late of Borough of Shillington.
 Executrix: CHRISTINE M. GENTILE,
 47 Kerrick Rd.,
 Shillington, PA 19607.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**HESS, AUDREY KAY also known as
HESS, AUDREY K., dec'd.**

Late of Borough of Hamburg.
 Executor: JOSEPH J. WEIDMAN.
 c/o ATTORNEY: NICOLE C. MANLEY,
 ESQ.,
 BINGAMAN HESS ATTORNEYS AT
 LAW,
 2 Meridian Blvd., Ste. #100,
 Wyomissing, PA 19610

**HIEHLE, JOHN FREDERICK also known
as**

**HIEHLE, J. FREDERICK,
 HIEHLE, JOHN F.,
 HIEHLE, SR., JOHN FREDERICK and
 HIEHLE, FRED, dec'd.**

Late of Borough of Wyomissing.
 Executor: JOHN F. HIEHLE, JR.
 c/o ATTORNEY: THOMAS O. HISCOTT,
 ESQ.,
 HECKSCHER, TEILLON, TERRILL &
 SAGER, P.C.,
 1001 Conshohocken State Rd., #1-300,
 W. Conshohocken, PA 19428

**KUNSTEK, DAVID A. also known as
KUNSTEK, DAVID ANDREW, dec'd.**

Late of 3619 Raymond St.,
 Muhlenberg Township.
 Executrix: SHARON K. DAMIANI,
 11903 Sawgrass Dr.,
 Mont Belvieu, TX 77523.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

LONGENECKER, MARIAN J., dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: JEFFREY R. LONGENECKER,
 447 Reid Way,
 West Chester, PA 19382.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

**MENSCH, SANDRA LEE also known as
MENSCH, SANDY,**

**MENSCH, SANDY L. and
 MENSCH, SANDRA L., dec'd.**

Late of Amity Township.
 Executrix: PENNY LAUER,
 116 Lanie Dr.,
 Douglassville, PA 19518.
 ATTORNEY: MATTHEW R. KESSLER,
 ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

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MILLER, ROSE, dec'd.

Late of South Heidelberg Township.
 Administrators: RUTH KEPPELY and
 ROBIN PORR.
 4901 Farming Ridge Blvd.,
 Reading, PA 19606.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

MOSELEY, WILLIAM, dec'd.

Late of Borough of Boyertown.
 Executor: WILLIAM W. MOSELEY,
 16 Sunrise Lane,
 Alburtis, PA 18011.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

**OGURECK, FRANK M. also known as
OGURECK, FRANK MICHAEL, dec'd.**

Late of Borough of Wyomissing.
 Executrix: PATRICIA A. OGURECK.
 c/o ATTORNEY: ROBERT R. KREITZ,
 ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**PLANCARTE, ELISA LAURA also known
as**

PLANCARTE, ELISA L., dec'd.
 Late of Maiden Creek Township.
 Administratrices: YARILYNN PANTOJA
 and
 ANGELA PANTOJA.
 c/o ATTORNEY: CHRISTOPHER C.
 MUVDI, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

POPE, THOMAS WALTER, dec'd.

Late of Exeter Township.
 Administrator: JASON T. POPE,
 c/o ASHLEY E. SHAREK, ESQ.,
 ENTRUSTED LEGACY LAW,
 P.O. Box 130,
 Bradford Woods, PA 15015.

**PURNELL, JR., WILLIAM ROBERT also
known as**

PURNELL, WILLIAM R., dec'd.
 Late of Borough of Robesonia.
 Administratrix: CAROL A. KENENITZ,
 115 Walnut St.,
 Ashland, PA 17921.
 ATTORNEY: EDWARD M. BRENNAN,
 ESQ.,
 BRENNAN LAW FIRM LLC,
 306 Mahantongo Street,
 Pottsville, PA 17901

RENNINGER, GAIL J., dec'd.

Late of Berks County.
 Executors: DAVID M. RENNINGER and
 DIANE E. RENNINGER.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

**ROTHENBERGER, DORIS ANN also
known as****ROTHENBERGER, DORIS A., dec'd.**

Late of 12 Oswego Lane,
 Ontelaunee Township.
 Executor: TIMOTHY SCOTT
 ROTHENBERGER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

SCOTCHAFERO, THERESA A., dec'd.

Late of City of Reading.
 Administrator, D.B.N.: JAMES CHRIST.
 c/o ATTORNEY: NICOLE PLANK, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

SWARTLEY, LOUISE A., dec'd.

Late of 31 Troxel Rd.,
 Exeter Township.
 Executor: MARK D. SWARTLEY,
 41 Troxel Rd.,
 Birdsboro, PA 19508.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

TUSA, VINCENT ANTHONY, dec'd.

Late of 29 Longview Dr.,
 Exeter Township.
 Administratrix: KRISTIN R. HAIN,
 29 Longview Dr.,
 Birdsboro, PA 19508-9391.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

YEAKEL, JR., RICHARD M., dec'd.

Late of Longswamp Township.
 Executrix: LISA J. TALECKI,
 3280 Muirfield Rd.,
 Center Valley, PA 18034

YERGEY, JOYCE ESTHER, dec'd.

Late of Amity Township.
 Executrix: CAROL LABE,
 1 Juniper Ct.,
 Douglassville, PA 19518.
 ATTORNEY: MATTHEW R. KESSLER,
 ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

YERGEY, MARILYN E., dec'd.

Late of Union Township.
 Executrix: BRENDA R. NEAFICY,
 30 Magnolia Dr.,
 Douglassville, PA 19518.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

FICTITIOUS NAME

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

Visions by C. Eiriksson with its principal place of business at 505 Main St., Wernersville, PA 19565-1710 in Berks County.

The name and address of the person owning or interested in said business is: Cindy Carpenter, 505 Main St., Wernersville, PA 19565-1710.

The application was filed on July 18, 2026. This was filed in accordance with 54 PaC.S. 311.

TRUST NOTICES**First Publication****THE OWEN C BAHNER AND LOIS L. BAHNER REVOCABLE LIVING TRUST
DATED MARCH 22, 2003**

Lois L. Bahner, late of Wernersville, Berks County, PA

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

Trustee: Judith L. Katz
541 School House Lane
Willow Grove, PA 19090

Trustee's Attorney: Scott C. Painter, Esquire
906 Penn Ave., Suite 1
Wyomissing, PA 19610

**WALD W. GLADNEY LIVING TRUST
DATED MARCH 12, 2026**

Walter W. Gladney, late of Greenwich Township, Berks County, PA

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

Trustee: Brian K. Noecker
510 Sharadin Rd.
Kutztown, PA 19530

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

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