

APPEARANCE DOCKET

**Week Ending May 15, 2026
The Defendant's Name Appears
First in Capital Letters**

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

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

ALCANTARA, FAITHRICA L - Lopez-Rodriguez, Genesis; 26 4874; G. Lopez-Rodriguez, IPP. (EJT).

BARTO, JR, EUGENE EDWARDS - Barto, Sally Jane; 26 4915; S. Barto, IPP. (JMS).

CORREDOR, MELENIS - Ramos, John Melendez; 26 4963; J. Ramos, IPP. (TMB).

DARIENZO, MYKEL A - Newman, Kelsey N; 26 9440; K. Newman, IPP. (EJT).

DIENER, KRISTEN ANN - Martin, Adrian Michael; 26 4872; A. Martin, IPP. (JMS).

DIENER, KRISTEN ANN - Martin, Adrian Michael; 26 4940; A. Martin, IPP. (JMS).

DOLL, CAMERON BLAKE - Hoffman, Sophia Diane; 26 4973; S. Hoffman, IPP. (EJT).

FORREST, LONTEL - Bey, Ciara S; 26 9471; C. Bey, IPP. (TMB).

GRAEFF, ROBERT JAMES - Colon, Amanda; 26 4923; A. Colon, IPP. (EJT).

HAMMOND, IVY LEE - Hammond, Tristan Dubray; 26 4877; T. Hammond, IPP. (EJT).

HENDRICK, JR, EDDIE L - Bahamundi, Sukeila A; 26 4919; S. Bahamundi, IPP. (JEG).

HERRERA, EDGARDO JOSUE - Augustine, Ashlyn Mary; 26 4916; A. Augustine, IPP. (EJT).

JOBE, KAREEM T - Jobe, Sheikh Tejan; 26 4965; S. Jobe, IPP. (EJT).

JOBE, KAREEM T - Jobe, Sonja; 26 4966; S. Jobe, IPP. (EJT).

MINIER, JEFFERY A - Mclean, Najah Jade; 26 4941; N. Mclean, IPP. (EJT).

OSULLIVAN, GARTH PATRICK - Torres, Krystal; 26 4875; K. Torres, IPP. (JMS).

PURFIELD, ALYSSA - Groff, David Robert; 26 4927; D. Groff, IPP. (EJT).

RACE, BRITTNEY M - Blevins, Matthew Scott; 26 4989; M. Blevins, IPP. (JMS).

REAM, SOLYN DAVID - Ream, Robin L; 26 4920; R. Ream, IPP. (EJT).

RIVAS, NOE NAVARRO - Navarro, Derji A; 26 4994; D. Navarro, IPP. (JMS).

ROJAS, JOANNY - Weitzel, Jennifer A; 26 4996; J. Weitzel, IPP. (JMS).

SANCHEZ, DANIEL POLANCO - Acosta, Lineska Disla; 26 9442; L. Acosta, IPP. (TMB).

SANCHEZ, JR, ALLAN JOEL - Sanchez, Jelixa Joelee; 26 4936; J. Sanchez, IPP. (EJT).

SCHEIB, DYLAN T - Farrell, Danielle S; 26 5012; D. Farrell, IPP. (JMS).

STULL, SEAN - Cole, Evan A; 26 9441; E. Cole, IPP. (TMB).

TORRES, JOSELYN M SANTIAGO - Zaragoza, Victor H; 26 5013; V. Zaragoza, IPP. (EJT).

TROCHEZ, BRYAN A - Alvear, Destinee A;

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26 9488; D. Alvear, IPP. (JMS).
 VALERIO, NIEVE A ROSARIO - Mendez, Edwin Nunez; 26 9484; E. Mendez, IPP. (JMS).
 WAMPOLE, CASEY L - Detwiler, Bambi L; 26 4972; B. Detwiler, IPP. (EJT).
 WHITFIELD, BRENDEN - Datilus, Nancye E; 26 4944; N. Datilus, IPP. (EJT).
 ZARAGOZA, VICTOR HUGO - Torres, Joselyn M; 26 4971; J. Torres, IPP. (EJT).
 ZERBE, JAMES - Zerbe, Gloria Jean; 26 4924; G. Zerbe, IPP. (EJT).
Certified Copy of Foreign Divorce Decree
 ABREU, ESTEFANY ALTAGRACIA NUNEZ - Germosen, Jhan Carlos Mata; 26 4928; J. Germosen, IPP.
 HERNANDEZ, LIONDY YISMEIRY RAMOS - Guzman, Jr, Serafin; 26 4876; S. Guzman, IPP.
 MONTANO, CARMEN PROVIDENCIA - Baez, Ivan Rafael Sanchez; 26 4925; I. Baez, IPP.
 SANTOS, NOEMY MEJIA - Fabian, Inoel Moran; 26 4969; I. Fabian, IPP.
Complaint
 CONOVER, JONATHAN - Metropolitan LLC (the); 26 4970; Ian A. Stubbs.
Contract - Debt Collection: Credit Card
 AVILA, EDUARDO OROZCO - U S Bank National Association; 26 4935; Nicole Collins. (JBN).
 BOYER, JESSE LANE - U S Bank National Association; 26 4980; Nicole Collins. (JBN).
 DIAZ, ERICA - JPMorgan Chase Bank N A; 26 4983; Ilana Zion. (JBN).
 FRANCISCO, OMAR - Capital One N A, Discover Bank; 26 4938; Nicole Collins. (MSF).
 GIVLER, HEIDI - Midland Credit Management Inc; 26 4967; Malcolm Hines. (JEG).
 HEACOCK, RONALD S - Citibank NA; 26 9431; Michael J. Dougherty. (JBN).
 MCKEEVER, JEREMY - American Express National Bank; 26 4982; Amy F. Doyle. (MSF).
 MINDZIAK, MICHELLE - Jefferson Capital Systems LLC; 26 4984; Bryan J. Polas. (JEG).
 NEYER, SUSAN M - Capital One N A, Discover Bank; 26 4991; Nicole Collins. (JBN).
 RIVAS, NICOLAS - Capital One N A, Discover Bank; 26 4992; Nicole Collins. (JEG).
 RUTHERFORD, TACY M - JPMorgan Chase Bank N A; 26 4987; Sean P. Stevens. (MSF).
 SALCEDO, ANA - Capital One N A; 26 4937; Nicole Collins. (JEG).
 SANTIAGO, RASHION V - Bank Of America N A; 26 9515; Joel M. Flink. (JEG).
 SHARP, ALEXIER G - Capital One N A, Discover Bank; 26 4981; Nicole Collins. (JEG).

TYLER, CARMEN M - JPMorgan Chase Bank N A; 26 4993; Ian M. Lauer. (MSF).
 YODER, OLIVIA C - Capital One N A Sbm, Discover Bank; 26 4976; Nicole Collins. (JBN).
Contract - Debt Collection: Other
 BAUTISTA, BIENVENIDO UBIERA - Onemain Financial Group LLC, Wilmington Trust N A, Onemain Financial Issuance Trust 2020-2; 26 9481; Aniya Jones. (MSF).
Contract - Other
 FOUNDATION FOR THE READING PUBLIC MUSEUM - Marcus, Jerome I; 26 5017; David S. Senoff. (JEG).
 GEORGE, ROBERT - Ford Motor Credit Company LLC; 26 9510; Paul J. Klemm. (JEG).
 LIDER SERVICES INC, RODRIGUES, JOAO AUGUSTO - Wide Capital Express Inc; 26 5015; Steven Kopleve. (JBN).
 NEW GENERATION HARDSCAPING LLC (THE), ARRIAGA, MAURICIO CABRERA, CABRERA, GINAMARIE - Wells Fargo Vendor Financial Services LLC; 26 4977; Kristen Wetzel Ladd. (JEG).
 QUICK, ADAM N - Onemain Financial Group LLC; 26 9483; Aniya Jones. (JEG).
 REBER, JUSTIN - Ford Motor Credit Company LLC; 26 9511; Paul J. Klemm. (MSF).
Custody
 BROWN, IMANI - Maldonado, Jr, Richard; 26 9477; R. Maldonado, IPP. (JMS).
 CASTRO, DAMION - Yoder, Olivia; 26 5014; O. Yoder, IPP. (TMB).
 CHUCK, KIMBERLY A - Laumonier, Steve A; 26 9476; Cheryl A. Rowe. (EJT).
 HICKS-HAUP, ANGEL - Goldberg, Robert; 26 9485; Dawn M. L. Palange. (JEG).
 LOPEZ, YENDY - Lebron, Barbie; 26 9436; Edward J. Fabick. (EJT).
 OSENBACH, MICHAEL - Brown, Brandi Lee; 26 9502; Nicole Plank. (TMB).
Divorce
 BELL, AVIS G - Bell, Harry T; 26 9437; Joseph T. Bambrick, Jr. (EJT).
 BINASIEWICZ, BRADLEY ANDREW - Keuscher, Isabelle Sheriff; 26 9505; I. Keuscher, IPP. (JMS).
 ESMERALDA, KANINTA ADHYA - Hill, Noah Jon; 26 4918; N. Hill, IPP. (JMS).
 FERNANDEZ, MARIELI A PERALTA - Jimenez, Victor A Santos; 26 4921; V. Jimenez, IPP. (EJT).
 HOUSE, MIRIAM - House, Roger; 26 4942; Amy J. Miller. (JMS).
 LANE, BRYAN P - Fischer, Marissa; 26 9475; Daniel I. Sager. (SEL).
 LONG, MICHAEL ALLEN - Faltine-Green, Erin Marie; 26 4990; Bernard Mendelsohn. (EJT).
 PINO, ROSA I LUGO - DeJesus, Alexis; 26 4930; Joseph A. Guillama. (JEG).

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ROSENTRER, KEVIN FRANCIS -
Rosentreter, Amanda Jo; 26 9504; A.
Rosentreter, IPP. (TMB).

SANTOS, ALEJANDRO THOMAS DE LOS
- Brito, Warry D Aguasuivia; 26 9501; W.
Brito, IPP. (JEG).

WEIDNER-BROWN, SHANNON R - Brown,
Jr, Richard P; 26 4933; Martin P. Mullaney.
(TMB).

YACKO, KRISTA - Yacko, Jordan; 26 4926; J.
Yacko, IPP. (SEL).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION -
Buck, Jason; 26 4865; Paul Mallis. (EJT).

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
- Fernandez, Noris M; 26 4917; Roark
Aston. (EJT).

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
- Sharkey, Amy M; 26 5016; Michael D.
Dautrich. (EJT).

Magisterial District Justice Appeal

ANGSTADT, DEVANTENEA - Synchrony
Bank; 26 4900; S. Bank, IPP. (JBN).

CONOVER, JONATHAN - Metropolitan LLC
(the); 26 4970; Ian A. Stubbs. (MSF).

Miscellaneous - Other

NEW ENTERPRISE STONE & LIME
CO INC, BARE, JAMES - Pioneer
Pole Buildings Inc; 26 9509; Joseph
Donegan. (JBN).

Miscellaneous - Replevin

ARNDT'S RECOVERY SOLUTIONS
LIMITED LIABILITY COMPANY,
ARNDT, WILLIAM - Beacon Funding
Corporation; 26 4878; Richard W. Keifer,
III. (MSF).

NEW GENERATION HARDSCAPING LLC
(THE) - Wells Fargo Vendor Financial
Services LLC; 26 4978; Kristen Wetzel
Ladd. (MSF).

Notice to Plead/Defend

BOYER'S FOOD MARKETS INC - McGuire,
Maureen; 25 9389; Greer H. Anderson.

Petition for Protection from PFI/SVP

LUGO, SEBASTIAN - Jimenez, Rocio; 26
5018; R. Jimenez, IPP. (EJT).

Professional Liability - Medical

500 EAST PHILADELPHIA AVENUE
OPERATIONS LLC, GENESIS
HEALTHCARE LLC, GENESIS PA
HOLDINGS LLC - Castro, Elizabeth, De
Fernandez, Ana Luz; 26 4873; Christopher J.
Culleton. (JEG).

READING HOSPITAL, SIDDIQUE, HASEEB
- Karaki, Zarina, Karaki, Issa; 26 9489; Lane
R. Jubb, Jr. (JBN).

Real Property - Ejectment

NEFF, III, WILBUR K, NEFF, SHARON - U
S Bank National Association, Manufactured
Housing Contract Senior Subordinate, Pass-
through Certificate Trust 2001-4; 26 9430;
Leon P. Haller. (MSF).

Real Property - Eminent Domain/ Condemnation

BOZAKIS, NIKOLAOS S, BOZAKIS,
SOPHIA, HOUIR, ABDULLAH, HOUIR,
NOOR, NORFOLK SOUTHERN
RAILWAY COMPANY, PENNSYLVANIA
LINES LLC, GEORGE, MARK
R - Commonwealth Of Pennsylvania
Department Of Transportation; 26 4943;
Peter J. Haldeman. (JBN).

Real Property - Mortgage Foreclosure: Residential

FALTER, JONATHAN, FALTER, RENEE
- Citizens Bank N A; 26 9478; Jerome B.
Blank. (MSF).

HIGHLEY, BRIAN L, HIGHLEY, AMY
L - US Bank Trust Company, National
Association, Barclays Mortgage Trust 2022-
rpl1, Mortgage-backed Securities, Series
2022-rpl1; 26 4979; Kayleigh Zeron. (MSF).

POLANCO, JONATAN MARIZAN, UBEN,
LEIDI LAURA CEDANO - Freedom
Mortgage Corporation; 26 9434; Karin
Schweiger. (MSF).

ROMA, ANTHONY - Msr Asset Vehicle LLC;
26 4939; Matthew C. Fallings. (MSF).

ROMANSKI, GLORIA L - Newrez LLC; 26
9433; Kaitlin D. Shire. (MSF).

ROSARIO, JOSE RAFAEL - First
Commonwealth Federal Credit
Union; 26 4985; Michael R.
Nesfeder. (MSF).

WARGO, LINDSEY, SECRETARY OF
HOUSING & URBAN DEVELOPMENT
(THE) - Freedom Mortgage Corporation; 26
4995; Karin Schweiger. (MSF).

WARTZENLUFT, MARTHA R - Federal
Home Loan Mortgage Corporation,
Freddie Mac Seasoned Credit Risk
Transfer; 26 9432; Stephen M. Hladik,
Robert W. Williams. (MSF).

Real Property - Quiet Title

PENN, JOHN, PENN, THOMAS, PENN,
RICHARD, TOTHERO, ANNE,
TOTHERO, CHARLES, TOTHERO,
JOHN, BEAM, CATHARINE, TOTHERO,
WEBSTER, LYONS, IDA IRENE,
TOTHERO, GEORGE W, MOHR, JOHN,
MOHR, CONRAD, THEIR HEIRS
PERSONAL REPRESENTATIVES
ASSIGNS AND SUCCESSORS IN TITLE
- Summit Venture Capital Corporation; 26
9508; Karen H. Cook, Pamela L. VanFossen.
(MSF).

Tort Intentional

WIEDECKE, CHRISTINE - Moyer,
Debra; 26 9435; Brendan N.
Fitzgerald. (JEG).

Tort Motor Vehicle

ANDERSON, STEVEN M - Belleman, Kacey
A; 26 4932; Richard A. Sadlock. (JEG).

CALDERON-BATISTA, EMMANUEL -
Rubio, Stacey M, O, L B; 26 9480; Michael
D. Dautrich. (JEG).

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HAMPTON, SR, MELVIN ALONZO,
 VIOLA, LISA MARIE - State Farm Mutual
 Automobile Insurance Company; 26 4934;
 Travis L. McElhane. (MSF).
 HARASCHRAK, ALYSSA JENNIFER -
 Acheampong-Tieku, Thomas; 26 9506;
 Timothy Rock. (JEG).
 SPOTTS, STEVEN, DOE, JOHN -
 Fox, Genevieve; 26 4903; Casey O.
 Srogoncik. (JEG).
 STATE FARM MUTUAL AUTOMOBILE
 INSURANCE COMPANY - Cathedral,
 Yasira; 26 9474; Barry J. Scatton. (MSF).

Tort Other

DIAZ, EUGENIA - State Farm Mutual
 Automobile Ins Co, Storch, Justin, Storch,
 Casey; 26 4931; Douglas G. Aaron. (JBN).

Tort Premise Liability

ACME STRUCTURE II LP, CITY OF
 READING, READING RECREATION
 COMPANY, CONSOLIDATED RAIL
 CORPORATION, NORFOLK SOUTHERN
 RAILWAY COMPANY, ABC XYZ
 COMPANY, DOE, JOHN - Pizzaro,
 Luz; 26 9482; Timothy J. Alles, Louis B.
 Himmelstein. (JBN).
 MERCADO, EMMANUEL, SALT AND
 LIGHT CAFE, HOPE OF THE NATIONS
 CHRISTIAN CENTER, IGLESIA
 RESTAURACION DIVINA - Candelario-
 Santiago, Sonia M; 26 9486; Michael D.
 Dautrich. (MSF).
 MORRISSEY PROPERTIES LLC,
 MORRISSEY HOLDINGS LP,
 MORRISSEY ENTERPRISES LLC - Baez,
 Heather; 26 9422; Christopher J. Boyle.
 (MSF).

SHERIFF’S SALES

*By virtue of various executions issued out of
 the Court of Common Pleas of Berks County,
 Pa. to me directed there will be sold at Public
 Vendue or Outcry, on **June 5, 2026** at 10:00
 o’clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

NO. 18-17170
 Judgment: \$179,384.90
 Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN tract or piece of ground
 situate in Longswamp Township, Berks County,
 Commonwealth of Pennsylvania, bounded and

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described according to a Subdivision Plan “Viny”
 dated May 17, 1977, by Warren F. Gift. R.S.,
 recorded in Plan Book 90, Page 9 as follows:

Beginning at a spike in the bed of Benfield
 Street, T-872, said point making a corner of lands
 late of George Moll; thence said road and passing
 through a pin on line Twenty Eight and Forty Nine
 One Hundredths feet and by Moll North Seventy
 Eight degrees Forty minutes Forty seconds West
 Two Hundred Nine and Two One Hundredths
 feet to a pin; thence by lands late of John Rush
 the two following courses and distances: (1)
 North Seven degrees Fourteen minutes Fifty
 seconds East One Hundred Four feet to a pin;
 (2) North Seventy Two degrees Twenty minutes
 Fifty seconds West One Hundred Fifty and Two
 One Hundredths feet to a pin; thence by Annex
 B North Forty Eight degrees Twenty one minutes
 Thirty seconds East One Hundred Fifteen feet
 to a pin; thence by Lot No. 6, passing through a
 pin on line at Twenty Nine and Fifty Two One
 Hundredths feet South Sixty Four degrees Three
 minutes East Three Hundred Sixty Five and
 Seventy Five One Hundredths feet to a point;
 thence by the bed of Benfield Street South Thirty
 Seven degrees Two minutes West One Hundred
 Thirty Two and Eighty Seven One Hundredths
 feet to eh place of beginning.

Being Lot No. 7 as shown on said Plan.

Being the same premises in which Barry M.
 Merkel and Dorothy A. Merkel, husband and
 wife, by deed dated 05/06/2010 and recorded
 06/15/2010 in the Office of the Recorder
 of Deeds, in and for the County of Lehigh,
 Commonwealth of Pennsylvania, in Instrument
 No. 2010022687, granted and conveyed unto
 James Earl Heminitz and Tamarya Ann James.

AND THE SAID James Earl Heminitz passed
 away on or about May 4, 2018, thereby vesting
 title solely unto Tamarya Ann James by operation
 of law.

TAX PARCEL NO 59549101095600
 BEING KNOWN AS 20 Benfield Road,
 Macungie, PA 18062
 Residential Property

To be sold as the property of Tamarya Ann
 James, Individually and as the Administratrix
 of the Estate of James Earl Heminitz, Deceased

Docket Number: 20-03510
 Attorney: Portnoff Law Associates, Ltd.
 Judgment Amount: \$4,677.06

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot or piece of ground,
 together with the improvements erected thereon
 located on the Eastern side of Pomander Avenue
 (60.00 feet wide) and being Lot No. 146 as
 shown on Plan of Lots known as “Lorane
 Orchards” recorded in Plan Book 42 page 2,
 Berks County Records, situate in the Township
 of Exeter, County of Berks and Commonwealth
 of Pennsylvania being more fully bounded and

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described, as follows, to wit:

BEGINNING at a point on the Eastern building line of Pomander Avenue, a corner in common of the herein described lot with Lot No. 145; thence extending in a Northwesterly direction along the Eastern building line of Pomander Avenue making an interior angle of 90 degrees with the line to be described last; a distance of 70.00 feet to a point in line of Lot No. 147; thence extending in a Northeasterly direction along Lot No. 147 making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in line of Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife; thence extending along Lot now or late of Robert E. Fisher and Ruth E. Fisher, his wife and Lot now or late of Bernard W. Kelley and Louise O. Kelley, his wife, South 17 degrees 37 minutes 08 seconds West, a distance of 70.00 feet to a point in line of Lot No. 145; thence extending in a Northwesterly direction along Lot No. 145, by a line making an interior angle of 90 degrees with the last described line, a distance of 107.15 feet to a point in the Eastern building line of Pomander Avenue the place of beginning.

TAX PARCEL NO. 43-5325-12-85-3202

PROPERTY ADDRESS: 745 Pomander Avenue, Exeter Township, Pennsylvania 19606-3431

To be sold as the property of James A. McCarthy and Nicole M. McCarthy

Docket Number: 23-10838

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$3,426.96

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract of land with the 2-1/2 story stone dwelling, small frame barn and other outbuildings thereof erected, situate in Earl Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the State Highway known as Traffic Route No. 73; thence extending along lands now or late of Lester Renninger South 30-1/2 degrees West 15.3 perches to a corner in a line of lands now or late of Paul Koch, formerly Daniel Mathias; thence by the same North 50-1/2 degrees West 5.35 perches to a corner of lands now or late of Reuben Miller, formerly of Simon Clauser; thence along the same North 31-1/2 degrees East 14.6 perches to the center line of said highway; thence along the same South 58 degrees East 5.3 perches to the place of Beginning.

CONTAINING 80 perches.

TAX PARCEL NO. 42-5378-17-11-9708

PROPERTY ADDRESS: 1630 W. Philadelphia Avenue, Earl Township, Pennsylvania

To be sold as the property of Wayne G. Carpenter

NO. 24-00871

Judgment: \$75,252.20

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN lot or piece of ground, together thereon, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Parcel ID: 17531729079711

Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604

BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

To Be Sold As The Property Of: Yvette Belfort and Alex Belfort

Case Number: 24-01105

Judgment Amount: \$204,776.00

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

All tract or parcel of land and premises, situate, lying and being in the Township of Tulpehocken in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the North side of Legislative Route LR-06011 and being Lot No. 3 of the Plan of Lots of Olde Hickory Estates, situate in the Township of Tulpehocken, County of Berks and State of Pennsylvania, and being more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners, dated November 7, 1974 and designed plan number 65-B 4026, as follows, to wit:

BEGINNING at a spike in Legislative Route LR-06011 a corner of Lot No. 2; thence in said road in a Westerly direction, 180.00 feet to a

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spike, a corner of Lot. No. 4; thence leaving said road and along Lot No. 4 in a Northerly direction by a line making a right angle with the last described line, 370.00 feet to an iron pipe in line, 370.00 feet to an iron pipe in line of lands of Lot No.2; thence along Lot No. 2 the following courses and distances: (1) in an Easterly direction by a line making a right angle with the last described line, 180.00 feet to an iron pipe; (2) in a Southerly direction by a line making an interior angle of 90 degrees with the last described line and an interior angle of 90 degrees with the first described line, 370.00 feet to a pipe, the place of Beginning.

CONTAINING 1.529 acres.
BEING KNOWN AS: 173 DECK RD,
WOMELSDORF, PA 19567
PROPERTY ID: 86442000312062
TITLE TO SAID PREMISES IS VESTED
IN CHARLES E. WOOLF AND BRENDA K.
WOOLF, HUSBAND AND WIFE BY DEED
FROM GEORGE H. ZIMMERMAN, DATED
OCTOBER 31, 1994 RECORDED NOVEMBER
7, 1994 IN BOOK NO. 2589, AT PAGE 1330
TO BE SOLD AS PROPERTY OF: CHARLES
E. WOOLF AND BRENDA K. WOOLF

Docket Number: 24-12298
Attorney: Portnoff Law Associates, Ltd.
Judgment Amount: \$4,052.79

PROPERTY DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot of ground together with the two-story stucco bungalow house thereon erected, being 307 South Baumstown Road in Exeter Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the east side of the 33-foot wide public road leading from Birdsboro to Baumstown, said point being 60 feet, more or less, north of the north line of property of Harry H. Koch measured along the east line of aforesaid 33-foot wide public road; thence along property of now or late Gerhard Petitjean, South 55 degrees East, 200 feet to an iron pin; thence along residue property of Samuel Hadley, South 35 degrees West, 60 feet to an iron pin; thence still along same, North 55 degrees West, 200 feet to the place of BEGINNING.

CONTAINING 12,000 Square feet.
BEING A PART OF THE SAME PREMISES WHICH Daniel E. Kline, deceased, by Kathleen M. Kline, surviving spouse of Daniel E. Kline and Administrator pursuant to Grant of Letters Testamentary on July 6, 2021 transferred and conveyed unto Kathleen M. Kline by a deed dated January 18, 2022 and filed with the Berks County Recorder of Deeds Office as Instrument Number 2022005799 on February 8, 2022.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the eastern side of a public road leading from Birdsboro to Baumstown, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the eastern side of said public road leading from Birdsboro to Baumstown, a distance of 120 feet North from a corner of property of Harry Kock, thence East along property of Richard Brooks Shelton a distance of 200 feet to a point in line of property of Samuel H. Hadley, thence North along same 60 feet to a point in line of other property of said Samuel H. Hadley, thence West along the same 200 feet to a point in the Eastern side of said public road leading from Birdsboro to Baumstown, thence South along same 60 feet to a point, the place of BEGINNING.

TAX PARCEL NO. 43-5344-06-39-5417
PROPERTY ADDRESS: 307 S. Baumstown
Road, Exeter Township, Pennsylvania
To be sold as the property of Noah Kline

Docket Number: 24-15029
Attorney: Portnoff Law Associates, Ltd.
Judgment Amount: \$3,421.39

PROPERTY DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with a 2 1/2 story dwelling thereon erected, situate on the Westerly side of Water Street (30 feet wide) at the terminus of Lincoln Avenue (50 feet wide) in the Borough of Birdsboro County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No's. 43 and 44 and the Southerly half of a vacated portion of Lincoln Avenue as laid out on a plan of lots known as Wayne Heights, recorded in Plan Book 3 Page 8 Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a nail in the intersection of the Westerly building line of Water Street with the former centerline of Lincoln Avenue said point being the most Northeasterly corner of the herein described tract of land; thence along the said Westerly building line of Water Street South 02 degrees 09 minutes 00 seconds East a distance of 44.09 feet to a nail, a corner of lands of Patsy J. Kreamer; thence along the said lands of Patsy J. Kreamer, passing through the party wall of a 2 1/2 story dwelling, South 87 degrees 51 minutes 00 seconds West a distance of 98.02 feet to an iron pin in line of lands now or late of the E. and G. Brooke Land Co; thence along the said lands now or late of the E. and G. Brooke Land Co North 0 degrees 24 minutes 00 seconds West a distance of 61.98 feet to an iron pin in at the said former centerline of Lincoln Avenue; thence along the said former centerline of Lincoln Avenue South 81 degrees 37 minutes 30 seconds East a distance of 97.79 feet to the place of beginning.

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TAX PARCEL NO. 31-5344-14-24-8195
 PROPERTY ADDRESS: 232 S. Water Street,
 Birdsboro, Pennsylvania

To be sold as the property of Mary L. Interrante

Docket: 24-17148

Judgment Amount: \$169,117.08

Attorney: Matthew G. Brushwood, Esquire

ALL THAT CERTAIN dwelling being house No. 407 South Wyomissing Avenue, Borough of Shillington, Berks County, Pennsylvania, together with the lot or piece of ground upon which same is erected being Lot No. 28, as said lot is shown on a revised plan of lots laid out by S & S Construction, Inc. said revised plan being recorded in Plan Book Volume 44, page 2, Berks County records, situate in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway in common with all of the owners abutting thereto, extending across the rear of these premises and between Lots Nos. 15 and 16 into South Wyomissing Avenue as and for a driveway, passageway and means of ingress and egress for these premises and all of the premises abutting thereon at all times hereafter forever.

BEING THE SAME premises which S & S Construction, Inc., by deed dated July 22, 1975, and recorded July 22, 1975 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Deed Book 1674, page 940, granted and conveyed unto Larry R. Goodman.

AND THE SAID Larry R. Goodman died on May 18, 2021, whereupon title vested into Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

PARCEL IDENTIFICATION NO: 77439510466501; TAX ID #: 77066200

TO BE SOLD AS THE PROPERTY OF Estate of Larry R. Goodman, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under The Estate of Larry R. Goodman, Deceased.

Docket Number: 24-17705

Attorney: Portnoff Law Associates, Ltd.

Judgment Amount: \$2,357.69

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or lot of ground together with the one-car garage thereon erected, situate on the Western side of the public road,

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leading from Schuylkill River Road across the River Schuylkill to Monocacy Station, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the aforesaid public road, thence along line of property of the Birdsboro Stone Co., a corporation, South 82 degrees 51 minutes West 101 feet and 10-1/4 inches to a point, thence further along the same North 18 degrees 43 minutes East 96 feet and 1-1/2 inches to a point and thence further along same North 15 degrees 9 minutes East 117 feet to the water's edge of the River Schuylkill, thence along said water's edge in an Easterly direction 65 feet more or less, to line of property of Amandus Hoffman, and thence along the same and in and along said public road in a Southerly direction 185 feet, more or less, to the Place of Beginning.

CONTAINING 59-1/2 square perches, be the same more or less.

TAX PARCEL NO. 88-5354-14-22-9906

PROPERTY ADDRESS: 30 N. Main Street,
 Union Township, Pennsylvania 19518

To be sold as the property of Joshua Brunner

No. 25-01590

Judgment: \$160,714.55

Attorney: Leon P. Haller, Esquire

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

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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

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: 25-02017

Judgment Amount: \$120,299.20

Attorney: Jared M. Greenberg, Esquire

ALL THAT CERTAIN lot or tract of land situate in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, being known as Lot No. 85 on a Final Plan of Country Ridge Estates, Phase II, by Ranck & Lake, Project No. 2630R dated October 8, 1987 and recorded January 4, 1988 in the Recorder's Office in and for Berks County, PA in Subdivision Plan Book 151 page 62, and more fully bounded and described as follows:

BEGINNING at a point on the West side of Adams Drive at a corner of Lot No. 86; thence along the same North 68° 34' 00" West a distance of 122.95 feet to a point in line with Lot No. 95; thence along Lots No. 95 and 96 North 04° 45' 32" East a distance of 42.80 feet to a point a corner of Lot No. 84; thence along the same South 68° 34' 00" East a distance of 135.23 feet to a point on the West side of said Adams Drive; thence along the same South 21° 26' 00" West a distance of 41.00 feet to the place of beginning.

CONTAINING 5,293 square feet.

PROPERTY: 208 Adams Drive, Womelsdorf, Pa 19567

PIN: 95433706386657

BEING the same premises which Sean Barnette, by Deed from Michael G. Hasinec and Amie L. Hasinec, dated April 19, 2018, recorded March 19, 2018, Instrument number 2018012740.

TO BE SOLD AS THE PROPERTY OF: Sean Barnette

Case Number: 25-4456
Judgment Amount: \$107,755.53
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN dwelling house, No. 334, and the lot or piece of ground upon which the same is erected, Situate on the West side of North Eleventh Street, between Elm and Buttonwood Streets, 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 Edward Pearson,

On the East by North Eleventh Street;

On the South by property now or late of Jacob Duser, Sr. and

On the West by a 10 feet wide alley.

CONTAINING in front on said North Eleventh Street, North and South, 20 feet and in depth East and West, 110 feet.

Being the same premises which Nationstar Mortgage LLC by Deed dated May 31, 2016 and recorded August 15, 2016 in Berks County as Instrument No. 2016028241 conveyed unto Ana Patricia Coclo, in fee.

BEING KNOWN AS: 334 N 11TH STREET, READING, PA 19604

PROPERTY ID: 09-5317-69-12-0129

TITLE TO SAID PREMISES IS VESTED IN JOSEPH STEVEN VERA, AN UNMARRIED MAN BY DEED FROM ANA PATRICIA COELLO, DATE RECORDED SEPTEMBER 18, 2023 AT INSTRUMENT NO. 2023027538

TO BE SOLD AS PROPERTY OF: JOSEPH STEVEN VERA

C.C.P. BERKS COUNTY, NO. 25-10206

Judgment - \$159,044.62

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the dwelling erected thereon, on the Northern side of Friedensburg Road, East of Brooke Street, being Lots 7 and 8 and the Eastern 12.50 feet of Lot 9, as shown on the Plan of Lots of J. Calvin Campfield, in January 1921, said Plan being recorded in Plan Book Volume 1, Page 49, Berks County records; in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Friedensburg Road, 181 feet 0 inches east of Brooke St. and being a corner in Lot 9 on said Plan; thence in a Northwesterly direction thru

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Lot 9, at right angles to Friedensburg Road, a distance of 125 feet 0 inches to a point in the Southern side of Hill Avenue; thence in a Northeasterly direction along the Southern side of Hill Avenue, at right angles to last described line, a distance of 62 feet 6 inches to a point; thence in a Southeasterly direction, at right angles to Hill Avenue, a distance of 125 feet 0 inches to the Northern side of Friedensburg Road; thence in a Southwesterly direction along the Northern side of Friedensburg Road, at right angles to last described line, a distance of 62 feet 6 inches to the place BEGINNING.

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

BEING KNOWN AND NUMBERED as 410 Friedensburg Road, Reading, Pennsylvania 19606.

BEING KNOWN AS 410 Friedensburg Rd, Reading, PA 19606

PARCEL NO.: . 64531720806062

BEING the same premises which David A. Hoskinson and Carol B. Hoskinson by Deed dated January 6, 2020 and recorded in the Office of Recorder of Deeds of Berks County on January 9, 2020 as Instrument 2020001103 granted and conveyed unto Ibrahim Rogers.

TO BE SOLD AS THE PROPERTY OF Ibrahim Rogers

Case Number: 25-10245

Judgment Amount: \$309,148.41

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story cement plastered cinder block dwelling house, being No. 14 Woodland Road, and the lot of ground on which the same is erected, being the Eastern half of a twin dwelling house situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition to Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as Lot No. 226, which map of plan is hereby referred to and expressly made a part of this deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225 and being two hundred forty-five and fifty-seven hundredths feet West from the Southwest Corner

of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 225, and at right angles to Woodland Road, a distance of one hundred thirty-five feet to a point in the rear line of Lot No. 224; thence in a Southwesterly direction and at right angles to the last described line along Lot No. 224 a distance of thirty-feet to a point, a corner of Lot No. 227; thence in a Southeasterly direction and at right angles to the last described line along Lot No. 227 a distance of one hundred thirty-five feet to a point in the Northwest side of Woodland Road; thence in a Northeastwardly direction along the Northwest side of said Woodland Road and at right angles to the last described line a distance of thirty-five feet to the place of BEGINNING.

CONTAINING in front of said Woodland Road thirty-five feet and in depth of equal width one hundred thirty-five feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Northwest side of Woodland Road, between Bernville Road and Edgedale Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, as shown by the map of plan of East Addition of Wyomissing Hills, surveyed by E. Kurtz Wells, C.D., said map of plan being fully acknowledged and recorded in the Office for Recording of Deeds in and for the said County of Berks in Plan Book Volume 3-A, page 6, and being further known as the Southwest portion of Lot No. 225, which said map of plan is hereby referred to and expressly made a part of this deed, and more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwest side of Woodland Road, said point being the Southwest corner of Lot No. 225, and being 245.57 feet Southwest from the Southwest corner of Woodland Road and Bernville Road; thence in a Northwesterly direction along Lot No. 226 and at right angles to Woodland Road, a distance of 135 feet to a point in the rear line of Lot No. 224, a distance of 12.28 feet to a point, a corner in Lot No. 9 and residue portion of Lot No. 225, thence in a Southeasterly direction and at right angles to the last described line, along the residue of Lot No. 225, a distance of 135 feet to a point in the Northwest side of said Woodland Road and at right angles to the last described line, a distance of 12.28 to the place of BEGINNING.

CONTAINING in front of said Woodland Road 12.28 feet and in depth of equal width 135 feet.

BEING Parcel UPI No: 96-4397-18-40-9816.

PROPERTY BEING: 14 Woodland Rd., Reading, Pa 19610

BEING THE SAME PREMISES WHICH IZZY HOLDINGS LLC, by Deed dated August 28, 2023 and recorded September 8, 2023 in the Office for the Recorder of Deeds

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in and for the COUNTY OF BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2023026742, granted and conveyed unto MARQUIS LAMONT HOOD, as sole owner.

TO BE SOLD AS THE PROPERTY OF: Marquis Lamont Hood

Docket: 25-10950
Attorney: Orlans Law Group PLLC
Judgment Amount: \$167,647.82

DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three story brick dwelling house thereon erected, Situate on the Southern side of West Fifth Street, between North Reading Avenue and North Walnut Street, in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner of building range on the Southern side of West Fifth Street, a corner of lot of Estate of Mabel Giles; thence by the latter and through the middle of an alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Southwestwardly direction 65 feet to a point, a corner of lot of Helen Geiger, formerly Charles L. Keely; thence along the same in a Northwestwardly direction 15 feet to a point, a corner of lot of A. Virginia Moore; thence along the same and through the middle of alleyway or walk and through the middle of the brick partition wall of the adjoining brick dwelling house in a Northwestwardly direction 65 feet to a point, a corner on building range on the Southern side of West Fifth Street; thence along the same in a Southeastwardly direction 15 feet to the place of BEGINNING.

PIN 33538720910929

TITLE TO SAID PREMISES VESTED IN Robert A. O’Toole and Irene E. Ingram , by Deed from David M. Kern and Jazmin I.Kem, dated November 20, 2020, recorded November 24, 2020, Instrument number 2020044803.

Tax Parcel No: 33538720910929

Premises known as: 16 W. 5th Street, Boyertown, PA 19512

To Be Sold as the property of: Robert A O’Toole and Irene E Ingram

Case Number: 25-14130
Judgment Amount: \$194,327.93
Attorney: Robert Flacco, Esq.

SCHEDULE A

ALL THAT CERTAIN two story brick mansard roof dwelling house and the lot or piece of ground whereon the same is erected, situate on the North side of Hollenbach Street between Schuylkill Avenue and Lincoln Street, being No.

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345 Hollenbach Street, in the City of Reading, Berks County, Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

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

On the East by property now or late of Ralph S. Hoffmaster and Charlotte Hoffmaster, his wife,

On the West by property now or late, of Albert F. Brehmer and Elizabeth M. Brehmer, his wife, and

On the South by said Hollenbach Street, CONTAINING in front on said Hollenbach Street fourteen feet (14’) and in depth of equal width one hundred feet (100’) to said alley.

SUBJECT nevertheless, to the joint use of a joint alleyway with the owners or occupants of the property adjoining on the east.

Tax ID / Parcel No. 15530756440484; Pin: 530756440484; Acc: 15429475

BEING THE SAME PREMISES which Lauri Serrano by Deed dated August 29, 2022 and recorded September 20, 2022 in Berks County as Instrument No. 2022037534 conveyed unto Roughneck Realty, LLC.

PROPERTY: 345 Hollenbach Street, Reading, PA 19601.

TO BE SOLD AS PROPERTY OF: ROUGHNECKS REALTY LLC A/K/A ROUGHNECK REALTY LLC

Case Number: 25-14698
Judgment Amount: \$128,324.74
Attorney: Jacqueline F. McNally, Esq.

ALL THAT CERTAIN lots or pieces of ground situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being Lot No 836, Lot No 834, Lot No 832, Lot No 830, Lot No 828 and a portion of Lot No 826 in the Plan of West Wyomissing, as recorded in the Recorder’s Office of Berks County, Pennsylvania in Plan Book 2, Page 44, being more particularly described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Portland Street A corner of other lands of Lawrence Anderson and Dolores Anderson, husband and wife, thence along the Southern right-of-way line of Portland Street, North eighty-four (84) degrees, fifteen (15) minutes, forty-one (41) seconds East, one hundred thirteen and forty-six (46) one-hundredths (113 46) feet to a point, a corner of Lot No 838, thence leaving said road and along Lot No 838, South five (05) degrees, forty-four (44) minutes, nineteen (19) seconds East, fifty-eight and ninety-nine one-hundredths (58 99) feet to a point in line of Lot No 843, thence along Lot No 843-831, South seventy-four (74) degrees, twenty-two (22) seconds, one (01) minute West one hundred sixteen and two one-hundredths (116 02) feet to a point, a corner of other lands of Lawrence Anderson and Dolores Anderson, husband and wife, thence along lands of same, North five (05) degrees, seven (07) minutes,

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fifty-nine (59) seconds West, passing through a party wall, seventy-eight and ninety three one-hundredths (78 93) feet to the place of Beginning.

Title is vested with Kelly A. Bingaman, by Deed from Andrew R. Bingaman and Kelly Anne Bingaman dated February 13, 2012 and recorded on February 22, 2012 with the Berks County Recorder of Deeds as Instrument Number 20122007030.

PARCEL ID 80-4396-09-26-4943

PROPERTY: 1740 Portland Avenue, West Lawn, Pa 19609

TO BE SOLD AS PROPERTY OF: Kelly A. Bingaman

C.C.P. BERKS COUNTY, NO. 25-17047

Judgment - \$209,877.75

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN parcel of ground on the South side of Lincoln Drive (SR-3012) situate in the Borough of Wernersville, Berks County, Pennsylvania, being known as Lot #3 of the Final Plan of "Lincoln Drive", recorded in Plan Book 158, page 63, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-3441, dated August 12, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Lincoln Drive a corner of Lot #4; thence along Lot #4, South 31 degrees 50 minutes 00 seconds West 100.00 feet to a point in line of residue property of Dionisios Kotsakis; thence along residue property, North 58 degrees 0 minutes 00 seconds West 75.00 feet to a point a corner of Lot #2; thence along Lot #2, North 31 degrees 50 minutes 00 seconds East 100.00 feet to a point on the Southern right-of-way line of Lincoln Drive, South 58 degrees 10 minutes 00 seconds East 75.00 to a point the place of beginning.

CONTAINING 7,500.00 square feet.

BEING SUBJECT to the restrictive notes as shown on the above referenced plan.

Being the same premises which Dionisios Kotsakis and Maria Kotsakis, his wife, by deed dated December 22, 1988 and recorded in Berks County in Record Book 2051, page 155 conveyed unto GG & F Construction, Inc., a Pennsylvania Corporation, in fee.

BEING KNOWN AS 420 Lincoln Drive A/K/A 420 Lincoln Dr, Wernersville, PA 19565

PARCEL NO.: . 90436611658069

BEING the same premises which G G & F Construction, INC., A Pennsylvania Corporation by Deed dated April 13, 1995 and recorded in the Office of Recorder of Deeds of Berks County on April 18, 1995 at Book 2627, Page 1496 granted and conveyed unto Charles K. Spears, Angelena E. Spears.

TO BE SOLD AS THE PROPERTY OF Angelena E. Spears

Charles K. Spears having departed this life on March 7, 2017

NO. 25-17147

Judgment: \$27,545.81

Attorney: LOGS Legal Group LLP

ALL THAT CERTAIN parcel of land in the Muhlenberg Township, Berks County, Commonwealth of PA, as more fully described in Volume 2819 Page 1660 ID# 66-5308-16-93-0983, being known and designated as part of lot no. 178 and part of lot no. 177 plan of lots laid out by Henry Barnhart in the Village of Hyde Park, filed in plan Book Vol Eat Page 34.

ALL THAT CERTAIN lot or piece of ground, together with a two and one half story brick dwelling house erected thereon, situate on the east side of street, in Hyde Park, Muhlenberg Township, County of Berks and State of Pennsylvania, being part of lot no. 178 and part of lot no. 177 of plan of lots laid out by Henry Barnhart in the Village of Hyde Park, dated 1907 and recorded in the Recorder's Office of Berks County, Pennsylvania, in plan Book Volume e Page 34, bounded and described as follows to wit:

BEGINNING at a point on the west side of said Raymond Street, said point being twenty six feet (26') south of the southeast corner of Barnhart Avenue and Raymond Street; thence south along said Raymond Street twenty one (21') to a point in line of other property of George Elderton and John U. Seibert; thence eastwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point in the west side of a ten foot wide alley; thence northwardly along the west side of said ten feet wide alley twenty one feet (21') to a point in line of other property of George Elderton and John U. Seibert; thence westwardly along said property of George Elderton and John U. Seibert one hundred and twenty feet (120') to a point, the place of beginning.

CONTAINING in front along said Raymond Street a width of twenty one feet (21') and in depth of equal width one hundred and twenty feet (120') and being numbered 129 Raymond Street.

BEING THE SAME PROPERTY conveyed by fee simple deed from Michael T. Miller to Neil R. Brown and Michelle L. Griesemer, dated 03/31/1997 recorded on 04/03/1997 in Volume 2819, Page 1660 in Berks County records, Commonwealth of PA.

BEING THE SAME PROPERTY conveyed by fee simple deed from Neil R. Brown and Michelle L. Brown who took title as Michelle L. Griesemer, now married to Neil R. Brown, to Neil R. Brown and Michelle L. Brown, husband and wife dated 12/31/2005 and recorded on 10/31/2006 in Volume 5001, Page 2268 in Berks County records, Commonwealth of PA.

BEING KNOWN AS 129 Raymond Street, Reading, PA 19605.

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PARCEL ID NO. 66530816930983
TO BE SOLD AS THE PROPERTY OF: Neil R Brown and Michelle L Brown a/k/a Michelle L Griesemer

BEING the same premises which Irene R. Burnatowski by Deed dated August 9, 1995 and recorded in the Office of Recorder of Deeds of Berks County on August 11, 1995 at Book 2657, Page 2225 as Instrument 33381 granted and conveyed unto Irene R. Burnatowski and Joseph J. Burnatowski.

C.C.P. BERKS COUNTY, NO. 25-17506
Judgment - \$189,086.71
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

TO BE SOLD AS THE PROPERTY OF Deborah L. Burnatowski and Joseph J. Burnatowski

Irene R. Burnatowski having departed this life on September 29, 2021

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected Situate in Cumru Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Steevers Glen Revision drawn by Thomas R. Gibbons, Professional Land Surveyor, dated March 31, 1987, and last revised May 6, 1987, said Plan recorded in Berks County in Plan Book 149 page 34, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Harry Avenue (54 feet wide) said point being at the arc distance of 29.92 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side Cedar Top Road (T-404) (60 feet wide): thence extending from said point of beginning along the Southwesterly side of Harry Avenue South 45 degrees 2 minutes East 93.72 feet to a point a corner of Lot No. 20 on said Plan; thence extending along same South 44 degrees 34 minutes West and crossing a 20 feet wide Drainage Easement 374.37 feet to a point in line of lands now or late of Richard E. Davenport; thence extending along said lands North 41 degrees 05 minutes 01 second West and crossing the Southeasterly side of Cedar Top Road 159.16 feet to a steel pin on the title line in the bed of same; thence extending along same North 48 degrees 54 minutes 55 seconds East 346.20 feet to a point on the title line in the bed of Cedar Top Road; thence extending along same South 41 degrees 08 minutes 15 seconds East 18.84 feet to a point on the Southeasterly side of Cedar Top Road; thence leaving same along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.92 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 1.218 acres of land.

BEING Lot No. 21 as shown on the above mentioned Plan.

****FOR INFORMATIONAL PURPOSES****

The property address being known as No. 1178 Cedar Top Road, Reading, Pennsylvania 19607
TAX ID# 39-5305-13-14-4454

The improvements thereon being known as 1178 Cedar Top Road, Reading, Pennsylvania - 19607

BEING KNOWN AS 1178 Cedar Top Road, Reading, PA 19607

PARCEL NO.: 39530513144454

Case Number 25-17783
Judgment Amount: \$203,101.50
Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN two-story brick dwelling house and store-stand and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, between 2nd Avenue and 34d Avenue, and being known as No. 243 Chestnut Street in the Borough of West Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north side of chestnut Street, nineteen feet eight inches (19' 8") east of 34d Avenue, thence along said chestnut Street, east seventeen feet four inches (17' 4") to a corner of property now or late of Jacob Hill, being No. 241 Chestnut Street, thence along the same north one hundred and twenty-five feet (125') to a twenty feet (20') wide alley, thence along the south side of said alley west seventeen feet four inches (17' 4") to property now or late of John Wagner, being No. 245 Chestnut Street; thence along the same south one hundred and twenty five feet (125') to the place of beginning.

CONTAINING in front on said Chestnut Street, in width or breadth, east and west seventeen feet four inches (17' 4"), and in depth or length of equal width or breadth, north and south, one hundred and twenty-five feet (125') to said twenty feet (20') wide alley on the north.

BEING KNOWN AND NUMBERED as 243 Chestnut Street, West Reading, Pennsylvania 19611.

PIN 93530606393358

BEING THE SAME PREMIESES which Berks County Trust Company, a Pennsylvania Corporation, by deed dated July 24, 1942 and recorded July 24, 1942 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Deed Book 867, Page 171, granted and conveyed unto Italian American Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West Reading, Pennsylvania, a Pennsylvania Corporation.

To be sold as the property of Italian American Democratic Club of West Reading, PA. a/k/a Italian American Democratic Club of West

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Reading, Pennsylvania, a Pennsylvania Corporation on Judgment No. 25-17783.

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

LEGAL DESCRIPTION

All that certain tract of land situate on the southern side of State Highway SR-1008 (known as Balthaser Road) in the Township of Windsor, County of Berks, and Commonwealth of Pennsylvania, being shown as Lot 3 on a plan of the Adams Subdivision prepared by G.I. Kohl & Associates of Leesport, Pennsylvania, Drawing No. 90-005-127, dated 5/10/90, last revised 10/29/90, said plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 178, page 24, being more fully bounded and described as follows, to wit:

Beginning at a point, a corner on or near the southern edge of Macadam State Highway SR-1008 (known as Balthaser Road), said point being a corner of Lot 4 of the Adams Subdivision and the northeastern corner of the herein described property, said point being located South 52 degrees 22 minutes 51 seconds West a distance of 145.67 feet from a PK spike on or near the centerline of said State Highway SR-1008, said PK spike marking a corner of property belonging to Jacob G. Leiby and Marion Leiby, his wife, and of property belonging to Jeffrey L. Dissinger and April Dissinger, his wife, (being shown as Lot 16 on a plan of the Haas Subdivision recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 135, page 72); thence leaving said State Highway SR-1008 along said Lot 4 in the following (2) courses and distances, viz: (1) along the centerline of a joint access easement passing over an iron pin on the southern existing right-of-way line of said State Highway SR1008 located a distance of 32.89 feet from the last described point South 10 degrees 28 minutes 56 seconds West a distance of 565.54 feet to a point, a corner marked by an iron pin; (2) leaving said joint driveway easement South 65 degrees 40 minutes 20 seconds West a distance of 340.64 feet to a point, a corner in line of property belonging to Steven R. Stamm (shown as Lot 11 of the aforementioned Haas Subdivision) marked by an iron pin; thence along the same North 08 degrees 11 minutes 30 seconds West a distance of 185.00 feet to a point, a corner of Lot 1 of the Adams Subdivision, marked by an iron pin; thence along said Lot 1 and along Lot 2 of the Adams Subdivision passing over an iron pin located a distance of 122.01 feet from the next described point, said iron pin marking the common corner of said Lot 1 and Lot 2 North 65 degrees 40 minutes 20 seconds East a distance of 312.79 feet to a point, a corner marked by an iron pin; thence continuing along said Lot 2 passing over a concrete monument on the aforementioned southern existing right-of-way line of State Highway SR-1008 located a distance of 42.53 feet from the next described point North 10 degrees 28 minutes 56 seconds East a distance of 349.10 feet to a point, a corner in said State Highway SR-1008; thence in and along the same North 65 degrees 40 minutes 20 seconds East a

Case Number: 25-18004

Judgment Amount: \$98,156.64

Attorney: Caitlin Donnelly, Esq.

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distance of 100.00 feet to the place of beginning.
Subject to a joint driveway easement as shown on the herein named plan of the Adams Subdivision.

Containing in area 2.1943 acres (gross area).
Title is vested in Jeffrey A. Bylina by deed from Federal Home Loan Mortgage Corporation dated October 20, 1999 and recorded on November 4, 1999 in the Berks County Clerk's/ Register's Office as Book 3141, Page 1.

Parcel ID: 94541400061682
Property Address: 620 Balthaser Road, Township of Windsor, Lenhartsville, PA 19534
TO BE SOLD AS PROPERTY OF: Jeffrey A. Bylina

CASE NUMBER: 25-18170
JUDGMENT AMOUNT: \$150,933.07
ATTORNEY: CHARLES N. SHURR, JR.,
ESQUIRE

ALL THAT CERTAIN parcel or tract of land being located on the Eastern side of Garfield Road, also being shown as Lot #9 of a recorded Subdivision Plan of "Garfield Acres" prepared for Oliver S. Mast, prepared by E.R. Felty, Inc., Professional Land Surveyors, in the Township of Centre, County of Berks, Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a point on Garfield Road; thence leaving said road and going along Lot #8, the two following courses and distances: (1) North 74 degrees 55 minutes 32 seconds East a distance of 377.00 feet to a steel pin; (2) South 15 degrees 04 minutes 20 seconds East a distance of 125.00 feet to a steel pin; thence going along Lot #10 South 74 degrees 55 minutes 32 seconds West a distance of 377.00 feet to a point in Garfield Road; thence going in and along Garfield Road North 15 degrees 04 minutes 28 seconds West a distance of 125.00 feet to a point, the place of Beginning.

BEING KNOWN AS Tax Parcel Number 4480-01-18-9332
BEING KNOWN AS
1647 Garfield Road, Mohrsville, Pennsylvania 19541
Parcel No. 36448001189332
TO BE SOLD as the property of ROBERT SIMKO a/k/a ROBERT P. SIMKO, JR.

No. 2025-18474
Judgment: \$11,622.67
Attorney: Leon P. Haller, Esquire

ALL that certain lot or piece of ground upon which is erected a two-story brick, tin roof dwelling house, being number 928 Moss Street, situate on the West side of said Moss Street, between Windsor and Spring Streets, 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 George P. Granger, being No. 930 Moss Street;
On the East side by said Moss Street;
On the South side by property now or late of Annie Hoffman, being No. 926 Moss Street; and
On the West by a twenty feet (20') wide alley.
Containing in front on said Moss Street, in width or breadth, thirteen (13') feet, and in depth of equal width or breadth, one hundred (100') feet, 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: 928 MOSS STREET, READING, PA 19604

Mapped PIN: 5317-45-05-2329
Parcel ID #: 13531745052329

BEING THE SAME PREMISES WHICH Matthew E. Correll, et ux., by Deed dated November 13, 2001 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania December 20, 2001 at Deed Book 3454, page 2205, granted and conveyed unto Odalys Rivera. Odalys Rivera is also known as Odalys Pereya. Odalys Rivera aka Odalys Pereya died January 31, 2016. Letters Testamentary were granted to Francisco Sanchez and Obelis Dunlap on February 22, 2016 to Berks County File No. 0616-0281.

TO BE SOLD AS THE PROPERTY OF OBELIS DUNLOP AND FRANCISCO SANCHEZ, CO-EXECUTORS OF THE ESTATE OF ODALYS RIVERA A/K/A ODALYS PEREYRA

Case Number: 26-00143
Judgment Amount: \$117,734.07
Attorney: Timothy A. Cirino, Esq.

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground whereon the same is erected, situated on the West side of South Seventeenth and One-half Street, between Cotton and Fairview Street, being No. 522 South Seventeenth 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 Perey J, Hain and Luella Hain;
ON the East by said South Seventeenth and One-half Street;
ON the South by property now or late of Jonathan D. Betz; and
ON the West by a ten feet wide alley.

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CONTAINING in front along said South Seventeenth and One-half Street twelve feet six inches and in depth to said alley one hundred and ten feet.

Property Being: 522 South 17-1/2 Street, Reading, Pa 19606

PIN: 16531632476512

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

Case Number: 26-00758
Judgment Amount: \$242,593.25
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN split level brick dwelling being House No. 516 Snyder Road together with the lot or piece of ground upon which the same is erected being Lot No. 18 Block "L" as shown on the Plan of Building Lots known as Whitfield Section No. 2 as laid out by Byron Whitman and recorded in the Office for the Recording of Deeds in and for Berks County in Plan Book Volume 24, page 39, dated May 19, 1961, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly building line of Snyder Road, a 53.00 feet wide street, said point being the arc distance of 281.82 feet Southwardly from the point of curve formed by said Westerly building line of Snyder Road, as measured along a curve having a radius of 1,433.50 feet a central angle of 11 degrees 15 minutes 50 seconds; thence in a Westwardly direction along the Northerly side of Lot No. 17, being House No. 514 Snyder Road, by a line being radial to the last described curve, the distance of 117.34 feet to a point; thence in a Northwardly direction along the Easterly side of a portion of Lot No. 6, being House No. 515 Lenore Court, by a line forming an interior angle of 91 degrees 14 minutes 03 seconds with the last described line, the distance of 64.27 feet to a point; thence in an Eastwardly direction along the Southerly side of Lot No. 19, being House No. 518 Snyder Road, by a line being radial to the next described curve, and forming an interior angle of 91 degrees 33 minutes 49 seconds with the last described line, the distance of 117.15 feet to a point; thence in a Southwardly direction along the Westerly building line of Snyder Road, by a line curving to the right, said curve having a radius of 1,433.50, a central angle of 02 degrees 47 minutes 52 seconds, the arc distance of 70.00 feet to the place of BEGINNING.

Being the same premises which Mauro A. Ciabattoni Jr. and Sabrina Ciabattoni, husband and wife, by Deed dated 12/30/2014 and recorded 01/12/2015, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2015001154, granted and conveyed unto Ryan P. Birmingham and Kimberly A. Birmingham, husband and wife.

Tax Parcel: 80438608897695
Premises Being: 516 Snyder Road, Reading, PA 19609

To be sold as Property of: Kimberly A. Birmingham and Ryan P. Birmingham

LEGAL DESCRIPTION

Case Number: 26-01030
Judgment Amount: \$202,324.97
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or tract of land on the southern side of Third Street, designated as Lot 2 of the "Baer Subdivision", as recorded in Plan Book Volume 143, Page 18, Berks County Records, situate in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: BEGINNING at an iron pin on the southern right-of-way line of Third Street, being the westernmost corner of the herein described lot, also being a common corner of Lot 1 of the "Baer Subdivision"; THENCE, leaving the place of beginning, along the southern right-of-way of Third Street, North 80 degrees 00' 00" East 106.00 feet to an iron pin being a common corner of lands of Paul and Barbara Yandrisevits;

THENCE, along said Yandrisevits property, South 10 degrees 00' 00" East 182.36 feet to an iron pin in line of lands of Wolfe Dye and Bleach Works;

THENCE, along said Wolfe property, South 57 degrees 17' 27" West 114.91 feet to an iron pin being a common corner of Lot 1 of the "Baer Subdivision";

THENCE, along said Lot 1 North 10 degrees 00' 00" West 226.72 feet to the place of beginning.

CONTAINING 21,681.28 square feet.

The improvements thereon being commonly known as 200 3rd Street, Shoemakersville, Pennsylvania 19555.

Being the same lot or parcel of ground which by deed dated July 17, 1986 and recorded among the land records of Berks County in Book 1007 Page 203, was granted and conveyed by William K. Baer and Fern M. Baer, husband and wife, unto David S. Baer and Patricia A. Baer, husband and wife.

Tax Parcel: 78449207598112 a/k/a 4492-07-59-8112

Premises Being: 200 3rd Street, Shoemakersville, PA 19555, a/k/a 200 Third Street,

Shoemakersville, PA 19555

To be sold as Property of: David S. Baer and Patricia A. Baer A/K/A Patricia A. Baer

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

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

05/28/2026

A schedule of distribution will be filed by the Sheriff, July 2, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

**NOTICE OF TERMINATION
Nuclei Software, LLC Termination Notice**

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 PA.C.S. §8875 that a Certificate of Termination was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on May 14, 2026.

The name of the limited liability company is:
Nuclei Software, LLC
Russell E. Farbiarz, Esq.
Antanavage Farbiarz, PLLC
64 N. 4th Street
Hamburg, PA 19526

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 close of business of the last business day (**June 2, 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 **June 3, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BATES, KIM H., - Latisha B. Schuenemann, Esq., Admx., DBN, Frederick M. Nice, Esq.

BENDER, JOSEPH R. - Paul J. Bender, Jr., Exr., Jonathan B. Batdorf, Esq.

COYLE, MARY ANNE - Michael J. Murphy, Jr., Exr., Jonathan, B. Batdorf, Esq

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DEROLF, HARRY L. - Vicki L. Weidner, Extr., Ian A Stubbs, Esq.

FRICK, KENNETH LEE, SR., a/k/a FRICK, KENNETH, L., SR., - Tracy L. Hafer, Admx., Graziella M. Sarno, Esq.

PAULEY, RUTH - Kathy L. Hollenbaugh and Steven J. Pauley, Exrs., Eugene Orlando, Jr. Esq.

SCHWEITZER, RUTH J. - Paulette A. Bair and Rockey L. Schweitzer, Admrs., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for July 2026 is June 1, 2026.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026-9503

NOTICE IS HEREBY GIVEN that the Petition of Aubrey Michelle Khachirova was filed in the above named Court, praying for a Decree to change her name to AUBREY MICHELLE ALLEN.

The Court has fixed July 29, 2026, at 9:00 a.m. in Courtroom "4D" of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jana R. Barnett, Esq.
1238 Cleveland Avenue
Wyomissing, PA 19610-2102

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that the Petition of Dallas Marie Throckmorton was filed in the above named Court, praying for a Decree to change their name to DALLAS MARIE MCCLARY.

The Court has fixed July 13, 2026, at 2:30 p.m., before Judge Eric J. Taylor, in Courtroom "4D" of the Berks County Services Center, 633

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Court Street, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Matthew Kopecki, Esq.
Attorney for Petitioner
 1118 Penn Avenue
 Wyomissing, PA 19610

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 26-04864

NOTICE IS HEREBY GIVEN that the Petition of Nolan Mohammed Varian was filed in the above named Court, praying for a Decree to change his name to NOLAN JAMES VARIAN.

The Court has fixed July 29, 2026, at 9:00 a.m. in Courtroom "4D" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2026-9555

NOTICE IS HEREBY GIVEN that the Petition of Parker James Centeno was filed in the above named Court, praying for a Decree to change his name to PARKER JAMES O'LEARY.

The Court has fixed July 29, 2026, at 9:00 a.m. in Courtroom "4D" of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jana R. Barnett, Esq.
 1238 Cleveland Avenue
 Wyomissing, PA 19610-2102

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that the Petition of Shai Lisa Throckmorton was filed in the above named Court, praying for a Decree to change their name to SHAI LISA MCCLARY.

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The Court has fixed July 13, 2026, at 2:30 p.m., before Judge Eric J. Taylor, in Courtroom "4D" of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Matthew Kopecki, Esq.
Attorney for Petitioner
 1118 Penn Avenue
 Wyomissing, PA 19610

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that on May 18, 2026, the Petition of Tonya Jewel Marie Hamilton was filed in the above named Court, praying for a Decree to change her name to JEWEL MARIE SMOLA.

The Court has fixed July 10, 2026, at 11:00 a.m. in Courtroom "4D" of the Berks County Services Center, 633 Court St., Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Morgan M. Campbell, Esq.
 568 Old York Road
 Etters, PA 17319

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

BRIOLA, RICHARD D. also known as BRIOLA, RICHARD DAVIS, dec'd.
 Late of Borough of West Reading.
 Executor: MICHAEL P. O'DAY.
 c/o ATTORNEY: JEFFREY C. GOSS,
 ESQ.,
 BCGL LLC,
 480 New Holland Avenue, Suite 6205,
 Lancaster, PA 17602

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CAMPANELLI, MICHAEL B., dec'd.

Late of 83 Sieger Rd.,
Borough of Kutztown.
Executrix: SUSAN CAMPANELLI,
83 Sieger Rd.,
Kutztown, PA 19530.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

CUNNINGHAM, BRIAN T. also known as CUNNINGHAM, BRIAN D., dec'd.

Late of Borough of Boyertown.
Executrix: AMBER HANAHAN,
2136 Reindeer Ct.,
Gilbertsville, PA 19525.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

GEIGER, PATRICIA ANN, dec'd.

Late of Borough of Birdsboro.
Executor: TODD EUGENE GEIGER,
918 Berks St.,
Birdsboro, PA 19508.
ATTORNEY: JANA R. BARNETT, ESQ.,
1238 Cleveland Avenue,
Wyomissing, PA 19610-2102

GREEN, RICHARD HENRY, dec'd.

Late of Borough of Boyertown.
Administratrix: CYNTHIA E.
MONTONDO.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

IEZZI, LOIS G., dec'd.

Late of Union Township.
Executor: MICHAEL A. IEZZI.
c/o ATTORNEY: GREGORY W. PHILIPS,
ESQ.,
1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

MACELKO, KATHERINE M., dec'd.

Late of 310 Old Airport Rd.,
Amity Township.
Administrator: WALTER A. MACELKO,
476 Dolores Dr.,
Collegeville, PA 19426.
ATTORNEY: MAUREEN A. GORMAN,
ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

RASZKIEWICZ, MICHAEL J., dec'd.

Late of Borough of Wyomissing.
Executor: CHRISTOPHER M.
RASZKIEWICZ,
1122 Lehigh Ave.,
Wyomissing, PA 19610.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ROSNER, DEBBIE also known as ROSNER, DEBBIN L. and ROSNER, DEBBIE GARIS, dec'd.

Late of 14 Clearview Dr.,
Longswamp Township.
Executor: ROBERT DANNER,
814 N. Kiowa St.,
Allentown, PA 18109.
ATTORNEY: RICHARD L. ORLOSKI,
ESQ.,
111 N. Cedar Crest Blvd.,
Allentown, PA 18104

SKIMSKI, VINCENT J., dec'd.

Late of Borough of Fleetwood.
Executor: JAMIE E. SKIMSKI.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

WALTER, MARY L. also known as WALTER, MARY, dec'd.

Late of Exeter Township.
Executrix: AMANDA M. DOUD,
119 Gerloff Rd.,
Schwenksville, PA 19473.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

WARREN, SARA A. also known as WARREN SARA ANN and WARREN, MD, SARA A., dec'd.

Late of Cumru Township.
Executrices: JENNIFER W. JUNG and
MELISSA WARREN JUNG.
c/o ATTORNEY: PAUL C. HEINTZ, ESQ.,
OBERMAYER REBMAN MAXWELL &
HIPPEL, LLP,
1500 Market St., #3400,
Philadelphia, PA 19102

WEISS, DELORES G. also known as WEISS, DELORES GLORIA, dec'd.

Late of Borough of Bechtelsville.
Executrix: LISA L. LEWIS,
36 Douglass St.,
Boyertown, PA 19512.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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Second Publication**BAUMAN, FAY E., dec'd.**

Late of 55 Spring Garden Dr.,
Borough of Bechtelsville.
Executrix: KAREN L. BAUMAN.
c/o ATTORNEY: ERIC C. FREY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

CATALDO, PAUL F., dec'd.

Late of 1800 Tulpehocken Rd., Apt. 273,
Borough of Wyomissing.
Executrix: LOIS T. BENDER,
15 Gaelsong Lane, Apt. 311,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**DEHANES, SUSAN J. also known as
DEHANES, SUSAN, dec'd.**

Late of Wilshire Rd.,
Muhlenberg Township.
Administrator: ADAM P. DEHANES.
c/o ATTORNEY: TIMOTHY B. FISHER,
II, ESQ.,
FISHER & FISHER LAW OFFICES LLC,
525 Main St.,
P.O. Box 396,
Gouldsboro, PA 18424

FLICKER, GERALD L., dec'd.

Late of 129 Houck Rd.,
Borough of Fleetwood.
Executors: GERALD R. FLICKER and
NADINE S. HOFFMAN.
c/o ATTORNEY: ERIC C. FREY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Ave.,
Boyertown, PA 19512

HORRIGAN, JR., JOHN F., dec'd.

Late of Borough of Wyomissing.
Executors: MARY JO DEVER,
12 High St.,
Reading, PA 19606 and
JOHN F. HORRIGAN, III,
1413 Forest Ave.,
River Forest, IL 60305.
ATTORNEY: SOCRATES J.
GEORGEADIS, ESQ.,
GEORGEADIS LAW,
1350 Broadcasting Rd., Suite 202,
Wyomissing, PA 19610

IRIZARRY, JR., JESUS, dec'd.

Late of Borough of West Reading.
Executors: DEBORAH BOLLINGER,
ISAI IRIZARRY and
SAMUEL IRIZARRY.
c/o ATTORNEY: MICHAEL K.
HOLLINGER, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Rd., Suite 101,
Wyomissing, PA 19610

KARABINOS, ELIZABETH M., dec'd.

Late of Cumru Township.
Executrix: LISA M. SCHULTZ.
c/o ATTORNEY: FREDERICK R. MOGEL,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

KEISER, STEVEN S., dec'd.

Late of Borough of Mohnton.
Executor: ADYTHIA NUGRAHA.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

KIRBY, III, JOHN H., dec'd.

Late of Muhlenberg Township.
Executor: LARRY R. KUMMERER.
c/o ATTORNEY: STEPHEN G. WELZ,
ESQ.,
999 Berkshire Boulevard, Suite 290,
Wyomissing, PA 19610

KISTLER, DAVID N., dec'd.

Late of Longswamp Township.
Executrix: MARY JANE MILLER
DONEY.
c/o ATTORNEY: ROBERT H. LEFEVRE,
ESQ.,
KING LAIRD, P.C.,
360 West Main St.,
Trappe, PA 19426

KURTZ, JANICE J., dec'd.

Late of 3081 Pricetown Rd.,
Alsace Township.
Administratrix: ROBERTA G. LUTZ,
3081 Pricetown Rd.,
Temple, PA 19560.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MATZELLE, PAM S., dec'd.

Late of 36 Conestoga Dr.,
Borough of Sinking Spring.
Executor: TODD A. MATZELLE.
c/o ATTORNEY: SCOTT ALAN
MITCHELL, ESQ.,
SAXTON & STUMP, LLC,
280 Granite Run Dr., Suite 300,
Lancaster, PA 17601

REINHEIMER, STEPHEN J., dec'd.

Late of Borough of Hamburg.
Administrator: STEPHEN J.
REINHEIMER, II.
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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ROTT, RONNIE W. also known as**ROTT, RONALD W., dec'd.**

Late of Tulpehocken Township.
 Administratrix: JANELLE M. MERKEY,
 1 Chestnut St.,
 Mt. Aetna, PA 19544.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

ROWAN, ANNE M., dec'd.

Late of Cumru Township.
 Executrix: KATHLEEN M. BAUERS.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

SALGADO, FRANK R., dec'd.

Late of Borough of Shillington.
 Executor: DOUGLAS H. SEIDERS,
 3008 Maple Ave.,
 Reading, PA 19605.
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,
 SMITH BUKOWSKI, LLC
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

VANDINE, HUGH E. also known as**VAN DINE, HUGH E. and
VAN DINE, JR., HUGH EDWARD,
dec'd.**

Late of Colebrookdale Township.
 Executors: LORA A. ROKITA and
 SHANNON M. EPPEHIMER.
 c/o ATTORNEY: NICOLE C. MANLEY,
 ESQ.,
 BINGAMAN HESS ATTORNEYS AT
 LAW,
 2 Meridian Blvd., Ste. #100,
 Wyomissing, PA 19610

WALTER, GRACE A., dec'd.

Late of 111 Lee Ave.,
 Cumru Township.
 Executor: JOHN R. HAFER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

WUCHTER, CARL F., dec'd.

Late of Borough of Kutztown.
 Executrix: KAREN J. WUCHTER.
 c/o PROKUP & SWARTZ,
 7736 Main St.,
 Fogelsville, PA 18051

Third and Final Publication**ERNST, PHYLLIS E., dec'd.**

Late of Penn Township.
 Executrix: BARBARA JEAN NWOKE,
 1229 Duke St.,
 Palmyra, PA 17078.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

FARINA, WILLIAM also known as**FARINA, WILLIAM FRANCIS, dec'd.**

Late of City of Reading.
 Executrix: LAUREN J. OSWALD.
 ATTORNEY: MICHAEL J. GOMBAR, JR.,
 ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

FOX, NAOMI, dec'd.

Late of Borough of Fleetwood.
 Executrix: SYLVIA K. BAUSHER,
 3615 Pricetown Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

HARTZ, RICHARD C., dec'd.

Late of 207 Community Dr., Apt. H,
 Borough of Shillington.
 Executrix: KIMBERLY M. HAINES,
 342 Cherry St.,
 Pottstown, PA 19464.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

HEIMBACH, DOREEN C., dec'd.

Late of Colebrookdale Township.
 Executrix: COURTNEY L. ROBERTS.
 c/o ATTORNEY: ELIZABETH
 TIMBERLAKE-NEWELL, ESQ.,
 E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Ave.,
 Boyertown, PA 19512

KAPLAN, DEBORAH L., dec'd.

Late of Exeter Township.
 Executrix: JACALYN KAPLAN,
 10851 Palm Lake Ave., Apt. 201,
 Boynton Beach, FL 33437.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

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MARTINKA, VICKI S., dec'd.

Late of Borough of Bechtelsville.
 Administrator: JOHNNY P. MARTINKA,
 III.
 c/o ATTORNEY: WARREN H. PRINCE,
 ESQ.,
 PRINCE LAW OFFICES, P.C.,
 646 Lenape Road,
 Bechtelsville, PA 19505-9135

MOYER, LENA J., dec'd.

Late of Borough of Boyertown.
 Executors: LISA R. MOYER,
 725 Hill Church Rd.,
 Boyertown, PA 19512 and
 SCOTT A. MOYER,
 14 Springfield Dr.,
 Fleetwood, PA 19522.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

SCHAEFFER, SR., WILLIAM C., dec'd.

Late of 520 Buzzard Rd.,
 City of Reading.
 Executor: CHARLES W. SCHAEFFER,
 324 Mail Route Rd.,
 Reading, PA 19608.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

STAUDT, JR., ALBERT S., dec'd.

Late of City of Reading.
 Executor: BARRY L. STAUDT.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

SWEIGART, JR., RONALD E., dec'd.

Late of 331 N. Church St.,
 Borough of Robesonia.
 Executrix: TAMMY L. ZERBE,
 331 N. Church St.,
 Robesonia, PA 19551.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHOON, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**TULLY, KATHY A. also known as
TULLY, KATHY, dec'd.**

Late of 918 Maple Grove Rd.,
 Borough of Mohnton.
 Administratrix: JANEEN MENGEL,
 717 Maria Ave.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROSIE SOTO, ESQ.,
 5 E. Germantown Pike,
 Plymouth Meeting, PA 19462

VOZZO, JR., VINCENT J., dec'd.

Late of Borough of Wyomissing.
 Executrix: BRIANNA THOMSON.
 c/o ATTORNEY: CATHERINE M.
 HARPER, ESQ.,
 TIMONEY KNOX, LLP,
 P.O. Box 7544,
 Ft. Washington, PA 19034-7544

WATKINS, CHARLES MELVIN, dec'd.

Late of 803 Penn St.,
 City of Reading.
 Executor: JOHN WATKINS.
 P.O. Box 432,
 Fleetwood, PA 19522

WISNER, RICKY ALAN, dec'd.

Late of Borough of Birdsboro.
 Administrators: RYAN WISNER,
 32 Speck Rd.,
 Mohnton, PA 19540 and
 NICOLE WISNER,
 14 High St.,
 Reading, PA 19606.
 ATTORNEY: STEPHEN H. PRICE, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

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:

GREC with its principal place of business at 2520 Goddard Avenue, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business are: Richard A. Bealer, 2520 Goddard Ave., Sinking Spring, PA 19608, Geraldine A. Bealer, 2520 Goddard Ave., Sinking Spring, PA 19610 and Annette R. Peppard 1313 Old Mill Road, Wyomissing, PA 19610.

MISCELLANEOUS

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 ORPHANS' COURT DIVISION
 FILE NO. 0624-0688

ESTATE OF MICHAEL THOMAS PHILLIPS,
 Late of Shillington Borough, Berks County,
 Pennsylvania, Deceased

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NOTICE

NOTICE TO: Edward Phillips, Father of Decedent, Michael Thomas Phillips

A Petition has been filed asking the Court to disinherit you as the biological Father for Decedent, Michael Thomas Phillips.

A hearing has been scheduled for August 6, 2026 at 1:30 p.m.

You have the right to attend the hearing. If you fail to attend the scheduled hearing, the hearing will go on without you and the Court may enter and Order without your being present.

You have the right to be represented at the Conference by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone 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
610-375-4591

TRUST NOTICES**Third and Final Publication****REVOCAABLE TRUST OF JOHN W. SCHLAPPICH DATED JANUARY 30, 2023**

JOHN W. SCHLAPPICH, late of Centre Township, Berks County, PA

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

Trustee: Kirk J. Schlappich

5610 W. Corral Dr.
Eloy, AZ 85131-3183

Trustee's Attorney: Robin S. Levengood,
Esquire

WEILER & LEVENGOOD, P.C.
213 East Lancaster Avenue, Suite One
Shillington, 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:

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