APPEARANCE DOCKET

The Berks County Law Journal learned on Oct. 6 that dockets were unavailable for publication. County personnel who previously compiled document information and provided that information to our Law Journal no longer have access to this information due to the launch of the Prothonotary's new e-filing system. On Oct. 9, Berks County Prothonotary Jonathan Del Collo informed us that his office is working with the e-filing system vendor, Paperless Solutions, to resolve this issue. No timeline has been provided regarding when the law journal will receive access to docket information. Therefore, we regret that the Appearance Docket will not be published until further notice.

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 **December 11, 2026** at 10:00 o'clock A.M. .

PLEASE VISIT HTTPS://BERKS.PA.REALFORECLOSE.COM/ FOR MORE INFORMATION.

The following described Real Estate. To wit:.

Second Publication

LEGAL DESCRIPTION
Case Number: 18-17599
Judgment Amount: $186,765.29
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN parcel or tract of land, together with the building and improvements thereon erected, situate on the Southern side of Callery Drive, known as Lot No. 91 in the Development of Tree Tops, Phase I, as shown on a Plan prepared by C.L. Frantz, Inc., being drawing No. 6-35-17-D-3 and recorded in Plan Book Volume ____, page ____, Berks County records, and tract being situate in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the Southern right-of-way line of Callery Drive, said point being a common corner of Lot No. 90 and the herein described tract; thence in and along said right-of-way, South seventy-eight degrees eight minutes thirty-four seconds East, a distance of eighty-five feet to a steel pin; thence leaving said road and along common property line of Lot No. 92 in Tree Tops, Phase I and the herein described tract South eleven degrees fifty-one minutes twenty-six seconds West, South eleven degrees fifty- one minutes twenty-six seconds West, a distance of 102.38 feet to a steel pin; thence along the common property line of Lot No. 81 in Tree Tops, Phase II and the herein described tract the following two courses and distances, viz: (1) North seventy-eight degrees eight minutes thirty-four seconds West, a distance of 32.73 feet to a steel pin; (2) North eighty-four degrees forty minutes six seconds West, a distance of 43.85 feet to a steel pin; thence along the common property line of a portion of Lot No. 82 in Tree Tops, Phase II and the herein described tract, North eighty-four degrees forty minutes six seconds West a distance of 8.86 feet to a steel pin; thence along the common property line of Lot No. 90 and the herein described tract, North eleven degrees fifty-one minutes twenty-six seconds East, a distance of 108.37 feet to the point and place of Beginning.

CONTAINING in area 8,858.80 square feet

BEING Parcel Number 61542006279924

BEING THE SAME PREMISES which Richard R. Ranieri and Barbara R. Ranieri, by Deed dated 03/19/2013 and recorded 03/21/2013 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2013011497, granted and conveyed unto Hector L. Ruiz, Jr., in fee.

Tax Parcel: 61-5420-0627-9924

Premises Being: 228 CALLERY DRIVE, Blandon, PA 19510

To be sold as Property of: Hector L Ruiz, Jr

Case Number 18-18524
Judgment Amount: 3,094,221.21
Attorneys: John J. Winter, Esquire and Robert J. Murtaugh, Esquire, Chartwell Law

ALL THAT CERTAIN lot or piece of ground situate on the Western side of North White Oak Street, between Fair Street and Wentz Street, in the Borough of Kutztown, Berks County, Pennsylvania, bounded on the North by residue property belonging to James A. Arndt and Rachael C. Arndt, his wife, on the East by the aforesaid North White Oak Street, on the South by No. 201 North White Oak Street, property of Elton R. Swoyer, and on the West by a twelve 912) feet wide alley known as Baldy Alley, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Western topographical building line of North White Oak Street as laid out on the topographical survey of the Borough of Kutztown, a distance of forty feet no inches (40' 00") Northwardly from the Northwestern topographical building corner of the intersection of the aforesaid North White Oak Street and Fair Street, said corner being the Southeastern corner of the herein described property, thence leaving the aforesaid North White Oak Street and along No. 201 North White Oak Street, property of Elton R. Swoyer, by a line parallel to the aforesaid Fair Street, South forty-one degrees five minutes West (S. 41° 05' W.) a distance of two hundred sixty-three feet five and three quarter inches (263' 05-3/4") to a corner marked by an iron pin on the Eastern side of a twelve (12) feet wide alley known as Baldy Alley; thence along same, North eighteen degrees eight minutes West (N. 18° 08' W.) a distance of sixty-four feet one half inch (64' 00-1/2") to a corner marked by an iron pin; thence leaving the aforesaid Baldy Alley and along residue property belonging to James A. Arndt and Rachael C. Arndt, his wife, North forty-one degrees five minutes East (N. 41° 05' E.) a distance of two hundred thirty feet seven and seven-eighth inches (230' 07-7/8") to a corner marked by an iron pin in the Western topographical building line of the aforesaid North White Oak Street; thence along same South forty-eight degrees fifty-eight minutes East (S. 48° 58' E.) a distance of fifty-five no inches (55' 00") to the place of beginning.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-77-2253. Commonly known as 0 North Whiteoak Street, Kutztown, PA 19530.

CONTAINING 13,504 square feet of land or 0.31 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded 05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

PREMISES A-1:

ALL THAT CERTAIN tract of land situate in the Borough of Kutztown, Berks County, Pennsylvania, between Vine Alley and property of the Kutztown Fair Association, between college Boulevard and Baldy Street, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Northern line of Vine Alley, the aforesaid point of beginning being the Northeastern corner of the herein described property and the Southwestern corner of property belonging to Carl R. Bieber; thence along the Northern line of Vine Alley, South thirty-eight degrees fifty-eight minutes fifty seconds West (S. 38° 58' 50" W.), a distance of one hundred feet (100') to an iron pin being along the Northern line of Vine Alley, said iron pin being the Southeastern corner of lands now or late of Donald R. Dry thence North fifty-one degrees one minute ten seconds West, (N. 51° 01' 10" W.), a distance of one hundred six feet (106') to an iron pin in line of lands now or late of Luther Houck and Lissie L. Houck, his wife, thence North thirty degrees three minutes forty seconds West (N. 30° 03' 40" W.), a distance of twenty -four and five tenths feet (24.5') to an iron pin in the line of lands of Kutztown Fair Association, thence North forty-four degrees fifty-one minutes East (N. 44° 51' E.) along lands of Kutztown Fair Association a distance of ninety-one and seventy-three one Hundredths feet (91.73') to an iron pin in line of lands of Carl R. Bieber, thence South fifty-one degrees on minute ten seconds East (S. 51° 01' 10" E.), a distance of one hundred nineteen and fifty one hundredths feet (119.50') to the place of Beginning.

PREMISES A-2:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point a corner in line of property now or late of Lloyd Smith and extending thence along the same North forty-eight degrees West (N. 48° W.) one hundred sixteen feet (116') to a corner in line of property now or late of Kutztown Fair Association; thence along the same Southwestwardly sixty-five feet (65') to a corner in line of property now of late of Charles Grim; thence South forty-eight degrees East (S. 48° E.) one hundred nineteen feet (119') to a corner in Vine Alley; thence along the same North forty-two degrees East (N. 42° E.) sixty five feet to the place of beginning.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-66-9453. Commonly known as 431 Vine Alley, Kutztown, PA 19530.

CONTAINING 29,621 square feet of land or 0.68 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded 05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

PREMISES B-1:

ALL THAT CERTAIN lot or piece of ground situate on the northern side of Vine Alley between Baldy Alley and College Boulevard, and directly in the rear of #417 West Walnut Street, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded on the North by property belonging to the Kutztown Fair Association, on the East and West by other property belonging to Carl R. Bieber, and on the South by the aforesaid Vine Alley (twenty feet wide), and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northern side of Vine Alley, as laid out on the topographical survey of the Borough

of Kutztown, a distance of six hundred six feet one and three quarter inches Eastwardly from the Northeastern topographical building corner of the intersection of the aforesaid Vine alley and College Boulevard; thence leaving the aforesaid Vine Alley and along other property belonging to Carl R. Bieber, North forty-eight degrees fifty-four minutes West a distance of one hundred five feet none and one half inches to a corner marked by an iron pin in line of property belonging to the Kutztown Fair Association; thence along same, North forty-five degrees eighteen minutes East a distance of forty feet one and three eighth inches to a corner marked by an iron pin; thence along other property belonging to Carl R. Bieber, South forty-eight degrees fifty-four minutes East a distance of one hundred two feet eight and one half inches to a corner marked by an iron pin on the Northern side of the aforesaid Vine Alley; thence along same, South forty degrees fifty-four minutes West a distance of forty feet no inches to the place of BEGINNING.

PREMISES B-2:

ALL THAT CERTAIN frame barn and lot or piece of ground, situate along Vine Alley in the Borough of Kutztown, Pennsylvania, bounded and described as follows, to wit:

On the South by Vine alley;

On the East by property late of Dr. E. Stackel and J. Eldridge Dries; On the North by property of the Kutztown Fair Association; and

On the West by property of late Salome Werley, now Herbert Werley, having a frontage along Vine Alley of seventy-eight feet, more or less.

PREMISES B-3:

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Northwestern side of Vine Alley in line of property now or late of Edward H. Berstler; thence North forty-eight degrees fifty-four minutes West one hundred nine feet and one-eighth inch to an iron pin in line of property of Kutztown Fair Association; thence North forty-five degrees forty-nine minutes East forty feet one and five-eighth inches to an iron pin in line of land of Kutztown Fair Association and now or late the Estate of Salome Werley; thence South forty-eight degrees fifty-four minutes East one hundred five feet six and seven-eighth inches to an iron pin in the aforesaid Vine Alley; thence South forty degrees fifty-four minutes West forty feet to the place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-76-1649. Commonly known as 0 Vine Alley, Kutztown, PA 19530.

CONTAINING 29,621 square feet of land or 0.68 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded 05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

PREMISES C-1:

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING in the Southwest corner of Baldy Alley and Vine Alley and extending thence along the West side of Baldy Alley North 20 degrees West 91 feet 8 inches to a corner; thence along other lands of the Kutztown Fair Association South 43 degrees 30 minutes West 104 feet 8 inches to a corner in line of lands of Carl R. Bieber; thence along lands of Carl R. Bieber South 41 degrees 30 minutes East 87 feet 8 inches to a corner, in line of the Northern side of Vine Alley; thence along said Vine Alley North 39 degrees East 70 feet 5 inches to the place of beginning.

SUBJECT, nevertheless, to a right-of-way for ingress and egress to the residue property of the grantor, The Kutztown Fair Association, its successors and assigns, from Vine Alley and/or Baldy Alley across all of said tract except a 20 foot strip bounded on the West by the Western boundary (South 41 degrees 30 minutes East 87 feet 8 inches) and on the East by a line parallel to said Westernmost boundary and 20 feet to the East of said Western boundary.

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in the Borough of Kutztown, County of Berks and State of Pennsylvania bounded on the North by the middle of Vine Alley, on the East by Baldy Stret, on the South by the North side of West Walnut Street, and on the West by property of Carl R. Bieber, being more fully bounded and described as follows:

BEGINNING at a point on said Walnut Street and extending thence along property late of Elwood K. Steckel, Northwestward 160 feet to Vine Alley, thence along the same Northeastward 104 feet, more or less to Baldy Alley, thence along the same Southeastward 170 feet more or less to Walnut Street; thence along the same Southwestward 42 feet to the place of beginning.

EXCEPTING thereout all that certain tract of land bounded and described as follows, to wit:

BEGINNING in the center line of said Walnut Street at a point in line of property late of Elwood K. Steckel and extending thence in and along said center line North 42 degrees East 27.8 feet to a point in line of lands of the Kutztown Fair Association; thence along the same North 36 degrees West 114 feet to a point; thence north 42-1/2 degrees East 53 feet to the center line of a 16 feet wide alley, known as Vine Alley; thence along said center line South 42 degrees West 69 feet to property late of Elwood K. Steckel, and thence along the same South 48 degrees East 160 feet more or less to the place of beginning.

THE EXCEPTED PORTION being the same

premises which The Kutztown Fair Association by its deed dated January 1, 1908, granted and conveyed to Samuel M. Kaufman, the said deed being recorded January 3, 1908, in Berks County, Records Deed Book 354, page 56, the excepted portion now being titled in the name of Carl R. Bieber.

TRACT NO. 3:

ALL THAT CERTAIN tract of land situate in the Borough of Kutztown, County of Berks and State of Pennsylvania forming a triangle bounded on the West by the Eastern side of Baldy Alley, on the South by the Northern side of Vine Alley, and on the East by property of Carl R. Bieber, being more fully bounded and describe as follows:

BEGINNING at a point in the intersection of the North side of Vine Alley with the Eastern side of Baldy Alley; thence North 19 degrees West 65.47 feet along the Eastern side of Baldy Alley to a point in line of other lands of the grantee; thence South 49 degrees East along property of the grantee, approximately 49 feet to the North side of Vine Alley; thence South 41 degrees West approximately 40 feet to the Eastern side of Baldy Alley.

PREMISES C-2:

ALL THAT CERTAIN lot or piece of ground situate on the Northerly side of twenty (20) feet wide alley known as Vine Alley between White Oak Street and College Boulevard directly opposite from and in the rear of Nos. 403 and 405 West Walnut Street in the Borough of Kutztown, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Northerly side of twenty (20) feet wide alley known as Vine Alley at the point where the Westerly property line of No. 405 West Walnut Street, if extended Northwardly across the aforesaid Vine Alley intersects the Northerly side of same; thence leaving the aforesaid Vine Alley and along other property belonging to the Estate of Elwood K. Steckel, deceased, North forty-eight degrees forty-seven minutes West (N. 48° 47' W.), a distance of ninety-three feet, one and one quarter inches (93' 1-1/4") to a corner in line of property belonging to The Kutztown Fair Association; thence along same the two (2) following courses and distances, viz: (1) North forty-five degrees, forty-nine minutes East (N. 45° 49' E.), a distance of one hundred and eight feet, no inches (108' 0") to a corner; (2) South forty degrees seven minutes East (S. 40° 7' E.), a distance of eight-four feet, ten and five-eighths inches (84' 10 5/8") to a corner in the Northerly side of the aforesaid Vine Alley; thence along same, South forty degrees, fifty-four minutes West (S. 40° 54' W.), a distance of ninety-five feet, no inches (95' 0") to the place of BEGINNING.

PURPART NO. 2:

ALL THAT CERTAIN lot or piece of ground situate on the northerly side of a twenty (20) feet wide alley known as Vine Alley between White Oak Street and College Boulevard directly opposite from and in the rear of No. 407 West Walnut Street in the Borough of Kutztown, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Northerly side of a twenty (20) feet wide alley known as Vine Alley at the point where the Westerly property line of No. 407 West Walnut Street, if extended Northwardly across the aforesaid Vine Alley intersects the Northerly side of same, thence leaving the aforesaid Vine Alley and along property belonging to Eugene P. Deturk, North forty-eight degrees forty-seven minutes West (N. 48° 47' W.), a distance of ninety-five feet, three inches (95' 3") toa corner in line of property belonging to the Kutztown Fair Association; thence along same North forty-five degrees forty-nine minutes East (N. 45° 49" E.), a distance of twenty-five feet, once inch (52' 1") to a corner; thence along other property of Estate of Elwood K. Steckel, deceased, South forty-eight degrees forty-seven minutes East (S. 48° 47' E.), a distance of ninety-three feet one and one quarter inches (93' 1-1/4") to a corner in the Northerly side of the aforesaid Vine Alley; thence along same, South forty degrees fifty-four minutes West (S. 40° 54' W.), a distance of twenty-five feet no inches (25' 0") to the place of BEGINNING.

PREMISES C-3:

ALL THAT CERTAIN two story stone dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Walnut Street, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

BEGINNIGN at a point, in the center line of said Walnut Street, in line of property of Elwood K. Steckel, and extending thence along said center line North forty-two degrees East, twenty-seven and eight tenths feet to a point, in the line of lands of the Kutztown Fair Association; thence along said lands, passing through a point for and one-half feet, Northeast of the Northeast corner of said dwelling house, North thirty-six degrees West, one hundred fourteen feet to a point; thence North forty-two and one half degrees West, fifty-three feet, to the center line of a sixteen feet wide alley, known as Vine Alley; thence along said center line, South forty-two degrees West sixty-nine feet, to a point in line of aforesaid property of Elwood K. Steckel, and thence along the same, South forty-eight degrees East, one hundred sixty feet, more or less, to the place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-76-2875. Commonly known as 403 Vine Alley, Kutztown, PA 19530.

CONTAINING 32,670 square feet of land or 0.75 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded

05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

PREMISES D-1:

ALL THAT CERTAIN lot or piece of ground situate on the northeastern corner of the intersection of Fair Street and Baldy Alley, and in the rear of No. 201 North White Oak Street, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded:

On the North by the rear portion of property belonging to Raymond C. Fickes and Margaret N. Fickes, his wife;

On the East by residue portion of property belonging to Elton R. Swoyer and Sallie Swoyer, his wife, being No. 201 North White Oak Street;

On the South by the aforesaid Fair Street (44 feet wide); and

On the West by Baldy Alley (12 feet wide); and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northern topographical building line of Fair Street (as laid out on the topographical survey of the Borough of Kutztown) at its intersection with the eastern side of Baldy Alley; Thence leaving the aforesaid northern topographical building line of Fair Street and along the eastern side of the aforesaid Baldy Alley, North seventeen degrees twenty-two minutes West (N. 17° 22" W.) a distance of forty-six feet and three-quarter inches (46 3/4") to a corner marked by an iron pin; thence leaving the aforesaid eastern side of Baldy Alley and along property belonging to Raymond C. Fickes and Margaret N. Fickes, his wife, North forty-one degrees fifty-one minutes East (N. 41° 51' E.) a distance of one hundred four feet no inches (104' 00") to a corner marked by an iron pin; thence along residue portion of property belonging to Elton R. Swoyer and Sallie Swoyer, his wife, being No. 201 North White Oak Street, South forty-eight degrees nine minutes East (S. 48° 09' E.) a distance of forty feet no indies (40' 00") to a corner marked by an iron pin in the northern topographical building line of the aforesaid Fair Street; thence along same, South forty-one degrees fifty-one minutes West (S. 41° 51' W.) a distance of one hundred twenty-seven feet ten inches 127' 10") to the place of beginning.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-77-2165. Commonly known as Baldy Street, Kutztown, PA 19530.

CONTAINING 4,792 square feet of land or 0.11 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded 05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

PREMISES E-1:

ALL THAT CERTAIN brick garage and lot of ground on which the same is erected, situate along Fair Street, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner of Baldy Street and Fair Street and extending thence along Fair Street North forty-one degrees fifty-one minutes East ninety-eight and three tenths feet to property of Roy W. Danner; thence along the same South forty-eight degrees nine minutes East one hundred thirty-six feet to Vine Alley; thence along the same South forty-one degrees fifty-one minutes West one hundred forty-six feet to a point in the line of property of Kutztown Fair Association; thence along the same North forty-eight degrees nine minutes West sixty-seven and eight tenths feet to a point in Baldy Street; thence along the same North eighteen degrees twenty-three minutes West ninety feet to the place of beginning.

PREMISES E-2:

PURPART NO. 1, ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon erected, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

NO. 1 BEGINNING at a point marked by an iron pin at the Northwest corner of White Oak Street and Vine Alley and extending along Vine Alley, thence therefrom South 41 degrees 51 minutes West, a distance of 134 feet to an iron pin; thence along Danner Alley, North 48 degrees 12 minutes West, a distance of 85 feet 6 inches to an iron pin; thence along land now or late of John J. and Helen C. Epting, North 41 degrees 51 minutes East 134 feet to an iron pin in the topographical building line of North White Oak Street; thence South 48 degrees 12 minutes East 85 feet 6 inches to the place of beginning.

PURPORT NO. 2. BEGINNING at a point at the Northwest corner of Vine Alley and Danner's Alley and extending along Vine Alley, South 41 degrees 51 minutes West 68 feet 1 M inches to an iron pin; thence along land now or late of Carl R. Bieber, North 48 degrees 9 minutes West, a distance of 134 feet 6 inches to an iron pin in the topographical building line of Fair Street; thence along the same North 41 degrees 51 minutes East 68 feet to a 12 foot alley known as Danner's Alley; thence along the same South 48 degrees 12 minutes East 134 feet 6 inches to the place of beginning.

FOR INFORMATION PURPOSES ONLY: Being known as Parcel Number 55-5443-11-77-3033. Commonly known as 320 Fair Street, Kutztown, PA 19530.

CONTAINING 37,897 square feet of land or 0.87 acres.

BEING THE SAME PREMISES VESTED in the name of Carl R. Bieber, Inc. by Deed from Barbara Biscanti, dated 04/26/2002, recorded 05/02/2002 in the Berks County Recorder of Deeds Office in Deed Book 3527, Page 250. COVERS MULTIPLE PROPERTIES.

TO BE SOLD AS PROPERTY OF: Carl R. Bieber, Inc.

Case No. 20-16055
Judgment Amount: $10,232.64
Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling house erected thereon, situate on the Northeast side of and known as No. 25 Crestmont Street, between Lancaster Avenue and Fern Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being part of Lots Nos. 76 & 77 on Plan of Lots laid out by Martin M. Harnish and known as "Reading Heights" said Plan of Lots remaining of record in the Recorder's Office in and for the County of Berks in Plan Book Vol. 3, page 31 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northeast side of said Crestmont Street said point being 32 feet Southeast from the Easterly corner of Crestmont Street and a twenty feet wide common alley and said point being in line of property now or late of Harrison Posey, Jr.; thence in a Northeasterly direction along said property now or late of Harrison Posey Jr. 120 feet to a point in the Southwest side of a 10 foot wide common alley; thence in a Southeasterly direction along said 10 foot wide common alley 18 feet 09 inches to a point in line of property now or late of John K. Faust; thence in a Southwesterly direction along said property now or late of John K. Faust 120 feet to a point in the Northeast side of said Crestmont Street; thence in a Northwesterly direction along said Northeast side of said Crestmont Street 18 feet 09 inches to a point being the place of beginning.

BEING THE SAME PREMISES which Richard H. Enzman and Paula C. Enzman, by Deed dated July 31, 1998 and recorded in the Office of the Recorder of Deeds of Berks County on August 26, 1998 to Record Book 2972, Page 1101 granted and conveyed to John Michael Tonsil, Sr.

Property Address: 25 Crestmont Street, Reading, PA 19611

Parcel ID No. 18530650654256

TO BE SOLD AS PROPERTY OF: JOHN MICHAEL TONSIL, SR.

NO. 22-02297
Judgment: $569,441.06
Attorney: LOGS Legal Group LLP
William Miller, Esquire

ALL THAT CERTAIN lot or parcel of ground SITUATE in Amity Township, Berks County, Pennsylvania bounded and described according to a Final Plan of 'Westridge Subdivision.' Phase 6 and 7, recorded in Plan Book 236, page 1, Berks County Records, as follows:

BEGINNING at a point on the Northwest side of Swatara Circle (50 feet wide) a corner in common with Lot 211 on the abovementioned Plan, thence Southwesterly side of Northwest side of Swatara Circle along the arc of a circle curving to the left having a radius of 175.00 feet an arc distance of 100.00 feet to a point a corner in common with Lot 213 on the abovementioned Plan, thence along Lot 213 North 67 degrees 39 minutes 10 seconds West a distance of 119.51 feet to a point on line of Lot 270 on the abovementioned Plan, thence along Lot 270 North 21 degrees 13 minutes 50 seconds East a distance of 25.27 feet to a point on line of lands now or late of Lawrence P. Tobias, thence along said lands North 22 degrees 20 minutes 50 seconds East a distance of 164.42 feet to a point a corner in common with the aforementioned Lot 211, thence along Lot 211 South 34 degrees 54 minutes 45 seconds East a distance of 175.72 feet to a point on the Northwest side of Swatara Circle, the place of beginning.

BEING THE SAME PREMISES which Guwan Williamson, by Deed dated 7/1/2005 and recorded 9/2/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4660, Page 0887, Instrument # 2005052673, granted and conveyed unto Anthony James and Desiree Williamson, husband and wife.

TAX PARCEL NO 24-5354-08-78-5719

BEING KNOWN AS 107 Swatara Circle, Douglassville, PA 19518

Residential Property

To be sold as the property of Desiree Williamson and Anthony James

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Case Number: 22-15166
Judgment Amount: $60,215.29
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN three story stone front dwelling house and lot of ground situate on the West side of North Sixth Street, between Greenwich and Oley Street, in the City of Reading, Berks County, Pennsylvania, No. 642, bounded:

On the North by property now or late of Merritt H. DeTurck; on the South by property now or late of H.H. Barr, on the West by an alley; and on the East by Sixth Street.

CONTAINING in front on North Sixth Street sixteen feet (16') and in depth one hundred five feet (105'). TOGETHER with and subject to the joint use of the alley on the North.

BEING THE SAME PREMISES which Robert Kukielka, by Deed dated June 9, 2005 and recorded on July 19, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4627 at Page 1057, as Instrument No. 2005041319, granted and conveyed unto

Margarita Contreras. The said Margarita Contreras departed this life on or about February 1, 2020. The Berks County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, title vests in known heirs, Judith Contreras, Jose Contreras, and the unknown surviving heirs of Margarita Contreras, Deceased.

Property Address: 642 North 6th Street, Reading, PA 19601

Tax Parcel No. 14530759833911

TO BE SOLD AS THE PROPERTY OF Judith Contreras, Jose Contreras and Unknown Surviving Heirs of Margarita Contreras Deceased

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Case Number: 24-12386
Judgment Amount: $234,445.47
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described according to the Final Plan of "Yoder Twin", drawn by Aston Surveying/Engineers, Inc., dated June 13, 2000 and last revised December 18, 2000 and recorded in Plan Book Volume 248, page 31, Berks County Records, as follows, to wit:

BEGINNING at a point along the Southerly right of way line of Third Street, a corner in common with Lot No. 2; thence along same South 46 degrees 7 minutes 33 seconds West, passing through a party wall a distance of 160.00 feet to a point marked by an iron pin on the Northerly side of a 20 feet wide alley; thence along same North 43 degrees 52 minutes 27 seconds West, a distance of 31.25 feet to a point marked by an iron pin, a corner in common with property now or late of Paul F. and Frances Y. Rhodes; thence along same North 46 degrees 7 minutes 33 seconds East, a distance of 160.00 feet to a point marked by an iron pin along the Southerly right of way line of Third Street; thence along same South 43 degrees 52 minutes 27 seconds East, a distance of 31.25 feet to the point and place of beginning.

BEING Lot #1 on the above mentioned plan.

BEING the same premises which Michael R. Yoder and Nancy A. Yoder, husband and wife, by Deed dated October 17, 2001 and recorded on October 26, 2001, in the Berks County Recorder of Deeds Office at Deed Book Volume 3419 at Page 1834, granted and conveyed unto Christopher K. Davidheiser and Margo E. Davidheiser, husband and wife.

Property Address: 330 East 3rd Street, Boyertown, PA 19512

Tax Parcel No. 33538608995880

TO BE SOLD AS THE PROPERTY OF Christopher K. Davidheiser and Margo E. Davidheiser.

LEGAL DESCRIPTION
Docket No. 25-02577
Judgment: $34,719.19
Attorney: Ed E. Qaqish, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of South Sixteenth and One-Half Street, being No. 529 South Sixteenth and One-Half 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 Wilhelm Manzke Estate, being No. 527;

On the East by a ten feet wide alley;

On the South by property now or late of Samuel H. Rapp and Estella F. Rapp, being No. 531; and

On the West by said South Sixteenth and One-Half Street.

Containing in front on said South Sixteenth and One-Half Street fifteen feet and in depth of equal width one hundred and ten feet to said ten feet alley.

Being the same property conveyed to Elias Flores who acquired title by virtue of a deed from Angelica Flores, dated January 25, 2013, recorded January 29, 2013, as Instrument Number 2013003604, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 529 SOUTH 16 1/2 STREET, READING, PA 19606.

Parcel No.: 16531632472502

Account: 16227675

See Instrument Number 2013003604, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF ELIAS FLORES

Case Number: 25-04682
Judgment Amount: $267,563.16
Attorney: Andrew Kravitz, Esq.

PREMISES A- ALL THAT CERTAIN lot, tract or piece of ground situate on the north side of Stonetown Road, Exeter Township, Berks County. Pennsylvania, said road leading from Stonetown to the Boyertown Pike;

BEGINNING at a point, said point being the distance of 660.42 feet westwardly from a corner marked by a railroad spike, (as shown on Mast Engineering Co., Inc. plan Drawing No. E-2915), as measured along the center line of the aforementioned Public road, by a line having a bearing of North 88 degrees 20 minutes 40 seconds West, said point being marked by a

p.k. nail; thence in a northwardly direction along residue property belonging to Arlette Doolittle, by a line passing through an iron pin 16.50 feet northwardly from the aforementioned point and having a bearing of North 02 degrees 37 minutes 20 seconds East, the distance of 186.50 feet to a point marked by an iron pin; thence still along the same, in an eastwardly direction by a line having a bearing of South 88 degrees 20 minutes 40 seconds East, the distance of 150.00 feet to a point marked by an iron pin; thence still along the same in a southwardly direction, by a line having a bearing of South 02 degrees 37 minutes 20 seconds west, the distance of 186.50 feet to a point in the center line of the aforementioned Public Road, marked by a p.k. nail, said line passing through an iron pin 17.50 feet northwardly from the aforementioned p.k. nail; thence in a westwardly direction along the center line of the aforementioned Public Road, by a line having a bearing of North 88 degrees 20 minutes 40 seconds West, the distance of 150.00 feet to the place of Beginning.

CONTAINING .64 acres.

PREMISES B- ALL THAT CERTAIN, lot, tract or piece of ground situate on the northerly side of property belonging to the Grantee herein, as recorded in the Office for the Recording of Deeds in and for Berks County, Pennsylvania, in Deed Book Vol. 1438, page 377, situate in Exeter Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin, said point being the northeasterly corner of other lands belonging to the Grantor herein, said point also being the distance of 186.50 feet northwardly from the center lone of a Public Road leading from Stonetown to the Boyertown Pike; thence in a northwardly direction along property belong to Arlette and Francis Doolittle, by a line having a bearing of North 02 degrees 37 minutes 20 seconds East, and forming an interior angle of 89 degrees 02 minutes with the line to be described last, the distance of 62.00 feet to a point; thence in an eastwardly direction along property belonging to Arlette and Francis Doolittle, by a line having a bearing of South 88 degrees 20 minutes 20 seconds East, and forming an interior angle of 90 degrees 58 minutes with the last described line, the distance of 150.00 feet to a point; thence in a southwardly direction along property belonging to Arlette and Francis Doolittle, by a line having a bearing of South 02 degreed 37 minutes 20 seconds West, and forming an interior angle of 89 degrees 02 minutes with the last described line, the distance of 62.00 feet to a point, said point being marked by an iron pin; thence in a westwardly direction along other lands belonging to the Grantors herein, by a line having a bearing of North 88 degrees 20 minutes 20 seconds West, and forming an interior angle of 90 degrees 58 minutes with the last described line, the distance of 150.00 feet to the place of Beginning.

CONTAINING 0.20 acres

Being the same premises which William Bayer and Jacqueline A. Bayer, husband and wife by deed dated August 29, 1986 and recorded in the Office recorder of Deeds in and for the County of Berks on September 4, 1986 in Deed Book 1906 page 1323 as Instrument No. 19061323 granted and conveyed unto Gene Wise A/K/A Gene M. Wise, Carol Wise A/K/A Carol P. Wise.

PIN: 43533508990816

Property Address: 1200 Schoffers Road, Birdsboro, PA 19508

TO BE SOLD AS PROPERTY OF: Gene Wise a/k/a Gene M. Wise and Carol Wise a/k/a Carol P Wise

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Case Number: 25-09989
Judgment Amount: $89,841.07
Attorney: Bret P. Shaffer, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situated on the Southwest corner of North Twelfth Street and Elm Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by said Elm Street, on the East by said North Twelfth Street, on the South by a ten (10.0) feet wide alley, and on the West by property of Harry Gehns, No. 1146 Elm Street.

CONTAINING on front on said Elm Street fifty (50) feet, more or less, and in length or depth of equal width throughout, from said Elm Street to said ten (10) feet wide alley, seventy-two (72) feet, more or less.

BEING THE SAME PREMISES which Deborah LLC., a Pennsylvania Limited Liability Company, by Deed dated September 9, 2022, and recorded on September 14, 2022, in the office of the Recorder of Deeds in and for Berks County, Pennsylvania, to Instrument Number 2022036788, granted and conveyed unto I Am Home Care, LLC, a Pennsylvania Limited Liability Company.

Property Address: 238 North 12th Street, Reading, PA, 19604

UPI: 09531770115893

TO BE SOLD AS THE PROPERTY OF: I Am Home Care, LLC

NO. 25-10781
Judgment: $162,694.49
Attorney: LOGS Legal Group LLP
William Miller, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick dwelling house and brick garage thereon erected,

situate on the north side of Meade Terrace, between Woodland Avenue and Summit Avenue, and numbered 601 Meade Terrace in the Borough of Shillington, County of Berks and State of Pennsylvania, and being the most westerly twenty-eight feet eleven and one-eighth inches (28' 11-1/8"), same being the greater portion of Lot No. 1, in Block "N" as shown by the Map or Plan of Lynoak surveyed by Nuebling & Mast, Engineers, as amended March 1931 , by Wm. II. Dechant & Sons, Reading, Pa., said Amended Map or Plan being duly recorded August 28, 1931 in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 5-A, page 22, said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at the northeast corner of said Woodland Avenue and Meade Terrace; thence in an easterly direction along the northern building line of said Meade Terrace, a distance of twenty-eight feet eleven and one-eighth inches (28' 11-1/8") to a point; thence in a northerly direction, at right angles to said northern building line of Meade Terrace and through the middle of the party wall separating the premises hereby conveyed from premises 603 Meade Terrace immediately to the east thereof, a distance of eighty-eight feet nine and five-eighths inches (88' 9-5/8") to a point; thence in a westerly direction and by an interior angle of 90° with the last described line, a distance of six feet three and one-fourth inches (6' 3-1/4") to a point; thence in a northerly direction at right angles to the last described line and through the middle of the party wall separating the garage on the premises hereby conveyed from the garage immediately to the east thereof, a distance of twenty-one feet two and three-eighths inches (21' 2-3/8") to a point in the division line between Lynoak and the development known as Farview; thence along said division line in a westerly direction and at right angles to the last described lot line, a distance of eighty feet ten and three-eighths inches (80' 10-3/8") to a point in the eastern building line of said Woodland Avenue; thence in a southeasterly direction along said Woodland Avenue by a line forming an interior angle of 62° 07' with said division line, a distance of one hundred twenty-four feet five and three-eighths inches (124' 5-3/8") to the place of beginning.

BEING THE SAME PREMISES which Dennis Ham and Gail Haak, husband and wife, by deed dated 12/28/2007 and recorded 1/4/2008 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 5283, Page 1675, granted and conveyed unto Steven H. Detwiler and Hillary R. Detwiler, husband & wife.

BEING THE SAME PREMISES which Steven H. Detwiler and Hillary R. Detwiler, husband and wife, by deed dated 11/10/2020 and recorded 12/30/2020 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in at Instrument No. 2020046067, granted and conveyed unto Alexander A. Nunez-Cabrera and Casandra Andreina Mizquiri.

TAX PARCEL NO 77439620908917

BEING KNOWN AS 601 Meade Terrace, Reading, PA 19607

Residential Property

To be sold as the property of Alexander A. Nunez-Cabrera and Casandra Andreina Mizquiri

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Case Number: 25-11992
Judgment Amount: $27,498.68
Attorney: Charles N. Shurr, Jr., Esquire

LONG LEGAL DESCRIPTION

ALL THAT CERTAIN plot of land together with the buildings thereon erected, situate in Windsor Township, Berks County, Pennsylvania, fronting on the west bank of Ontelaunee (Maidencreek) about one (1) mile South of Dreibelbis Bridge, and two (2) miles south of Lenhartsville, and near the east side of the public road from Lenhartsville to Windsor Castle, bounded and described as follows, to wit:

BEGINNING at an iron stake, the northwest corner of land now or late of Lloyd Reinart, and on the southeast side of a twenty feet (20') wide driveway (for the use of the herein described and the said Lloyd Reinart and the adjacent property owners); thence along said driveway North twenty-seven degrees forty-eight minutes East (N. 27° 48' E.), sixty feet (60') to an iron stake; thence along other land of which this was a part, South sixty-two degrees twelve minutes East (S. 62° 12' E.), one hundred fifty feet (150') more or less to a point in the Ontelaunee Creek; thence down stream South thirty-nine degrees West (S. 39° W.), sixty-one and four-tenths feet (61.4') more or less to a point; thence along land now or late of Lloyd Reinart, North sixty-two degrees twelve minutes West (N. 62° 12' W.), one hundred thirty-seven feet (137') more or less to the place of beginning.

CONTAINING one hundred ninety-seven thousandths acres (0.197 A.) of land.

TOGETHER with the use of a certain right-of-way over lands now or late of Clarence C. Seltzer which said right-of-way is about one hundred fifty feet (150') from the property line of lands now or late of George Leiby, running from the public macadam road to the Ontelaunee Creek, as set forth in Deed Book Volume 1392, Page 575 and in Deed Book Volume 1449, Page 1105, Berks County Records.

BEING THE SAME PREMISES which Douglas Russell Potteiger and Earlyn Klahr, husband and wife, granted and conveyed unto Earlyn Klahr, by Deed dated February 16, 1999, and recorded in the office of the Recorder of Deeds of Berks County in Deed Book Volume 3044, Page 2167.

BEING KNOWN AS Tax Parcel Number 94541402966828

Property Address: 954 Route 143 a/k/a 954A Route 143, Lenhartsville, PA 19534

TO BE SOLD AS THE PROPERTY OF:

NICOLE DRUPP, Executrix of the ESTATE of EARLYN KLAHR

LEGAL DESCRIPTION
Case Number: 25-16053
Judgment Amount: $178,203.83
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the one story brick and aluminum siding dwelling house with attached garage erected thereon, situate on the Eastern side of Union Street, between East Sixth Street and East Eighth Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, being Lot No. 23 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 40 page 6, Berks County Records, bounded on the North by Lot No. 22, property belonging to William G. Spear and Helen L. Spear, his wife, on the East by Lot No. 21 and a Park Area, on the South by Lot No. 24, property belonging to Ronald G. Vanner and Joan C. Vanner, his wife, and on the West by the aforesaid Union Street (50 feet wide) and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Eastern topographical building line of Union Street, the aforesaid point of beginning being the most Southwestern corner of the herein described property, the most Northwestern corner of Lot No. 24, property belonging to Ronald G. Vanner and Joan C. Vanner, his wife, and being a distance of 75.89 feet Northwardly from the beginning of a curve connecting the aforesaid Eastern topographical building line of Union Street with the Northern topographical building line of East Eighth Street; thence in a Northerly direction, along the aforesaid Eastern topographical building line of Union Street, a distance of 100 feet to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid Eastern topographical building line of Union Street and in an Easterly direction along Lot No. 22, property belonging to William G. Spear and Helen L. Spear, his wife, and in and along the reservation for water course, a distance of 140 feet to a corner marked by an iron pin; thence making a right angle with the last described line and in a Southerly direction along Lot No. 21 and along a Park Area, crossing the Eastern terminus of the aforesaid reservation for water course, and passing through an iron pin 25 feet from the last described corner, a distance of 100 feet to a corner marked by an iron pin; thence making a right angle with the last described line and in a Westerly direction along Lot No. 24, property belonging to Ronald G. Vanner and Joan C. Vanner, his wife, a distance of 140 feet to and making a right angle with the aforesaid Eastern topographical building line of Union Street at the place of beginning.

Tax ID / Parcel No. 31534414226667; Pin: 534414226667; Acc: 31029723

Being the same premises which Carol E> Brown and Lee F. Philippi, by Deed dated 06/17/2019 and recorded 07/09/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019022061, granted and conveyed unto John Paul Logan, in fee.

AND the said John Paul Logan has departed this life on or about 03/22/2025, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under John Paul Logan A/K/A John P. Logan, Deceased, Dianna Douglas, known heir of John Paul Logan A/K/A John P. Logan, Deceased, William Logan, known heir of John Paul Logan A/K/A John P. Logan, Deceased, Joseph Logan, known heir of John Paul Logan A/K/A John P. Logan, Deceased, Donna Miller, known heir ofJohn Paul Logan A/K/A John P. Logan, Deceased, Jennifer Rinaldi, known heir of John Paul Logan A/K/A John P. Logan, Deceased, Kara Stouch, known heir of John Paul Logan A/K/A John P. Logan, Deceased, Daniel Bullock, known heir of John Paul Logan A/K/A John P. Logan, Deceased, Bryan Bullock, known heir of John Paul Logan A/K/A John P. Logan, Deceased.

Tax Parcel: 31534414226667

Premises Being: 617 Union Street, Birdsboro, PA 19508

To be sold as Property of: Dianna Douglas, known heir of John Paul Logan A/K/A John P. Logan, Deceased; William Logan, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Joseph Logan, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Donna Miller, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Jennifer Rinaldi, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Kara Stouch, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Daniel Bullock, known heir of John Paul Logan A/K/A John P. Logan, Deceased; Bryan Bullock, known heir of John Paul Logan A/K/A John P. Logan, Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under John Paul Logan A/K/A John P. Logan, Deceased

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Case Number: 25-17144
Judgment Amount: $129,387.18
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground, with the dwelling house thereon erected known as No. 706 Hartman Avenue, 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 Engineer of Allentown, Pennsylvania, On January 15, 1991 and developed by El Hateo Home Builders, Inc., and known and designated as Lot No 27 as indicated on the Plan of Cheroket Ranch, South Range, said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Berks and Commonwealth of Pennsylvania, on June 11, 1951 in Plan Book No. 9, page 62.

RESERVING THEREFROM AND THEREABOUT unto the owners, tenants and occupiers of the adjoining premises to the West the free and unobstructed use, right, liberty and privilege of entrance and exit; of a width of five feet into and from the garage erected or to be erected on the within described premises of one or more private automobiles used exclusively for pleasure but no commercial automobiles or other vehicles whatsoever, over and along the driveway to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

PARCEL NO. 5309-08-87-1737

BEING the same premises which Nancy Grabus, Executrix of the Estate of Eve M. Reppert, deceased, by Indenture dated 05-11-06 and recorded 05-17-05 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 4878 Page 1833, granted and conveyed unto Wanda Sroka.

BEING KNOWN AS: 706 HARTMAN AVE, TEMPLE, PA 19560

PROPERTY ID: 66530908871737

TITLE TO SAID PREMISES IS VESTED IN TARA N. FLY, AS SOLE OWNER BY DEED

FROM WANDA SROKA, DATED JULY 11, 2007, RECORDED JULY 19, 2007, IN BOOK NO. 5182, AT PAGE 2160

TO BE SOLD AS PROPERTY OF: TARA N. FLY

Docket #25-17951
Judgment Amount: $123,928.15
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the bi-level brick and frame dwelling erected thereon, being known as No. 10 Glen-Tilt Avenue, situate on the South side of Glen -Tilt Avenue, between Beckley Street and Werner Street, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid Glen-Tilt Avenue (50 feet wide), on the East by property belonging to Wernersville Realty Company, on the South by the Development of Wernersville Heights Addition, and on the West by property belonging to Neil R. Grimes and Gloria L. Grimes, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern building line of Glen-Tilt Avenue, a distance of 56.31 feet Eastwardly from the beginning of a curve having a radius of 25.00 feet connecting the Southern building line of the aforesaid Glen -Tilt Avenue with the Eastern building line of Beckley Street; thence in an Easterly direction along the Southern building line of the aforesaid Glen-Tilt Avenue, a distance of 70.00 feet to a corner; thence leaving and making an interior angle of 101 degrees 04 minutes with the aforesaid Glen-Tilt Avenue, and in a Southerly direction along residue property belonging to Wernersville Realty Company, a distance of 138.82 feet to a corner in line of the Development of Wernersville Heights Addition; thence in a Westerly direction along same, making an interior angle of 78 degrees 47 minutes with the last described line, a distance of 70.04 feet to a corner; thence making an interior angle of 101 degrees 13 minutes with the last described line and in a Northerly direction along properly belonging to Neil R. Grimes and Gloria L. Grimes, his wife, a distance of 138.64 feet to and making an interior angle of 78 degrees 56 minutes with the aforesaid Glen-Tilt Avenue at the place of beginning.

Thereon erected a dwelling house known as:
10 East Glen Tilt Avenue
Wernersville, PA 19565
Tax Parcel #51436611550303

See Deed Book INSTRUMENT NO.: 2018013240

Sold as the property of:
ANTHONY LUIS CARRION

No. 25-18433
Judgment: $216,605.51
Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN messuage and lot or piece of land situate on the Southeast side of South Reading Avenue, in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on building range of said Reading Avenue, and running thence by

other land of now or late William S. Groff, the next 2 courses and distances to wit: (1) through the middle or partition wall of a brick house dividing said Annie S. Moyer's (now Clark W. Good, et ux.) and said now or late William S. Groff's House, South 31 degrees 27 minutes East 177 feet 1 inch to a corner in a line of now or late John Rhoads' heirs land; (2) by the same South 52 degrees 50 minutes West 17 feet 7 inches to a corner of land of now or late Jeremiah Sweinhart; thence North 31 degrees 27 minutes West 232 feet 9-1/4 inches to a corner at building range of said Reading Avenue; thence by the same North 58 degrees 33 minutes East 17 feet 6 inches to the place of beginning.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 332 SOUTH READING AVENUE BOYERTOWN, PA 19512

Mapped PIN: 5387-19-70-0096

Parcel ID #: 33538719700096

BEING THE SAME PREMISES WHICH Gary M. Zangrilli, by Deed dated March 16, 2023 and recorded March 30, 2023 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2023-009030, granted and conveyed unto Randi Lynn Boettger and Kyle Scott Boettger.

TO BE SOLD AS THE PROPERTY OF RANDI LYNN BOETTGER AND KYLE SCOTT BOETTGER

LEGAL DESCRIPTION
Case Number: 26-00976
Judgment Amount: $101,249.58
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected, Situate on the West side of Hampden Street between Windsor and Spring Streets, in the City of Reading, Couty of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary E. McCormick, being No. 916 Hampden Street on the East by said Hampden Street, on the South by property now or late of Jacob Bower, being No. 910-1/2 Hampden Street, and on the West by Birch Street.

CONTAINING in front or width on said Hampden Street 28 feet 5-1/2 inches and in depth extending from said Hampden Street to Birch Street and having a frontage on said Birch Street of 25 feet 1 inch.

PIN 13531746250337

Being the same premises which Berks Equity Holdings LLC, by Deed dated 03/20/2020 and recorded 03/24/2020, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2020010237, granted and conveyed unto Jose Luis Hernandez, Jr. and Genisis Hernandez, Husband and wife, as Tenants by the Entireties.

Tax Parcel: 13531746250337 AKA 135317-46-25-0337

Premises Being: 912 Hampden Blvd, Reading, PA 19604

To be sold as Property of: Jose Luis Hernandez. Jr. and Genisis Hernandez

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Docket #26-01741
Judgment Amount: $160,308.61
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Land situated in the Township of Upper Tulpehocken in the County of Berks in the State of PA

ALL That Certain Tract of Timberland And Cleared Area Situated In Upper Tulpehocken Township Berks County, Pennsylvania, On The West Side Of The Public Road, Legislative Route #06018, And Being About One-Half (1/2) Mile North Of U.S. Highway Traffic Route #22, About Two (2) Miles Northwest of Shartlesville, Bounded And Described As Follows, To Wit:

BEGINNING At An Iron Stake, a Corner Of Other Land Of Which This Was A Part, Being The Northwest Corner Of The Herein Described, Thence Along Said Land And Land Now Or Late Of Wilber Bentz, North Eighty-Seven (87) Degrees Fifty-Five (55) Minutes East, A Distance Of Three Hundred And Seven-Tenths (300.7) Feet To A Point In The Above Mentioned Public Road: Thence In And Along Said Road, South Seven (7) Degrees Forty-Nine (49) Minutes East A Distance Of Two Hundred Ninety-Seven And Fifteen Hundredths (297.15) Feet To A Point And South Eighteen (18) Degrees Seven (7) Minutes East A Distance Of Eighty And Fifty-Three Hundredths (80.53) Feet To A Point; Thence Along Land Row Or Late Of Frank Knight And Land Of Which This Was A Part, South Eight (8) Degrees Fifty-Three (53) Minutes West A Distance Of Three Hundred (300) Feet To A Stake; Thence Along Land Of Which This Was A Part. North Twelve (12) Degrees Thirty (30) Minutes West A Distance Of One Hundred Eighteen (118) Feet To A Stake; And North Seven (7) Degrees Forty-Nine (49) Minutes West A Distance of Two Hundred Ninety-Seven And Fifteen Hundredths (297.15) Feet To The Place of Beginning.

CONTAINING an Area of 2.684 Acres of Land.

EXCEPTING THEREFROM:

ALL That Certain Tract of Land Being Lot No. 1A of a Lot Line Change for Carolee A. Powell

& D&S Enterprises, Inc., Located To The West of Campsite Road, In The Township Of Upper Tulpehocken, The County of Berks, And The Commonwealth Of Pennsylvania, Bounded And Described As Follows:

BEGINNING at a Rebar, Said Rebar Being South 79 Degrees 46 Minutes 29 Seconds West 230.18 Feet From An Iron Pipe Found West Of Campsite Road, Which Leads From Bloody Spring Road To Northkill Road Said Rebar Also Being The Northeastern Most Corner Of Lot 1a, Thence Extending From Said Rebar Along Lot 1 Of The Same Subdivision South 27 Degrees 00 Minutes 00 Seconds East 413.49 Feet To A Rebar, Thence Extending Partly Alone The Lands Of Keith A. & Lillian M. Keener And Partly Along The Lands Of D&S Enterprises, Inc. (Dbv 1870 Page 614) South 72 Degrees 39 Minutes 41 Seconds West 111.22 Feet To A Point; Thence Extending Along The Lands of D&S Enterprises, Inc. (Dbv 1870 Page 614) The Following Two Courses And Distances: (1) North 20 Degrees 43 Minutes 19 Seconds West 118.00 Feet To A Point, (2) North 17 Degrees 39 Minutes 09 Seconds West 296.13 Feet To An Iron Pipe Found In Concrete: Thence Extending Partly Along The Lands Of D&S Enterprises, Inc. (Instrument #2012038513) And Partly Along The Lands Of D. Gail Seaman North 79 Degrees 46 Minutes 29 Seconds East 50.81 Feet To The Point of Beginning.

CONTAINING: 34,010 SQUARE FEET.

Thereon erected a dwelling house known as:
154 Campsite Road
Bernville, PA 19506
Tax Parcel #87444300856103

See Deed Book Instrument Number: 2016011383

Sold as the property of:
SCOT POWELL

Case Number: 26-04705
Judgment Amount: $189,585.38
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, located on the eastern side of Wisteria Avenue (60.00 feet wide), and being Lot No. 231, as shown on plan of lots known as "Lorane Orchards", recorded in Plan Book Volume 33 page 58, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the eastern building line of Wisteria Avenue, a corner in common of the herein described lot with Lot No. 232; thence in a southeasterly direction along Lot No. 232, on a line forming an interior angle of 90 degrees with the eastern building line of Wisteria Avenue, a distance of 114.99 feet, to a point in line of Lot No. 219; thence in a southwesterly direction, partially along Lot No. 219 and Lot No. 220, on a line forming an interior angle of 90 degrees 44 minutes 12 seconds with the last described line, a distance of 72.01 feet to a point, a corner in common with Lot No. 230; thence in a Northwesterly direction along Lot No. 230, on a line forming an interior angle of 89 degrees 15 minutes 48 seconds with the last described line, a distance of 115.85 feet to a point, a corner on the eastern building line of Wisteria Avenue; thence in a northeasterly direction along the eastern building line of Wisteria Avenue, on a line forming an interior angle of 90 degrees with the last described line, a distance of 72.00 feet to the place of BEGINNING.

CONTAINING in area 8,310 403 square feet of land.

BEING the same premises which Victoria K. Teter, by Deed dated August 18, 2021 and recorded on August 20, 2021, in the Berks County Recorder of Deeds Office as Instrument No. 2021041858, granted and conveyed unto Jason D. O'Leary and Abigail Rose Blessing, as joing tenents with the right of survivorship.

Property Address: 545 Wisteria Avenue, Reading, PA 19606

Tax Parcel No. 43-5325-11-76-2191

TO BE SOLD AS THE PROPERTY OF Abigail Rose Blessing a/k/a Abigail Rose O'Leary and Jason D O'Leary a/k/a Jason D Oleary

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Case Number: 26-04721
Judgment Amount: $146,206.79
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 situate on the North side of Girard Avenue, between Kutztown Road and Pennsylvania Avenue, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being the western forty (40) feet of Lot No. 79 on the Map or Plan of building lots laid out by J. Henry Miller, duly recorded in the Recorder of Deeds Office of Berks County, in Plan Book Volume 5A page 21, and being more fully bounded and described as follows, to wit:

On the South by Girard Avenue;

On the East by the remaining ten (10) feet of said Lot No. 79, property now or late of Harold A. Lilarose and Pearl E. Lilarose, his wife;

On the North by an eight (8) feet wide alley; and

On the West by Lot No, 78 on said Plan.

CONTAINING in front along said Girard Avenue, in width or breadth, forty (40) feet and in depth of equal width to said eight (8) feet wide alley ninety (90) feet.

BEING KNOWN AS: 19 GIRARD AVE, READING, PA 19605

PROPERTY ID: 66530812964291

TITLE TO SAID PREMISES IS VESTED IN CHARLES F. GRAEFF, JR. BY DEED FROM RICKEY F. TOTHERO, SUCCESSOR TRUSTEE OF THE HOWARD H. VANHORN III REVOCABLE LIVING TRUST, DATED AUGUST 29, 2008, RECORDED SEPTEMBER 4, 2008, AT INSTRUMENT NO. 2008045079

TO BE SOLD AS PROPERTY OF: CHARLES F. GRAEFF, JR. A/K/A CHARLES F. GRAEFF A/K/A CHARLES GRAFF, JR.

Case Number 26-10052
Judgment Amount: $20,473.20
Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the east side of South Fourteenth Street, between Cotton and Fairview Streets, and being No. 52 South Fourteenth 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 Stanley Michalik and Sjennie Michalik, husband and wife;

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

On the South by property now or late of John W. Haisch and Dottie E. Haisch, husband and wife; and

On the West by said South Fourteenth Street.

CONTAINING in front on said Fourteenth Street twelve (12) feet more or less, and in depth one hundred thirty feet (130 feet) more or less to said ten (10 feet) wide alley.

ADDRESS: 521 14th Street, Reading, PA 19602.

BEING known as 521 South 14th Street, Reading, PA 19602.

PARCEL ID 16531631277643

BEING THE SAME PREMISES which John Awbrey and Sonia Vidal-Awbrey by Deed dated August 2, 2019 and recorded in the Office of the Recorder of Deeds of Berks County on September 18, 2019 as Instrument Number 2019031927 granted and conveyed unto Koburdranan Maharaj.

AND the said Koburdranan Maharaj died on October 25, 2025, whereupon title vested into Mayra Vasquez a/k/a Myrna M. Rivera, in Her Capacity as Heir of the Estate of Koburdranan Maharaj, Deceased, Daniel Bosch III, in His Capacity as Heir of the Estate of Koburdranan Maharaj, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Koburdranan Maharaj, Deceased.

To be sold as the property of Mayra Vasquez a/k/a Myrna M. Rivera, in Her Capacity as Heir of the Estate of Koburdranan Maharaj, Deceased, Daniel Bosch III, in His Capacity as Heir of the Estate of Koburdranan Maharaj, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Koburdranan Maharaj, Deceased on Judgment No. 26-10052.

Prothonotary # 26-10241
Judgment: $49,930.56
Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 89630903310216

ALL THAT CERTAIN parcel of land located on the Northerly side of Niantic Road A0975 (required R/W 33' - ultimate R/W 60') situated in Township of Washington, County of Berks and Commonwealth of Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pa., Plan No. 669-OA, dated February 24, 1976, bounded on the Northeast and Northwest and Southeast by other land now or late of Leslie J. McConnell and Veronica C. McConnell, his wife and on the Southwest by Niantic Road, being more fully described as follows:

BEGINNING at a p.k. nail set in the center line of Niantic Road, a corner of this and other land now or late of Leslie J. McConnell and Veronica C. McConnell, his wife, being located 425.00 feet from the intersection of the center lines of Pine Street, T-668 and Niantic Road, measured in a Southeasterly direction along the center line of Niantic Road; thence from the point of beginning along the land now or late of Leslie J. McConnell and Veronica C. McConnell, his wife, the next three courses and distances, to wit:

(1) North 40 degrees 30 minutes East 232.03 feet to an iron pin set, a corner, the line leaving the bed of Niantic Road and passing over an iron pin set 30.35 feet from the point of beginning,

(2) South 60 degrees 26 minutes 55 seconds East 200.00 feet to an iron pin set, a corner,

(3) South 40 degrees 30 minutes West 232.27 feet to a p.k. nail set in the center line of Niantic Road, the line passing over an iron pin set 30.85 feet from the nail in the road; thence along the center line of Niantic Road the next two courses and distances, to wit:

(1) North 62 degrees 59 minutes 51 seconds West 92.50 feet to a p.k. nail set, a corner, (2) North 58 degrees 07 minutes 57 seconds West 107.62 feet to the point of beginning

Being known as: 474 NIANTIC ROAD, BARTO, PA 19504.

Title to said premises is vested in Bonnie A. Donohue and David M. Donohue, husband and wife by deed from DAVID M. DONOHUE AND BONNIE A. DONOHUE, HIS WIFE dated November 7, 1996 and recorded November 15, 1996 in Deed Book 2782, Page 2049. The said Bonnie A. Donohue died on June 3, 2015 thereby vesting title in her surviving spouse David M. Donohue by operation of law.

TO BE SOLD AS THE PROPERTY OF DAVID M. DONOHUE

No. 26-10460
Judgment: $104,035.18
Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground, together with the two story and attic semi-detached frame dwelling house erected thereon, situate on the northern side of and known as No. 59 West Wyomissing Avenue, a short distance westwardly from its intersection with Chestnut Street, in the Borough of Mohnton, Berks County, Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a corner marked by a drill hole cut in concrete, in the northern topographical building line of West Wyomissing Avenue, as laid out on the topographical survey of the Borough of Mohnton, a distance of 174.98 feet westwardly from the northwestern topographical building line of the intersection of the aforesaid West Wyomissing Avenue and Chestnut Street; thence along the northern topographical building line of the aforesaid West Wyomissing Avenue, South 62 degrees 54 minutes West, a distance of 39.89 feet to a corner marked by a drill hole cut in concrete; thence leaving the aforesaid West Wyomissing Avenue and along No. 63 West Wyomissing Avenue, property of Charles E. Kowalchick and Evelyn M. Kowalchick, his wife, North 27 degrees 46 minutes West, a distance of 112.69 feet to an iron pin marking a corner of property of Phamla K. Werner; thence along the same North 62 degrees 37 minutes East, a distance of 39.87 feet to an iron pin in line of No. 57 West Wyomissing Avenue, property of John Lobach and Anna Lobach, his wife; thence along the same and passing through the party wall of the two story and attic semi-detached frame dwelling house erected thereon, South 27 degrees 46 minutes 30 seconds East, a distance of 112.88 feet to the place of BEGINNING.

CONTAINING 4,498.37 square feet of land.

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: 59 WEST WYOMISSING AVENUE, MOHNTON, PA 19540

Mapped PIN: 4395-17-20-0946

Parcel ID #: 65439517200946

BEING THE SAME PREMISES WHICH Valsage, LLC, by Deed dated April 29, 2019 and recorded May 1, 2019 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2019-013358, granted and conveyed unto James Bryan Carpenter.

TO BE SOLD AS THE PROPERTY OF JAMES BRYAN CARPENTER

Berks County No. 26-10465
Judgment Amount: $109,549.14
Attorney: Powers Kirn, LLC

ALL THAT CERTAIN cement block and frame dwelling house, and the Plot of ground, upon which the same is erected, situate in the Borough of Laureldale, formerly in Muhlenberg Township, Berks County, Pennsylvania, as shown by Map or plan of "Belmont" surveyed by William H. Dechant, and duly recorded in the Recorder' s Office at Reading, Pennsylvania, in Plan Book No. 4, page 13; said Plot being further known as the Western half or 20 feet of Lot No. 309, and the Eastern 10 feet of Lot No. 310 on said Map or Plan, being bounded and described as follows, to wit:

On the North by a fifteen (15) feet wide alley;

On the East by the Eastern half of 20 feet of said Lot No. 309;

On the South by Belmont Avenue; and

On the West by the remaining 30 feet of said Lot 310.

CONTAINING in front along said Belmont Avenue thirty (30) feet, and in depth of equal width to said alley one hundred twenty five (125).

BEING THE SAME PREMISES which Robert C. Raifsnider a/k/a Robert C. Raifsnider, Jr., by Deed dated 7/5/2017 and recorded in the Office of the Recorder of Deeds of Berks County on 7/20/2017 in Deed Instrument 2017026298, granted and conveyed unto Robert C. Raifsnider.

Robert Carl Raifsnider, Jr. a/k/a Robert C. Raifsnider, is deceased as of 1/10/2026.

BEING KNOWN AS: 805 Belmont Avenue, Laureldale, Pennsylvania 19605.

TAX PARCEL NO. 57-5308-08-98-2641

See Deed Instrument 2017026298

To be sold as the property of Unknown Heirs Successors Assigns and All Persons Firms or Associations Claiming Right Title or Interest from or under Robert Carl Raifsnider, Jr. a/k/a Robert C. Raifsnider, Deceased

Case Number: 26-10704
Judgment Amount: $116,335.05
Attorney: Yvonne Ganley, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being No. 520 South Seventeenth and One-Half Street, situate on the West side of said South Seventeenth and One-Half Street between Cotton and Fairview Streets in the City of Reading, County of Berks, Commonwealth

of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by property now or late of Catharine Noll;

On the East by South Seventeenth and One-Half Street;

On the South by property now or late of Harry Kohr; and

On the West by a ten feet wide alley.

In front on said South Seventeenth and One-Half Street in width or breadth, twelve (12) feet six (6) inches and in depth or length of equal width or breadth, one hundred ten (110) feet to said ten feet wide alley.

THE twenty-three (23) inch wide joint alley the one-half of the width thereof being part of the premises above described, running in from South Seventeenth and One-Half Street along the southern side of said premises, the distance of thirty- two (32) feet and one story high, shall be used in common between the owner of the premises above described and the owner of the premises adjoining on the South side thereof, their heirs and assigns forever.

Premises Commonly Known as: 520 South 17 1/2 Street, Reading, PA 19606

Parcel No. 16531632476514

BEING the same premises which Jo Ann Green conveyed by Deed dated October 17, 2022 and recorded in the Berks County Clerk's/ Register's Office on October 21, 2022 as Instrument No. 2022041587, granted and conveyed unto JM Diamond Enterprises LLC, a Pennsylvania Limited Liability Company.

PIN: 16531632476514

Property Address: 520 South 17 1/2 Street, Reading, PA 19606

TO BE SOLD AS PROPERTY OF: JM Diamond Enterprises LLC

Prothonotary # 26-10740
Judgment: $167,146.24
Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 43532511576359

All THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF "WILSON SUBDIVISION", DRAWN BY THOMAS R. GIBBONS, PROFESSIONAL LAND SURVEYOR, DATED APRIL 15, 1987 AND REVISED MAY 19, 1987, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 154, PAGE 34, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE SOUTHERLY SIDE OF MALLARD DRIVE (IRREGULAR WIDTH), SAID POINT BEING A CORNER OF LOT NO. 14 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 14 AND CROSSING A 20 FEET WIDE DRAINAGE EASEMENT SOUTH 00 DEGREES 29 MINUTES 21 SECONDS EAST 139.55 FEET TO A POINT IN LINE OF LOT NO. 7 ON THE PLAN OF PHEASANT RUN; THENCE EXTENDING PARTLY ALONG SAME AND PARTLY ALONG LOT NO. 6 ON THE PLAN OF PHEASANT RUN NORTH 60 DEGREES 26 MINUTES 54 SECONDS WEST 113.57 FEET TO A POINT, A CORNER OF LOT NO. 16 ON SAID PLAN; THENCE EXTENDING ALONG SAME AND RECROSSING THE AFORESAID 20 FEET WIDE DRAINAGE EASEMENT NORTH 25 DEGREES 03 MINUTES 25 SECONDS EAST 100.99 FEET TO A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF MALLARD DRIVE; THENCE EXTENDING SOUTHEASTWARDLY AND EASTWARDLY ALONG THE SOUTHWESTERLY AND SOUTHERLY SIDE OF MALLARD DRIVE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 127.00 FEET THE ARC DISTANCE OF 56.62 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO 15 AS SHOW ON THE ABOVE-MENTIONED PLAN

Being known as: 4502 MALLARD DRIVE, READING, PA 19606.

Title to said premises is vested in Paul D. Mullen and Patricia J. Mullen, husband and wife by deed from ROBERT . STEPIEN AND JUDITH STEPIEN, HUSBAND AND WIFE dated January 26, 2001 and recorded January 29, 2001 in Deed Book 3289, Page 1504. The said Paul D. Mullen died on October 1, 2025, thereby vesting title in his surviving spouse Patricia J. Mullen by operation of law.

TO BE SOLD AS THE PROPERTY OF PATRICIA J. MULLEN

Docket #26-11035
Judgment Amount: $130,699.81
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three story brick dwelling house and the lot of ground upon which the same is erected, situate on the West side of North Twelfth Street, between Elm and Buttonwood Streets, being No. 340 North Twelfth Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

ON the South by property now or late of Theresa L. Becker;

ON the West by a ten feet wide alley;

ON the East by said North Twelfth Street;

ON the North by property now or late of Addison H. Eshbach.

CONTAINING in front or width on said North Twelfth Street, thirteen feet six inches, more or less, and in depth of equal width to said ten feet

wide alley one hundred five feet, more or less.

Thereon erected a dwelling house known as:
340 North 12th Street
Reading, PA 19604
Tax Parcel #09531770125360
See Deed Book 2776, Page 1981
Sold as the property of:
GABRIELINA M. LOPEZ AKA GABRIELINA MARIA LOPEZ AKA GABRIELINA POLANCO

LEGAL DESCRIPTION
Docket No. 26-11351
Judgment: $200,131.91
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 messuage or tenement and tract of land, with a frame dwelling and other buildings thereon erected, situate in the Village of Brownsville, Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described as follows:

Beginning at a set lime stone in a public road leading from Rehrersburg to Reading; thence along a public road leading to Wernersville, South thirty seven and three quarters degrees, West one hundred sixty one and four tenths feet to a point; thence by land now of William Heffner, South fifty six degrees East, one hundred ninety five and four tenths feet to a post; thence by land of late Joseph Geroch, now John Burkhart and wife, North thirty eight and three quarters degrees East, one hundred seventy and five tenths feet to a point in first mentioned public road; thence along the said public road by land of Lower Heidelberg School District, now Harold Ernst and wife, North fifty eight and one half degrees West one hundred ninety nine and sixty five one hundredths feet to the place of Beginning.

Containing one hundred nineteen and three tenths square perches (119.3 sq. p.).

Being the same property conveyed to Peter Quigley and Tammey Quigley, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Peter Quigley and Tammey Quigley, husband and wife, dated March 7, 2024, recorded March 12, 2024, as Instrument Number 2024007237, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 595 HEFFNER ROAD, WERNERSVILLE, PA 19565.

Parcel No.: 49436804508627

See Instrument Number 2024007237, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF PETER QUIGLEY AND TAMMEY QUIGLEY, HUSBAND AND WIFE

No. 26-11458
Judgment: $19,181.83
Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Reading Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Santo Nigrelli, drawn by John M. Huck, Professional Land Surveyor, dated 4/29/1991 and revised 5/10/1991 said Plan record in Berks County in Plan Book 181 page 8 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Summit Avenue (80 feet wide) said point being a corner of Lot No. 3 on said Plan; thence extending from said point of beginning along Lot No. 3 South 50 degrees 50 minutes 00 seconds East, 85.00 feet to a point in line of Lot No. 5 on said Plan; thence extending along same South 39 degrees 10 minutes 00 seconds West, 40.00 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along same North 50 degrees 50 minutes 00 seconds West, 85.00 feet to a point on the Southeasterly side of Summit Avenue; thence extending along same North 39 degrees 10 minutes 00 seconds East, 40.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the abovementioned Plan.

PARCEL No. 18530659745499

PROPERTY ADDRESS: 214 Summit Avenue, West Reading, Pa 19611

TITLE TO SAID PREMISES IS VESTED IN Ernesto Sanes, Sr., by deed from Lori Jean Matz, Executrix of the Estate of Stella M. Pingitore, Deceased dated January 31, 2024, recorded February 9, 2024 in the Berk's County Clerk's/ Register's Office in Instrument No. 2024003685

To be sold as the property Ernesto Sanes, Sr.

Docket #26-12269
Judgment Amount: $172,565.05
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with semi-detached brick dwelling thereon erected situate in subdivision known as West Wyomissing, Spring Township, Berks County, Pennsylvania, and being known as 2201 Garfield Avenue and being all of Lot No. 201 and a portion of Lot No. 203 as shown on said Plan of West Wyomissing and being more particularly bounded and described as follows:

BEGINNING at the Northwest corner of West Lawn Avenue (50 feet wide) and Garfield Avenue (50 feet wide) as they are shown on said

Plan of West Wyomissing; thence Westwardly along the Northern line of said Garfield Avenue, a distance of forty-one (41) feet to a point; thence Northwardly along property of No. 2203 Garfield Avenue by a line making a right angle with said Garfield Avenue and said line passing through the nine (9) inch party wall dividing No. 2201 and No. 2203 Garfield Avenue, a distance of one hundred twenty-five (125) feet to a point in the Southern line of a twelve (12) feet wide alley; thence Eastwardly along said alley by a line making a right angle with the last described line, a distance of forty-one (41) feet to a point in the Western line of said West Lawn Avenue; thence Southwardly along said line of West Lawn Avenue by a line making a right angle with the last described line, a distance of one hundred twenty-five (125) feet to the place of Beginning.

Thereon erected a dwelling house known as:
2201 Garfield Avenue
Reading, PA 19609
Tax Parcel #80439609054924
See Deed Instrument No: 2022035208
Sold as the property of:
ADAM J. LAWRENCE

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, January 8, 2027 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 Board of Directors of **Bally Lions Charities**, a Pennsylvania non-profit domestic corporation, located at 731 Chestnut Street, Bally, PA 19503, have approved a proposal that the non-profit domestic corporation voluntarily dissolve, and that the directors are now engaged in winding up and settling the affairs of the non-profit domestic corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Christopher P. Mullaney, Esquire
Mullaney Law Offices
598 Main Street, PO Box 24
Red Hill, PA 18076-0024

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 9, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Twin Valley Boys Lacrosse Boosters**

Barley Snyder, LLP

AUDIT LIST

Second and Final 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 (December 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 December 2, 2026, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BORTZ, SR., HARRY - Jody Bortz, Exr. - Jonathan B. Batdorf, Esq.

HIRNEISEN, MARIAN M. - Jody Robert Hirneisen and Julie Ann Hirneisen, Co-Exrs., Robert R. Kreitz, Esq.

MAUGER, SUSAN A. - Megan Pinciotti, Extx. - Eric J. Fabrizio, Esq.

Last day for filing Accounts for January 2027 is December 7, 2026.

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

CIVIL ACTION

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 23-00876

READING AREA WATER AUTHORITY,
Plaintiff
vs.
420 WALNUT STREET, LLC, Defendant

TO: 420 WALNUT STREET, LLC
417 Walnut Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 14, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on January 25, 2023 in the amount of $3,446.60, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

Lawyers' Referral Service of the
Berks County Bar Association
544 Court Street,
Reading, PA 19601
Telephone: 610-375-4591
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STOCK ALFIERI
BY: Edwin L. Stock, Esquire
Attorney I.D. No. 43787
50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 23-11407

READING AREA WATER AUTHORITY,
Plaintiff
vs.
420 WALNUT STREET, LLC, Defendant

TO: 420 Walnut Street, LLC
418 Walnut Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on July 13, 2023 in the amount of $2,541.61, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

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

STOCK ALFIERI
BY: Edwin L. Stock, Esquire
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50 N. 5th Street, 4th Floor, Ste. #4
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Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 24-11221

READING AREA WATER AUTHORITY,
Plaintiff
vs.
420 WALNUT STREET, LLC,
Defendant

TO: 420 Walnut Street, LLC
416 Walnut Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on July 17, 2026 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on July 13, 2023 in the amount of $2,541.61, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

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

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Reading, PA 19601
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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

ASTLE, JUDITH A., dec'd.
Late of Borough of Leesport.
Executrix: MARY ANN SHIREY.
c/o ATTORNEY: GREGORY W. PHILIPS, ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street,
Pottstown, PA 19464

BUCKS, SANDRA KAY, dec'd.
Late of Borough of Boyertown.
Administrators: WAYNE ALAN BUCKS,
133 Barto Rd.,
Barto, PA 19504 and
BARBARA SUE KAUTZ,
415 East 5th St.,
Boyertown, PA 19512.
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

DEMARCO, LUCIANO, dec'd.
Late of Amity Township.
Administrator: JOHN M. DEMARCO.
c/o ATTORNEY: GREGORY W. PHILIPS, ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

DREXLER, ROBERT AUGUSTUS also known as
DREXLER, ROBERT A., dec'd.
Late of 1121 Riverview Dr.,
Muhlenberg Township.
Executrix: ROSALIE A. DOERRMAN,
1117 Riverview Dr.,
Reading, PA 19605.
ATTORNEY: SARAH RUBRIGHT MCCAHON, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

FEGLEY, DAWN E. also known as FEGLEY, DAWN ELAINE, dec'd.
Late of 204 N. Sandy Lane, South Heidelberg Township.
Executrix: DONNA L. BEHUN, 204 N. Sandy Lane, Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

GAUGLER, JAMES R., dec'd.
Late of Muhlenberg Township.
Administrator: JAMES D. GAUGLER, 402 Centre Ave., Reading, PA 19605.
ATTORNEY: KENNETH C. MYERS, ESQ., 534 Elm Street - 1st Floor, Reading, PA 19601

GEISSLER, KIM L. also known as MILLER, KIM L., dec'd.
Late of Spring Township.
Administrator: JEREMY K. MILLER, 107 S. Miller St., Shillington, PA 19607.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

HERTZOG, NANCY K., dec'd.
Late of City of Reading.
Executors: DAVID ALAN HERTZOG, 4905 Three Forks Church Rd., Taylorsville, NC 28681 and LISA ANN HERTZOG, 1809 N. 15th St., Reading, PA 19604.
ATTORNEY: EUGENE ORLANDO, JR., ESQ., ORLANDO LAW OFFICES, P.C., 2901 St. Lawrence Avenue, Suite 101, Reading, PA 19606

KADINGO, JOAN, dec'd.
Late of Exeter Township.
Executrix: RACHEL KADINGO, C4 Alpine Court, Reading, PA 19606.
ATTORNEY: SCOTT C. PAINTER, ESQ., 906 Penn Avenue, Suite 1, Wyomissing, PA 19610

MARTIN, DAVID I., dec'd.
Late of 317 Greenwood St., Borough of Hamburg.
Executrix: MARY BETH H. SCHOLL.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ., KOZLOFF STOUDT, 2640 Westview Drive, Wyomissing, PA 19610

QUINTER, DANIEL L., dec'd.
Late of Alsace Township.
Executrix: DONNA F. QUINTER, 147 Bingaman Rd., Reading, PA 19606.
ATTORNEY: THOMAS L. KLONIS, ESQ., 536 Court Street, Reading, PA 19601

RHOAD, EILEEN A., dec'd.
Late of 3000 Windmill Rd., Spring Township.
Administratrix: DAWN HICKERNELL, 37 S. Sheridan Rd., Newmanstown, PA 17073.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

SAILER, FAYE A., dec'd.
Late of Muhlenberg Township.
Executor: MICHAEL D. SAILER, 2604 Girard Ave., Reading, PA 19609.
ATTORNEY: VICTORIA GALLEN SCHUTT, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

SVOBODA, SR., JOSEPH F., dec'd.
Late of Maidencreek Township.
Executor: JODI A. MADEIRA.
c/o ATTORNEY: JOEL A. READY, ESQ., CORNERSTONE LAW FIRM, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510

URKUSKI, SR., WILLIAM N., dec'd.
Late of Robeson Township.
Executor: WILLIAM N. URKUSKI, JR..
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ., DAUTRICH & O'BRIEN LAW OFFICES, P.C., 534 Court Street, Reading, PA 19601

WADLINGER, FREDERICK LOUIS also known as WADLINGER, FREDERICK L., dec'd.
Late of 10 Jackson Dr., Oley Township.
Executrix: DARLENE MAE BARTO.
c/o ATTORNEY: WILLIAM R. BLUMER, ESQ., KOZLOFF STOUDT, 2640 Westview Drive, Wyomissing, PA 19610

WAGONSELLER, GERALDINE E., dec'd.
Late of Oley Township.
Executrix: MARY ALICE HOESCHELE, 19 Maple Rd., Mertztown, PA 19539.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

ZAJDOWICZ, LESLYN F., dec'd.
Late of Muhlenberg Township.
Executrix: SUE ELLEN RUTTER.
c/o ATTORNEY: HEIDI B. MASANO, ESQ., MASANO BRADLEY, LLP, 875 Berkshire Blvd., Suite 100, Wyomissing, PA 19610

11/26/2026 Vol. 119, Issue 9

Second Publication

BREON, NANCY L., dec'd.
Late of 743 North 9th St.,
City of Reading Township.
Administrator DBN CTA: BRANDI PENA,
627 4th Ave.,
Bethlehem, PA 18018.
ATTORNEY: ALEXA S. ANTANAVAGE, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

BROWN, GENE A., dec'd.
Late of Bethel Township.
Executor: RONALD G. BROWN,
49 Deck Rd.,
Richland, PA 17087.
ATTORNEY: KENNETH C. SANDOE, ESQ.,
STEINER & SANDOE ATTORNEYS AT LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

BUCKALEW, FAYE ROBERTA also known as
BUCKALEW, FAYE R., dec'd.
Late of Borough of Fleetwood.
Executrix: FLORA CHRISTINA BUCKALEW.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
BINGAMAN HESS ATTORNEYS AT LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

BURKHART, BRENDA J., dec'd.
Late of Willow Brook Rehabilitation and Health Center,
120 Trexler Ave.,
Borough of Kutztown.
Executrices: TINA M. HARTMAN,
2340 Route 737,
Stony Run, PA 19529 and
BETTY J. GEISLER,
8825 Kings Highway,
Kempton, PA 19529.
ATTORNEY: ALEXA S. ANTANAVAGE, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

DRABINSKY, MARK C., dec'd.
Late of 414 Rhoads Ave.,
Borough of Boyertown.
Executor: ROBERT P. DRABINSKY.
c/o ATTORNEY: ELIZABETH TIMBERLAKE-NEWELL, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

EDWARDS, JOANNE H., dec'd.
Late of Spring Township.
Administrator: JOSEPH T. MCINTYRE,
713 Freemansville Rd.,
Reading, PA 19607.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

EMERICH, MARY A., dec'd.
Late of Bethel Township.
Executors: DALE A. EMERICH and DEBRA K. EMERICH,
8620 Old Route 22,
Bethel, PA 19507.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

GANTEAUME, ANNA T., dec'd.
Late of Caernarvon Township.
Executrix: DENISE L. ZEIGLER.
c/o ATTORNEY: CHRISTOPHER C. MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

GEHRET, GLEN D., dec'd.
Late of Richmond Township.
Executrix: DEBRA WEIDNER.
c/o ATTORNEY: JOEL A. READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike,
Blandon, PA 19510

GONZALEZ, FRANCIS MIGUEL, dec'd.
Late of City of Reading.
Administratrix: BETZAIDA MATAIS GONZALEZ,
108 Douglass St.,
Reading, PA 19601.
ATTORNEY: MATTHEW D. ROSSI, ESQ.,
ZANE ROSSI & HARLEY,
38 St. John Street,
P.O. Box 96,
Schuylkill Haven, PA 17972

HACKETT, JR., BURTIS M., dec'd.
Late of Meadow Lane,
Borough of Wyomissing.
Executrix: JOYCE HACKETT,
618 E. Hill Rd.,
P.O. Box 303,
Southfield, MA 01259.
ATTORNEY: STEVEN D.W. MILLER, ESQ.,
718 Poplar Street, Suite 1,
Lebanon, PA 17042

HENDRICKS-KAMZELSKI, STARLA JEAN, dec'd.
Late of 706 Rhoads Ave.,
Borough of Boyertown.
Executor: KEVIN CHARLES KAMZELSKI,
2726 Yost Rd.,
Perkiomenville, PA 18074.
ATTORNEY: WENDY J. ASHBY, ESQ.,
314 West Broad Street, Suite 118,
Quakertown, PA 18951

KACHEL, III, WALTER E., dec'd.
Late of Borough of Fleetwood.
Executrix: NICOLE C. MANLEY.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
BINGAMAN HESS ATTORNEYS AT LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

KARVER, BETTY JANE, dec'd.
Late of Borough of Boyertown.
Executors: JEFFREY C. KARVER, 1160 Silcox Dr., Gilbertsville, PA 19525 and JANA C. STYER, 120 South Church St., Mohnton, PA 19540.
ATTORNEY: JEFFREY R. BOYD, ESQ., BOYD & KARVER, P.C., 7 East Philadelphia Avenue, Ste. 1, Boyertown, PA 19512-1154

KAZMIERCZAK, ERMA A., dec'd.
Late of Borough of Sinking Spring.
Executor: WALTER S. KAZMIERCZAK, 203 N. Sterley St., Reading, PA 19607.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

KROPP, MARK WALTER also known as KROPP, MARK W., dec'd.
Late of Borough of St. Lawrence.
Executor: ZACHARY V. KROPP, 72 Carriage Circle, Oley, PA 19547.
ATTORNEY: SOCRATES J. GEORGEADIS, ESQ., GEORGEADIS LAW, 1350 Broadcasting Rd., Suite 202, Wyomissing, PA 19610

MANBECK, SARA J., dec'd.
Late of Borough of Wernersville.
Executor: DENNIS J. MANBECK.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ., DAUTRICH & O'BRIEN LAW OFFICES, P.C., 534 Court Street, Reading, PA 19601

MULL, ANNA C., dec'd.
Late of 1952 Meadow Lane, Borough of Wyomissing.
Executors: CYNTHIA A. HANNA, BETH ANN MULL and MITCHELL O. HANNA.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ., KOZLOFF STOUDT, 2640 Westview Drive, Wyomissing, PA 19610

PETROSKI, LEONARD C., dec'd.
Late of 2910 State Hill Rd., Apt. A-11, Spring Township.
Executrices: JENNIFER L. BRINDISI, 4980 Saddlebrook Dr., Harrisburg, PA 17112 and KATHLEEN M. TAYLOR, 1562 Kings Rd., Shelby, NC 28150.
ATTORNEY: ROBIN S. LEVENGOOD, ESQ., WEILER & LEVENGOOD, P.C., 213 E. Lancaster Avenue, Suite One, Shillington, PA 19607

PILLADO, JUAN GARCIA, dec'd.
Late of Muhlenberg Township.
Administrators: LORITA BULLOCKS and CARINA GARCIA.
c/o ATTORNEY: SCOTT G. HOH, ESQ., RESOLUTION LAW GROUP, LLC, 606 North 5th Street, Reading, PA 19601

RUTHERFORD, SHARON A. also known as RUTHERFORD, SHARON, dec'd.
Late of 2412 Berkley Ave., City of Reading.
Executor: MARK RUTHERFORD.
c/o ATTORNEY: TRISHA LANTZ, ESQ., BLAKINGER THOMAS, 28 Penn Square, Lancaster, PA 17603

SHEIDY, THERESA F. also known as SHEIDY, THERESA FLORENCE, dec'd.
Late of Borough of Sinking Spring.
Executrix: DIANE M. WISE, 140 Miller Rd., Sinking Spring, PA 19608.
ATTORNEY: VICTORIA GALLEN SCHUTT, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

SHOWALTER, JR., ADAM, dec'd.
Late of Spring Township.
Executor: RANDY S. SHOWALTER, 629 Center Rd., Leesport, PA 19533.
ATTORNEY: MARK R. SPROW, ESQ., 9 East Lancaster Avenue, Shillington, PA 19607

STELTZ, SR., MICHAEL D., dec'd.
Late of 707 Eagleview Dr., Centre Township.
Executrix: ALEXA R. STELTZ, 1000 South Broad St., Apt. 701, Philadelphia, PA 19146.
ATTORNEY: JONATHAN B. BATDORF, ESQ., 317 E. Lancaster Avenue, Shillington, PA 19607

YARMUSH, ROBERT G., dec'd.
Late of Union Township.
Executrix: NADINE M. CLARK.
c/o ATTORNEY: MICHELLE M. FORSELL, ESQ., CROSSON & RICHETTI, LLC, 570 Main Street, Pennsburg, PA 18073

YOCUM, JR., RONALD LEE, dec'd.
Late of Borough of Bernville.
Executrix: ANDREA WYMAN, 2608 Girard Ave., West Lawn, PA 19609.
ATTORNEY: REBECCA L. BELL, ESQ., ALLERTON & BELL, P.C., 1095 Ben Franklin Hwy East, Douglassville, PA 19518

11/26/2026 Vol. 119, Issue 9

Third and Final Publication

BAUER, MARK L., dec'd.
Late of Borough of Mount Penn.
Executrix: ELISSA R. ARZUAGA,
2801 Penn Ave.,
West Lawn, PA 19609.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

CHRISTIAN, DUDLEY B., dec'd.
Late of Alsace Township.
Executor: BRIAN D. CHRISTIAN,
304 Antietam Rd.,
Temple, PA 19560.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

CRUMP, BONNIE J., dec'd.
Late of 523 E. 2nd St.,
Borough of Boyertown.
Executrix: KIMBERLY A. BROWN.
c/o ATTORNEY: ELIZABETH
TIMBERLAKE-NEWELL, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

EVERTS, JOHN A., dec'd.
Late of Borough of Birdsboro.
Executrix: LORRAINE LANZ,
143 Fairmount Ave.,
Reading, PA 19606.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

FRY, JEFFREY S., dec'd.
Late of Alsace Township.
Executrix: SHIRLEY MOHN.
c/o ATTORNEY: ANDREW C. LAIRD,
ESQ.,
KING LAIRD, P.C.,
360 West Main Street,
Trappe, PA 19426

HABERBERGER, ARTHUR A. also known as
HABERBERGER, SR., ARTHUR, dec'd.
Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: ARTHUR A. HABERBERGER,
JR.,
109 Clucas Brook Rd.,
Bedminster, NJ 07921.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

HOMSHER, H. BARBARA also known as
HOMSHER, HELEN BARBARA and
HOMSHER, BARBARA, dec'd.
Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executrix: CYNTHIA A. WILDERMUTH,
308 Egypt Rd.,
Tafton, PA 18464.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

KANAVINS, RENEE G., dec'd.
Late of Borough of Wyomissing.
Executrix/Attorney: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KRAFT, ROBERT MARK also known as
KRAFT, ROBERT M. and
KRAFT, ROBERT, dec'd.
Late of Spring Township.
Executrix: HANNA MELANIE WOOLF,
2115 Noble St.,
Reading, PA 19609.
ATTORNEY: EDWIN L. STOCK, ESQ.,
STOCK ALFIERI,
50 N. 5th Street, 4th Floor, Suite 4,
Reading, PA 19601

KRASLEY, EUGENE POWERS also known as
KRASLEY, EUGENE P.,
KRASLEY, GENE P. and
KRASLEY, GENE, dec'd.
Late of 400 Tranquility Lane, Apt. 329,
Cumru Township.
Executrix: KATHLEEN GARDOCKI,
200 Settlers Trail,
Morgantown, PA 19543

LIN, PATRICIA PON, dec'd.
Late of Spring Township.
Executor: MICHAEL K. LIN.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

MARMAROU, SR., STEVE, dec'd.
Late of 803 Penn St., Apt. 206,
City of Reading.
Executrix: MARIA ANGSTADT,
111 Gibraltar Rd.,
Reading, PA 19606.
ATTORNEY: JOHN M. STOTT, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

MAZER, LAWRENCE also known as MAZER, LARRY B. and MAZER, LARRY BLAZE, dec'd.
Late of Perry Township.
Executor: TIMOTHY L. MAZER,
146 Centennial Hill Rd.,
Port Matilda, PA 16870-8312.
ATTORNEY: MICHAEL H. MARKS, ESQ.,
P.O. Box 81097,
Pittsburgh, PA 15217

MCCAW, HOLLY F. also known as MCCAW, FRANCES H. and MCCAW, HOLLY FRANCES, dec'd.
Late of Lower Alsace Township.
Administrators: MARK A. MCCAW,
415 A. Limekiln Rd.,
Mohrsville, PA 19541 and
CHARLES A. MCCAW,
119 General Jackson Lane,
Hermitage, TN 37076.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MERCIER, JR., MICHAEL TRAVERS, dec'd.
Late of 108 Kemp Rd.,
Borough of Barto.
Administratrix: NANCY J. MERCIER.
c/o ATTORNEY: ELIZABETH TIMBERLAKE-NEWELL, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

NAYLOR, SUSANNE D., dec'd.
Late of Borough of Wernersville.
Administrator: THOMAS W. NAYLOR.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

PARKER, RITA DOLORES, dec'd.
Late of 411 Bartlett St.,
City of Reading.
Executrix: SHANA OETKEN LEWIS,
P.O. Box 1246,
Spring Valley, CA 91979

POLIS, MATTHEW, dec'd.
Late of 102 Bond Rd.,
Borough of Lenhartsville.
Executrix: SUSAN J. ENSINGER,
253 Long Rd.,
P.O. Box 233,
Lenhartsville, PA 19534.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

RUTH, DONNA L., dec'd.
Late of 35 Deppen Dr.,
Borough of Womelsdorf,
Heidelberg Township.
Executor: CHRISTOPHER RUTH.
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

SCHWOYER, VIRGINIA F., dec'd.
Late of 153 Lyons Rd.,
Maxatawny Township.
Executrix: JO ANN STEVENS.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

UNGER, BARRY J., dec'd.
Late of 501 Hoch Rd., Apt. 212,
Borough of Blandon.
Executrix: BETTY ANN MORRIS,
54 N. Fourth St.,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WEAVER, MARSHA NATALIE, dec'd.
Late of Marion Township.
Administrator: JONATHAN D. WEAVER,
1030 Stouchsburg Rd.,
Richland, PA 17087.
ATTORNEY: FREDERICK S. LONG,
LONG BRIGHTBILL,
315 S. 8th St.,
Lebanon, PA 17042

WERNER, MARY SUSAN, dec'd.
Late of Borough of Wernersville.
Executrix: JOANNE HEINTZ,
961 Church Ln. Rd.,
Reading, PA 19606.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High St.,
Pottstown, PA 19464

WILSON, BARBARA E., dec'd.
Late of Borough of Birdsboro.
Executor: AUSTIN R. WILSON, JR.,
317 Drew Court,
Birdsboro, PA 19508.
ATTORNEYS: GRAZIELLA M. SARNO, ESQ., and
STEPHEN H. PRICE, ESQ.
MOGEL, SPEIDEL, BOBB & KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

11/26/2026 Vol. 119, Issue 9

ZEGIESTOWSKY, DOROTHY A., dec'd.
Late of Borough of Boyertown.
Executor: GEORGE S. ZEGIESTOWSKY.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
BINGAMAN HESS ATTORNEYS AT LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

MISCELLANEOUS

IMPORTANT NOTICE

TO: Unknown John Doe, putative father or Anyone Claiming Paternity of Rosebailee Marie Blanco Tejada a/k/a Rosebailee Marie Blanco Reyes, female, born May 4, 2024 in Berks County, Pennsylvania. The mother of the child is Roselin Reyes-Tejada.

A petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Rosebailee Marie Blanco Tejada a/k/a Rosebailee Marie Blanco Reyes. That hearing will be held in the Courtroom of Judge J. Benjamin Nevius, Berks County Courthouse, 633 Court Street, Reading, PA on January 7, 2027, at 1:30 p.m. If you fail to attend the hearing, the hearing will go on without you and the Court may end your rights to your child, Rosebailee Marie Blanco Tejada a/k/a Rosebailee Marie Blanco Reyes.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, contact the office set forth below to find out where you can get legal help:

Lawyers' Referral Service of Berks County
Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone No. 610-375-4591

To obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing date listed above, or if you have any questions, please contact Berks County Children and Youth Services at:

Carin E. Holmes, Esquire
Attorney for Berks County
Children and Youth Services
Berks County Services Center
633 Court Street, 11th Floor
Reading, Pennsylvania 19601-4323

IMPORTANT NOTICE

TO: Joseph Rivera-Leandry, putative father and/or Unknown John Doe,or Anyone Claiming Paternity of Annalise Angely Calderon Surita, female, born September 16, 2019 in Berks County, Pennsylvania. The mother of the child is Alianis Calderon.

A petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Annalise Angely Calderon Surita. That hearing will be held in the Courtroom of Judge James E. Gavin, Berks County Courthouse, 633 Court Street, Reading, PA on December 17, 2026 at 9:00 a.m. If you fail to attend the hearing, the hearing will go on without you and the Court may end your rights to your child, Annalise Angely Calderon Surita.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, contact the office set forth below to find out where you can get legal help:

Lawyers' Referral Service of Berks County
Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone No. 610-375-4591

To obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing date listed above, or if you have any questions, please contact Berks County Children and Youth Services at:

Christopher M. Tarantino, Esquire
Attorney for Berks County
Children and Youth Services
Berks County Services Center
633 Court Street, 11th Floor
Reading, Pennsylvania 19601-4323

NOTICE OF DEATH OF ACCOUNTANT

Christopher J. Stoltzfus is the Administrator of the Estate of Beth A. Stoltzfus who passed away on June 7, 2026. Beth A. Stoltzfus was the owner of Stoltzfus Accounting. If you are a current or former client, please send a request via email to wolfcjs@yahoo.com or call 484-797-6389 to retrieve your files. All unclaimed files for those tax clients who have not been doing business with Stoltzfus Accounting within the last three (3) years will be destroyed within 45 days of the publication of this Notice.

Christopher J. Stoltzfus
Phone: 484-797-6389
wolfcjs@yahoo.com

TRUST NOTICES

Third and Final Publication

THE ROBERT AND BETTY GULDIN IRREVOCABLE TRUST DATED APRIL 25, 2018

Betty M. Guldin, late of Shillington Borough, Berks County, PA

All persons having claims or demands against the Trust of Betty M. Guldin, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:
Trustees: Nancy F. Kennedy and Debra A. Fick
615 Summit Ave.
Shillington, PA 19607
Trustee's Attorney: Scott C. Painter, Esquire
906 Penn Ave., Suite 1
Wyomissing, PA 19610

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

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If your Firm Name, Phone, Fax Numbers and E-mail address have also changed, please include that information.