

LEGAL NOTICES**APPEARANCE DOCKET****Week Ending January 2, 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 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 ELENI DIMITROU GEISHAUS-
ER - (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)****Abuse**BECHTEL, CLAUDE M - Eagle, Kristian S;
25 18580; K. Eagle, IPP. (JDB).CARE, LOURDELYNE B VICTOR - Care,
Jesiah D; 25 18587; J. Care, IPP. (JMS).DEJESUS, EMIL JOEL - Valentin, Steisy; 25
18664; S. Valentin, IPP. (JMS).GODOY, KENNETH E - Godoy, Jessica L; 25
18663; J. Godoy, IPP. (JDB).HAIN, KATHLEEN A - Hain, Jake M; 26 4; J.
Hain, IPP. (SEL).HENDEL, CAIDEN - Mosey, Landon
David; 25 18583; L. Mosey, IPP. (TMB).LIWEN, MATTHEW JOHN - Liwen, Lauren
Elaine; 25 18597; L. Liwen, IPP. (JDB).MCCARTHY, WALTER KELLY - McCarthy,
Tara Lin; 25 18563; T. McCarthy, IPP.
(JDB).PEREZ, JOHAN ALEXIS GARCIA - Vazquez,
Laurn F; 25 18631; L. Vazquez, IPP. (JDB).SANTANA, JOHAN UCETA - Perez, Yeimy;
25 18564; Y. Perez, IPP. (JDB).SIMS, MARGARITA - Whitley, Edward; 25
18562; E. Whitley, IPP. (JDB).SOOLAL, NICHOLAS JUAN - Desiderio,
Dayanary; 25 18581; D. Desiderio, IPP.
(JDB).ZIMPLEMAN, AARON MICHAEL - Safe,
Valeria Emilce; 26 1; V. Safe, IPP. (TMB).**Arbitration Award**THOMPSON, II, JOSEPH E - Sun Federal
Credit Union; 24 13551; Sun Federal Credit
Union, IPP.**Complaint**SLP CONCERTS LLC, ICE NINE KILLS
LLC, IN THIS MOMENT - Olley,
Karriean; 25 17167; Minos H. Galanos.
SPRINGHOFF, JR, LEZLIE R - Rojas, Agustin
Carranza; 25 17603; Joseph P. Bradica.**Contract - Debt Collection: Credit Card**DEANTIS, STEFANIE - Pea Acquisitions
V LLC; 25 18644; Michael F. Ratchford.
(JBN).GAGLIARDO, III, VINCENT D - JPMorgan
Chase Bank N A; 25 18591; Sean P. Stevens.
(JEG).NGUYEN, LINDA T - JPMorgan Chase Bank
N A; 25 18593; Sean P. Stevens. (MSF).RAMOS, JOSE MANUEL PEREZ
- First Commonwealth Federal
Credit Union; 25 18627; Michael R.
Nesfeder. (MSF).RO滕BERGER, DALE E - Discover Bank;
25 18653; EJ Sharif. (JEG).TEMPLIN, KENNETH M - First
Commonwealth Federal Credit
Union; 25 18557; Michael R.
Nesfeder. (JBN).**Contract - Other**DIAZ, STEPHANY JUDITH - First
Commonwealth Federal Credit
Union; 25 18626; Michael R.

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Nesfeder. (JEG).
 MATTHEWS, TRAVIS J, PINEDA, ROBBIN L, PINEDA, ERNESTO - New Jersey Higher Education Student Assistance Authority; 26 10; Joel S. Schneck. (MSF).
 RIVERA, KAYLA CHYANNE - First Commonwealth Federal Credit Union; 25 18585; Michael R. Nesfeder. (JEG).

Custody

ALVAREZ, JAYLINNE K - Sandoval, Mark N; 25 18584; Joseph A. Guillama. (TMB).
 MIKELONIS, CARLEE NICOLE - Stubanas, Zachary Thomas; 25 18632; Alexander R. Ferrante. (TMB).
 PRICE, LANDON - Bourette, Charlotte; 26 9; Amanda L. Sobotka. (TMB).
 PRICE, MAURICE - Diaz, Esmeralda; 25 18560; E. Diaz, IPP. (TMB).
 ROMERO, JOEL A - Colon, Deeana L; 25 18659; Joseph A. Guillama. (TMB).

Divorce

BAKER, KAREN LYN - Baker, Jr, Richard A; 25 18647; Amanda O'Driscoll. (TMB).
 CONRAD, SUZANNE M - Peffley, Todd H; 25 18654; Timothy B. Bitler Jr. (TMB).
 DARE, DAVID ROBERT - Bodnyk, Ann Louise; 25 18648; Amanda O'Driscoll. (TMB).
 KONAR, JOSEPH P - Sarver, Shalena A; 25 18661; S. Sarver, IPP. (TMB).
 MEREDITH, CHRISTOPHER - Meredith, Christina; 25 18662; Sara R. Haines Clipp. (TMB).
 MEYERS, JUSTIN CHARLES - Meyers, Courtney Nicole, Genslinger, Courtney Nicole; 26 2; C. Meyers, IPP. (TMB).
 MILLER, MICHAEL P - Miller, Patricia A; 26 13; Lisa D. Gentile. (EJT).
 SEDA, JUSTINE - Castillo, Camilo; 25 18559; C. Castillo, IPP. (TMB).
 STRUNACK, HARRISON - Strunack, Ivelisse; 25 18604; Joseph A. Guillama. Jill M. Scheidt. J.
 WAHL, JAMES - Sprecher, Stacey; 25 18586; Sara R. Haines Clipp. Justin D. Bodor, J.
Divorce - Custody Count Complaint
 STRUNACK, HARRISON - Strunack, Ivelisse; 25 18605; Joseph A. Guillama. (JMS).

Land Use Appeal

ZONING HEARING BOARD OF UNION TOWNSHIP BERKS COUNTY PENNSYLVANIA - Davidson, Suzanne; 25 18658; Colin J. MacFarlane. (MSF).

Magisterial District Justice Appeal

ALVARADO, JONATHAN - Crown Asset Management LLC; 26 8; Daniel J. Santucci. (JEG).
 EBELHAR, ANGEL - Lvny Funding LLC; 25 18636; Daniel J. Santucci. (JBN).
 RUPPERT, JOEL - Portfolio Recovery Associates LLC; 25 18640; Michael J.

Dougherty. (MSF).

Petition to Change Name

VON KIEL, ERIKA - Beazer, Justyn, Von Kiel, Jesiah Konrad James Ezekiel Goldstein, Beazer, Jebadiah Azariah Goldenstein, Beazer, Jesiah Konrad James Ezekiel, Beazer, Jebadiah Azariah; 25 18582; J. Beazer, IPP. (EJT).

Real Property - Mortgage Foreclosure: Residential

BINNER, ROSE A, BINNER, II, DONALD, BINNER, SANDRA L, CONWAY, JIM, UNKNOWN HEIRS ADMINISTRATORS, BINNER, MARY D - Bank Of New York Mellon, Bank Of New York Mellon, Certificateholders Of The Cwabs Inc, Asset-backed Certificates Series 2006-24; 25 18629; E Edward Qaqish. (MSF).

DAYMON, AIMEE - Rocket Mortgage LLC; 25 18643; Steven P. Kelly. (MSF).

GEORGE, MICHAEL D, GEORGE, DEANNA M - Pennymac Loan Services LLC; 25 18660; Harry B. Reese. (MSF).

HARTRANFT, SHAWNA MAREE - Meb Loan Trust VIII; 25 18630; Robert P. Wendt. (MSF).

NORRIS, ROBERT A, SMOLLAR, KIMBERLY - Us Bank Trust National Association, Reaf Acquisition Trust; 25 18657; Kayleigh Zeron. (MSF).

Tort Motor Vehicle

CARE, MARGARET J - Essig, Mandi; 25 18668; Steven A. Mimm. (JBN).

LINDERMUTH, TERRY L - Spector, Kathleen, Spector, Irwin; 25 18639; Albert J. Evans. (JEG).

SCHITTLER, BRADLEY - Lyons, Akima, Lyons, Shaw; 25 18588; Alyssa S. Gradisek, Leonard A. Sloane. (MSF).

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY - Campbell, Lucas; 25 18590; Laura Ann Fox. (JBN).

Tort Other

GETANT AND SON TRUCKING LLC, GETANT'S TRUCKING LLC - Donegal Mutual Insurance Company; 25 18601; Travis L. McElhaney. (JBN).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on February 6, 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

Case Number: 20-18682
 Judgment Amount: \$199,124.59
 Attorney: Yvonne Ganley, Esq.

ALL THAT CERTAIN lot or piece of ground situate on the southwestern corner of the intersection of East Eighth Street and an unnamed street in the Borough of Birdsboro, County of Berks and State of Pennsylvania; being Lot No. 40 in the Development of Maple Spring Farms, Section No. 4B as laid out by Maple Springs Development, Inc. in November, 1973 and is recorded in Plan Book Volume 40, page 6, Berks County Records: bounded on the northwest by residue property belonging to Maple Springs Development, Inc. and west by residue property belonging to Maple Springs Development, Inc. and Lot No. 41, residue property belonging to Maple Springs Development, Inc.; on the northeast by the aforesaid East Eighth Street (60 feet wide); on the southeast by the aforesaid unnamed street (50 feet wide); and on the southwest by residue property belonging to Maple Springs Development, Inc. and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin at the beginning of a curve connecting the southwestern topographical building line of East Eighth Street with the northwestern topographical building line of an unnamed street, the aforesaid point of Beginning being the most northeastern corner of the herein described property; thence in a southeasterly direction, by the aforesaid curve, bearing to the right, having a radius of twenty feet (20'), a central angle of eighty four degrees fifty one minutes thirty seconds (84° 51' 30"), a tangent distance of eighteen and twenty eight one hundredths feet (18.28'), and a distance along the arc of twenty nine and sixty two one hundredths feet (29.62') to a corner marked by an iron pin; thence in a southwesterly direction along the aforesaid northwestern topographical building line of an unnamed street, a distance of seventy one and seventy two one hundredths feet (71.72') to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid northwestern topographical building line of an unnamed street and in a northwesterly direction along residue property belonging to Maple Springs Development, Inc., a distance of one hundred thirty eight feet (138') to a corner marked by an iron pm; thence making an interior angle of ninety five degrees fifty seven minutes fifty five seconds (95° 57' 55") with the last described line and in a northeasterly direction along residue property belonging to Maple Springs Development, Inc. and along Lot No. 41, residue property belonging to Maple Springs Development, Inc. passing through an iron pm sixty one and three tenths feet (6130') from the last described corner, a distance of one hundred

twenty two and fifty nine one hundredths feet (122.59') to a corner marked by an iron pm in the aforesaid southwestern topographical building line of East Eighth Street; thence making an interior angle of sixty six degrees ten minutes thirty five seconds (66° 10' 35") with the last described line and in a southeasterly direction along the aforesaid southwestern topographical building line of East Eighth Street, a distance of twenty nine and thirty two one hundredths feet (29.32') to a corner marked by a stake at a point of curve; thence continuing in a southeasterly direction along the aforesaid southwestern topographical building line of East Eighth Street, by a curve bearing to the left, having a radius of four hundred eighty two and twelve one hundredths feet (482.12') a central angle of twelve degrees forty three minutes (12° 43'), a tangent distance of fifty three and seventy two one hundredths feet (53.72') to the place of BEGINNING.

CONTAINING fourteen thousand five hundred sixty eight and thirty five one hundredths (14,568.35) square feet,

Property located at: 422 East 8th Street, Birdsboro, PA 19508

PARCEL NO. 31-5344-18-22-6269

TO BE SOLD AS PROPERTY OF: Andrew Fromm and Donna Fromm

Docket No. 21-14518
 Judgment Amount: \$3,414.88

Attorney: Portnoff Law Associates, Ltd.

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate in Douglass Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lands of Harvey B. Schaeffer which is about to be conveyed to the grantors, thence along the same North seventy degrees East two hundred forty-four feet to a corner in a line of lands of Charles Reinert, thence along the same South six degrees East sixty-five feet to a corner of other lands of Henry R. Schaeffer and wife, thence along the same South eighty-one degrees thirty minutes West two hundred thirty-six feet to the place of beginning.

TRACT NO. 2:

ALL THAT CERTAIN tract of land with a house erected thereon situate in Douglass Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner near the Eastern side of the public road leading from Gresville to Gabesville, thence along the same North ten degrees East seventy-five feet to a corner of other lands of Harvey B. Schaeffer, thence along the same North eighty-three degrees thirty minutes

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East two hundred fifteen feet to a corner in a line of lands of Charles Reinert, thence along the same South six degrees East fifteen feet to a corner of lands of Henry R. Schaeffer, thence along the same South seventy degrees West two hundred forty-four feet to the place of beginning.

TAX PARCEL NO. 41-5386-09-16-5527

BEING KNOWN AS 33 Edge Hill Road,
Douglass Township, Pennsylvania
Single-family residential dwelling
TO BE SOLD AS THE PROPERTY OF
Vivian Ann Hames and Graham Hames

LEGAL DESCRIPTION

Case Number: 22-15021

Judgment Amount: \$162,710.28

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the split-level brick dwelling house thereon erected, lying on the westerly corner of Thirty-ninth Street and Circle Avenue, to be known as #200 West 39th Street, said lot being composed of the whole of Lot No. 504 and the southeasternmost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks County Records in Plan Book No. 24 Page 27, situate in the Township of Exeter, County of Berks, State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southwestern building line of Circle Avenue; thence extending in a southeasterly direction along said building line of Circle Avenue, by a line making a right angle with the line to be described last, a distance of eighty and eighty one-hundredths feet (80.80) to a point of curve, being the northwestern terminus of a radius connecting said building line of Circle Avenue, (57' wide), with the northwestern building line of Thirty-ninth Street, (53' wide); thence extending in a southerly direction, along the arc of a curve deflecting to the right, having a radius of twenty-five feet (25), a central angle of eighty-eight degrees eight minutes ($88^\circ 08'$), a distance along the arc of thirty-eight and forty-six one-hundredths feet (38.46) to a point of tangent in the northwestern building line of Thirty-ninth Street, being the southwestern terminus of said radius; thence extending in a southwesterly direction along the northwestern building line of Thirty-ninth Street, a distance of ninety-six and nineteen one-hundredths feet (96.19') to a point; thence leaving said building line of Thirty-ninth Street and extending in a northwesterly direction along Lot No. 506 of said Plan of Lots, by a line making a right angle with the said building line of Thirty-ninth Street, a distance of One hundred eight and ninety-eight one-hundredths feet (108.98') to a point; thence extending in a northeasterly direction along the northwesternmost 45 of Lot No. 503 of said Plan of Lots, by a line making

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an interior angle of eighty-eight degrees eight minutes ($88^\circ 08'$) with the last described line, a distance of One hundred twenty-three and eighty-seven one-hundredths feet (123.87) to the Place of BEGINNING.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

FIRST- A reserve line of twenty five feet has been established and no building may extend beyond this line.

SECOND - All plans for buildings must be approved by Richard H. Rimby or his agent before any work is started.

THIRD - No building may be built within six feet of a property line.

FOURTH- No building except a private dwelling house or a private garage may be built unless written permission has been received from Richard H. Rimby or his agent.

FIFTH- An easement of five feet has been taken along the rear of all lots for the use of the utility companies.

SIXTH - No unfinished building may be occupied until the final finish of wood, stone, brick, stucco or other finishing material has been applied, unless written permission has been received from Richard H. Rimby or his agent.

SEVENTH - No Trailer, basement, tent, shack, garage, barn or other out buildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

EIGHTH - No livestock or poultry shall be maintained on any premises except watch dogs and family pets.

NINTH - No signs shall be permitted on any lots or buildings, except such as may be necessary to announce the sale or rental of the property, or the owners' or tenants' business, occupation of profession, and such signs shall not be offensive in size, shape or character.

TENTH - No business or professional office shall be established in any dwelling erected upon this lot except with written permission of Richard H. Rimby, his heirs and assigns or agent.

ELEVENTH - All fences are limited to a height of four feet and no fence except hedge may be built in front of the reserve line of any street.

The said lot being composed of the whole of Lot No. 504 and the southeasternmost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks County Records in Plan Book No. 24, page 27, and being a part of the same premises which John Merkel and Abbie Moyer Reber, Executors of the last Will and Testament of Katie D. Moyer, also known as Kate D. Moyer, by deed dated September 23, 1959, recorded in Berks County Records in Deed Book Vol. No. 1348, page 328 granted and conveyed unto Richard E. Rimby, grantor herein.

Being the same premises which Robert I. Shaffer, by Sandy Silagy, his attorney in fact, by Deed dated 07/16/2012 and recorded 07/20/2012,

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in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1394, Page 929, granted and conveyed unto Randy A. Fick and Felecia A. Fick, as tenants by the entirety.

Tax Parcel: 43-5326-14-32-0587

Premises Being: 200 W 39th St, Reading, PA 19606

To be sold as Property of: Felecia A. Fick and Randy A. Fick

C.C.P. BERKS COUNTY

NO. 23-11698

JUDGEMENT - \$363,065.31

STEVEN P. KELLY, ESQUIRE (308573)
ATTORNEY FOR THE PLAINTIFF

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF SUNSET KNOLL, DRAWN BY VITILLO CORPORATION, DATED 3/22/2001 AND LAST REVISED 8/21/2001 SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 254 PAGE 3, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF BUCKHEAD LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 80 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 80 SOUTH 28 DEGREES 42 MINUTES 22 SECONDS WEST 120.00 FEET TO A POINT A CORNER OF OPEN SPACE ON SAID PLAN; THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES, (1) NORTH 70 DEGREES 35 MINUTES 27 SECONDS WEST 66.24 FEET TO A POINT, A CORNER, AND (2) NORTH 03 DEGREES 06 MINUTES 27 SECONDS EAST 120.57 FEET TO A POINT OF CURVE ON THE SOUTHERLY SIDE OF BUCKHEAD LANE; THENCE EXTENDING EASTWARDLY AND SOUTHEASTWARDLY ALONG THE SOUTHERLY AND SOUTHWESTERLY SIDE OF BUCKHEAD LANE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 120.18 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 11,322 SQUARE FEET OF LAND.

BEING LOT NO. 81 AS SHOWN ON THE ABOVENAMED PLAN.

Premises being known as 256 Buckhead Lane, Douglassville, PA 19518

PARCEL NO. 24536603305235

BEING THE SAME PREMISES WHICH FORINO CO., L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, BY ITS ATTORNEY-IN-FACT, JOHN G. SMITH BY DEED DATED SEPTEMBER 27, 2007 AND RECORDED IN

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THE OFFICE OF THE RECORDER OF DEEDS OF BERKS COUNTY ON OCTOBER 9, 2007 AT BOOK 5236, PAGE 952 GRANTED AND CONVEYED UNTO JOHN L. STRADFORD AND NICOLE M. STRADFORD, HUSBAND AND WIFE

TO BE SOLD AS THE PROPERTY OF JOHN L. STRADFORD AND NICOLE M. STRADFORD

Case Number: 23-14776

Judgment Amount: \$428,691.20

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN parcel of land and the building thereon located on the Northwesterly side of Niantic Road A-0975 (required R/W 33 feet ultimate R/W 60 feet) and on the Northwesterly side of a private road, situated in Washington Township, Berks County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA., Plan No. 1188-1C, dated July 14, 1983 as last revised, recorded in Plan Book Volume 143, page 47, Berks County records, being Lot 1 herein.

BOUNDED on the Northwest and Northeast by Lot 6 of the said plan, and on the Southeast by a private road, the land of Michael J. and Judith E. Butler, and by the other land of Leslie J. and Veronica C. McConnell, and on the Southwest by Niantic Road and by remaining land of Leslie J. and Veronica C. McConnell, being more fully described as follows:

BEGINNING at a point in the centerline of Niantic Road, a corner of this and Lot 6 on the said plan; thence from the point of beginning, along Lot 6, the next 2 courses and distances to wit: (1) leaving Niantic Road, North 48 degrees 40 minutes East 1032.00 feet to a point, a corner; (2) South 42 degrees 33 minutes 07 seconds East 501.28 feet to a point on the Northwesterly side of a private road, in the line of the land of Michael J. and Judith B. Butler, and on the Washington Township/Berks County-Douglass Township/Montgomery County line, a corner of this and Lot 6; thence along the Northwesterly side of the private road, along the land of Michael J. and Judith B. Butler, the next two courses and distances to wit: South 38 degrees 25 minutes 55 seconds West 550.25 feet to an iron pipe found, a corner. The line running along the Washington Township/Berks County-Douglass Township/Montgomery County line: South 53 degrees 38 minutes 21 seconds West 49.58 feet to an iron pin found, a corner of this and other land of Leslie J. and Veronica C. McConnell; thence along the other land of Leslie J. and Veronica C.

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McConnell, the next three courses and distances to wit: (1) leaving the private road, North 32 degrees 33 minutes 04 seconds West 200.44 feet to an iron pin found, a corner; (2) South 53 degrees 38 minutes 21 seconds West 200.00 feet to an iron pin found, a corner; (3) South 32 degrees 33 minutes 04 seconds East 200.44 feet to an iron pin found on the Northwesterly side of a private road, in the line of the land of Michael J. and Judith B. Butler; thence along the land of Michael J. and Judith B. Butler, the next two courses and distances to wit: (1) South 53 degrees 38 minutes 21 seconds West 219.02 feet to an iron pin set, a corner. The line running along the Northwesterly side of the private road, and passing over an iron pipe found 37.80 feet from the first mentioned point; (2) South 86 degrees 33 minutes 12 seconds West 112.20 feet to a P.K. nail set in the centerline of Niantic Road, in the line of the land of Leslie J. and Veronica C. McConnell, a corner. The line running along the southerly side of the private road; thence along the centerline of Niantic Road, along the remaining land of Leslie J. and Veronica C. McConnell, North 35 degrees 00 minutes 41 seconds West 492.41 feet to the point of beginning

BEING KNOWN AS: 424 NIANTIC RD, BARTO, PA 19504

PROPERTY ID: 89-6309-03-40-1605

TITLE TO SAID PREMISES IS VESTED IN FABIO E. LEGGIO, AN UNMARRIED MAN

BY DEED FROM CARMELO LEGGIO AND JOLE LEGGIO, HUSBAND AND WIFE, DATED NOVEMBER 7, 2022 RECORDED NOVEMBER 9, 2022 AT INSTRUMENT NO. 2022043927

TO BE SOLD AS PROPERTY OF: FABIO E. LEGGIO

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topographical building corner of the intersection of the aforesaid West Penn Avenue and Pearl Street, said corner being the Southeastern corner of the herein described property; thence in a Westerly direction along the Northern topographical building line of the aforesaid West Penn Avenue, a distance of forty one feet, nine and one-eighth inches (41' 9-1/8") to a corner marked by a spike in a wooden door stop; thence leaving and making an interior angle of ninety degrees twenty-eight and one-half minutes (90° 28-1/2") with the aforesaid West Penn Avenue, and in a Northerly direction along No. 323 West Penn Avenue, property of Clarence S. Koch and Mary E. Koch, his wife, passing through the center line of the five (5) inch frame stud party wall between the dwellings, a distance of forty seven feet, three and five-eighth inches (47' 3-5/8") to a corner marked by a spike in the Northern end of the frame dwelling houses; thence continuing along No. 323 West Penn Avenue in a Northerly direction making an interior angle of one hundred seventy six degrees six minutes (176° 06') with the last described line, a distance of one hundred seventy feet zero inches (170' 00") to a corner marked by an iron pin in the Southern side of a twenty (20) feet wide alley; thence in an Easterly direction along same, making an interior angle of ninety three degrees twenty five and one-half minutes (93° 25-1/2") with the last described line, a distance of thirty two feet zero inches (32' 00") to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid twenty (20) feet wide alley and in a Southerly direction along No. 313 West Penn Avenue, property of Elizabeth M. Snyder and G. Roderick Snyder, a distance of two hundred seventeen feet zero inches (217' 00") to and making a right angle with the aforesaid West Penn Avenue, at the place of BEGINNING.

TAX PARCEL NO. 74-4347-12-85-4818

BEING KNOWN AS 321 W. Penn Avenue, Robesonia, Pennsylvania

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Carol L. Veloza

Case Number: 25-02518

Judgment Amount: \$40,055.20

Attorney: Andrew Kravitz, Esq.

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND THE LOT OR GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF WALNUT STREET, BETWEEN SECOND AND THIRD STREETS, IN THE 6TH WARD IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING NUMBERED 215 WALNUT STREET, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY A 20 FEET WIDE ALLEY CALLED PARD STREET)

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ON THE RAST BY PROPERTY NOW OR
LATE OF WILLIAM P. HAAG;
ON THE SOUTH BY SAID WALNUT
STREET; AND

ON THE WEST BY A 3 FRET WIDE
ALLEY, RUNNING PROM WALNUT STREET
NORTHWARD TO PARK STREET.

CONTAINING IN FRONT ON SAID
WALNUT STREET, EAST AND WEST, 15
FEET AND IN DEPTH OF THAT WIDTH,
NORTHWARD 128 FEET TO PARKSTREET.

BEING THE SAME PREMISES WHICH
RUTH MAE JOHNSON BY INDENTURE
BEARING DATE THE 7TH DAY OF JANUARY
1991, AND RECORDED IN THE OFFICR
OP THE RECORDER OF DEEDS IN AND
FOR THE COUNTY OF BERKS, IN DEED
BOOK 2186 PAGE 1886 GRANTED AND
CONVEYED UNTO BERNARDO SOTO
CARRASQUILLO, IN FEB.

PIN: 06530774613433

PROPERTY LOCATED AT 215 WALNUT
STREET READING, PA 19601
TO BE SOLD AS PROPERTY OF: Bernardo
Soto Carasquillo

Docket #25-03462
Judgment Amount: \$153,784.77
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR
TRACT OF LAND, together with the northern
half of the 2 story and attic stucco semi-detached
dwelling house known as No. 4441 Tenth
Avenue, situate on the east side of said Tenth
Avenue between Hay Road and Elmore Avenue,
in the Township of Muhlenberg (formerly in
the Borough of Temple), County of Berks,
Commonwealth of Pennsylvania, being more
fully bounded and described in accordance with
Plan No. 706-1-S of a field survey completed on
August 29, 1985 by George E. Knehr, Registered
Professional Surveyor No. 5260-E, or Reading
Pennsylvania as follows, to wit:

BEGINNING at an iron pin corner on the
eastern topographical building line of Tenth
Avenue (50 feet wide street as shown on
the topographical survey of the Borough of
Temple), said iron pin being South 3 degrees 52
minutes West, 100.00 feet from the southeastern
topographical building corner of said Tenth
Avenue and Hay Road (also a 50 feet wide street
as shown on the topographical survey of the
Borough of Temple);

Thence leaving said Tenth Avenue, along
property belonging to The Philadelphia District
Advisory Board of the Church of the Nazarene
(Deed Book Vol. 1362, Page 57 and Deed Book
Vol. 1362, Page 61, respectively) South 86
degrees 08 minutes East, 100.00 feet to an iron

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pin corner;

Thence along property conveyed by Elsie
M. Sturdivant, widow of Thomas E. Sturdivant,
deceased to Edward B. Unger and Joanne L.
Unger, his wife (Deed Book Vol. 1883, Page
1287) South 3 degrees 52 minutes West, 57.52
feet to an iron pin corner of Marvin R. Woerner
and Carol A. Woerner, his wife (Deed Book Vol.
1611, Page 292) and of property belonging to
Robert D. Folk, Widower (Deed Book Vol. 969,
Page 224), being No. 4439 Tenth Avenue;

Thence along said property belonging to
Robert D. Folk, widower, passing through the
party wall between Nos. 4439 and 4441 Tenth
Avenue, North 85 degrees 52 minutes West,
100.00 feet to an iron pin corner on said eastern
topographical building line of Tenth Avenue;

Thence along same, North 3 degrees 52
minutes East, 57.05 feet to the place of beginning.

Thereon erected a dwelling house known as:
4441 10th Avenue AKA 4441 Tenth Avenue
Temple, PA 19560
Tax Parcel #66530912959043
See Deed Book 1902, Page 0319

Sold as the property of:

MARY ISAMOYER, WILLIAM ISAMOYER
and The Unknown Heirs of DAVID C.
ISAMOYER Deceased

LEGAL DESCRIPTION
CASE NUMBER: 25-03575
JUDGMENT AMOUNT: \$1,880.73
ATTORNEY: KATHARINE A. COSTLOW,
ESQUIRE

ALL THAT CERTAIN Condominium Unit
No. 223-B, Building No. 2, known, named
and identified in the Declaration Establishing
Condominium Act, 68 C.S.A #3101 et seq.,
known as "Mountain View Commons", Phase 1,
situate on and being known as No. 223-B North
Fourteenth Street, City of Reading, County of
Berks and Commonwealth of Pennsylvania, as
said Unit is shown on the Plan of "Mountain View
Commons" recorded in Plan Book Volume 158,
page 71, Berks County Records, said Declaration
being dated November 23, 1988, in Record
Book 2039, page 575, and First Amendment in
Record Book 2077, page 2296, together with the
proportionated undivided interest in the common
elements as defined in said Declaration.

Being the same property conveyed to Daniel
Morales by deed dated November 21, 2018 and
recorded November 28, 2018 as Instrument #
2018041085 filed in the Office of the Clerk of
Berks County, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which
Daniel Morales by deed dated May 10, 2021,
and recorded May 21, 2021 in the office of the
Recorder of Deeds in and for the County of
Berks in Instrument No. 2021025182, granted
and conveyed unto Stanley Milfort.

PIN 531718218679

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Property Address: 223B North 14th Street,
Reading, PA 19604
TO BE SOLD AS PROPERTY OF: Stanley
Milfort

NO. 25-04108
JUDGMENT: \$251,963.50
Attorney: Jessica S. Kaczinski, Esquire

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground on which the same is erected situate on the West side of Pear Street, between Walnut and Elm Streets, No. 232, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred and twenty eight feet nine and three quarter inches North of and from the northwest corner of Walnut and Pear Streets; thence West along the property now or late of Cordelia Mervine one hundred and one feet two and three quarter inches to a ten feet wide alley; thence North along said alley fourteen feet and six inches; thence East along property late of The West Reading Savings Fund and Loan Association No. 3 one hundred and one feet two and three quarter inches to said street; thence South along said Pear Street fourteen feet and six inches to the point of BEGINNING.

TOGETHER with the right and privilege of using the joint alley two feet two inches in width and forty three feet in depth running along the South side of the premises herein described in common with owners or occupants of the adjoining premises on the South.

BEING the same premises which CRM Investments LLC by Deed bearing date January 29, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA at Instrument Number 2018003263 granted and conveyed unto Veronica Battistini-Arizmendi, her heirs and assigns.

BEING PARCEL NUMBER 06530773518671
Property Address: 232 Pear Street, Reading, Pennsylvania 19601

To be sold as the property of VERONICA BATTISTINI a/k/a VERONICA BATTISTINI-ARIZMENDI

Prothonotary # 25-04685
Judgment: \$412,915.46
Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 24-5364-05-19-6812

ALL THAT CERTAIN lot or piece of land situate on the South side of Glenwood Drive West of its intersection with Applewood Drive, in Amity Township, Berks County, Commonwealth of Pennsylvania, being Lot 36 as shown on the Record Plan of Heritage Building Group, Inc., Proposed Residential Subdivision-Amity Lea, prepared by Bohler Engineering, Inc. and

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recorded in Plan Book Volume 274, Page 81, Berks County records, and being more fully bounded and described in accordance with said plan as follows:

BEGINNING at a point on the Southern right-of-way line of Glenwood Drive (50 feet wide) marking the Northwest corner of the herein described Lot 36 and the Northeast corner of Lot 35; thence along the Southern right-of-way line of Glenwood Drive, North 88° 59' 28" East, a distance of 100.00 feet to the Northwest corner of Lot 37; thence leaving Glenwood Drive along Lot 37, South 01° 00' 32" East, a distance of 127.73 feet (erroneously shown as 127.79 feet on the aforementioned plan of Amity Lea) to a point in line of Lot 43; thence along Lot 43 and part of Lot 44, North 88° 16' 25" West, a distance of 100.11 feet to the Southeast corner of Lot 35; thence along Lot 35, North 01° 00' 32" West, a distance of 122.95 Feet (erroneously shown as 123.01 feet on the aforementioned plan of Amity Lea) to the point of beginning.

Being Parcel No. 24-5364-05-19-6812.

ALSO BEING KNOWN AS 523 Glenwood Drive, Douglassville, Pa 19518

Title to said premises is vested in Venroy V. Joseph by deed from Ovillie Joseph, Power of Attorney for Veronica Fleming dated November 21, 2023 and recorded December 13, 2023 in Instrument Number 2023036789.

TO BE SOLD AS THE PROPERTY OF VENROY V. JOSEPH

No. 25-09528
Judgment Amount: \$98,205.32
Attorney: Matthew G. Brushwood, Esquire

PURPART NO. 1

ALL THAT CERTAIN dwelling house and lot of ground on which the same is erected, situate in the Borough of Lenhartsville, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a stone by the side of the State Road; thence along land of Anson Greenawalt South 31-1/2 degrees West, 1.4 perches to a stone; thence along land of Valentine Sarig, now Amandus Adam South 61 degrees East, about 12.7 perches to other lands of Francis B. Levan; thence along the same North 31-1/2 degrees East, 1.4 perches to a point on the side of State Street (Road); thence along the same North 61 degrees West, about 12.7 perches to the place of beginning.

CONTAINING 17 square perches, more or less.

BEING THE SAME premises which Patricia A. Hummel, by deed dated December 4, 2015, and recorded December 9, 2015 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Instrument No. 2015043308, granted and conveyed to Brandon M. Reber a/k/a Brandon Reber.

PURPART NO. 2

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ALL THAT CERTAIN tract of ground situate to the South of Penn Avenue (T-978) in the Borough of Lenhartsville, Berks County, Pennsylvania, and being more fully bounded and described in accordance with a Survey by Robert B. Ludgate and Associates, Plan #B-1549, dated June 16, 1980, as follows, to wit:

BEGINNING at a twin cherry tree, said tree being the Northern most corner of lands of Robert E. Angstadt and the Southwestern corner of lands of Clark Hummel; thence along Hummel South 47 degrees 19 minutes 50 seconds East, 209.55 feet to an iron pin; thence along residue lands of Robert E. Angstadt and Ruth M. Angstadt, his wife, the two following courses and distances: (1) South 44 degrees 18 minutes 05 seconds West, 20.53 feet to an iron pin; (2) North 47 degrees 19 minutes 50 seconds West, 209.55 feet to an iron pin in line of lands of now or late William H. Peters and George R. Peters; thence along Peters North 44 degrees 18 minutes 05 seconds East, 20.53 feet to a twin cherry, the place of beginning. CONTAINING 4300 square feet.

BEING THE SAME premises which Patricia A. Hummel, by deed dated December 4, 2015, and recorded December 9, 2015 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Instrument No. 2015043308, granted and conveyed to Brandon M. Reber a/k/a Brandon Reber.

PARCEL IDENTIFICATION NO: 58-5415-11-67-1240; TAX ID #: 58002526
TO BE SOLD AS THE PROPERTY OF BRANDON M. REBER A/K/A BRANDON REBER.

Case Number: 25-10171
Judgment Amount: \$336,108.14
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot, tract, or piece of ground known as Lot No. 5, Block "A", shown on the plan of building lots known as Amity Gardens as laid out by the Drey Estates, Inc., situate in Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Easterly building line of Old Airport Road, a 60.00 foot wide street, said point being the distance of 80.00 feet Southwardly from the point of tangency formed by the intersection of the Southerly building line of Holly Drive, a 53.00 foot wide street, with the aforementioned Easterly building line of Old Airport Road; thence in an Eastwardly direction along the Southerly side of Lot No. 6, by a line forming an interior angle of 90 degrees with the line to be described last, the distance of 120.00 feet, to a point, thence in a Southwardly direction along Westerly portions of Lots Nos. 7 and 15, by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet, to a point; thence in a Westwardly

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direction along the Northerly side of Lot No. 4, by a line forming an interior angle of 90 degrees with the last described line, the distance of 120.00 feet, to a point in the aforementioned Easterly building line of Old Airport Road; thence in a Northwardly direction along said building line by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet to the Place of BEGINNING.

PIN 24535412969177

Being the same premises which Charlotte C. Weber, by Deed dated 06/25/2021 and recorded 07/23/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2021036844, granted and conveyed unto Kyle Viers, in fee.

Tax Parcel: 24535412969177

Premises Being: 109 Old Airport Road, Douglassville, PA 19518

To be sold as Property of: Kyle Viers

Case Number: 25-10439

Judgment Amount: \$229,936.98

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN tract of parcel of ground, together with the improvements thereon erected, situate in the township of Oley, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Final Plan of Charmingdale made by Albert G. Newbold Registered Professional Engineer, dated September 30, 1977 and last revised April 11, 1978 and recorded in Plan Book 83, page 13 Berks County Records, being more fully bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Carriage Circle (50 feet wide) said point being a corner of Lot No. 75 on said Plan; thence extending from said point of beginning South 52 degrees 39 minutes West along the Northwesterly side of Carriage Circle 80.00 feet to a point a corner of Lot No. 77 on said Plan; thence extending along same North 37 degrees 21 minutes West and through the bed of a 20 feet wide drainage easement 125.00 feet to a point, a corner of Lot No. 104 on said Plan; thence extending along same North 52 degrees 39 minutes East and crossing the Northeasterly side of said drainage easement 80.00 feet to a point a corner of Lot No. 75 on said plan; thence extending along same South 37 degrees 21 minutes East 125.00 feet to the first mentioned point and place of beginning.

CONTAINING 10,000 square feet of land, more or less.

BEING Lot 76

BEING KNOWN AS: 14 CARRIAGE

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CIRCLE, OLEY, PA 19547

PROPERTY ID: 67-5358-05-28-0311

TITLE TO SAID PREMISES IS VESTED
IN KYLE J. RHOADS BY DEED FROM
STELLAR HOMES, LLC, A PENNSYLVANIA
LIMITED LIABILITY COMPANY, DATED
MAY 8, 2020 RECORDED MAY 12, 2020 AT
INSTRUMENT NO. 2020015803

TO BE SOLD AS PROPERTY OF: KYLE
J. RHOADS

Case Number: 25-11097

Judgment Amount: \$74,928.36

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN piece or parcel of land together with the two story brick dwelling house erected thereon, situate on the East side of Moss Street, between Amity and Union Streets, in the City of Reading, Berks County, Pennsylvania and known as 1557 Moss Street, bounded and described as follows:

On the North by property now or late of Leo K. Alehouse;

ON the East by Clover Street;

On the South by property now or late of Charles S. Summers; and

On the West by said Moss Street.

CONTAINING in front or width on Moss Street North and South thirteen feet four inches (13' 4") and in depth of equal width East and West one hundred (100) feet.

Being the same premises which Ian McKay Camlin, by Deed dated 11/08/2019 and recorded 11/14/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019039828, granted and conveyed unto Manuel D. Martinez, in fee.

Tax Parcel: 17531721083863 aka 17-5317-21-08-3863

Premises Being: 1557 Moss St, Reading, PA 19604

To be sold as Property of: Manuel D. Martinez

Case Number: 25-11428

Judgment Amount: \$147,832.33

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

Legal Description

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF ALSACE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA; MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE PUBLIC

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ROAD LEADING FROM PRICETOWN TO MCKNIGHTS GAP A CORNER OF PROPERTY NOW OR LATE OF THE READING COMPANY:

THENCE ALONG THE SAME, NORTH 16 DEGREES 30 MINUTES EAST, A DISTANCE OF 242.50' TO A POINT; SOUTH 62 DEGREES 30 MINUTES EAST, A DISTANCE OF 630' TO AN IRON RAIL MONUMENT; AND SOUTH 20 DEGREES 15 MINUTES WEST, A DISTANCE OF 360' TO A POINT IN THE MIDDLE OF AFORESAID PUBLIC ROAD;

THENCE IN AND ALONG SAID PUBLIC ROAD, NORTH 51 DEGREES 47 MINUTES WEST, A DISTANCE OF 640.35' TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 2007 MCKNIGHTS GAP ROAD, READING, PA 19604

PROPERTY ID: 22531815638836

TITLE TO SAID PREMISES IS VESTED IN **RICHARD SHUMAN AND JODI SHUMAN, HIS WIFE** BY DEED FROM **LEE E. HERTZOG**, DATED **JUNE 20, 2001** RECORDED **JUNE 27, 2001** IN BOOK NO. **3355**, AT PAGE **451**

TO BE SOLD AS PROPERTY OF: **RICHARD SHUMAN AND JODI SHUMAN**

Case No. 25-11580

Judgment Amount: \$ 152,000.22

Attorney: Marc A. Hess, Esquire
Henry & Beaver LLP

ALL THAT CERTAIN lot or tract of land situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Auman & Son Developers, Inc. recorded in Plan Book 199, Page 59, Berks County records as follows:

BEGINNING at a point on the westerly side of Carbon Street (60 feet wide) a corner in common with Lot No. 2 on the abovementioned Plan; thence westerly along Lot No. 2 on a line making an interior angle of 90 degrees 01 minutes 40 seconds with the line to be described last a distance of 115.00 feet to a point on the easterly side of a 15 feet wide stone alley; thence northerly along the same on a line making an interior angle of 89 degrees 58 minutes 20 seconds with the last described line a distance of 35 feet to a point a corner in common with Lot No. 4 on the abovementioned Plan; thence easterly along Lot No. 4 on a line making an interior angle of 90 degrees 01 minutes 40 seconds with the last described line a distance of 115.00 feet to a point on the aforementioned westerly side of Carbon Street; thence southerly along the same on a line making an interior angle of 89 degrees 58 minutes 20 seconds with the last described line a distance of 35.00 feet to a point the place of BEGINNING.

CONTAINING 4025 square feet.

BEING Lot No. 3 on the abovementioned

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Plan.

BEING the same premises which Florian Sutu by Deed dated October 18, 2023, recorded November 14, 2023, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2023033686, granted and conveyed unto DKAB Real Estate Limited Liability Company.

Property Address: 1326 Carbon Street, Reading, PA 19601

Tax Parcel Number: 19-5307-37-16-2800

TO BE SOLD AS PROPERTY OF: DKAB REAL ESTATE LLC

C.C.P. BERKS COUNTY
NO. 25-11839
Judgment - \$111,055.44
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the one story ranch type dwelling house thereon erected, being No. 522 Boeing Avenue, lying on the Southern side of Boeing Avenue, 50 feet wide between the Bernville Road and Cullum Drive, said Boeing Avenue being as shown on a plan of lots laid out by the Hollenbach Construction Company in Riveredge Acres and recorded in Berks County records, in Plan Book Volume 14, page 40, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern building line of Boeing Avenue, said point being a distance of 618.76 feet Eastwardly from the Eastern terminus of a 20 feet radius connecting the said Southern building line of Boeing Avenue with the Eastern building line of Bernville Road; thence extending in an Easterly direction along said building line of Boeing Avenue a distance of 53.00 feet to a point; thence leaving said building line of Boeing Avenue and extending in a Southerly direction along property now or late of Warren F. Riche, known as No. 524 Boeing Avenue, by a line making a right angle with the said building line of Boeing Avenue, a distance of 119.69 feet to a point in line of property now or late belonging to Edwin P. Schroeder; thence extending in a Westerly direction partly along said property now or late belongin to Richard H. Bollinger, by a line making a right angle with the last described line a distance of 52.00 feet to a point; thence extending in a Northerly direction along property belonging to H.K. Hollenbach, to be known as No. 520 Boeing Avenue, by a line making a right angle with the last described line, a distance of 119.69 feet to the place of beginning.

CONTAINING in area 6,343.57 square feet.

BEING PIN No. 27-4398-16-92-4516 Acct No. 009100 (27)

BEING KNOWN AS 522 Boeing Ave, Reading, PA 19601

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PARCEL NO.: 27439816924516

BEING the same premises which Eugene P. Bossler and Colleen H. Fittin a/k/a Colleen H. Glahn by Deed dated March 31, 1999 and recorded in the Office of Recorder of Deeds of Berks County on April 14, 1999 at Book 3064, Page 1788 as Instrument 25166 granted and conveyed unto William L. Valentine and Judith K. Valentine.

TO BE SOLD AS THE PROPERTY OF William L. Valentine

Judith K. Valentine having departed this life on September 13, 2018.

C.C.P. BERKS COUNTY
NO. 25-12014
Judgment - \$256,864.14
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

All that certain tract or lot of ground situate on the Southern side of Chaser Court in the Township of Cumru, Berks County, Pennsylvania, being known a Townhouse Unit 4 of the Deerfield, Phase 4, revised subdivision, intended to be recorded, and being more fully bounded and described as follows, to wit:

Beginning at a point, a corner of lands of the Deerfield Homeowner's Association, said point being the Northeastern most corner of the herein described Lot;

Thence along the party wall of Unit 5, South 31 degrees 42 minutes 55 seconds West, passing through the front party wall 10,000 feet from the last described corner and through the rear party wall 15.00 feet from the next described corner, a total distance of 83.00 feet to a point;

Thence continuing along Live Homeowner's Association, North 58 degrees 17 minutes 05 seconds West, 24.00 feet to a point;

Thence along the party wall of Unit 3, North 31 degrees 42 minutes 55 seconds East, passing through the rear party wall 15.00 feet from the last described corner and through the front party wall 10.00 feet from the next described corner, a total distance of 83.00 feet to a point;

Thence along the Homeowner's Association, South 58 degrees 17 minutes 05 seconds East, 24.00 feet the place of Beginning.

BEING KNOWN AS 4 Chaser Ct, Reading, PA 19607

PARCEL NO.: 39530502775461

BEING the same premises which Jonathan M. Detwiler and Katie E. Detwiler by Deed dated October 23, 2015 and recorded in the Office of Recorder of Deeds of Berks County on December 4, 2015 at Book n/a, Page n/a as Instrument 2015042920 granted and conveyed unto Gregory Buchanan.

TO BE SOLD AS THE PROPERTY OF Gregory Buchanan

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Case No. 25-13182
 Judgment Amount: \$403,312.13
 Attorney: Marc A. Hess, Esquire
 Henry & Beaver LLP

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 170, as shown on the Plan of Saddlebrook II, Phase III, recorded in Plan Book 196, Page 22, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sabrina Street, at a corner of Lot No. 171 and Lot No. 170, as shown on said Plan; thence extending in a Southeasterly direction along Sabrina Street, South 79 degrees 23 minutes 25 seconds East, a distance of 80.00 feet to a point in line of Lot No. 169 as shown on said Plan; thence extending in a Southwesterly direction along Lot No. 169, South 10 degrees 36 minutes 35 seconds West, a distance of 123.96 feet to a point in line of Open Space, thence extending in a Northwesterly direction along Open Space; North 71 degrees 33 minutes 40 seconds West, a distance of 80.75 feet to a point in line of Lot No. 171, as shown on said Plan; thence extending in a Northeasterly direction along Lot No. 171, North 10 degrees 36 minutes 356 seconds East, a distance of 112.96 feet to a point on Sabrina Street, the place of BEGINNING.

CONTAINING in area 9477 square feet of land.

BEING THE SAME PREMISES which Jeffrey N. Bell and Tina Bell, by Deed dated August 9, 2024, and recorded August 22, 2024 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2024025227, granted and conveyed unto Tina Bell.

KNOWN AS: 49 Sabrina Street, Wernersville, Pennsylvania

Tax Parcel No. 49436703300800
 TO BE SOLD AS PROPERTY OF: Tina Bell
 a/k/a Tina L. Bell

Docket #25-13788
 Judgment Amount: \$266,134.59
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling erected thereon, situate on the Northeast corner of Highland Street and Riegel Avenue in Spring Township, formerly the Borough of West Lawn, Berks County, Pennsylvania, said lot or piece of ground being further known as Lots No. 711 and 712 as shown by the Map or Plan 'West Lawn' surveyed by William H. Karns, dated April 1911 and recorded in Plan Book Volume 3, Page 34, Berks County

Records, bounded and described as follows:

ON the North by a fifteen feet (15 feet) wide alley,

ON the East by Lot No. 713 as shown on said plan,

ON the South by Highland Street, and

ON the West by Riegel Avenue.

CONTAINING in front on said Highland Street sixty-five feet (65') and in depth on said Riegel Street one hundred forty-five feet (145') to said alley.

Thereon erected a dwelling house known as:

2341 Highland Street

Reading, PA 19609

Tax Parcel #80438608878914

See Deed Book Instrument No.: 2022037414

Sold as the property of:

CYRENA JEAN NEGRI AKA CYRENA J. NEGRI AKA CYRENA J. WAGNER and RAYMOND MICHAEL NEGRI JR

Case Number: 25-14265

Judgment Amount: \$500,508.88

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two story brick and vinyl siding dwelling house, with attachments and the lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a Final Man of "High Meadow" drawn by Thomas It Gibbons, Professional Land Surveyor, dated March 23, 1887, said Plan recorded in Berks County in Plan Book 148, page 44, as follows, to wit:

BEGINNING at a point on the Southwesterly side of High Meadow Lane (53 feet wide) said point being a corner of Lot No. 10 on said plan; thence extending from said point of beginning along Lot No. 10 South 29 degrees 45 minutes 59 seconds West 363.23 feet to a point a corner in line of lands now or late of Harold L. Bond and Anita L. Bond, his wife; thence extending along said lands and along Lot No. 8 on said plan North 63 degrees 01 minutes 20 seconds West 256.01 feet to a point a corner in line of Lot No. 8 on said plan; thence extending along same the two following courses and directions:

1. North 47 degrees 03 minutes 07 seconds East 309.18 feet to a point and

2. North 18 degrees 19 minutes 41 seconds West 50.00 feet to a point or curve and on the southwesterly side of the cul-de-sac (of irregular width) of High Meadow Lane; Thence extending along said cul-de-sac Northeastwardly along the arc of a circle curving the left having a radius of 60.00 feet the arc distance of 41.31 feet to a point of reverse curve on the Southwesterly side of said cul-de-sac; thence extending along

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the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 9.58 feet to a point of tangent on the southwesterly side of High Meadow Lane; thence extending along same South 60 degrees 14 minutes 01 seconds East 175.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING KNOWN AS: 14 HIGH MEADOW LN, LEESPORT, PA 19533

PROPERTY ID: 27439901055234

TITLE TO SAID PREMISES IS VESTED IN RICHARD ARMPRIESTER, AS SOLE OWNER BY DEED FROM MICHAEL S. DRESCHER, DATED APRIL 10, 2023 RECORDED APRIL 12, 2023 AT INSTRUMENT NO. 2023010369
TO BE SOLD AS PROPERTY OF: RICHARD ARMPRIESTER

Case Number: 25-14529
Judgment Amount: \$72,588.65
Attorney: Dylan Chess, Esq.

LEGAL DESCRIPTION

All that certain lot or piece of ground with semi-detached frame house erected thereon, situate on the western side of a twenty feet wide street known as Chestnut Street on Plan of Lots laid out by Ida Clouser Estate, adjoining Laurel Hill to the North, in Muhlenberg Township, Berks County, Pennsylvania more particularly bounded and described as follow, to wit:

Beginning at a marble monument on the western side of a twenty feet wide street known as Chestnut Street, as laid out on the Plan of Lots known as the Ida Clouser Estate, as surveyed by E. Kurtz Wells, CE, November 1930, said marble monument being two hundred twenty and thirty-two one hundredths feet (220.32') North of another marble monument at the pt. of a curve having a radius of seventy-eight and seven-six one-hundredths feet (78.76') on the western side of said Chestnut Street, a distance of one and twenty-one one-hundredths feet (1.21') to the point; thence in a westerly direction through the middle of a party wall and forming an interior angle of 85° 23-1/2' with the said western of Chestnut Street, distance of one hundred two and forty-nine one-hundredths feet (102.49') to a point in line of property now or late of said Ida Clouser Estate, thence in a northerly direction along residue property now or late of said Ida Clouser Estate, and forming an interior angle of 98 40 minutes with the last described line, a distance of forty-eight one-hundredths feet (40.48') to a point, a corner of property now or late of George Kline, thence in an easterly direction along property now or late George Kline and forming an interior angle of 81 degrees 11 minutes with the last described line, a distance of one hundred ten feet (110) to a point on the western side of said Chestnut Street;

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thence southwardly along same and forming an interior angle of 87 degrees 55-1/4 minutes with the last described line, a distance of thirty-eight and eighty-two one-hundredths feet (38.82') to a marble monument the place of beginning; the last described line forming an interior angle of 186° 41' with the first described line.

Title is vested in David L. Gross, single, by deed from Dale Weyandt, single, dated February 9, 2017 and recorded on February 21, 2017 in the Berks County Clerk's/Register's Office as Instrument No.: 2017006303.

Parcel ID: 66531917223305

Property Address: 3618 Chestnut Street, Reading, PA 19605

TO BE SOLD AS PROPERTY OF: DAVID L. GROSS

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, March 6, 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.

ACTION IN DIVORCE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
DIVORCE
NO. 25-16749

SONIA MERCEDES ABREU RODRIGUEZ, Plaintiff

vs.

RAMON ORTIZ, JR., Defendant

NOTICE TO DEFEND AND CLAIM RIGHTS

You, **RAMON ORTIZ, JR.**, have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or for annulment may be entered against you by the court. A judgment may also be entered against you for other claims or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities

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or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary at the Berks County Courthouse, 2nd Floor, 6 & Court Streets, Reading, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

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

Name: Lawyers Referral Service of the Berks County Bar Association
Address: 544 Court Street, Reading, PA 19601
Telephone: 610-375-4591

Bernard Mendelsohn, Esq.
MENDELSON & MENDELSON, P.C.
637 Walnut Street
Reading, PA 19601

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
Docket 25-18159

IN RE: A CERTAIN PARCEL OF REAL PROPERTY IN RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

NOTICE

TO: KNOWN OR UNKNOWN PRESENT OR FORMER OWNERS OF A CERTAIN PARCEL OF REAL PROPERTY IN RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PENNSYLVANIA; KNOWN OR UNKONWN HEIRS OF JONATHAN WEIDNER, DECEASED.

The Lynn C. Millar Irrevocable Trust has filed a Petition to Quiet Title with the Berks County Court of Common Pleas in Reading, Pennsylvania. This Petition requests that the Court grant the Lynn C. Millar Irrevocable Trust fee simple ownership of a certain lot in Ruscombnor Township, Berks County, Pennsylvania, Berks County PIN 76-6440-01-16-3743.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court.

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You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYERS' REFERRAL SERVICE OF THE BERKS COUNTY BAR ASSOCIATION, 544 COURT STREET, READING, PA 19601, (610) 375-4591, www.berksbar.org

For more information, contact: Rich Raiders, Esq., 606 North 5th Street, Reading, PA 19601, (484) 509 2715.

ARTICLES 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:
Mission Screen Printing, LLC

Matthew M. Mayer, Esquire
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is
Transmission & Substation Engineering Company

The Articles of Incorporation have been filed on December 3, 2025.

Heidi B. Masano, Esq.
Masano Bradley, LLP
875 Berkshire Blvd., Suite 100
Wyomissing, PA 19610

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 89293

NOTICE IS HEREBY GIVEN that the Petition of JAYME LYNAE BURROWS, by her adoptive parents ROBERT GILPIN & STACIE GILPIN, was filed in the above-named Court, praying for a Decree to change her name to CHARLOTTE-ELIZABETH LYNAE VALENTINE-GILPIN.

The Court has fixed February 10, 2026, at 11:00 a.m. in Courtroom "5B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Randall McCormick, Esq.

RICK LAW, LLC
933 N. Charlotte St., Suite #3-B
Pottstown, PA 19464
610-850-9036

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

**ADAM, RUTH NAOMI also known as
ADAM, RUTH N., dec'd.**

Late of City of Reading,
Executor: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**ADAMI, TRACY SAILER also known as
SAILER-ADAMI, TRACY, dec'd.**

Late of 109 Kings Blvd.,
Cumru Township.
Executor: MICHAEL ADAMI,
109 Kings Blvd.,
Shillington, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

BAILEY, MILDRED D., dec'd.

Executrix: JESSICA G. NESTER,
470 Sunday Rd.,

Lenhartsville, PA 19534.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,

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

BRUMBACH, MAURICE H., dec'd.

Late of 180 Kerr Rd.,
Exeter Township.
Executrix: KYLENE M. JONES,
2913 Filbert Ave.,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BUZALEWSKI, CHRISTINE ANN, dec'd.

Late of 93 Cassel Rd.,
Alsace Township.
Executors: JEFFREY M. BUZALEWSKI,
93 Cassel Rd.,
Reading, PA 19606-9486 and
JOSEPH C. BUZALEWSKI,
115 Cassel Rd.,
Reading, PA 19606-9361.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,

BRUMBACH, MANCUSO & FEGLEY
P.C.,

11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

BYLINA, III, JOSEPH S., dec'd.

Late of Bethel Township.
Administrator: DUSTIN S. BYLINA.
c/o ATTORNEY: KEVIN M. RICHARDS,
ESQ.,
P.O. Box 1140,
Lebanon, PA 17042-1140

CHABROL, JOHN EDWARD, dec'd.

Late of 106 Spirit Court, Blandon.
Administratrix: JOANN CHABROL.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

**D'EMPAIRE, FRANK J. also known as
D'EMPAIRE, FRANK JUNIOR, dec'd.**

Late of City of Reading.
Administratrix: FLAVILLA CUEVAS.
c/o ATTORNEY: KRISTEN L. BEHRENS,
ESQ.,
DILWORTH PAXSON LLP
1650 Market St., #1200,
Philadelphia, PA 19103

DANIELS, JAMES H., dec'd.

Late of Borough of Topton.
Executrix: JAMIE L. MOYER.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

DAVIS, STEVEN MATTHEW, dec'd.

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Late of Borough of Bechtelsville.
Administratrix: JESSICA BIGGS.
c/o ATTORNEY: JOSEPH S.
TOCZYDLOWSKI, JR., ESQ.,
723 N. Main St.,
Archbald, PA 18403

DOUGHERTY, KEVIN N., dec'd.
Late of 48 E. High St.,
Borough of Womelsdorf.
Executrix: SUSAN STEVENS,
2050 Glen Jacobs Rd.,
Elgin, SC 29045

**GIANNINI, MICHAEL A. also known as
GIANNINI, MICHAEL ANTHONY,
dec'd.**
Late of 53 Woodland Manor Dr.,
Brecknock Township.
Executors: MARY C. PLUMMER,
53 Woodland Manor Dr.,
Mohnton, PA 19540 and
MICHAEL C. GIANNINI,
2112 Creek Rd.,
Sparrow's Point, MD 21219.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

GILBERT, RONALD L., dec'd.
Late of 444 Dreibelbis Mill Rd.,
Borough of Shoemakersville.
Administrators: TODD GILBERT and
JANI MILAN,
1641 Wilmington Dr.,
Melbourne, FL 32940 and
RUSSELL E. FARBIARZ, ESQ.,
64 N. 4th St.,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

GRIFFITH, JOYCE E., dec'd.
Late of Mifflin Center,
500 Philadelphia Ave.,
Borough of Shillington.
Administrator: MARK J. MEROLLA,
P.O. Box 500,
Shillington, PA 19607.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

**HANNEGAN, VIOLETA Z. also known as
HANNEGAN, VIOLETA, dec'd.**
Late of Borough of Boyertown.
Executrix: KATHERINE R.H. NEILSON.
c/o ATTORNEY: JONATHAN H. ELLIS, ESQ.,

FLASTER GREENBERG, PC,
1 Tower Bridge,
100 Front St., #100,
Conshohocken, PA 19428

HARTMAN, JANICE L., dec'd.
Late of 629 Lawrence Ave.,
Spring Township.
Executrix: FRANCES R. SEOANE.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

**HILL, PATRÍCIA A. also known as
HILL, PATRICIA, dec'd.**
Late of 5485 Perkiomen Ave.,
Exeter Township.
Executrix: KIMBERLY A. KOSTIVAL,
1514 Hill Rd.,
Reading, PA 19602.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KEENAN, LORETTA A., dec'd.
Late of 501 Hoch Rd., Apt. 339,
Blandon.
Executor: SHARON PICUS,
52 Kerith Lane,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

KNOCHENHAUER, BODO R., dec'd.
Late of Borough of Fleetwood.
Executrix: NATALIE KNOCHENHAUER,
88 Gould Ln.,
Fleetwood, PA 19522.
ATTORNEY: HEATHER L. TURNER,
ESQ.,
LAW OFFICES OF HEATHER L.
TURNER,
137 N. Narberth Ave.,
Narberth, PA 19072

LEVAN, JOYCE E., dec'd.
Late of 417 Sharadin Rd.,
Borough of Kutztown.
Executors: BARBARA J. SNYDER,
149 Ebling Rd.,
Kutztown, PA 19530 and
BARRY L. LEVAN,
134 Wiltrot Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**MCCARTY, ELLEN E. also known as
SMITH DANKIN, ELLEN E., dec'd.**
Late of 407 Mifflin Blvd.,
Cumru Township.
Administratrix: NANCY A. SMITH,
407 Mifflin Blvd.,

LEGAL NOTICES

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

MFARLAND, PAUL C. also known as
MFARLAND, PAUL CHARLES, dec'd.
Late of Borough of Boyertown.
Executor: MARSHA A. STARK,
134 Mountain Mary Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

MILLER, GEORGE W., dec'd.
Late of Tilden Township.
Executors: JEFFREY M. MILLER,
38 Royal St.,
Watertown, MA 02472 and
TODD D. MILLER,
104 Terrace Heights,
Honesdale, PA 18431.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

MONAGHAN, MARYELLEN, dec'd.
Late of 112 N. Main St.,
Borough of Topton.
Executor: KATHY HASSLER,
35 S. Spruce St.,
Topton, PA 19562.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

OPLINGER, MARILYN M. also known as
OPLINGER, MARILYN, dec'd.
Late of 124 Fairmount Ave.,
Exeter Township.
Executor: LISA A. OPLINGER,
124 Fairmount Ave.,
Reading, PA 19606 and
WENDY L. MANOWCZAK,
475 Rideway Rd.,
Birdsboro, PA 19508.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

PYLE, GRACE E., dec'd.
Late of Greenwich Township.
Executor: ROBERT L. PYLE, II.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

REINBOLD, MORGAN DAVID also known as
REINBOLD, JR., MORGAN D., dec'd.

BERKS COUNTY LAW JOURNAL

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Late of Oley Township.
Executor: MORGAN DIRK REINBOLD,
503 Warren St.,
Pottstown, PA 19464.
ATTORNEY: REBECCA A. HOBBS, ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

ROGERS, CAROL A. also known as
ROGERS, CAROL ANN, dec'd.
Late of City of Reading.
Executors: JAY A. ROGERS,
535 Antietam Rd.,
Reading, PA 19606 and
LINDA M. ROGERS,
803 Penn St., Apt. 202,
Reading, PA 19601.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ROLAND, SHIRLEY CAMPBELL also known as
ROLAND, SHIRLEY C., dec'd.
Late of Amity Township.
Executors: DAVID C. ROLAND,
181 Stitzer Rd.,
Fleetwood, PA 19522 and
ELIZABETH A. ROLAND,
414 N. Tulpehocken Rd.,
Reading, PA 19601.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

RUSH, ALLEN B., dec'd.
Late of Borough of Shillington.
Executrices: LORI A. RUTH and
DONNA M. MILLER.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
1150 Berkshire Blvd., Suite 245,
Wyomissing, PA 19610

RUTH, DAVID PAUL, dec'd.
Late of 1523 Cleveland Ave.,
Borough of Wyomissing.
Executors: ANN E. WOLFE,
8 Braddock Bluff Drive, Unit 1802,
Hilton Head, SC 29928 and
HEATHER R. WOLFE,
614 Trent Ave.,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SALTZMAN, GLORIA A., dec'd.
Late of Borough of Womelsdorf.
Administrators: LORI B. SALTZMAN and
GEORGE L. SALTZMAN.
c/o ATTORNEY: ALEXANDER J.
ELLIKER, ESQ.,

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316 W. Main Street,
Kutztown, PA 19530

SHARADIN, ROBERT L., dec'd.
Late of Oley Township.
Executrix: SUSAN V. SHARADIN,
67 New Hope Blvd.,
Oley, PA 19547.
ATTORNEY: JOSEPH K. KOURY, ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

SHIRK, ETHAN ANDREW also known as SHIRK, ETHAN A., dec'd.
Late of 808 Old Wyomissing Rd.,
City of Reading.
Executrix: PAMELA A. SHIRK,
1048 Terrace Ave.,
Wyomissing, PA 19610.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

STERNER, SUE F. also known as STERNER, SUE FRANCES, dec'd.
Late of 23 Woodrow Ave.,
Borough of Sinking Spring.
Executor: RANDY F. SCHLESMAN,
23 Woodrow Ave.,
Sinking Spring, PA 19608.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

STICHTER, ALVERTA R., dec'd.
Late of 98 Jones Lane,
Longswamp Township.
Executrix: VICKI L. SKILL,
98 Johns Lane,
Alburtis, PA 18011.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

STOUDT, SR., MARK, dec'd.
Late of 8415 Old Route 22,
Bethel Township.
Administrator: MARK STOUDT,
8415 Old 22,
Bethel, PA 19507.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

THORNBURG, ARDELLA E., dec'd.
Late of 400 Tranquility Lane, Apt. No 324,
City of Reading.
Executrix: DENISE M. ANGSTADT,
15 Spurge Lane,

Mohnton, PA 19540-8374.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.
P.O. Box 500,
Shillington, PA 19607-0500

VANGERI, FLORENCE D., dec'd.
Late of 3559 St. Lawrence Ave., Apt. 212,
City of Reading.
Executor: STEVEN J. VANGERI,
8 Boxwood Court,
Reading, PA 19606.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

WEINBERG, NORMAN C., dec'd.
Late of 1011 Berks Rd.,
Borough of Leesport.
Administratrix: CAROLE ROBINSON,
110 Berkshire Blvd., Suite 125,
Wyomissing, PA 19610.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WICHERT, SUZANNE, dec'd.
Late of Bethel Township.
Administrators: DOUGLAS R. ROGERS
and
ANDREAS M. WICHERT.
c/o ATTORNEY: KEVIN M. RICHARDS,
ESQ.,
P.O. Box 1140,
Lebanon, PA 17042-1140

WIENER, STEPHANIE M., dec'd.
Late of Exeter Township.
Administratrix: MICHELE CAROL
WIENER.
c/o ATTORNEY: MICHAEL C.
MCBRATNIE, ESQ.,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341-0673

Second Publication

AUMAN, JANE E., dec'd.
Late of 481 Rugby Rd.
Executor: JAY W. AUMAN,
821 Lincoln Rd.,
Birdsboro, PA 19508.
ATTORNEY: LAUREN BUTTERWORTH,
ESQ.,
LAUREN P. BUTTERWORTH, ESQUIRE,
PLLC,
P.O. Box 113,
Adamstown, PA 19501

CRONRATH, CRAIG BIEHL also known as CRONRATH, CRAIG B. and

01/15/2026

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CRONRATH, CRAIG, dec'd.
Late of Borough of Wyomissing.
Executrix: DEBRA LYNN WOLF,
75 Mexico Rd.,
Oley, PA 19547.
ATTORNEY: SHELBY G. HOSTETTER,
ESQ.,
75 Memorial Drive,
Schuylkill Haven, PA 17972

FLANAGAN, PATRICIA A., dec'd.
Late of Spring Township.
Executrix: KELLIE A. FONTE,
21 Cinamon Court,
Mohnton, PA 19540.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

HAFER, BARRY L., dec'd.
Late of Oley Township.
Executors: TIFFANY A. OLLAR and
MATTHEW A. HAFER.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

JONES, JR., CHARLES T., dec'd.
Late of City of Reading.
Administrator: CHARLES T. JONES, III.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

KAINHOFER, KARL, dec'd.
Late of 5260 Oley Turnpike Rd.,
Exeter Township.
Executrix: ELFRIEDE KAINHOFER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

KLahr, EARLYN H., dec'd.
Late of Borough of Lenhartsville.
Executor: NICOLE DRUPP.
c/o ATTORNEY: ANTHONY R.
DISTASIO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

KNARR, MICHAEL T., dec'd.
Late of Borough of Fleetwood.
Executrix: DEBBIE YOUNG.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

LIVELSBERGER, MICHAEL E., dec'd.
Late of Exeter Township.
Executrices: GWEN KOHL,
260 Abbey Lane,
Leesport, PA 19533 and
MARIE A. LIVELSBERGER,

2944 New Hanover Square Rd.,
Gilbertsville, PA 19525.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

MOYER, TROY K., dec'd.
Late of City of Reading.
Administratrix: BRIANNE LYNN MOYER.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

SCHLIPPERT, ANNE JUSTINA also known as SCHLIPPERT, JUSTINA C., dec'd.
Late of Borough of Shillington.
Executor: PAUL A. SCHLIPPERT,
104 Barrington Dr.,
Shillington, PA 19607

STIERLY, PATSY LYNN, dec'd.
Late of Exeter Township.
Administratrix: AMANDA LYNN
MCCABE.
c/o ATTORNEY: SARA R. HAINES CLIPP,
ESQ.,
BERMAN VOSS, P.C.,
1150 Berkshire Blvd., Suite 240,
Wyomissing, PA 19610

ZOOK, JAMES E., dec'd.
Late of Pike Township.
Administratrix: NANCY A. HOKE.
c/o ATTORNEY: MARY C. CROCKER,
ESQ.,
CROCKER & CROCKER, P.C.,
1296 East High Street,
Pottstown, PA 19464

Third and Final Publication

BRADY, LUCILLE M., dec'd.
Late of 2121 Peters Rd.,
Bern Township.
Executor: JOSEPH T. BRADY, JR.,
1015 Debbie Lane,
Allentown, PA 18013.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

DREIBELBIS, DORIS R., dec'd.
Late of Maxatawny Township.
Executor: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

HARTLINE, JEAN D., dec'd.
Late of 9 Reading Dr.,
Borough of Wernersville.
Administratrix: MARGARET A. FUOCO,
66 Primrose Court,
New Holland, PA 17557.

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ATTORNEY: ZACHARY D. GRIFFITH,
ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

HIMMELBERGER, MURIEL M., dec'd.
Late of Heidelberg Township.
Executor: AMY J. HIMMELBERGER.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

KRAPF, MYRTLE D., dec'd.
Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: JIM KRAPF,
30 Saddle Brook,
Pittsford, NY 14534

**LAWLEY, KAREN also known as
LAWLEY, KAREN L., dec'd.**
Late of Bern Township.
Administrators: SUZANN RENEE
DOUGHERTY and
LISA M. LAWLEY,
304 S. Tulpehocken Rd.,
Reading, PA 19601.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MIKULIN, MARGERY J., dec'd.
Late of Muhlenberg Township.
Executor: DOUGLAS J. MIKULIN,
1004 Shilo St.,
Reading, PA 19605.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MOYER, RAYMOND P., dec'd.
Late of Borough of Shillington.
Executor: JOHN B.B. WAILES,
201 Inspiration Blvd., P-309,
Reading, PA 19607.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ROSSER, DOROTHY W., dec'd.
Late of Bern Township.
Executrix: ELIZABETH A. SMITH,
9008 Hickory Court,
Manassas, VA 20111.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

**SCHLEGEL, JUSTINE MAE also known as
SCHLEGEL, DOLLY, dec'd.**
Late of 330 Schweitz Rd.,
Mertztown.
Executors: GORDON V. GEORGE,
330 Schweitz Rd.,
Mertztown, PA 19539 and
JACQUELINE E. SELESKY,

803 Elizabeth Ave.,
Laureldale, PA 19605.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SPECHT, MARVIN E., dec'd.
Late of 400 Tranquility Lane,
Cumru Township.
Executrix: NANCY CINFICI,
9 Tanglewood Dr.,
Reading, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

ZANGHI, JR., SAMUEL A., dec'd.
Late of Exeter Township.
Administrators: JEREMY C. HARBBY and
SCOTT C. PAINTER,
906 Penn Ave., Suite 1,
Wyomissing, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

TRUST NOTICES

First Publication

THE BAILEY FAMILY TRUST DATED MARCH 26, 2007

Mildred D. Bailey, late of Greenwich Township, Berks County, PA

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

Trustee: Jessica G. Nester
470 Sunday Rd.

Lenhartsville, PA 19534

Trustee's Attorney: Russell E. Farbiarz,
Esquire
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

THE VERA M. WALTERS IRREVOCABLE TRUST DATED JULY 11, 2019

Verna M. Walters, late of Douglassville Borough, Berks County, PA

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

Trustee: Sue L. LaPlant and J. Mark Walters
702 Lechaweki Ave.
Fountain Hill, PA 18015

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

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