

LEGAL NOTICES**APPEARANCE DOCKET****Week Ending December 19, 2025****The Defendant's Name Appears
First in Capital Letters**

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

KEY**PRESIDENT JUDGE****M. THERESA JOHNSON - (MTJ)****JUDGE SCOTT E. LASH - (SEL)****JUDGE THOMAS G. PARISI - (TGP)****JUDGE MADELYN S. FUDEMAN - (MSF)****JUDGE ELENI DIMITRIOU GEISHAUSER - (EDG)****JUDGE PATRICK T. BARRETT - (PTB)****JUDGE J. BENJAMIN NEVIUS - (JBN)****JUDGE TINA M. BOYD - (TMB)****JUDGE JAMES E. GAVIN - (JEG)****JUDGE JILL M. SCHEIDT - (JMS)****JUDGE JUSTIN D. BODOR - (JDB)**

AMAZON - Moore, Daniel; 25 17453; D. Moore, IPP.

CASTRO, OSCAR A. CASTRO, ANA M - First Commonwealth Federal Credit Union; 25 13627; First Commonwealth Federal Credit Union, IPP.

CASTRO, OSCAR A. CASTRO, ANA M - First Commonwealth Federal Credit Union; 25 13627; First Commonwealth Federal Credit Union, IPP.

GROSS, INDIA EUGINA - Zubair, Salah; 25 247; S. Zubair, IPP.

IDDINGS BROTHERS LLC - Oswald, Michael; 24 17420; M. Oswald, IPP.

Abuse

BONILLA, RUTH E FERNANDEZ - Almanzar, Noel A Burgos; 25 18106; N. Almanzar, IPP. (TMB).

CONCEPCION, ANDRES JUNIOR - Peralta, Lisbeth Belvalle; 25 18042; L. Peralta, IPP. (JDB).

DEJESUS, XAVIER P LICIAGA - Caicedo, Sandy K; 25 18039; S. Caicedo, IPP. (JDB).

EDGERLY, STEPHAN R - Chrupcala, Stephanie A; 25 18100; S. Chrupcala, IPP. (JDB).

FOX, DEAN E - Rick, Rachel M; 25 18276; R. Rick, IPP. (TMB).

FUTEJ, MITCHELL ROBERTS - Moyer, Angel Marie; 25 18190; A. Moyer, IPP. (TMB).

GOLDSTEIN, ERIKA VONKIEL - Beazer, Justyn A; 25 18259; J. Beazer, IPP. (TMB).

HANEY, GARLAND M - Walker, Madison K; 25 18290; M. Walker, IPP. (TMB).

HERLINDO, JESSE LOPEZ - Gaspar, Victor Lopez; 25 18033; V. Gaspar, IPP. (JDB).

HERMANN, JEREMY JON - Hermann, Kelly Nicole; 25 18043; K. Hermann, IPP.

LEON, JUSN PABLO LUYANDO - Vicente, Meralys Rivers; 25 18289; M. Vicente, IPP. (TMB).

LIGHT, JEREMY N - Rivera, Jolynn M; 25 18188; J. Rivera, IPP. (JMS).

MARTINEZ, LUIS A - Azua, Josefina Rosa; 25 18279; J. Azua, IPP. (TMB).

MAY, JR, BRIAN E - Perez, Mikhayla Frances; 25 18037; M. Perez, IPP. (JDB).

MUNOZ, YUSSEPY ARROYAVE - Yost, Sabrina L; 25 18234; S. Yost, IPP. (JMS).

PARTRIDGE, MICHAEL A - Mckenna, Kathryn J, P, M; 25 18051; K. Mckenna, IPP. (JMS).

REED, ANDREW LEE - Korsak, Margit Marie; 25 18339; M. Korsak, IPP. (TMB).

REHRIG, COLE W - Fiori, Martalee Jade; 25 18340; M. Fiori, IPP. (TMB).

REYES, JOSE D - Ash, Alecia M; 25 18244; A. Ash, IPP. (TMB).

ROGAL, TYLER R - Julian, Michael John; 25 18104; M. Julian, IPP. (JDB).

SANTOS, NOEL E - Acevedo, Fiordaliza

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Cruz; 25 18249; F. Acevedo, IPP. (JDB).
 STROUSE, JOSHUA E - Hartranft, Kristie L; 25 18293; K. Hartranft, IPP. (TMB).
 WALKER, DAMARI O - Thompson, Angelina T; 25 18107; A. Thompson, IPP. (JDB).
 WALKER, JEREMIAH D - Pierre, Kiandra M; 25 18048; K. Pierre, IPP. Justin D. Bodor, J.
 WEIN, STEPHANIE MARIE - Wein, Jason S; 25 18186; J. Wein, IPP. (JMS).
 ZELAYA, EDWIN GUEVARA - Vizcaino, Ana Y; 25 18286; A. Vizcaino, IPP. (TMB).

Arbitration Award

CASTRO, OSCAR A, CASTRO, ANA M - First Commonwealth Federal Credit Union; 25 13627; First Commonwealth Federal Credit Union, IPP.

IDDINGS BROTHERS LLC - Oswald, Michael; 24 17420; M. Oswald, IPP.

Certified Copy of Foreign Custody Order

NIEVES, WENDALYS - Diaz, Jr, Bernardino; 25 18270; B. Diaz, IPP.

Complaint

MEDINA, SARAH - Reading Housing Authority; 25 17641; Edwin L. Stock.
 READING PARKING AUTHORITY - Pettit, Le'tasha; 24 2485; Randall M. Justice.
 UNKNOWN HEIRS EXECUTORS AND/OR ADMINISTRATORS, HALBACH, LISELOTTE J, HALBACH, WALTER S, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE, BANK OF AMERICA N A - Corinthian Development LLC; 25 18192; Emmanuel S. Anthon. (MSF).

Contract - Buyer Plaintiff

FERNANDEZ-RUBIO, LUIS, FERNANDEZ, LUIS - Sallie Mae Bank; 25 18237; Michael F. Ratchford. (JBN).

Contract - Debt Collection: Credit Card

AMARO, JENNIFER - Cavalry Spv I LLC; 25 18282; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

BENNICOFF, JUDY - Cavalry Spv I LLC; 25 18182; David J. Apothaker. (MSF).

CABRAL, EDWIN - Cks Prime Investments LLC; 25 18181; Demetrios H. Tsarouhis. (JEG).

CHAMURAS, RICKY - Cavalry Spv I LLC; 25 18355; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

CRUZ, RAFAEL - Cavalry Spv I LLC; 25 18183; David J. Apothaker. (JBN).

DECKER, KYLE - Discover Bank; 25 18261; EJ Sharif. (JEG).

DEJESUS, JOSHUA L - Capital One N A, Discover Bank; 25 18346; Michael J. Dougherty. (JBN).

DELACRUZ, DILCIA - Capital One N A, Discover Bank; 25 18354; EJ Sharif. (MSF).

DISALVO, LISA - Citibank N A; 25 18096; Michael J. Dougherty. (JEG).

DUFF, PETER - Cavalry Spv I LLC; 25 18184; David J. Apothaker. (JEG).

EVANS, KYLE A - Capital One N A, Discover Bank; 25 18345; Michael J. Dougherty. (MSF).

FALCON, ALEJANDRO - Cavalry Spv I LLC; 25 18347; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

GIL, YSABEL - Cavalry Spv I LLC; 25 18178; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

HARNER, MATTHEW - Cavalry Spv I LLC; 25 18196; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

JOHNSON, LISA M - Capital One N A; 25 18281; Michael J. Dougherty. (JEG).

JONES, ASYRIA - Capital One N A, Discover Bank; 25 18362; EJ Sharif, EJ Sharif. (MSF).

KRIEBEL, SCOTT - Citibank N A; 25 18344; Paul J. Klemm. (JEG).

MARKIEWICZ, NICOLE - Cavalry Spv I LLC; 25 18195; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

MCKINNEY, ANNA - Td Bank N A; 25 18278; Michael F. Ratchford. (MSF).

NAJARIAN, STEVEN - Capital One N A, Discover Bank; 25 18177; Michael J. Dougherty. (MSF).

NEAVE, ELLEN - Bureaus Investment Group Portfolio No 15 LLC; 25 18238; Michael F. Ratchford. (JEG).

OGBEBOR, UYI L - Cavalry Spv I LLC; 25 18337; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

ORZECOWSKI, KEVIN - Capital One N A, Discover Bank; 25 18280; Michael J. Dougherty. (JBN).

QUILES, KELLY - Capital One N A, Discover Bank; 25 18334; EJ Sharif. (JEG).

REYES, JOHN - Cavalry Spv I LLC; 25 18231; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

SEYFERT, NOAH J - Capital One, N A, Discover Bank; 25 18194; Michael J. Dougherty. (JBN).

TANIYO, KATHRYN G - Cavalry Spv I LLC; 25 18232; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

WEIDNER, DREW R - Citibank N A; 25 18147; Paul J. Klemm. (JEG).

Contract - Debt Collection: Other

BICKLEY, RONDLE G - Police And Fire Federal Credit Union; 25 18200; Michael J. Dougherty. (JEG).

Contract - Other

CLAVETTE, VINSON - Onemain Financial Group LLC; 25 18239; David Kennedy Bifulco. (MSF).

FRANK, BRYAN RICHARD - Onemain Financial Group LLC, Wilmington Trust N A, Onemain Financial Issuance Trust 2022-3; 25 18271; David Kennedy Bifulco. (JBN).

HANGZHOU INVESTMENTS INC, LIABLE LLC - Meister Cox Architects P

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C; 25 18236; Matthew M. Setley. (MSF).
 READING TRUCK BODY LLC - King, Keith; 25 18267; Samuel A. Dion. (MSF).
 READING TRUCK GROUP LLC (THE) - Matos, Anthony, Others Similarly Situated; 25 18368; Peter Winebrake. (JEG).
 RM PALMER COMPANY LLC - Schatz Electric Inc; 25 18094; Joseph L. Haines. (JBN).
 TROJAN, DANIEL - Garman, Amy; 25 18358; Todd A. Mays. (MSF).

Custody

ALVIN, RAVIN N - Mosley, Dominic C; 25 18105; D. Mosley, IPP. (TMB).
 ANDERSON, NICOLE, SOLORIO, ALBERTO - Hernandez, Noellea; 25 18283; Margaret McDonough. (TMB).
 DENATALLA, HEATHER - Dentatla, Joseph Michael, Denatala, Sasha; 25 18351; Leah Rotenberg. (TMB).
 FARETTY, MISTY - Haldeman, Kody; 25 18086; Roarke Aston. (TMB).
 KIEFER, STEVEN L - Lisiecki, Felicia M; 25 18097; Michael R. Lessa. (JMS).
 LEFEVER, NICOLE R - Lefever, Christopher J; 25 18292; C. Lefever, IPP. (TMB).
 PETERS, CRYSTAL L - Nester, Eric L; 25 18272; E. Nester, IPP. (TMB).
 REED, BRADLEY A - Smith, Sorcha M; 25 18285; Joseph A. Guillama. (TMB).
 STOCKER, MEGAN, MAY, CLIFFORD, BERKS COUNTY CHILDREN & YOUTH SERVICES - May, Cynthia; 25 18087; Roarke Aston. (TMB).
 STOCKER, MEGAN, SWANGER, JOSEPH, BERKS COUNTY CHILDREN & YOUTH - May, Cynthia; 25 18088; Roarke Aston. (TMB).
 VALENTIN, YESENIA N QUINTANA - Figueroa, Joshua Ramos; 25 18095; J. Figueroa, IPP. (TMB).
 YEAGER, SARAH - Koppenhaver, Christopher; 25 18260; Nicholas Watt. (JDB).

Divorce

ABREU, PASQUAL SANCHEZ - Jimenez, Maribel; 25 18294; M. Jimenez, IPP. (TMB).
 GERLOFF, NICHOLAS W - Gerloff, Sarah R; 25 18371; Nikolas David Capitano. (TMB).
 GUZENSKI, ANTHONY - Guzenski, Mary; 25 18363; Amy J. Miller. (TMB).
 HORVATH, TODD E - Harms, Katherine M; 25 18295; Cheryl A. Rowe. (TMB).
 KNABB, JR, LEROY FREDERICK - Morey, Melissa Kay; 25 18241; Zachary A. Morey. (JDB).
 LEFEVER, NICOLE R - Lefever, Christopher J; 25 18291; C. Lefever, IPP. (TMB).
 MANCUSO, CHRISTOPHER - Mancuso, Brittany; 25 18114; David T. Schnarrs. (TMB).
 MATTSON, ANN E - Mattson, Richard A; 25

18264; Gary R. Swavely Jr. (TMB).
 RANK, CORY - Landis, Katherine; 25 18275; K. Landis, IPP. (TMB).
 RODRIGUEZ, ELIAS - Johnson-Rodriguez, Tia Kathryn, Johnson, Tia Kathryn; 25 18268; Bernard Mendelsohn. (TMB).
 SANTOS, CHRISTOPHER E - Santos, Wanda I; 25 18101; W. Santos, IPP. (TMB).
 THOMAS, JAMES ALLEN - Thomas, Jessica Lee; 25 18348; Joseph A. Guillama. (TMB).
 WINGATE, JOAN - Wingate, Kipley; 25 18142; Donald F. Kohler Jr. (TMB).

Divorce - Custody Count Complaint

HORVATH, TODD E - Harms, Katherine M; 25 18296; Cheryl A. Rowe. (TMB).
 MANCUSO, CHRISTOPHER - Mancuso, Brittany; 25 18115; David T. Schnarrs. (TMB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION - Diamond, Duke A; 25 18349; D. Diamond, IPP. (JMS).

Magisterial District Justice Appeal

BRITO, MARIA - Nieves, Migdalia; 25 18287; M. Nieves, IPP. (JBN).
 GERHOLZ, STEPHANIE - Lvnv Funding LLC; 25 18093; Lvnv Funding LLC, IPP. (MSF).
 KLINE, DOUGLAS A, KLINE, KIMBERLY - Taylor, Edward, Taylor, Diana; 25 18284; E. Taylor, IPP. (JEG).
 MULL, LAURA - Regal Tic Mgmt LLC; 25 18089; Regal Tic Mgmt LLC, IPP. (JBN).
 SAVORY, ROBERT D - George Miller IV Auction Company; 25 18197; George Miller IV Auction Company, IPP. (JBN).

Real Property - Eminent Domain/Condemnation

HABECKER, BRET - Commonwealth Of Pennsylvania Department Of Transportation; 25 18091; Peter J. Haldeman. (JEG).
 HABECKER, BRET - Commonwealth Of Pennsylvania Department Of Transportation; 25 18092; Peter J. Haldeman. (JEG).

Real Property - Mortgage Foreclosure: Residential

COLAPRETO, ARMANDA M, MCCLINCY, JASON C, COLAPRETO, SANDRA G - Wilmington Savings Fund Society Fsb, Cim Trust 2025-nr1; 25 18350; Caroline P. Arahamian. (MSF).
 IPPOLITO, ROBERT S, IPPOLITO, SUZANNA E, UNITED STATES OF AMERICA (THE) - Bank Of America Na; 25 18247; Harry B. Reese. (MSF).
 READINGER, CHERYL - Newrez LLC; 25 18193; E Edward Qaqish. (MSF).
 SCHOEDLER, RAE ANN A - Pennymac Loan Services LLC; 25 18359; Jill Manuel-Coughlin. (MSF).
 SIMKO, ROBERT - First Bank, Malvern Bank

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National Association; 25 18170; Charles N. Shurr Jr. (MSF).

SWISHER, JOSEPH E - Wells Fargo Bank N A; 25 18374; Paige Zirrieth. (MSF).

WHORLEY, REBECCA - Freedom Mortgage Corporation; 25 18342; Jared Greenberg. (MSF).

Real Property - Partition

MALINOWSKI, JR, TED D - Chud, Jessica; 25 18366; Jeffrey R. Boyd. (JBN).

Real Property - Quiet Title

ARK BIBLE CHAPEL, SMITH, JAY H - Dipaolo, Michael C, Dipaolo, Angela M; 25 18361; Matthew M. Setley. (JEG).

Tort Motor Vehicle

CITY OF READING POLICE - Reyes, Brandi; 25 18277; Lauren M. Steins. (JEG).

ERIE INSURANCE EXCHANGE - Haring, Brad, Haring, Mindy; 25 18171; Robert S. Miller. (JEG).

FERNANDEZ, LUIS MEDINA, MONEY MAKING TRANSPORTATION LLC - Philadelphia Indemnity Insurance Company, Barnes Farming Corporation; 25 18341; Paul J. Hennessy. (MSF).

MARTINEZ, BALDEMAR, MTZ FREIGHT LLC, DOE, JOHN - McMellen, Jerome A, K Andrew, Rebecca; 25 18103; Gerald J. Mullaney Jr. (JBN).

NINA, JOSE, BERKS AREA REGIONAL TRANSIT AUTHORITY, SOUTH CENTRAL TRANSIT AUTHORITY, EASTON COACH COMPANY LLC, EASTON COACH COMPANY DELAWARE VALLEY INC, EASTON COACH NUC LLC, BEACON MOBILITY, DOE, JOHN - Saini, Surjit; 25 18335; Michael Adam Delaney. (MSF).

ORTIZ, ZULMA E - Government Employees Insurance Company; 25 18357; Travis L. McElhane. (JEG).

PRECHTL, REGAN E, PRECHTL, JASON - Astor, Richard Irizarry; 25 18233; Sarkis Dramgotchian. (JEG).

SCHUPP, CYNTHIA, SCHUPP, CARL FREDERICK, DOE DESIGNATIONS 1-10 - Okwara, MaCollins; 25 18343; Warren I. Siegel. (JBN).

Tort Other

LOVE'S TRAVEL STOPS & COUNTRY STORES INC, NTP TRANSPORTATION INC, C R ENGLAND INC, C R ENGLAND AND SONS INC, JOHN DOE COMPANY 1-5, JOHN DOE COMPANY 6-10, PUGH, TRAVIS - Hilton, Poonyawee, Hilton, James, Hilton, Poontawee, H, J P; 25 18248; Joel R. Rosenberg. (JBN).

TEVARAZ, DULCE, GOTA DE ORO JEWELRY LLC, BLING BLING JEWELS LLC - R.e.l. International Inc.; 25 18336; David W. Snyder. (JBN).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **January 9, 2026** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

Docket #18-00438

Judgment Amount: \$104,591.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story mansard roof brick dwelling house and lot or piece of ground upon which the same is erected situate on the Northwest corner of Perry Street and Church Street, in the City of Reading, County of Berks and State of Pennsylvania, said house being No. 529A Perry Street, said lot being more particularly bounded and described as follows, to wit:

On the North by a ten feet wide alley;
On the East by said Church Street;
On the South by Perry Street; and
On the West by property now or late of William E. Fisher, being No. 529 Perry Street.

CONTAINING in front on said Perry Street 14 feet and extending in depth of equal width along said Church Street, 100 feet to said 10 feet wide alley, more or less.

TOGETHER with the use of the ten feet wide alley on the north in common with the owners and occupiers of the other properties adjacent to said alley.

Thereon erected a dwelling house known as:
529 A Perry Street
Reading, PA 19601
Tax Parcel #14530743871411
See Deed Book 2009, Page 055149
Sold as the property of:
GILBERTO A. RIVERA

LEGAL DESCRIPTION OF PROPERTY TO BE EXECUTED UPON

Case Numbers: 19-16052
Judgment Amount: \$175,970.23
(plus fees and interest)
Attorney: Amy J. Blumenthal, Esq.

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BEING PARCEL NUMBER 55-5443-08-88-8610

ALL THOSE CERTAIN tracts of land and premises, situate, lying and being in the Borough of Kutztown in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground, situate on the North side of East Main Street in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of East Main Street one hundred thirty-five feet eight inches (135' 8") East of the Eastern side of a twenty-two feet (22') wide street (said twenty-two feet [22'] wide street lying east of the Saucony Creek; said point being a corner of property now or late of George P. Angstadt; thence along said property in a Northernly direction at right angles to the North side of East Main Street, a distance of one hundred forty feet (140') to a point in the South side of a ten feet (10') wide alley; thence in an Easterly direction and parallel with East Main Street a distance of twenty-four feet four inches (24' 4") to a point of property now or late of Howard Kutz; thence along said property in a Southerly direction at right angles to the North side of East Main Street, a distance of one hundred forty feet (140') to the North side of East Main Street; thence in a Westerly direction along the North side of East Main Street a distance of twenty-four feet four inches (24' 4") to the place of Beginning.

CONTAINING in front on East Main Street twenty-four feet four inches (24' 4") and in depth of uniform width one hundred forty feet (140') to the South side aforesaid ten feet (10') alley.

BEING four feet four inches (4' 4") of Lot No. 11 and all of Lot No. 12 on Plan of Lots of Edwin L. Miller.

TRACT NO. 2

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

BEGINNING at a point in the curbline of East Main Street (formerly Park Avenue), and in line of Lot No. 14 (on Plan of Lots laid out by Edwin L. Miller, Executor of the Estate of Sarah A. Miller, deceased), property now or late of Howard D. Kutz; thence along the same North 50 degrees 20 minutes West 150 feet to a 10 feed wide alley; thence along the same South 39 degrees 40 minutes West 20 feet to property late of Allentown and Reading Traction Company, thence along the same South 50 degrees 20 minutes East 150 feet to the curbline on said East Main Street (formerly Park Avenue); and thence along the same North 39 degrees 40 minutes East 20 feet to the place of Beginning.

BEING Lot No. 13 on said Plan of Lots of

Edwin L. Miller

TRACT NO. 3

ALL THOSE two adjoining lots or pieces of ground, situate in Maxatawny Township (now Borough of Kutztown), Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curbline of Park Avenue (now East Main Street) and extending thence along lands of the Philadelphia and Reading Railway Company Northward on a curved line with a radius of 4,432.23 feet, 150.13 feet to a 10 feet wide alley; thence along the same South 39 degrees 40 minutes West 39.5 feet to Lot No. 13, now or late of John A. Schwoyer, thence along the same South 50 degrees 20 minutes East 150 feet to the curbline on said Park Avenue (now East Main Street); and thence along the same North 39 degrees 40 minutes East 45.7 feet to the place of Beginning. Comprising Lots Nos. 14 and 15 on said Plan of Lots of Edwin L. Miller.

BEING THE SAME PREMISES WHICH Annie E. Moyer, widow, by Deed dated July 22, 1977 and recorded in the Office of the Recorder of Deeds of Berks County in Deed Book 1717 page 87 granted and conveyed unto Moyer Plumbing and Heating Co., a Pennsylvania corporation.

PREMISES BEING: 103 E Main St., Kutztown, Pa 19530

TO BE SOLD AS PROPERTY OF: Moyer Realty Management LLP

Docket No. 23-14436

Judgment Amount: \$5,049.58

Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN lot or piece of ground, situate on the Northeastern side of the Macadam State Highway known as River Road, between Birdsboro and Monocacy, in the Township of Union, County of Berks and Commonwealth of Pennsylvania.

TAX PARCEL NO. 88534415742004

BEING KNOWN AS 1133 E. Main Street, Union Township, Pennsylvania 19518

Single-family residential dwelling

TO BE SOLD AS THE PROPERTY OF Benjamin E. Whiting and Samuel David Whiting

LEGAL DESCRIPTION

Case Number: 24-01204

Judgment Amount: \$273,946.49

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house with garage attached thereon erected, lying on the Southeasterly corner of the macadam Pennsylvania State Highway Legislative Route No. 06166 and the macadam Township Road

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T-784, said lot being composed of Lots Numbered 10 and 11 as shown on "Allendale Heights" Plan of Lots, laid out by Elmer D. Smith and Sarah E., his wife, dated February 23, 1968, and recorded in the Berks County Records in Plan Book 31, page 93, situate in the Township of Perry, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly building line of the aforementioned Township Road known as Allendale Road, being a corner of Lot No. 12 of said Plan of Lots; thence extending along the Easterly building line of Allendale Road North three (3°) degrees eight (8') minutes forty (40") seconds East, a distance of two hundred forty-two and ten-hundredths (242.10') feet to a point of curve; thence extending in a Northeasterly direction along the arc of a curve deflecting to the right, having a radius of twenty (20') feet, a central angle of one hundred eight (108°) degrees forty-four (44') minutes, a distance along the arc of thirty-seven and ninety-six hundredths feet (37.96') feet to a point of tangent in the Southerly building line of the aforementioned macadam State Highway known as Zion's Church Road; thence extending along the Southerly building line of Zion's Church Road South sixty-eight (68°) degrees seven (7') minutes twenty (20") seconds East, a distance of two hundred nine and sixty-nine hundredths (209.69') feet to a marble stone in line of property belonging to Donald I. Smith and Faye E., his wife; thence leaving said Zion's Church Road and extending along said property belonging to Donald I. Smith and Faye E., his wife South three (3°) degrees eight (8') minutes forty (40") seconds West, a distance of one hundred ninety-three and seventy-hundredths (193.70') feet to a marble stone, a corner of aforementioned Lot No. 12; thence along said Lot No. 12 belonging to Harold G. Alberson and Florence L., his wife North eighty-six (86°) degrees fifty-one (51') minutes twenty(20") seconds West, a distance of two hundred twenty-five and no-hundredths (225.00') feet to the place of beginning, and passing through a marble stone on line at a distance of ten and no-hundredths (10.00') feet from the said place of beginning.

CONTAINING in area 1.20 acres.

BEING the same premises which Michael R. Coleman, by Deed dated 7/15/2018 and recorded 7/13/2018 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2018023366, granted and conveyed unto Nicole M. Hoyas, in fee.

Tax Parcel: 70449302885913 aka 70-4493-02-88-5913

Premises Being: 13 Allendale Road, Shoemakersville, PA 19555

To be sold as Property of: Nicole M. Hoya

LEGAL DESCRIPTION

Case Number: 24-10341

Judgment Amount: \$34,313.18

Attorney: Brock and Scott, PLLC

The following described property:

All that certain Two-Story brick dwelling house and lot or piece of ground situate on the South side of Kenney Street, between Thirteen and Fourteen Streets, in the City of Reading, County of Berks and State of Pennsylvania, No. 1336 Kenney Street, bounded:

On the North by said Kenney Street;

On the East by Property now or late of Esther A. Holl;

On the South by a Ten (10) foot wide alley; and

On the West by Property now or late of Esther A. Holl.

Containing in front on Kenney Street Twelve (12') feet and in depth One Hundred (100') feet.

Assessor's Parcel No: c16531630274560

BEING the same premises which Bernard Shaw and Yvonne Shaw, husband and wife by Deed dated 1/13/2012 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2012002366, granted and conveyed unto Ronald G. Jackson, in fee.

Tax Parcel: 16531630274560

Premises Being: 1336 Kenney St, Reading, PA 19602

To be sold as Property of: Sabena A. Myers in her capacity as heir of the Estate of Ronald G. Jackson, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald G. Jackson, Deceased

Case Number: 24-13037

Judgment Amount: \$110,614.24

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

Being County Parcel No. 80438618403918C12

ALL THAT CERTAIN dwelling shown as Unit 12 and being part of a building shown as Unit 7-12 within the Oak Terrace Development, Final Plan recorded in Deed Book Volume 154, page 18, in the Berks County Court House being located on the southerly side of Iroquois Avenue (60' wide) West of Spohn Road situate in Spring Township, Berks County, PA, being more fully bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of the herein described Unit 12, a corner of the "Townhouse Area" as shown on the above referenced plan, said point of beginning being the two following courses and distances from the center line intersection of the said Iroquois Avenue and Spohn Road.

(1) North fifty-four degrees, five minutes, forty-three seconds West (N 54° 05' 43" W)

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nine hundred seventy-one feet and thirty-nine hundredths of one foot (971.39') along the centerline of Iroquois Avenue to a point, and

(2) Leaving the centerline of Iroquois Avenue and crossing the southerly right of way thereof, South thirty-five degrees fifty-four minutes, seventeen seconds West (S 35° 54' 17" W) one hundred sixty-four feet (164.00') to a point, the northeast corner of Unit 12 of the aforesaid building.

THENCE from the said point of beginning and along the said "Townhouse Area" the two following courses and distances, to wit:

(1) South thirty-five degrees, thirty-two minutes, fifty-nine seconds West (S 35° 32' 59" W) twenty-eight feet (28.00') to a point; and

(2) North thirty-four degrees, twenty seven minutes, one second West (N 54° 27' 01" W) twenty-two feet and five thousandths of one foot (22.005') to a point, a corner of Unit 11 of the aforesaid building.

THENCE along the said Unit 11, North thirty-five degrees, thirty-two minutes, fifty-nine seconds East (N 35° 32' 59" E) twenty-eight feet (28.00') to a point, a corner of the said Unit 11, a line of the aforesaid "Townhouse Area", thence along the said "Townhouse Area", South fifty-four degrees, twenty-seven minutes, one second East (S 54° 27' 01" E) twenty-two feet and five thousandths of one foot (22.005') to the first mentioned point and place of BEGINNING.

CONTAINING an area of six hundred sixteen square feet (616 square feet) being the same more or less.

BEING THE SAME PREMISES WHICH Eric C. Seidel and Eloise A. Seidel, husband and wife, by Deed dated October 31, 2012, and recorded January 9, 2013 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA under Instrument No. 2013000927, granted and conveyed unto Jennifer A. Thomas.

Tax parcel number: 51436604902446

Premises being: 22 Weaver Road Sinking Spring, PA 19608

To be sold as the property of: Eric C. Seidel and Eloise A. Seidel

NO. 24-13811

Judgment - \$309,694.34

Steven P. Kelly, Esq.,
Attorney for Plaintiff

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON, BEING 38 SOLLY LANE, SITUATE IN THE TOWNSHIP OF JEFFERSON COUNTY OF BERKS AND STATE OF PENNSYLVANIA, LOCATED ABOUT 1/2 MILE NORTHWEST OF BERNVILLE AND FRONTING ON THE NORTH SIDE OF THE PUBLIC TOWNSHIP TROAD (T-649), BOUNDED NAD DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE ABOVE-

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NAMED PUBLIC ROAD, SAID POINT BEING A CORNER OF PROPERTY OF LESLIE P. WEIDMAN AND SANDRA A. MANWILLER; THENCE IN AND ALONG SAID PUBLIC ROAD, NORTH 79 DEGREES 23 MINUTES WEST 276.1 FEET TO Received County of Berks Prothonotary's Office on 09/03/2025 10:10 AM Docket No. 24-13811 A POINT IN SAID ROAD; THENCE ALONG NORTH 04 DEGREES 20 MINUTES EAST 197.5 FEET TO AN IRON STAKE; THENCE ALONG LAND OF THE GRANTOR, SOUTH 81 DEGREES 58 MINUTES EAST 275 FEET TO AN IRON STAKE; THENCE ALONG LAND OF LESLIE P. WEIDMAN AND SANDRA A. MANWILLER, SOUTH 04 DEGREES 20 MINUTES WEST 210 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.283 ACRES OF LAND.

BEING KNOWN AS 38 SOLLY LANE, BERNVILLE, PA 19506

BEING PIN #4450-0027-1531; ACCOUNT #008290(53)

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

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

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

Case Number: 24-14309

Judgement amount: \$6,546.45

Attorney: Jennie C. Shnayder, Esquire

ALL THAT CERTAIN TWO STORY BRICK MANSARD ROOF DWELJING HOUSE AND THE LOT OR PIECE OF GROUND ON WHICH IT IS ERECTED, SITUATE ON THE WEST SIDE OF SOUTH FIFTEENTH STREET, BEING NO. 542 SOUTH FIFTEENTH STREET, BETWEEN COTTON AND FAIRVIEW STREET, IN THE CITY OF READING, COUNTY OF BERKS, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING at a point in the Western building line of said South Fifteenth Street, said point being 316 feet South of the Southwestern corner of Fifteen and Cotton Streets; thence West along property now or late of William A. Sharp and George A. Ravel, 127 feet to a 13 feet wide alley; thence South along said alley 14 feet to a point in line of property of William A. Sharp and George A. Ravel; thence East along said property 127 feet to a point in the Western building line of said South Fifteenth Street; thence North along said Western building line of South Fifteenth Street, 14 feet to the place of BEGINNING.

COMMONLY KNOWN AS 542 15th Street, Reading, PA 19602

BERKS COUNTY; PARCEL 16-5316-39-37-1456

BEING the same premises which Leon J.

01/01/2026

Zmroczek granted and conveyed unto Noemi Carela-Jhonson by deed dated June 11, 2015 and recorded July 6, 2015 at Instrument Number 2015022634, Berks County Records.

TO BE SOLD AS PROPERTY OF: Noemi Carela-Jhonson

No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story stone and frame ranch type dwelling house erected thereon situate on the North side of Oley Turnpike, between Jacksonwald and Limekiln, in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center line of said Oley Turnpike and on a line along the center of same bearing North 75 degrees 04 minutes East, said point being the Southeasterly corner of land about to be conveyed to Homer B. Wendling and Elda S. Wendling, his wife; thence along the same making an interior angle of 105 degrees 35 minutes with the said above-mentioned line North 30 degrees 31 minutes West 36.15 feet to an iron pipe marker and continuing thereon for a total distance of 727.04 feet to an iron pipe being a corner on line of lands of Alton Weist; thence along the same making an interior angle of 100 degrees 21 minutes with the last mentioned line North 49 degrees 08 minutes East 116.47 feet to an iron pipe being the northwest corner of land about to be conveyed to Joseph E. Dziki and Virginia M. Dziki, his wife; thence along same making an interior angle of 78 degrees 57 minutes with the said last mentioned line South 29 degrees 49 minutes East to an iron pipe marker located 34.14 feet from the center line of said Oley Turnpike and continuing thereon for a total distance of 776.02 feet more or less to a point in said center line of the Oley Turnpike; thence along the same making an interior angle of 75 degrees 07 minutes with the said last mentioned line South 75 degrees 04 minutes West 108.72 feet to the place of Beginning.

CONTAINING 1 acre 144 perches, more or less.

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: 5140 OLEY TURNPIKE ROAD, READING, PA 19606

Mapped PIN: 5337-03-40-2622

Parcel ID #: 43533703402622

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BEING THE SAME PREMISES WHICH Nathan T. Lenker, et ux., by Deed dated September 27, 2016 and recorded October 4, 2016 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2016-035216, granted and conveyed unto Christopher E. Mower, III.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER E. MOWER, III

Case Number: 25-01879

Judgment Amount: \$239,081.51

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

Being County Parcel No. 66439916947385

ALL THAT CERTAIN lot or piece of ground, being Lot #40, as shown on the plan of "Heather Knoll", said plan being recorded in Plan Book 171, page 74, Berks County Records, situate on the Northeasterly side of Frederick Boulevard in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly right-of-way line of Frederick Boulevard (53 feet wide) on the division line between Lot #40 and Lot #41; thence extending along the Northeasterly right-of-way line of Frederick Boulevard, North 64 degrees 16 minutes West, a distance of 70.00 feet to a point; thence leaving said street and extending along Lot No. 39, North 25 degrees 44 minutes East, a distance of 105.00 feet to a point; thence extending along residue area for a storm drainage and public utilities, South 64 degrees 16 minutes East, a distance of 70.00 feet to a point; thence extending along Lot No. 41 South 25 degrees 44 minutes West, a distance of 105.00 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Robert M. Clervo and Debra M. Clervo, husband and wife, by Deed dated June 17, 2019 and recorded July 11, 2019, the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA under Instrument No. 2019022518, granted and conveyed unto Derrick A. Stuber.

Address: 1311 Frederick Blvd, Reading, PA 19605.

To be sold as the property of: Derrick A. Stuber.

Case Number: 25-11821

Judgment Amount: \$241,701.42

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,

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situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Wilfox Acres, drawn by C. Wesley Seitzinger, Registered Surveyor, dated 7/12/1978, said plan recorded in Berks County in Plan Book 131D page 27, and a Plan of Wilfox Acres - Residue recorded in Plan Book Volume 193 page 16, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Township Road T-574, known as Stoudt's Ferry Bridge Road (53 feet wide), said point being a corner of Lot No. 16, Block B said plan; thence extending from said point of beginning, along Lot No. 16, Block B. South 69 degrees 27 minutes 30 seconds West, 130.15 feet to a point in line of Lot No. 14, Block B on said plan; thence extending along same and crossing a 25 feet wide sanitary sewer easement and crossing the Southeasterly side of a 50 feet wide City of Reading right of way. North 35 degrees 49 minutes 25 seconds West, 48.88 feet to a point in line of lands now or late of Ralph D. Gutshall, Jr. and Nancy A. Gutshall, said point being in the bed of the aforesaid City of Reading right of way; thence extending partly along lands now or late of Gutshall and along lands now or late of John S. Zuritis and Madeline E. Zuritis and along the bed of the aforesaid City of Reading right of way, North 35 degrees 51 minutes 30 seconds East, 171.77 feet to a point on the Southwesterly side of Stoudt's Ferry Bridge Road; thence extending along same and re-crossing the Southeasterly side of the aforesaid City of Reading right of way, South 20 degrees 32 minutes 30 seconds East, 142.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 15, Block B as shown on the above mentioned plan.

Being the same premises which Frank P. Sabatucci by Deed dated 9/11/1998 and recorded 9/25/1998 in Berks County in Record Book 2983 Page 1096 conveyed unto Russell L. Stoudt and Valerie D. Stoudt, husband and wife, in fee.

BEING KNOWN AS: 4330 STOUTS FERRY BRIDGE ROAD, READING, PA 19605

PROPERTY ID: 66439916837583

TITLE TO SAID PREMISES IS VESTED IN JUSTIN LUIGARD AND JENNIFER B. LUIGARD BY DEED FROM RUSSELL L. STOUTD AND VALERIE D. STOUTD DATED 06/14/2021 RECORDED 06/25/2021 AT INSTRUMENT NO. 2021031942

TO BE SOLD AS PROPERTY OF: JUSTIN LUIGARD; JENNIFER B. LUIGARD

LEGAL DESCRIPTION

Docket No. 25-11840

Judgment: \$78,414.90

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 lot or piece of ground together with the one and one-half story imitation brick bungalow thereon erected, situate in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake along line of the Schuylkill Canal; thence in a northerly direction along lands now or late of Levi B. Cramp 310 feet to a low water mark of the Schuylkill River; thence along said river eastward 40 feet to a stake; thence southward along land now or late of Sallie Eshelman 310 feet to a stake in line of said Canal; and thence westward along same 40 feet to the place of beginning.

Being the same property conveyed to Scott A. Stump who acquired title by virtue of a deed from Margaret R. Rogers and Grace R. Killian, Executrices of the Estate of Helen E. Kochel, deceased, dated August 27, 2001, recorded September 17, 2001, as Document ID 51354, and recorded in Book 3397, Page 2145, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1425 OLD RIVER ROAD, BIRDSBORO, PA 19508.

Parcel No.: 73531502956015

Account: 73060000

See Deed Book 3397, Page 2145

TO BE SOLD AS THE PROPERTY OF
SCOTT A. STUMP

Case NO: 25-11924

JUDGMENT AMT.: \$107,500.28

ATTORNEY: Benjamin Hoen, Esquire

ALL THAT CERTAIN TWO STORY SEMI-DETACHED STUCCO AND BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF LINDEN STREET, BETWEEN MARION AND PERRY STREETS, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT

BEGINNING AT A POINT IN THE WESTERN BUILDING LINE OF SAID LINDEN STREET, TWO HUNDRED NINETY FEET (290 FEET) NORTH OF THE NORTHWEST CORNER OF LINDEN STREET AND MARION STREETS, THENCE EXTENDING WEST NINETY-FIVE FEET (95 FEET) TO A FIFTEEN FEET (15 FEET) WIDE ALLEY, THENCE NORTH ALONG THE SAME TWENTY FEET (20 FEET) TO A POINT, THENCE EAST NINETY-FIVE FEET (95 FEET) TO A POINT IN THE WESTERN BUILDING LINE OF SAID LINDEN STREET; THENCE SOUTH ALONG THE SAME

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TWENTY FEET (20 FEET) TO A POINT, THE PLACE OF BEGINNING.

Samantha J. Koopman, Esquire

BEING THE SAME PREMISES WHICH WILLIAM M. HOSKING, JR. AND BARBARA RICH, HUSBAND AND WIFE, BY DEED DATED 01/28/2005, AND RECORDED 04/14/2005, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, BOOK 04560, PAGE 2390, INSTRUMENT NO. 2005018666, GRANTED AND CONVEYED UNTO ROBERTO RIVERA AND MARIA GARCIA-VAZQUEZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, IN FEE.

Property Address: 635 Furnace Road, Wernersville, PA 19565

PIN: 17531738273192

To be sold as the property of Roberto P. Rivera

Case Number: 25-11948

Judgment Amount: \$62,084.08

Attorney: William Miller, Esquire

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 74, as shown on the Development of Oak Meadows Townhouses, formerly the Final Plan of Martin Farms Subdivision, as recorded in Plan Book Volume 205, page 40, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

Bounded on the South (front) by said common space; bounded on the East (side) by Townhouse Unit 75; bounded on the North (rear) by common space; and bounded on the West (side) by Townhouse Unit 73.

CONTAINING a lot width of 22 feet, more or less, as measured from the center of the party wall between Townhouse Unit 74 and 75 and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said lot corner located South thirty-two degrees thirty-eight minutes fifty seconds West (S. 32° 38' 50" W.) A distance of one thousand thirty-three and ten hundredths feet (1,033.10') from the northeasternmost corner of the Martin Farm Subdivision.

The herein described premises shall include a full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

Parcel ID: 80438618318926

Property Address: 228 Nicole Way, Sinking Spring, PA 19608

TO BE SOLD AS PROPERTY OF: JEFFERY C. HOGUE, DOLORES J. KAUFFMAN

Case Number: 25-12444

Judgment Amount: \$28,262.11

Attorney: Nicholas Poduslenko, Esquire and

ALL THAT CERTAIN lot or piece of ground situated in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase 9B, drawn by McCarthy Engineering Associates, PC., dated November 12, 2003 and revised December 1, 2003, said Plan recorded in Berks County in Plan Book 270 page 6, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Atlantic Avenue (54 feet wide), said point being a corner of Lot No. 539 on said Plan; thence extending from said point of beginning along Lot 539 North 15 degrees 00 minutes 00 seconds West 129.44 feet to a point in line of lands now or late of Eugene P. Jakolka, Jr. and Ann M. Jaskolka; thence extending partly along said lands and partly along lands now or late of Michael S. Prutzman and Monica L. Prutzman North 71 degrees 31 minutes 15 seconds East 100.18 feet to a point, a corner of Lot No. 541 on said Plan; thence extending along same South 15 degrees 00 minutes 00 seconds East 135.46 feet to a point on the Northwesterly side of Atlantic Avenue, thence extending along same South 75 degrees 00 minutes 00 seconds West 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,244 square feet of land.

BEING Lot No. 540 as shown on the abovementioned Plan.

SUBJECT TO a portion of a proposed 20 feet wide sanitary sewer easement extending along side of premises.

BEING THE SAME PREMISES WHICH FIORINO GRANDE, by Deed dated 8/10/2006 and recorded 8/18/2006 in the Office of the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Record Book 4949, Page 1389, granted and conveyed unto DAVID M. PREIKSZAS and LISA C. PREIKSZAS, husband and wife.

Parcel I.D. No.: 49437704710874

Property Address: 220 Atlantic Avenue, Sinking Spring, PA 19608

TO BE SOLD AS PROPERTY OF: DANIEL J. GLOVER AND BRIGET L. GLOVER, Husband and Wife

LEGAL DESCRIPTION

Docket No. 25-13546

Judgment: \$257,256.44

Attorney:

Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

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Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

ALL THAT CERTAIN Lot of ground with garage erected thereon situated in Oley Township, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of Township Road Route No. T-616 leading from Township Route No. T-583 to Oley Furnace, said corner being the most Southwesterly corner of property herein described; thence along land of Luther J. Noll, Jr., North Sixty degrees, fifteen minutes East one hundred twenty-seven feet (127.00) to an iron pin, thence along same North thirty-one degrees, thirty minutes East sixty-six feet (66.00) to an iron pin, a common corner of now or late Joel Reider, thence along same North forty-two degrees, forty-five minutes East thirty-six and three tenths feet to an iron pin, a common corner of now or late John C. Rothenberger, thence along same South thirty-one degrees East seventy feet (70.00) to an iron pin, a common corner of now or late Luther J. Noll, Sr.; thence along the residue land of Luther J. Noll, Sr., South sixty-one degrees thirty-one minutes West two hundred twenty-three feet (223.00) to an iron pin in the center line of aforesaid mentioned road; thence along, center line of said road North twenty-six degrees fifteen minutes West twenty-one feet (21.00) to place of beginning.

Being the same property conveyed to Matthew Richard and Rebecca Richard, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Esther M. Noll, by her agent John L. Noll, dated October 29, 2024, recorded October 30, 2024, as Instrument Number 2024033175, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 21 MILL ROAD, FLEETWOOD, PA 19522.

Parcel No.: 67534902662929

Account: 67043900

See Instrument Number 2024033175, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF MATTHEW RICHARD AND REBECCA RICHARD, HUSBAND AND WIFE

Docket #25-13624

Judgment Amount: \$163,890.49

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or parcels of land, together with the one story, brick, ranch type dwelling house erected thereon, situate on the northerly side of and known as Number 2037 Girard Avenue between Morwood and

Logan Avenues, in the sub-division of "West Wyomissing", Township of Spring, County of Berks and Commonwealth of Pennsylvania; also being known as the westerly one-half of Lot number 67, the whole of Lots numbered 69 and 71, and the easterly one-half of Lot numbered 73, as shown on the Plan of West Wyomissing, and recorded in Berks County Records at Reading, Pennsylvania in Plan Book Volume 2, Page 44, and being more particularly described as follows, to wit:

BEGINNING at an iron pin on the northerly building line of Girard Avenue, said iron pin being a distance of one hundred fifty (150) feet, measured eastwardly in and along the said northerly building line of Girard Avenue from the northeasterly building corner of Girard and Morwood Avenue, the said iron pin marking the southwesterly corner of the herein described property; thence leaving the said Girard Avenue at right angles in a northerly direction along number 2043 Girard Avenue, property of Thomas Schrader, Sr. and Dorothy G. Schrader, his wife, a distance of one hundred twenty-five (125) feet to an iron pin on the Southerly line of an unnamed fifteen (15) feet wide alley; thence by the same in an easterly direction, at right angles to the last described line, a distance of sixty (60) feet to an iron pin, a corner of number 2031 Girard Avenue, property of Eugene C. Guydish and Madeleine V. Guydish, his wife; thence by the same, in a southerly direction, at right angles to the last described line, a distance of one hundred twenty five (125) feet to an iron pin on the northerly building line of Girard Avenue; thence by the same, in a westerly direction, at right angles to the last described line, a distance of sixty (60) feet to the place of beginning.

CONTAINING 7,500 square feet of land.

BEING the same premises which Thomas Grumbine, executor for the Estate of Russell A. Grumbine, deceased by Deed dated April 19, 2016 and recorded April 19, 2016 as Instrument No. 2016012644 granted and conveyed unto Advanced Loan Servicing LLC in fee.

Thereon erected a dwelling house known as: 2037 Girard Avenue
West Lawn, PA 19609

Tax Parcel #80439609156393

See Deed Book Instrument No. 2017039303

Sold as the property of:

AISHA MARTINEZ GONZALEZ

LEGAL DESCRIPTION

Docket No. 25-13630

Judgment: \$208,586.56

Attorney:

Ed E. Qaqish, Esquire
Meredith H. Wooters, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire

01/01/2026

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain lot or piece of ground together with the improvements thereon erected, lying on the Northerly side of Craig Drive, 53 feet wide, West of Grande Valley Road, said lot being composed of a Westerly portion of Lot No. 418 and an Easterly portion of Lot No. 419 of Crestwood, Section No. 3 Plan of Lots, laid out by Richard H. Rimby, dated March 8, 1963, recorded in Plan Book 29 page 36, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a point in the curve of the Northern building line of Craig Drive, said point being Westwardly a distance of 25 feet along said building line of Craig Drive from a corner between Lot Nos. 417 and 418 as shown on said Plan of Lots; thence extending in a Westerly direction along said building line of Craig Drive, along the arc of a curve deflecting to the right having a radius of 680.00 feet, a central angle of 09 degrees zero minutes 56 seconds, a distance along the arc of 107.00 feet to a point; thence leaving said building line of Craig Drive and extending in a Northerly direction along the Westerly portion of Lot No. 419, now or formerly belonging to Robert J. Homan and Mabel M. Homan, husband and wife, by a line radial to the curve in said building line of Craig Drive, a distance of 131.16 feet to a point in line of Lot No. 410 on said Plan of Lots, now or formerly belonging to Crestwood Cliffs, Inc; thence extending in an Easterly direction along said Lot No. 410, now or formerly belonging to Crestwood Cliffs, Inc. by a line making an interior angle of 92 degrees 16 minutes 31 seconds with the last described line, a distance of 86.61 feet to a point, said point being Westwardly, a distance of 20.54 feet along said Lot No. 410 from a corner between aforesaid Lot Nos. 417 and 418 of said Plan of Lots; thence extending in a Southerly direction along the Easterly portion of Lot No. 418, now or formerly belonging to John A. Pfeffer and Janice E. Pfeffer, husband and wife, by a line making an interior angle of 96 degrees 44 minutes 25 seconds with the last described line, a distance of 127.78 feet to a point in the curve of the aforesaid Northern building line of Craig Drive, being the place of Beginning, said last described line being radial to the curve in the said building line of Craig Drive.

Being the same property conveyed to Lee E. Miller and Nicole M. Miller who acquired title, as tenants by the entirety, by virtue of a deed from Jon Frank Simchick, dated December 22, 2017, recorded January 3, 2018, as Instrument Number 2018000213, Office of the Recorder of Deeds, Berks County, Pennsylvania.

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HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 9 CRAIG DRIVE, READING, PA 19606.

Parcel No.: 43532618215364

Account: 43047069

See Instrument Number 2018000213, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF LEE E. MILLER AND NICOLE M. MILLER

No. 25-13800

Judgment: \$145,985.62

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a Final Plan of Lenape Valley recorded in Plan Book 220 page 42, Berks County records, as follows:

BEGINNING at a point on the northeast side of the cul-de-sac of Sioux Court (60' radius) a corner in common with Lot 54 on the abovementioned Plan; thence northwesterly along the northeast side of the cul-de-sac of Sioux Court along the arc of a circle curving to the left having a radius of 60.00 feet an arc distance of 30.00 feet to a point a corner in common with Lot 52 on the abovementioned Plan; thence along Lot 52 crossing a storm drainage easement North 21° 45' East a distance of 130.50 feet to a point a corner in common with Common Open Space on the abovementioned Plan; thence along said Common Open Space in and through said storm drainage easement South 53° 55' 30" East a distance of 94.27 feet to a point a corner in common with the aforementioned Lot 54; thence along Lot 54 in and through a 20 feet wide sanitary sewer easement South 50° 24' West a distance of 130.50 feet to a point on the northeast side of the cul-de-sac of Sioux Court, the place of beginning.

CONTAINING 7,800 square feet.

BEING Lot 53 on the abovementioned Plan.

NOTHING shall be placed, planted, constructed and/or installed within any easements shown on the Final Plan of Lenape Valley recorded in Plan Book 220, page 42, Berks County records, which would, within the sole discretion of the Township of Spring and/or Borough of Sinking Spring, hinder the purposes for which such easements were created.

THE Grantee, for and on behalf of the Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees, which covenants shall constitute covenants running with the land, to pay to the Lenape Valley Homeowners Association such annual assessments or charges, and special assessments as may be assessed against him, her, it, them or said Lot in accordance

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with that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Lenape Valley Subdivision bearing date 2/12/97 as recorded in Record Book 2808 page 679, Berks County records, as amended, the Bylaws of the Lenape Valley Homeowners Association, and any other rules or regulations promulgated by said Association, and to pay such assessments or charges at the time and place, and in the manner prescribed by the said Declaration and the Bylaws and rules and regulations of the said Association.

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: 342 SIOUX COURT, SINKING SPRING, PA 19608

Mapped PIN: 4386-13-14-6072

Parcel ID #: 79438613146072

BEING THE SAME PREMISES WHICH Trevor B. Lundquest, by Deed dated September 16, 2011 and recorded September 23, 2011 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2011-035525, granted and conveyed unto William Jacobs and Karen Jacobs.

TO BE SOLD AS THE PROPERTY OF KAREN JACOBS AND WILLIAM JACOBS

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF

N.B. To all parties in interest and claimants:

A schedule of distribution will be filed by the Sheriff, February 6, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION NONPROFIT

NONPROFIT - NOTICE IS HEREBY GIVEN THAT, on 12/18/25, Articles of Incorporation were filed with the Dept. of State for Whitetail Family Foundation, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes.

FOX ROTHSCHILD LLP, Solicitors,
747 Constitution Dr., Ste. 100,
P.O. Box 673,
Exton, PA 19341-0673

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, for **Reinhart & Company CPAs, LLC**, in accordance with the provisions of the Limited Liability Act of 1994. The Certificate of Organization for Domestic Limited Liability Company has been filed on December 10, 2025.

Eric C. Frey, Esq.

E. KENNETH NYCE LAW OFFICE, LLC

105 E. Philadelphia Avenue Boyertown, PA 19512

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

BRADY, LUCILLE M., dec'd.

Late of 2121 Peters Rd.,
Bern Township.

Executor: JOSEPH T. BRADY, JR.,
1015 Debbie Lane,
Allentown, PA 18013.

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

DREIBELBIŠ, DORIS R., dec'd.

Late of Maxatawny Township.

Executor: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

HARTLINE, JEAN D., dec'd.

Late of 9 Reading Dr.,
Borough of Wernersville.

Administratrix: MARGARET A. FUOCO,
66 Primrose Court,
New Holland, PA 17557.

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

HIMMELBERGER, MURIEL M., dec'd.

Late of Heidelberg Township.

Executor: AMY J. HIMMELBERGER.

c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

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KRAPF, MYRTLE D., dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: JIM KRAPF,
30 Saddle Brook,
Pittsford, NY 14534

LAWLEY, KAREN also known as**LAWLEY, KAREN L., dec'd.**

Late of Bern Township.
Administrators: SUZANN RENEE
DOUGHERTY and
LISA M. LAWLEY,
304 S. Tulpehocken Rd.,
Reading, PA 19601.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MIKULIN, MARGERY J., dec'd.

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

MOYER, RAYMOND P., dec'd.

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

ROSSER, DOROTHY W., dec'd.

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

SCHLEGEL, JUSTINE MAE also known as**SCHLEGEL, DOLLY, dec'd.**

Late of 330 Schweitz Rd.,
Mertztown.
Executors: GORDON V. GEORGE,
330 Schweitz Rd.,
Mertztown, PA 19539 and
JACQUELINE E. SELESKY,
803 Elizabeth Ave.,
Laureldale, PA 19605.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SPECHT, MARVIN E., dec'd.

Late of 400 Tranquility Lane,
Cumru Township.
Executrix: NANCY CINFICI,
9 Tanglewood Dr.,
Reading, PA 19607.
ATTORNEY: REBECCA BATDORF

STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

ZANGHI, JR., SAMUEL A., dec'd.

Late of Exeter Township.
Administrators: JEREMY C. HARBBY and
SCOTT C. PAINTER,
906 Penn Ave., Suite 1,
Wyomissing, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

Second Publication**BRYCE, GERARD J. also known as****BRYCE, GERARD JOSEPH, dec'd.**

Late of Washington Township.
Executor: WILLIAM A. BRYCE.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

DEWEES, KENNETH F., dec'd.

Late of Fredericksburg.
Executor: DAVID W. DEWEES.
c/o ATTORNEY: EDWARD J. COYLE,
ESQ.,
BUZGON DAVIS LAW OFFICES,
525 South Eighth St.,
Lebanon, PA 17042

HORST, NANCY L., dec'd.

Late of 3511 Eisenbrown Rd.,
Muhlenberg Township.
Executrix: LISA J. LUSH,
3511 Eisenbrown Rd.,
Reading, PA 19605.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

KITTRELL, RITA S., dec'd.

Late of Amity Township.
Administrator: ENB WEALTH
SOLUTIONS, A DIVISION OF EPHRATA
NATIONAL BANK,
47 East Main St.,
Ephrata, PA 17522.
ATTORNEY: MCNERNEY, PAGE,
VANDERLIN & HALL,
433 Market Street,
Williamsport, PA 17701

KRICK, DOROTHY ETHEL also known as**KRICK, DOROTHY E., dec'd.**

Late of Borough of Sinking Spring.
Administrator: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

KUNKLEMAN, ELIZABETH C., dec'd.

Late of 146 Heather Lane,

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Spring Township.
 Executrix: AMY R. NOECKER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

LERCH, CLIFFORD E., dec'd.

Late of Spring Township.
 Executrix: DIANE BILBO.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

LUBAS, FREDERICK D., dec'd.

Late of Lower Alsace Township.
 Executor: LAWRENCE M. LUBAS.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

MENSCH, RICHARD NEVIN also known as

MENSCH, RICHARD N., dec'd.
 Late of Borough of Boyertown.
 Executor: LEE F. MAUGER,
 475 Red Corner Rd.,
 Douglassville, PA 19518.
 ATTORNEY: CAROLYN M.
 MARCHESANI, ESQ.,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 East High St.,
 Pottstown, PA 19464

MILLER, EVELYN L., dec'd.

Late of 270 Zions Church Rd.,
 Perry Township.
 Executor: DENNIS L. MILLER,
 270 Zions Church Rd.,
 Shoemakersville, PA 19555.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

MILLER, ROWENA E., dec'd.

Late of Tulpehocken Township.
 Executors: REBECCA ZELLER,
 51 Deck Rd.,
 Richland, PA 17087 and
 TAMMY RITCHIE,
 100 Wintersville Rd.,
 Richland, PA 17087.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

QUINTER, BARBARA A., dec'd.

Late of Temple.
 Executors: DAYLYNN A. BOYER and
 NANCY A. CAMPBELL.

c/o ATTORNEY: JAY W. WALDMAN,
 ESQ.,
 WALDMAN LAW GROUP, P.C.,
 1150 Berkshire Blvd., Suite 245,
 Wyomissing, PA 19610

RICHARDSON, JESS J., dec'd.

Late of Borough of Laureldale.
 Administratrix: BETH A. YOUNG,
 3429 Raymond St.,
 Reading, PA 19605.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

SERRANO, RAMON FIDEL HERNANDEZ, dec'd.

Late of City of Reading.
 Administrator: JAVIER HERNANDEZ.
 c/o ATTORNEY: JEFFREY A. YELEN,
 ESQ.,
 DISTASIO, KOWALSKI & YELEN, LLC,
 15 Public Square, Suite 501,
 Wilkes Barre, PA 18701

SHOLLENBERGER, DEBRA R., dec'd.

Late of 3301 Old U.S. 22,
 Borough of Hamburg.
 Administrator, C.T.A.: CHRISTINE
 LISCHAK,
 P.O. Box 84,
 Port Clinton, PA 19549.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

STALNECKER, MARILYN A., dec'd.

Late of 5501 Perkiomen Ave.,
 City of Reading.
 Executrix: HELEN LEE FINKBONE,
 1023 N. 5th St.,
 Reading, PA 19601.
 ATTORNEY: CHARLES W. PROCTOR,
 III, ESQ.,
 1450 East Boot Rd., Bldg. 400D,
 West Chester, PA 19380

SWIEZAK, FRANCES M. also known as RIVERA, FRANCES M., dec'd.

Late of 21 2nd St.,
 Robeson Township.
 Executor: JEFFREY E. SWIEZAK,
 1574 Creekside Rd.,
 Whitehall, PA 18052.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

WAGNER, HARVEY L. also known as WAGNER, HARVEY LAWRENCE, dec'd.

Late of Hereford Township.
 Administrator, C.T.A.: ELIOT R.
 WAGNER.
 c/o ATTORNEY: MICHELLE M.

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FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

WELLER, ELWOOD L., dec'd.

Late of 1006 W. Philadelphia Ave.,
Colebrookdale Township.
Executor: JASON A. WELLER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

Third and Final Publication**AHRENS, DONNA L. also known as
AHRENS, DONNA LOUISE, dec'd.**

Late of 248 Mull Ave.,
Borough of Sinking Spring.
Executrix: PATRICIA A. BLANCHARD,
248 Mull Ave.,
Sinking Spring, PA 19608.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

ANGSTADT, DOROTHY P., dec'd.

Late of Borough of Kutztown.
Executor: RICHARD L. ANGSTADT,
51 Bortz Rd.,
Oley, PA 19547.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

ARMS, RICHARD GEORGE, dec'd.

Late of Borough of Wernersville.
Administrator: CHRISTINE A. ARMS.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

BECKER, SR., RICHARD LEON, dec'd.

Late of Borough of Boyertown.
Executrices: LAURA E. FAIRBROTHER,
2937 Coventryville Rd.,
Pottstown, PA 19465 and
KIMBERLY A. COSTANZO,
2933 Coventryville Rd.,
Pottstown, PA 19465.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

**DEANGELIS, RODNEY also known as
DEANGELIS, RODNEY L., dec'd.**

Late of Bern Township.
Executrix: STACY M. BARBARY,
3561 St. Lawrence Ave.,

Reading, PA 19606.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**DEVLIN, SANDRA G. also known as
DEVLINE, SANDRA GRACE, dec'd.**

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

DILLMAN, BRUCE D., dec'd.

Late of Borough of Wyomissing.
Executors: BRIAN C. DILLMAN and
LINDSAY T. WITT.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

ELGENDY, JENNIFER ANN, dec'd.

Late of Borough of Fleetwood.
Administratrix: JANE K. ZERAVSKY.
ATTORNEY: REBECCA M. YOUNG,
ESQ.,
LIA K. SNYDER, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

FREYLING, VIRGINIA S., dec'd.

Late of Cumru Township.
Executor: THOMAS DÖLD.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

HERMANY, ROGER D., dec'd.

Late of 1 Home Ave.,
Borough of Topton.
Executor: DONALD R. HERMANY,
1133 Brians Way,
Wayne, PA 19087.
ATTORNEY: DEIDRE A. AGNEW, ESQ.,
1450 East Boot Rd., Bldg. 400A,
West Chester, PA 19380

**KITE, IV, JAMES ALLEN also known as
KITE, IV, JAMES A., dec'd.**

Late of 528 S. 14th-1/2 St.,
City of Reading.
Executrix: PATRICIA VATH TUCCI,
804 Evergreen Dr.,
Wyomissing, PA 19610.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

KOCH, ALLEN, dec'd.

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Late of 39 Westin Rd.,
Douglass Township.
Executrix: SHARON KOCH,
50 Fairview St.,
Stowe, PA 19464.

KORPALSKI, JEAN K., dec'd.

Late of 171 Willow Rd.,
Ruscombmanor Township.
Executrix: KATHLEEN L. RHODE.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

MENDEZ, RAMON, dec'd.

Late of City of Reading.
Executrix: LISETTE MENDEZ,
99 Pine St.,
Shillington, PA 19607.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

MOSZCIENSKI, FRANK E., dec'd.

Late of 217 Parkview Avenue,
Lower Alsace Township.
Executors: JEANNE H. LECK,
504 Boeing Ave.,
Reading, PA 19601 and
KENNETH E. MILLER,
2001 Hill Rd.,
Reading, PA 19602.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MOYER, KEVIN TODD, dec'd.

Late of Washington Township.
Administratrix: JOYCE K. MOYER.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyetown, PA 19512

RADER, JANET R., dec'd.

Late of 105 Tower Court,
Borough of Topton.
Executrix: LORI G. MILLER,
5400 Old Rt. 22,
Hamburg, PA 19526.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603

REINERT, MARY T., dec'd.

Late of City of Reading.
Executor: KEITH E. TITTERMARY.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,

PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

SEGUINOT, KELVIN, dec'd.

Late of Maidencreek Township.
Administrators: PATRICIA SEGUINOT
and
ERIC SEGUINOT.
c/o ATTORNEY: JESSICA R. GRATER,
ESQ.,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

SHARTLE, ROBERT RICHARD, dec'd.

Late of Borough of Womelsdorf.
Executrix: SHARON K. SHULTZ,
132 Sweetwater Lane,
Newmanstown, PA 17073.
ATTORNEY: THOMAS C.
RENTSCHLER, ESQ.,
Rentschler Law LLC,
34 West Lancaster Avenue,
Reading, PA 19607

SHUKER, WALTER A., dec'd.

Late of Borough of Hamburg.
Executors: BRIAN S. SHUKER and
NONA K. GEIGER.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
1150 Berkshire Blvd., Suite 245,
Wyomissing, PA 19610

SLOAN, RUTH H., dec'd.

Late of 400 Tranquility Lane,
Borough of Shillington.
Executor: FLETCHER S. MATLACK,
9503 Weston Rd.,
New Hartford, NY 13413.
ATTORNEY: DEIDRE A. AGNEW, ESQ.,
1450 East Boot Rd., Bldg. 400A,
West Chester, PA 19380

WITTERS, GRACE A., dec'd.

Late of 416 Spring St.,
City of Reading.
Executor: VIKIE SEYFERT.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

ZWEIZIG, JOHN S., dec'd.

Late of Perry Township.
Executors: CRYSTAL L. HARTZ,
6012 Catherine St.,
Harrisburg, PA 17112 and
JASON A. ZWEIZIG,
41 Leshner Mill Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

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FICTITIOUS NAME

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

Crazy Party People, with its principal place of business at: 801 Brighton Avenue, Reading, PA 19606. The names and addresses of all persons or entities owning or interested in said business are: Party People, Inc., 801 Brighton Avenue, Reading, PA 19606. The certificate was filed on December 19, 2025.

Russell E. Farbiarz, Esq.
Antanavage Farbiarz, PLLC
64 North Fourth Street
Hamburg, PA 19526

MISCELLANEOUS

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA

LEGAL NOTICE**NOTICE TO THE UNKNOWN HEIRS OF
TIM KUTZ, DECEASED**

Notice is hereby given that Leah Gorr, Petitioner, has filed a legal action in the Berks County Court of Common Pleas regarding ownership and title to a trailer located at 1230 Hollywood Drive, Reading, PA 19606, formerly owned by Tim Kutz, now deceased.

If you are an heir or have any legal interest, claim, or right to the above-described trailer, you must file a response with the Court within thirty (30) days of the first date of publication of this notice.

Failure to file a response or claim within the required time may result in judgment being entered in favor of the Petitioner, including the granting of full legal title to the trailer.

For additional information regarding this action, you may contact the petitioner, Leah Gorr, at 484-769-2516.

TRUST NOTICES**Third and Final Publication**

**TRUSTEE'S NOTICE OF
THE ROBERT R. SHARTLE AND ELSIE
E. SHARTLE REVOCABLE LIVING
TRUST AGREEMENT DATED MAY 9,
2008**

All persons having claims or demands against the Trust of THE ROBERT R. SHARTLE AND ELSIE E. SHARTLE REVOCABLE LIVING TRUST AGREEMENT DATED MAY 9, 2008, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: SHARON K. SHULTZ

c/o Rentschler Law LLC

34 W. Lancaster Avenue

Reading, PA 19607

Trustee's Attorney: Thomas C. Rentschler

Rentschler Law LLC

34 W. Lancaster Avenue

Reading, PA 19607

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

BERKS COUNTY LAW JOURNAL

info@berksbar.org

OR

Fax: (610) 373-0256

SUBSCRIBER NAME:

Current Mailing Address:

CHANGE TO:

New Mailing Address: _____

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