

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending November 17, 2023

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 JAMES M. LILLIS - (JML)

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 GEHMAN KOESTEL -  
(JGK)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE STEPHEN  
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

CASSEL, ASHLEY N - Discover Bank; 23  
2621; Discover Bank, IPP.  
CITIBANK N A - Stelluti, Gregory; 23 2407;  
G. Stelluti, IPP.  
DISCOVER BANK - Stewart, June M; 22  
11780; J. Stewart, IPP.  
GREEN, DENNIS JR - Discover Bank; 21  
16478; Discover Bank, IPP.  
HOLMES, BERNARD - Amaker, Kathryn; 19  
12528; K. Amaker, IPP.  
KAUFFMAN, MARSHALL D, KAUFFMAN,  
ROBERTA - Crestwood Cliffs  
Condominium Association; 23 10728; Eric  
L. B Strahn.  
MARCANO, CHRIS - Bookbindery LLC  
(the); 23 16273; Kelsey Frankowski.  
RIVERA, HECTOR, SANTIAGO,  
JACQUELINE - Reading Housing  
Authority, River Oak Development LLC; 23  
15983; Edwin L. Stock.

**Abuse**  
ADAMS, ZACHARY - Fazekas, Holly; 23  
16298; H. Fazekas, IPP. (TMB).  
AMARANTE, JOSE A - Yuengling, Tia, A, I;  
23 16306; T. Yuengling, IPP. (JGK).  
BATISTA, JEREMY M - Lopez, Yahaira L; 23  
16495; Y. Lopez, IPP. (JMB).  
BORRELLI, ANTHONY FELICIANO -  
Rodriguez, Evalise; 23 16308; E. Rodriguez,  
IPP. (TMB).  
BRIDGES, JORDAN T - McCracken, Jaylynn  
S; 23 16301; J. McCracken, IPP. (TMB).  
BRODERICK, CHRISTOPHER R - Broderick,  
Stephen J; 23 16422; S. Broderick, IPP.  
(JGK).  
CRESPO, ANTHONY M - Price, Tiffany L; 23  
16364; T. Price, IPP. (JMB).  
FELIZ, MIGUEL - Rodriguez, Eleonay  
Rosario; 23 16316; E. Rodriguez, IPP.  
(TMB).  
FUNCHES, ANTHONY M - Diaz, Brenda; 23  
16371; B. Diaz, IPP. (JMB).  
GENTILE, DEBRA MARIE - McCurdy,  
Brandon M; 23 16369; B. McCurdy, IPP.  
(JMB).  
GOMEZ, HENRY T - Morales, Nathaly N; 23  
16300; N. Morales, IPP. (TMB).  
GUEYE, OMAR - Schearer, Molly Elizabeth;  
23 16315; M. Schearer, IPP. (TMB).  
HIPPEY, DALLAS C - Sweigart, Kelly R; 23  
16418; K. Sweigart, IPP. (JGK).  
HOFKIN, ERIC - Lessig, Sharon P, B, N R; 23  
16366; S. Lessig, IPP. (JMB).  
HUTSKO, FRANK MICHAEL - Hutsko,  
Catherine; 23 16351; C. Hutsko, IPP. (JMB).  
KEPPLEY, KENNETH - Keppley, Anna J; 23  
16492; A. Keppley, IPP. (JMB).  
KERRIGAN, ETHAN M - Rivera, Rosa Elena  
Natal; 23 16490; R. Rivera, IPP. (JMB).  
LAWHORNE, KYLE - Bassler, Crystal N; 23  
16299; C. Bassler, IPP. (TMB).

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LUGO, RAPHAEL M - Diaz, Pedro Juan; 23 16312; P. Diaz, IPP. (TMB).  
 MCCURDY, BRANDON M - Zimmerman, Joe A; 23 16463; J. Zimmerman, IPP. (JMB).  
 POLANCO, ENRIQUE BRITO - Amaro, Lugany Gonzalez; 23 16332; L. Amaro, IPP. (JAB).  
 POMALES, CHELSEA ELIZABETH - Johns, Erik Matthew; 23 16302; E. Johns, IPP. (TMB).  
 RHOADS, RYAN A - Gleisner, Cheyenne M; 23 16433; C. Gleisner, IPP. (JGK).  
 SLIGH, RYAN ANTHONY - Hewitt, Alyssa Nicole; 23 16297; A. Hewitt, IPP. (TMB).  
 ZIMMERMAN, JOSEPH A - McCurdy, Brandon M; 23 16367; B. McCurdy, IPP. (JMB).

**Appeal from Suspension of Official Inspection Station**

COMMONWEALTH OF PENNSYLVANIA (THE), DEPARTMENT OF TRANSPORTATION - Ray's Tire Services Inc; 23 16346; Matthew M. Setley. (JBN).

**Arbitration Award**

ALMONTE, KEURY - Progressive Advanced Insurance Company; 21 3878; Progressive Advanced Insurance Company, IPP.  
 AMERICAN MANAGEMENT REALTY CORPORATION, ESPINAL, JOSE - Soriano, David, De Soriano, Sahony Hernandez; 20 884; D. Soriano, IPP.  
 BERRON, DENIA - Holmes, Bernard; 19 12528; B. Holmes, IPP.

**Assessment Appeal**

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Ontelaunee Power Operating Company LLC; 23 16419; Peter H. Schnore. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Ontelaunee Power Operating Company LLC; 23 16423; Peter H. Schnore. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Ontelaunee Power Operating Company LLC; 23 16425; Peter H. Schnore. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Reading Hospital; 23 16464; James F. Kratz. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Reading Hospital; 23 16473; Thomas A. Bowen. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Berkshire Pa Holdings LLC; 23 16494; Geoffrey Byrne Byrne. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16386; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16388; Howard L. Kelin. (SEL).

BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16390; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16420; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16424; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16426; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16386; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16388; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16408; Howard L. Kelin. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, READING HOSPITAL - Wyomissing Area School District; 23 16409; Howard L. Kelin. (SEL).  
 BOARD OF ASSESSMENT - Hlp Bldg 300 LLC; 23 16491; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Poindexter Properties LLC; 23 16383; Adam R. Jones. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Ta 336 Logistics Center LLC; 23 16450; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Ludwig Owner LLC; 23 16466; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Hlp Bldg 100 Llc; 23 16469; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Ta 336 Logistics Center LLC; 23 16450; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Hlp Bldg 100 LLC; 23 16469; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Hlp Bldg 100 LLC; 23 16470; Brian A. Fowler. (SEL).  
 BOARD OF ASSESSMENT APPEALS - Hlp Bldg 200 LLC; 23 16486; Brian A. Fowler. (SEL).  
 COUNTY OF BERKS BOARD OF ASSESSMENT APPEALS, COUNTY OF BERKS, BOROUGH OF WYOMISSING, WILSON SCHOOL DISTRICT - Home Depot USA Inc; 23 16410; Andrew W. Hood. (SEL).

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COUNTY OF BERKS BOARD OF ASSESSMENT APPEALS, COUNTY OF BERKS, TOWNSHIP OF PERRY, HAMBURG AREA SCHOOL DISTRICT - Civf Vi-pa1b01 LLC % Cabot Ind Val Fund Vi Op Lp; 23 16428; Andrew W. Hood. (SEL).

**Complaint**

ABC PHONES OF NORTH CAROLINA, VERIZON - Dunkel, Elizabeth, Dunkel, Gregg; 23 14817; Sudhir Raman Patel. ERAZO, JOSEPH, CLAUDE, JEREMIAH - Batista, Charly Rodriguez; 23 1041; Bernard O Carbajal, II. RISER, CHERI LYNN - Equity Trust, Shae, Rebecca; 23 5035; Henri P. Marcial. STAHL, MICHAEL - Arnholt, Johanny; 23 10814; Drew P. Von Bargen, II.

**Contract - Debt Collection: Credit Card**

BULLES, ROBYNN - Discover Bank; 23 16342; Kirsten R. Armstrong. (JEG). CURRY, MICHAEL J - Citibank N A; 23 16382; Sean P. Stevens. (MSF). ESPINOZA, JACINTO HERNANDEZ, J&J HERNANDEZ DRYWALL HANGING LLC - American Express National Bank; 23 16465; Jordan W. Felzer. (MSF). GEIGER, PATRICIA - American Express National Bank; 23 16460; Amy F. Doyle. (JBN). HERNANDEZ, HEYDE - JPMorgan Chase Bank N A; 23 16459; Sean P. Stevens. (JEG). HOCKER, ROSEMARY - Td Bank USA N A, Target National Bank; 23 16375; Gregg L. Morris. (JEG). HOYLE, JOHN - JPMorgan Chase Bank N A; 23 16458; Sean P. Stevens. (MSF). KRANWINKEL, FRANCISCO J - Barclays Bank Delaware; 23 16485; Julie E. Goodchild. (JBN). KROPP, HEATHER - Midland Credit Management Inc; 23 16482; Bryan J. Polas. (MSF). MILLER, LEE E - Citibank N A; 23 16354; Sean P. Stevens. (MSF). RAMOS, ELIZABETH - Portfolio Recovery Associates LLC; 23 16360; Carrie Ann Gerding. (JBN). REILLY, TIMOTHY J - Discover Bank; 23 16340; Andrew D. Loewy. (MSF). RODRIGUEZ, IRENE C - Citibank N A; 23 16452; Sean P. Stevens. (JBN). SCHEETZ, AMANDA - Discover Bank; 23 16513; Andrew D. Loewy. (JEG). SIMPSON, KAYLA - Pennsylvania State Employees Credit Union; 23 16462; Matthew D. Urban. (JEG). SNYDER, JACQUELYN - Portfolio Recovery Associates LLC; 23 16361; Carrie Ann Gerding. (JEG).

**Contract - Debt Collection: Other**  
MORALES, JAILENE MARIE - First Commonwealth Federal Credit Union; 23 16353; Michael R. Nesfeder. (JEG).

ZUBER, MALGORZATA - Lvnv Funding LLC; 23 16317; Michael F. Ratchford. (JBN).

**Contract - Employer Dispute:****Discrimination**

PEACE AND HARMONY HOUSE - Surratt, Michael; 23 16472; Samuel A. Dion. (JEG).

**Contract - Other**

BREITENSTEIN, JASON, J L B PAINTING BASEMENTS & HANDYMAN SERVICES - Spohn, Darci; 23 16508; Zachary A. Morey. (JEG). L MARKI & SON INC, MARKI, SR, ROBERT - Exeter Supply Co Inc; 23 16406; Cheryl J. Allerton. (JBN). TORRES, CARMEN - Troy Capital LLC; 23 16372; Demetrios H. Tsarouhis. (MSF).

**Custody**

GRATE, JR, RUSSELL - Pettit, Taylor; 23 16311; T. Pettit, IPP. (JEG). MALONEY, LINDSAY J - Maloney, Nicholas A; 23 16370; Jacqueline A. Johnson. (JEG). MENSCH, SAMANTHA - Mertz, Tyler; 23 16304; Joseph A. Guillama. (TMB). NESTER, CHRISTINE, ELLINGTON, SHAHEED - Nester, Hailey, McMillan, Jr, Myron; 23 16434; Leah Rotenberg. (JGK). PEREZ, KATARINA - Mortimore, Sr., Andre; 23 16327; J Peter Landis. (JGK). PETERKIN, JR, DORAM - Simons, Victoria; 23 16412; V. Simons, IPP. (JEG). ROSALES, VEYDALISSE - Garcia, Jr, David; 23 16493; D. Garcia, IPP. (TMB). SHALTERS, TONY LEE - Atkins, Kimberly; 23 16498; Scott N. Jacobs. (SEL). SIEG, WYATT, SHEPHERD, GRACE - Ritter, Sara E; 23 16337; Jeffrey R. Boyd. (JEG). SINK, DAVID J - Sink, Ingrid D; 23 16356; Timothy B. Bitler Jr. (TMB).

**Divorce**

ALVARO, MICHAEL - Alvaro, Deiyana; 23 16496; Christian V. Badali. (SEL). BLACK, DAVID - Black, Sandra D; 23 16365; Robin S. Levengood. (JEG). BRADFORD, DEBRA D - Keller, Chris M; 23 16497; Lauren M. Marks. (JEG). FRYER, ANGELA APRIL - Fryer, Kenneth William; 23 16468; Lawrence J. Valeriano Jr. (JEG). JONES-OLSEN, EVAN - Jones-Olsen, Abigail; 23 16488; Timothy B. Bitler Jr. (JGK). LOPEZ-RODRIGUEZ, ELIANA DEL CARMEN - Rodriguez-Rodriguez, Jose Juan; 23 16358; Osvaldo Espinosa. (JEG). MAHALLEH, DAVID - Dougherty, Karen; 23 16368; K. Dougherty, IPP. (TMB). MILTON, DONALD - Milton, Marife; 23 16293; Bernard Mendelsohn. (SEL). MORCILLO-SIERRA, SARA - Feliz-Reyes, Wilson; 23 16432; Rebecca Ann Smith. (JGK). MOUAHHID, HASSAN - Mouahhid, Mylee, Staples, Mylee Sue; 23 16421; Peter J. Dolan. (TMB).

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PATEL, ASHISH - Patel, Vivalben; 23 16454; Joseph A. Guillama. (SEL).

SANTOS, JUAN BUSTOS - Albarran, Gisela Garcia; 23 16387; Brenna H. Mendelsohn. (JGK).

SHADE, ERIC M - Shade, Lisa H; 23 16385; David S. Sobotka. (SEL).

SITES, HEATHER - Sites, Kirby; 23 16328; Richard G. Jacoby Jr. (TMB).

SNYDER, AARYN - Snyder, Jr, Joseph William; 23 16362; Russell E. Farbiarz. (JGK).

TEJADA, JOEL - Urena, Danilsa; 23 16429; Rebecca Ann Smith. (JEG).

TRAFFAS, ELIZABETH A - Shay, Eric L; 23 16359; E. Shay, IPP. (SEL).

UNGER, JESSE - Unger, Jennifer; 23 16416; Sara R. Haines Clipp. (JEG).

#### **Divorce - Custody Count Complaint**

UNGER, JESSE - Unger, Jennifer; 23 16417; Sara R. Haines Clipp. (JEG).

#### **License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA - Waltman, Christina M; 23 16471; James M. Polyak. (JBN).

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Weber, II, Robert Allan; 23 16453; R. Weber, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DRIVING LICENSING - Whitner, Audra; 23 16363; A. Whitner, IPP. (JBN).

#### **Magisterial District Justice Appeal**

BUGAY, MICHAEL B - Kenhorst Borough; 23 16414; Kenhorst Borough, IPP. (JBN).

BUGAY, MICHAEL B - Kenhorst Borough; 23 16413; Kenhorst Borough, IPP. (MSF).

BUGAY, MICHAEL B - Kenhorst Borough; 23 16415; Kenhorst Borough, IPP. (JEG).

SMITH, SUSAN D - Lvnv Funding LLC; 23 16467; Lvnv Funding LLC, IPP. (JBN).

VELAZQUEZ, BRENDA - Bookbindery LLC (the); 23 16310; Kelsey Frankowski. (JBN).

#### **Miscellaneous - Replevin**

YOEST, DUANE A - Pennsylvania State Employees Credit Union; 23 16502; Matthew D. Urban. (MSF).

#### **Objections to Tax Sale**

BERKS COUNTY TAX CLAIM BUREAU, FONSECA, ALEJANDRO - Vargas, Jose C; 23 16378; Stephen H. Price. (MSF).

#### **Petition**

ARCE, TRACY - Township Of Penn; 23 16510; Michelle R. Mayfield. (MSF).

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Bern Road Associates LLC; 23 16457; Christina N. Gongaware. (SEL).

#### **Petition to Set Aside Tax Sale**

CINTRON-GARCIA, MARCELINA - Tax Claim Bureau; 23 16384; Tax Claim Bureau, IPP. (MSF).

PINKARD, ROBERT - Tax Claim Bureau; 23 16443; Tax Claim Bureau, IPP. (MSF).

#### **Professional Liability - Medical**

CHESTNUT KNOLL AT HOME LLC, CHESTNUT KNOLL HOME HEALTH CARE GP INC, CHESTNUT KNOLL HOME HEALTH CARE LP, HERITAGE SENIOR LIVING LLC, JOHN DOE CORPORATION, CHESTNUT KNOLL ASSISTED LIVING FACILITY (THE) - Capeci, Ruth Pearl; 23 16347; Maria C. Janoski. (JBN).

#### **Real Property - Mortgage Foreclosure: Residential**

FAUST, BENJAMIN BERNARD - Faust, Edward Benjamin; 23 16391; Rebecca E. Mitchell. (MSF).

LAWTON, BARRY E - Citadel Federal Credit Union; 23 16357; M. Jacqueline Larkin. (MSF).

PUTT, JR, DAVID G, UNITED STATES OF AMERICA (THE) - Wilmington Savings Fund Society Fsb, Stanwich Mortgage Loan Trust I; 23 16427; Kaitlin D. Shire. (MSF).

WOODSON, AMELIA D - United Wholesale Mortgage LLC; 23 16349; Heather Riloff. (MSF).

#### **Real Property - Quiet Title**

HEIRS OF (THE), BLOCH, LUCIAN - Smith, Connie L, Wyatt, Colin Michael; 23 16442; Larry W. Miller Jr. (MSF).

#### **Tort Motor Vehicle**

ALBARRAN, CAMILO A - Santos, Randi, Santos, Edwin G; 23 16344; Craig B. Sobel. (MSF).

CAZAJO-TEJEDA, HEBERT, CARIBE TOUR EXPRESS TRANSPORTATION INC, CARIBE TOUR EXPRESS PHILADELPHIA INC - Conlon, Jr, John L; 23 16514; Michael D. Dautrich. (MSF).

FREED, BRANDI - Donegal Mutual Insurance Company; 23 16331; Travis L. McElhane. (JEG).

GROFF, DAVID R, WHITETAIL DISPOSAL INC - Hilbert, Amanda M; 23 16437; Jerry R. Knafo. (JBN).

HESTER, MICHELLE, TREADWAY, COLBY, DOE, JANE - Zimmerman, Scott; 23 16506; Steven L. Chung. (JBN).

NEWMAN, RONALD - Szczepkowski, Edward; 23 16374; Minos H. Galanos. (JBN).

SINGH, SATINDERBIR, AMNA TRUCKING INC - Crespo, Anthony Javier Lopez; 23 16341; Laura Ann Fox. (JBN).

STINE, DENNIS A - Murdocca, Antoinette R; 23 16411; Benjamin J. Mayerson. (JEG).

THREN, BETHANY J-J, EMES, JARROD K, EMES, KIM - Rosario, Kimberly; 23 16438; Michael P. Malvey. (JEG).

WEAVER, EDWARD, DETWILER ROOFING LLC - Warrington, John; 23 16435; Edward M. Grant. (MSF).

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**SHERIFF'S SALES**

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **December 8, 2023** 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**

CASE NO. 19-18637

JUDGMENT AMOUNT: \$51,305.45

ATTORNEY: BROCK & SCOTT, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house being number 743 Lincoln Street, situate on the East side of Lincoln Street, between West Oley and West Douglass Street in the City of Reading, County of Berks and the State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING a point in the Eastern line of said Lincoln Street, a distance of one hundred and twenty (120) feet of and from the Southeast corner of said Lincoln Street and West Douglas Street, the said point being South of the Southeast corner of said streets thence East along a ten feet wide alley, a distance of one hundred twelve (112) feet to a ten feet wide alley, thence along said alley South fourteen (14') feet eight inches (8") to a point., thence West along property now or late of Estelle Ray Reinner one hundred and twelve (112) feet to a point in the Eastern building line of said Lincoln Street, thence North along said Lincoln Street, fourteen feet (14') eight inches (8") to the place of BEGINNING.

Parcel Number: 15-5307-56-44-5418

BEING THE SAME PREMISE which Margaret D. Whalen, by Deed dated 05/31/1994 and recorded 06/07/1994 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2545, Page 1059, granted and conveyed unto Mildred J. Soto, in fee.

Tax Parcel: 15-5307-56-44-5418

Premises Being: 743 Lincoln St, Reading, PA 19601

TO BE SOLD AS THE PROPERTY OF:  
MILDRED J SOTO.

CASE NUMBER: 20-03535  
JUDGMENT AMOUNT: \$149,792.44  
ATTORNEY: GEORGE C. BALCHUNAS,  
ESQUIRE

ALL THAT CERTAIN tract or piece of land, together with the two and one-half story, frame dwelling house, frame barn, and other frame outbuildings thereon erected, situate on the Northeasterly corner formed by the intersection of Township Route Number 391, known as Miller Road and leading to Gring's Hill Road, with State Legislative Route Number 06184, known as Gelsinger Road and leading from State Legislative Route Number 06072, known as Gring's Hill Road, toward Fritztown, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of the aforementioned intersection of Miller Road and Gelsinger Road, the said spike marking a corner common to property now or late of Luke Fitterling, known as number 130 Gelsinger Road, and the most Southwesterly corner of the premises herein described; thence from the said place of beginning and extending in and along Miller Road and along the said property now or late of Luke Fitterling, North thirty degrees (30°) sixteen minutes (16') East, a distance of five hundred eighty three (583.00) feet to an iron pin in the Northerly gutter of Miller Road, the said iron pin marking a corner of property now or late of Forrest W. Strawbridge; thence along the same and continuing in and along Miller Road, North seventy-three degrees (73°) thirty-four minutes (34') East, a distance of three hundred sixty-five (365.00) feet to an iron pin; thence still partly by the same and partly by property of, now or late, of Luther E. Rowe and continuing in and along Miller Road, North seventy-five degrees (75°) fifty-four (54') East, a distance of one hundred ninety-nine and ninety-five hundredths (199.95) feet to an iron pin marking a corner of property now or late of Donald J. Hill, known as 190 Gelsinger Road; thence by the same and leaving Miller Road, South twenty-two (22°) degrees seventeen minutes (17') ten seconds (10") West, a distance of one-thousand eleven and fifty-one hundredths (1,011.51) feet to an iron pin in the aforesaid Gelsinger Road and in line of property now or late of Lester G. Trupp, known as number 199 Gelsinger Road; thence partly by the same and partly by property now or late of William S. Mutter, known as number 177 Gelsinger Road, and extending in and along the center of the same, North fifty-seven degrees (57°) thirty-three minutes (33') West, a distance of two hundred forty-three and nine tenths (243.9) feet to a railroad spike marking a corner of the said property now or late of William S. Mutter; thence along the same and continuing in and along Gelsinger Road, North fifty-eight degrees

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(58°) fifty-seven minutes (57') West, a distance of two hundred ninety (290.00) feet to the place of BEGINNING.

PIN 80-4375-02-87-3102

BEING the same premises which Betsyann L. Lutz by Deed dated August 20, 2008 and recorded August 25, 2008 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 5407, Page 861 granted and conveyed unto Betsyann L. Lutz and Troy S. Lutz, as joint tenants with right of survivorship.

BEING KNOWN AS

121 Miller Road, Sinking Spring, Pennsylvania 19608

Parcel No. 80-4375-02-87-3102

TO BE SOLD as the property of Troy S. Lutz and Betsyann L. Lutz

Case Number: 20-19115

Judgment Amount: \$ 294,989.22

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message or tenement and tract of land situate in the Township of Rockland, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in land now or late of Charles Hilbert; thence by the same, North eighty and one-half degrees East, sixty-seven, and five-tenths perches to an iron pin; thence by the same, South thirteen degrees East, nineteen and five tenths perches to a corner; thence still by the same, North eighty-four degrees East, thirty and one-tenth perches to a corner; thence, South twenty-one degrees East, sixteen and two-tenths perches to a corner; thence, South seventy degrees West, ten and three-tenths perches to a corner; thence, South fifty-seven degrees West, nine perches to a corner; thence by land now or late of Levi Boyer, South sixty and one-half degrees West, nine and seven-tenths perches to a corner; thence, North eighteen and one-half degrees West, one and four-tenths perches to a corner; thence by the same, South eighty-two and one-half degrees West, twelve and one-tenth perches to a corner; thence by the same, North fifty-four degrees West, thirty-three perches to a corner; thence by the same, North six and three-quarter degrees West, six and three-tenths perches to a corner; thence by land now or late of William Rhoads, South eighty and one-half degrees West, thirty-eight and four-tenths perches to a corner; and thence by land now or late of Elwood Heydt, North ten and one-half degrees West, thirteyn and sixty-three hundredths perches to the place of BEGINNING.

CONTAINING 13 acres and 142 perches,

more or less.

BEING THE SAME PREMISES which Harold R. Kraft, Sr. and Beatrice M. Kraft, husband and wife, by their Deed dated April 6, 1959 and recorded in the Offices of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1335, page 253, granted and conveyed unto Harold R. Kraft, Jr. and Phyllis R. Kraft, husband and wife. The said Harold R. Kraft, Jr. departed this life on January 4, 1992, thereby vesting title solely in Phyllis R. Kraft, surviving spouse, by operation of law, the Grantor herein.

BEING KNOWN AS: 323 SCHWEITZ ROAD MERTZTOWN, PA 19539

PROPERTY ID: 75-5451-02-85-8931

TITLE TO SAID PREMISES IS VESTED IN PHYLLIS R. KRAFT, SINGLE BY DEED FROM PHYLLIS R. KRAFT, WIDOW DATED 04/25/2001 RECORDED 05/01/2001 IN BOOK NO. 3327 PAGE 1675. PHYLLIS R. KRAFT DIED ON OR ABOUT 12/11/2017.

TO BE SOLD AS PROPERTY OF: PHYLLIS R. KRAFT, DECEASED

No. 21-16024

Judgment Amount: \$31,069.03

Attorney: Jill M. Fein, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, situate in the City of Reading, Berks County, Pennsylvania, bounded and described according to a Final Plan of "East Bank" made for Heritage Investment Group, Ltd., by T.R. Gibbons, R.S., dated March 25, 1981 and last revised August 14, 1981, as recorded in Berks County Plan Book 121, page 9, as follows, to wit:

BEGINNING at a point on the northeasterly side of Nottingham Court (of irregular width) said point being measured the two following courses and distance from the point of intersection which the northeasterly side of Nottingham Court makes with the northwesterly side of Halifax Way (60 feet wide); (1) northwesterly along the arc of a circle curving to the right having a radius of 14.25 feet, the arc distance of 2.01 feet to a point of tangent; and North 24 degrees West, 131.00 feet, said point also being a corner of Lot No. 27 on said plan; thence extending from said point of beginning along Nottingham Court the three following courses and distances: (1) North 24 degrees West, 13.29 feet to a point, a corner; (2) North 69 degrees West, 17.62 feet to a point, a corner; and (3) South 66 degrees West, 32.29 feet to a point, a corner of Lot No. 29; thence along same, North 24 degrees West, 12.25 feet to a point on the southeasterly side of Buttonwood Street (74 feet wide); thence extending along same, North 66 degrees East, 119.00 feet to a point of curve; thence leaving Buttonwood Street, along the arc of a circle curving to the right, having radius of 7.00 feet, the arc distance of 11.00 feet to a point of tangent on the southwesterly side of

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Coventry Way (60 feet wide); thence along same, South 24 degrees East, 31.00 feet to a point, a corner of Lot No. 27; thence along same, South 66 degrees West, and crossing certain 4 feet wide pedestrian easement, 81.25 feet to the first mentioned point and place of Beginning.

Containing 3.702. 808 square feet of land, more or less.

BEING Lot No. 28 as shown on the above mentioned plan.

HAVING thereon erected a dwelling known as 8 Nottingham Court.

BEING the same premises which Barbara A. Gift, formerly Barbara A. Potteiger, by Deed dated February 25, 1993 and recorded March 2, 1993 in the Office of the Recorder of Deeds of Berks County in Volume 2391 Page 1014 conveyed to Peter J. Raber.

AND THE SAID PETER J. RABER died September 3, 2020, whereupon all right, title and interest vested unto UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PETER J. RABER, DECEASED.

UNDER AND SUBJECT to certain restrictions now of record.

PARCEL ID: 06530772426047

TO BE SOLD AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PETER J. RABER, DECEASED

Docket #22-1773

Judgment Amount: \$56,941.70

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two story brick dwelling house and lot of ground, situate on the West Side of Cedar Street, No. 512, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by Property Now or Late of Sarah Ann Maynar;

On the East by said Cedar Street;

On the South by a ten feet wide alley; and

On the West by a three and one-half feet wide alley, separating it from property now or late of Nicholas I. Zell.

CONTAINING in front on Said Cedar Street, ten feet four inches and in depth, sixty six feet.

Thereon erected a dwelling house known as:

512 Cedar Street

Reading, PA 19601

Tax Parcel #11530768936196

Account: 11294875

See Deed Book Instrument #2022022741

Sold as the property of:

GENESIS OCASIO

Prothonotary # 22-12243

Judgment: \$167,286.22

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 38538607697321

**TRACT NO. 1**

ALL THAT CERTAIN 2-1/2 STORY BRICK DWELLING HOUSE AND LOT OR PIECE OF GROUND SITUATE ON THE EAST SIDE OF WARWICK STREET, IN THE TOWNSHIP OF COLEBROOKDALE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED ON THE NORTHWEST BY WARWICK STREET ON THE NORTHEAST BY LAND OF MERRITT LUMBER YARDS (FORMERLY JOHN RHOADS) ON THE SOUTHEAST BY THE COLEBROOKDALE RAILROAD AND ON THE SOUTHWEST BY PROPERTY OF CYRUS BEIDLER (FORMERLY REUBEN B RHOADS).

CONTAINING IN WITHIN FRONT ON SAID WARWICK STREET 48 FEET 3 1/2 INCHES MORE OR LESS, AND IN THE REAR 49 FEET MORE OR LESS AND IN-DEPTH ALONG THE NORTHEASTERN BOUNDARY 92 FEET 10 INCHES, MORE OR LESS AND ALONG THE SOUTHWESTERN BOUNDARY 100 FEET MORE OR LESS.

**TRACT NO. 2**

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN THE BOROUGH OF BOYERTOWN, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF A 14 FEET WIDE ALLEY RUNNING PARALLEL WITH SOUTH READING AVENUE SAID CORNER BEING A DISTANCE OF 164 FEET SOUTHEAST OF SOUTH READING AVENUE AND A CORNER OF LAND OF METROPOLITAN EDISON COMPANY AND WALTER B. YERGER, THENCE ALONG SAID ALLEY IN A NORTHEASTWARDLY DIRECTION 105 FEET 6 INCHES TO A CORNER OF LAND OF OSWIN A H JACOB; THENCE ALONG THE SAME IN A SOUTHEASTWARDLY DIRECTION TWO HUNDRED AND THREE AND NINETY FIVE ONE HUNDREDTHS FEET, MORE OR LESS TO A CORNER OF LAND OF MERRITT LUMBER YARD (FORMERLY JOHN RHOADS ESTATE), THENCE ALONG THE SAME IN A SOUTHWESTWARDLY DIRECTION ONE HUNDRED AND FIVE FEET SIX INCHES TO A CORNER OF LAND OF WALTER B. YERGER, THENCE ALONG THE SAME AND BY LAND OF METROPOLITAN EDISON COMPANY IN A NORTHWESTWARDLY DIRECTION TO HUNDRED AND THREE AND NINETY FIVE ONE HUNDREDTHS FEET MORE OR LESS TO A CORNER AT A 14 FEET WIDE ALLEY,

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THE PLACE OF BEGINNING.  
ALL TRACTS ARE CONTIGUOUS  
TOWNSHIP OF COLEBROOKDALE  
CONTAINS 85% OF SUBJECT PROPERTY.  
BOROUGH OF BOYERTOWN CONTAINS  
15% OF SUBJECT PROPERTY.

Being known as: 40 WARWICK STREET,  
BOYERTOWN, PENNSYLVANIA 19512.

Title to said premises is vested in Jessica N. Vovericz by deed from CHRISTOPHER M. BUNN dated July 6, 2021 and recorded August 17, 2021 in Instrument Number 2021041138.

TO BE SOLD AS THE PROPERTY OF  
JESSICA N. VOVERICZ

Case Number: 22-15144  
Judgment Amount: \$181,175.28  
Attorney: Chris Cummins

ALL THAT CERTAIN lot, tract or piece of land located on the Easterly side of Shellbourne Road, South of Fairlane Drive, situate in Exeter Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a spike in Shellbourne Road, a 33 foot wide public macadam road, intended to be 60 feet wide, being Legislative Route No. 06110, leading from Jacksonwald to Route No. 422, said point being a corner of property of Clinton J. Miller, Jr., as recorded in Deed Book Volume 1586, page 1167, Berks County records; thence along said Shellbourne Road, North 33 degrees 25 minutes West, the distance of 110.72 feet to a point; thence along residue property of A.V.M. Nursery Corporation, of which this was a part, North 82 degrees East, the distance of 233.32 feet to a point; thence along the same, South 11 degrees 06 minutes 28 seconds East, the distance of 100.15 feet to a point; thence along said property of Clinton J. Miller, Jr., South 82 degrees West, the distance of 191.13 feet to the place of beginning.

CONTAINING in area 21,218.118 square feet of land.

TITLE VESTED IN Wilbur K. Neff, III and Sharon L. Neff, husband and wife from Earle E. Lyon, by his attorney in fact, Nancy E. Kerper and Melba E. Stamm by Deed dated 7/17/2001, recorded on 7/30/2001 in Deed Book Volume 3372, Page 2373.

TO BE SOLD AS PROPERTY OF: WILBUR K. NEFF, III and SHARON L. NEFF

Case Number: 23-184  
Judgment Amount: \$257,319.41  
Attorney: Jill M. Fein, Esquire

ALL THAT CERTAIN piece or tract of land together with a one story frame dwelling erected thereon situated on the northern side of a Township Macadam Road known as Cedar Top Road T-404 leading from Mohnton to Cedar Top

located between scenic Drive T-962 and Welsh Road T-402 in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a survey made by Frank Garbini, Registered Surveyor, dated April 8, 1982, as follows, to-wit;

BEGINNING at a point near the center of Cedar Top Road, thence leaving Cedar Top Road and along property of Leslie E Isett, Jr and mostly along the eastern side of an earth lane, North 13 degrees 46 minutes 07 seconds east, a distance of two hundred four and two hundredths feet (204.02) to a point in the earth lane, thence leaving the earth lane and along property of Sylvanius L Steel and Hattie W. Steel, and Hattie W. Steel his wife, North 80 degrees 37 minutes 07 seconds East, a distance of three hundred sixty three and fifty nine hundredths feet (363.59) to a black Oak tree, thence along property of Donald F. Stauffer crossing a gravel road, south 20 degrees 37 minutes 45 seconds East, a distance of two hundred fifty six and ninety six hundredths feet (256.96) to a stone, a corner of property of Norman H Haines and May Haines, his wife, and a corner of property of the Glovenski Machine and Tool, Inc, thence along the property of the Glovenski Machine and Tool, Inc. by the three courses and distances as established by an agreement recorded in miscellaneous book volume 337, page 676, Berks County Records, to wit (1) recrossing the aforesaid gravel road and partly in and along Cedar Top Road, North 89 degrees 51 minutes 25 seconds west, a distance of Two hundred thirty three and ninety nine hundredths feet (239.99) to a point in cedar Top Road, (2) in and along Cedar Top Road, South 78 Degrees 43 minutes 30 seconds West, a distance of two hundred five feet (205.00) to a point, and (3) continuing in and along Cedar Top Road, North 70 degrees 14 minutes 38 seconds west, a distance of sixty six and seventy two hundredths feet (66.72') to the place of beginning.

CONTAINING 2.2068 acres.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS LeRoy D. Olson and Joanne M. Olson, by Deed dated April 16, 1999, and recorded on April 21, 1999, by the Berks County Recorder of Deeds in Book 3067, at Page 1324, granted and conveyed unto Walter W. Ecenrode, Jr., and Joan M. Ecenrode (now deceased), as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 1917 Cedar Top Road, Reading, PA 19607.

Tax Parcel No. 439519622268 / Account No. 39000543

TO BE SOLD AS PROPERTY OF:

Walter W. Ecenrode, Jr., and Joan M. Ecenrode (now deceased)



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No. 23-00302  
 Judgment: \$328,179.45  
 Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one half story single brick and frame dwelling house erected thereon, being No. 92 Grandview Boulevard, situate in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills) formerly the Township of Spring, County of Berks and State of Pennsylvania, as shown on a map or plan of Wyomissing Hills, surveyed by R. Kurtz Wells, C.E., said map or plan being duly acknowledged and recorded in the Office for Recording of Deeds in and for the County of Berks in Plan Book 2 page 40, and being further known as a part of Lot No. 19 and a part of Lot No. 18 Block J as laid out by Wyomissing Hills, Inc., which said map or plan is hereby referred to and expressly made a part of this deed, said lot or piece of ground being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern line of Grandview Boulevard, 70 feet wide, said point being in the Western line of a 15 feet wide alley, said alley being immediately to the West of Property of Carl F. Lauer and Ethel G. Lauer, his wife, and said point also being 45.20 feet West of the Northwestern corner of Lot No. 20 as shown on said plan of Wyomissing Hills; thence along the Western line of said 15 feet wide alley, South 28 degrees 29 minutes 49 seconds West the distance of 187.18 feet to a point in the Northern line of Lot No. 46 Block J; thence along Lot No. 46 and Lot No. 47 Block J North 62 degrees 56 minutes 29 seconds West the distance of 82.30 feet to a point, said point being 44.98 feet West of the Southeastern corner of Lot No. 18, and said point being a corner of the property of W. Marshall Hughes, of which this was a part, thence along same North 29 degrees 11 minutes East the distance of 190.20 feet to a point in the Southern line of Grandview Boulevard, the last described line being 44.95 feet West of and parallel to the Eastern line of said Lot No. 18 Block J; thence along the Southern line of said Grandview Boulevard South 60 degrees 49 minutes East the distance of 68.27 feet to a point; thence still along same by a line curving to the North and having a radius of 2230.95 feet the distance of 11.73 feet to the place of Beginning.

BEING THE SAME PREMISES which Linda R. Patton, by Deed dated December 17, 2004 and recorded on March 1, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4539 at Page 0796, as Instrument No. 2005010501, granted and conveyed unto Todd W. Painton and Susan Painton, his wife. The said Todd W. Painton departed this life on or about December 11, 2014, thereby vesting title solely to Susan Painton, by operation of law.

TAX PARCEL NO. 96439605088851  
 MAP NO. 439605088851  
 ACCOUNT NO. 96970087  
 TO BE SOLD AS THE PROPERTY OF  
 Susan Painton

No. 23-652  
 Judgment Amount: \$117,175.18  
 Attorney: Jill M. Fein, Esquire

### 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 SR-1008 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

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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 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)

BEING the same premises which Federal Home Loan Mortgage Corporation, by Deed dated October 20, 1999 and recorded November 4, 1999 in the Office of the Recorder of Deeds of Berks County in Book 3141 Page 001 conveyed to Jeffrey A. Bylina.

PIN NO. 94541400061682

TO BE SOLD AS THE PROPERTY OF: JEFFREY A. BYLINA

Case Number: 23-1152

Judgment Amount: \$325,491.99

Attorney: Jennie C. Shnyder, Esquire

ALL THAT CERTAIN piece or parcel of land situate in the Township of Tilden, formerly Township of Upper Berne, in the County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post in a public road running along the rail road; thence along the same South twenty-nine degrees East fourteen and three tenth perches to a stone a corner of land now or late of Durias Shollenberger; thence by the same South four and a half degrees West twenty-two and four tenth perches to a stone; thence by land now or late of Solomon Kaufman North seventeen and a half degrees West fifteen and nine tenth perches to a stone; thence by land of same North eighty-nine degrees East nineteen and seven tenth perches to the place of the beginning.

CONTAINING Two Acres, Neat Measure.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM the following two parcels of land:

1. Which Caroline Freeman, Widow of Jesse Freeman, granted and conveyed to David Rohrbach, by Deed dated November 20, 1885, recorded in the Recorder's Office of Berks County in Deed Book Volume 169, Page 580, bounded and described as follows:

ALL THAT CERTAIN piece, parcel or lot of ground situated, lying and being in said Township of Upper Berne, County and State aforesaid, bound and described as follows: Beginning at an iron pin in the Public Road; thence along the same North twenty-eight and a half degrees West fifty feet to other lands of said now or late Caroline Freeman; thence along the same South eighty and a half degrees West two hundred and ten feet to a stake; thence by the same South fourteen degrees East forty feet to lot now or late John Freeman; thence along the same North eighty-two degrees

ten minutes East two hundred and thirty-four feet to the place of beginning. Containing nearly one quarter of an acre.

2. Which Caroline Freeman, Widow of Jesse Freeman, granted and conveyed to John Freeman, by Deed dated November 20, 1885, recorded in the Recorder's Office of Berks County in Deed Book Volume 276, Page 27, bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land situated, lying and being in said Township of Upper Berne, County and State aforesaid, bounded as follows: Beginning at an iron pin in a Public Road; thence along the same North twenty-eight and a half degrees West fifty-nine feet to lot granted to now or late David Rohrbach; thence along the same South eighty-two degrees ten minutes West two hundred and thirty-four feet to lands now or late of Caroline Freeman; thence along the same South fourteen degrees East forty feet to lot now or late of Franklin Shallenberger; thence along the same North eighty-six degrees East two hundred and thirty-eight feet to the place of the beginning. Containing nearly one quarter of an acre.

BEING the same premises which Chester Henry Epting and May V. Epting, husband and wife, by Deed dated October 16, 1997 and recorded in the Office of the Recorder of Deeds of Berks County on October 17, 1997 in Deed Book Volume 2876, Page 1452 granted and conveyed unto Chester w. Epting and Maryann Epting, husband and wife.

TO BE SOLD AS PROPERTY OF: Maureen A. Henne, Executrix of the Estate of Chester Epting a/k/a Chester W. Epting, Deceased

NO. 23-01400

Judgment: \$115,213.25

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the West side of and being No. 50 Hendel Street, in the Borough of Shillington, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West side of said Hendel Street; thence westwardly along line and through the party wall of other property of Mary E. Graul 153' 9" to the East side of 20' wide alley; thence northwardly along said 20' wide alley, 20' to line of property now or late of Bessie Koller; thence eastwardly along line of property of said Bessie Koller 154' 6" to the West side of said Hendel Street; thence southwardly along said Hendel Street 20' to the place of beginning.

PARCEL # 77439506489762

FOR INFORMATIONAL PURPOSES ONLY: Being known as 50 Hendel Street, Shillington, PA 19607

BEING THE SAME PREMISES which Harry K. Fry, Jr. and Keith D. Malone by Deed dated

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January 24, 2022 and recorded January 27, 2022 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument Number 2022004106 granted and conveyed unto Amber N. Leshler in fee.

TAX PARCEL NO 77439506489762  
BEING KNOWN AS 50 Hendel Street, Shillington, PA 19607  
Residential Property  
To be sold as the property of Amber N. Leshler and Terry Lee Leshler

Prothonotary # 23-01483  
Judgment: \$151,459.48

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 88536302797219

PREMISES "A"

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THERON ERECTED, SITUATE IN UNION TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF SECTION NO 1, GRAMACY GARDENS, DATED JULY 24, 1957, AND REVISED MAY 18, 1961, AS PREPARED BY DONALD H SCHURR, P E, NORRISTOWN, PA, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HEATHER LANE (50 FEET WIDE), WHICH POINT IS MEASURED NORTH 71 DEGREES 18 MINUTES WEST 100 FEET ALONG SAID ROAD FROM A POINT OF CURVE, WHICH LAST MENTIONED POINT IS MEASURED ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 20 FEET THE ARC DISTANCE OF 31 42 FEET IN A CLOCKWISE DIRECTION FROM A POINT ON THE NORTHWESTERLY SIDE OF IVY LANE (50 FEET WIDE), THENCE EXTENDING ALONG SAID SIDE OF HEATHER LANE, NORTH 71 DEGREES 18 MINUTES WEST 100 FEET TO A POINT A CORNER, THENCE EXTENDING ALONG LINE OF LOT NO 4 ON SAID PLAN NORTH 18 DEGREES 42 MINUTES EAST 155 FEET TO A POINT A CORNER ON THE SOUTHERLY SIDE OF RIVER ROAD, BEING ROUTE NO 83 (50 FEET WIDE), THENCE EXTENDING ALONG THE SAME SOUTH 71 DEGREES 18 MINUTES EAST 100 FEET TO A POINT A CORNER, AND THENCE EXTENDING ALONG LINE OF LOT NO 6 ON SAID PLAN SOUTH 18 DEGREES 42 MINUTES WEST 155 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING LOT NO 5 ON SAID PLAN.

AND ALSO BEGINNING AT A POINT IN THE CENTER LINE OF RIVER ROAD, BEING ROUTE NO 83 (50 FEET WIDE) AT THE DISTANCE OF 145 FEET MEASURED NORTH 71 DEGREES 18 MINUTES WEST ALONG SAID CENTER LINE FROM ITS

INTERSECTION WITH THE CENTER LINE OF IVY LANE (50' WIDE) (IF EXTENDED), THENCE EXTENDING NORTH 71 DEGREES 18 MINUTES WEST 100 FEET TO A POINT, A CORNER, THENCE EXTENDING ALONG LINE OF LOT NO 4A ON SAID PLAN NORTH 18 DEGREES 42 MINUTES EAST 64 01 FEET TO A POINT AT OR NEAR THE SHORE LINE OF THE SCHUYLKILL RIVER, THENCE EXTENDING ALONG THE SAME SOUTH 69 DEGREES 18 MINUTES EAST 100 06 FEET TO A POINT, A CORNER, AND THENCE EXTENDING ALONG LINE OF LOT NO 6A ON SAID PLAN, SOUTH 18 DEGREES 42 MINUTES WEST 60 51 FEET TO A POINT ON THE CENTER LINE OF RIVER ROAD, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING LOT NO 5A ON SAID PLAN.

PREMISES "B"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN UNION TOWNSHIP, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A PLAN OF LOTS KNOWN "GRAMACY GARDENS" AS LAID OUT BY DONALD H SCHURR, AS OF JULY 24, 1957, AND REVISED BY GEORGE F SHANER, R E, AS OF MAY 5, 1962, AS FOLLOWS, TO WIT

BEGINNING AT THE SOUTHWESTERLY CORNER OTHER LANDS OF JAMES A AND MARJORIE R BOAMAN, SAID POINT BEING ON THE NORTHERLY PROPERTY LINE OF HEATHER LANE (50 FEET WIDE), THENCE ALONG SAID HEATHER LANE NORTH 71 DEGREES 18 MINUTES WEST 15 0 FEET TO A CORNER LANDS OF JOSEPH DANTAS, THENCE ALONG THE SAME NORTH 18 DEGREES 42 MINUTES EAST 244 53 FEET TO A CORNER ON THE LAW MEAN WATER MARK OF THE RIVER SCHUYLKILL, THENCE DOWN THE STREAM SOUTH 69 DEGREES 18 MINUTES EAST 15 0 FEET TO A CORNER OTHER LANDS OF THE SAID BOAMAN, THENCE ALONG THE SAME SOUTH 18 DEGREES 42 MINUTES WEST 244 01 FEET TO THE PLACE OF BEGINNING CONTAINING 0 ACRES AND 13 456 PERCHES OF LAND

Being known as: 15 HEATHER LANE, DOUGLASSVILLE, PENNSYLVANIA 19518.

Title to said premises is vested in Daniel R. Chuck by deed from DERRICK J. BOAMAN, EXECUTOR OF THE ESTATE OF GERALD J. BOAMAN, A/K/A GERALD J. BOAMAN SR AND MONICA T. BAUER dated December 29, 2005 and recorded February 14, 2006 in Deed Book 04788, Page 1730 Instrument Number 2006014895.

TO BE SOLD AS THE PROPERTY OF DANIEL R. CHUCK

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23-01807

Judgment: \$379,635.50

Attorney: Brock &amp; Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN triangular piece of ground situate on the Southeast side of Hill Road, being the Southwestern portion of Lot No. 56, in Plan of lots known as Hessian Camp, laid out by Samuel Phillips in the 16th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, approved by the City Planning Commission, which said Plan of Lots is recorded in the Office of the Recorder Of Deeds of Berks County, at Reading, in Plan Book Volume. 5 page 18, said piece of ground being more particularly bounded and described as follows:

BEGINNING at a point on the Southeastern building line of Hill Road: said point being 197 feet 5/8 inches Southwest of the Southeast building corner of Hill Road and Steuben Road and being the northwest corner of Lot No. 41, in said plan of lots; thence extending east along the rear of Lots Nos 41, 42 and 43, property now or late of John B. Stevens, a distance of 123 feet 4 1/4 inches to a point, a corner of property now or late of Jacob B. Najarian; thence by a straight line in a Northwestern direction along the Southwest line of property now or late of said Jacob B. Najarian, a distance of 80 feet more or less to a point in the Southeast building line of Hill Road, said point being 98 feet 6-5/15 inches Southwest of the Southeast building corner of Hill Road and Steuben Road; thence in a Southwestern direction along the Southeast building line of Hill Road, a distance of 98 feet 6-5/16 inches to a point the place of BEGINNING.

ALL THOSE CERTAIN lots or pieces of ground, situate at the intersection of Hill Road and Holly Road and being lots Nos. 41 and 42 in Plan of lots known as Hessian Camp, laid out by Samuel Phillips in the Sixteenth (16th) Ward of the City of Reading, County of Berks, and State of Pennsylvania, and approved by the City Planning Commission which said Plan of lots is intended to be recorded, said lots being bounded On the North-West by Hill Road; On the North by Lot No. 56; On the East by Lot No. 43; and On the South by Holly Road, and described more fully as follows, to wit:

BEGINNING at a point of tangent of the curve uniting the Southeastern building line of Hill Road and the Northern building line of Holly Road, as laid out on aforesaid plan of lots, thence Northeastwardly along the said Southeastern building line of said Hill Road, a distance of one hundred eighty five (185) feet five (5) inches to a corner of Lot No. 56 the property now or late of Samuel Phillips; thence Eastwardly along the same, making an interior angle of one hundred forty two (142) degrees twenty nine (29) minutes with Hill Road, a distance of sixty three (63) feet six and one-half (6 1/2) inches to a corner of

lot No. 43, the property now or late of A. Ross Ressler, and Anna E. Ressler, his wife; thence Southwardly along the same at right angles to the last described line, a distance of one hundred forty six (146) feet four (4) inches to a corner in the Northern building line of Holly Road; thence Westwardly along the same as follows (1) by a line curving to the right, having a radius of fifteen hundred fifty eight (1558) feet six and one half (6 1/2) inches, and a distance of one hundred seven (101) feet and a quarter (1/4) inch to the point of tangent of said curve and (2) by a straight line, tangent to said curve just described, distance of ninety nine feet (99) eleven and three quarters (11-3/4) inches to the point of Curve of the aforesaid curve uniting the Northern building line of Holly Road and the Southeastern building line of Hill Road; thence Northeastwardly around said curve, having a radius of twenty (20) feet a central angle of one hundred forty two (142) degrees twenty nine (29) minutes and a distance of forty nine (49) feet eight and seven eights (8-7/8) inches to the place of BEGINNING.

ALL THAT CERTAIN lot or piece of ground situate On the north Side of Holly Road and being Lot No. 43, in plan of lots known as Hessian Camp, laid out by Samuel Phillips in the Sixteenth (16th) Ward of the City of Reading; County of Berks and State of Pennsylvania, and approved by the City Planning Commission, which said Plan of lots is recorded in Plan Book Volume 5, page 18, Berks County Records, said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of Holly Road, said point being the Southeast corner of lot No. 42 in said Plan of Lots; thence extending Eastward along said North building line of Holly Road, a distance of sixty (60) feet to a point, the Southwest corner of lot No. 44 in said plan of lots; thence extending Northward along the West line of said lot No. 44 property now or late of Harry R. Suthpin and Elizabeth B. Suthpin, his wife, a distance of one hundred forty one (141) feet five eight (5/8) inches to a point in the Southern line of lot No. 56 in said plan of lots; thence extending west along the South line of lot No. 56 property now or late of Samuel Phillips, a distance of fifty nine (59) feet nine and three quarter (9-3/4) inches to a point the Northeast corner of Lot No. 42, in said plan of lots; thence extending south along the west line of Lot No. 42, property now or late of John B. Stevens, a distance of one hundred forty six (146) feet four (4) inches to a point, the place of BEGINNING.

BEING the same premises which Michael D. Bucks and Madelyn Perales-Bucks, by Deed dated 12/17/2018 and recorded 12/28/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018044689, granted and conveyed unto Josua A. Evans-Valencia and Sofia Valencia-Alvarado. Tax Parcel: 16531606498681

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Premises Being: 1712 Hill Rd, Reading, PA 19602

TO BE SOLD AS THE PROPERTY OF: JOSUA A EVANS-VALECIA; SOFIA VALENCIA ALVARADO

Docket No. 23-2324  
Judgment: \$100,157.92

Attorney: Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire  
Ed E. Qaqish, Esquire

**LEGAL DESCRIPTION**

All that certain two-story semi-detached stucco and back dwelling house and the lot or piece of ground which the same is erected, situate on the west side of Linden Street, between Marion and Perry Streets, being No. 1214 Linden 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 Linden Street, one hundred fifty feet north of the northwest corner of Linden and Marion Streets, thence extending west ninety-five feet to a fifteen feet wide alley, thence north along the same twenty feet to a point, thence extending east ninety-five feet to a point in the western building line of said Linden Street, thence south along the same twenty feet to a point, the place of beginning.

Being the same property conveyed to Amy L. Wood who acquired title by virtue of a deed from Ann J. Wood, by her Agent James T. Wood, dated December 14, 2007, recorded December 20, 2007, at Document ID 2007074692, and recorded in Book 05276, Page 0028, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1214 LINDEN STREET, READING, PA 19604.

Parcel No.: 17531738263997  
Account: 17456150  
See Deed Book Volume 05276, Page 0028

TO BE SOLD AS THE PROPERTY OF AMY L. WOOD

23-02764

JUDGMENT: \$156,989.56  
Attorney: Brock & Scott PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message and lot of land, situate on the East side of Second Street, in the Borough of Boyertown, Berks County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Building Range of Second Street (a corner of now or late William

H. Angstadt's lot), and running thence along said building range of said Street in a Northwestward, direction fifty-five feet eleven inches (55' 11") to a corner on the South side of an alley, thence in a Northeastwardly direction along said alley forty feet four inches (40' 4") to a corner, thence in a Northeastwardly direction along said alley seventy-nine feet (79') to a corner of now or late said William H. Angstadt's lot, and thence along the same and along the North side of the rear of said now or late William H. Angstadt's house, and through the middle of the partition wall of this and now or late William H. Angstadt's house in a Southwestwardly direction ninety-nine feet ten and three-quarter inches (99' 10-3/4") to the place of beginning.

BEING the same premises which John A. Graver and Myrna A. Graver, his wife, by Deed dated 10-08-80 and recorded 10-09-80 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book Volume 1788 Page 815, granted and conveyed unto Joan S. Sweinhart.

AND THE SAID Joan S. Sweinhart a/k/a Joan S. Rothenberger, has since departed this life on 08-14-12, leaving a Last Will and Testament, duly filed and probated to No. 06-12- 1229 in the Office of the Register of Wills of Berks County, wherein she did nominate Jeffrey R. Sweinhart, to whom Letters Testamentary were granted on 08-24-12.

Being the same premises which Estate of Joan S. Rothenberger, A/K/A Joan S. Sweinhart, by Deed dated 08/28/2013 and recorded 09/03/2013, in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument No. 2013037649, granted and conveyed unto Jesse L. Wolf and Michelle L. Heft, in fee.

Tax Parcel: 33-5387-19-71-3038  
Premises Being: 29 W. 2ND ST, Boyertown, PA 19512

TO BE SOLD AS THE PROPERTY OF: JESSIE L. WOLF; MICHELLE L. HEFT.

Case Number: 23-02920  
Judgment Amount: \$83,357.07  
Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN described piece or parcel of ground lying and being situate in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a sketch plan of records of the "Erbe Subdivision" drawn by Grube and Vonnelda Associates, professional land surveyors, dated December 13, 1988, being Drawing No. 10-34A, as follows, to wit:

BEGINNING at a railroad spike on the title line in the bed of Macadam PA State Highway Route 419 (60 feet wide) said point being a corner of lands now or late of John W. Ellen and Gayle M. Eller, husband and wife; thence extending from said point of beginning along said lands the

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following five courses and distance, (1) crossing the northeasterly side of Route 419 South 30 degrees 48 minutes 37 seconds East 247.73 feet to an iron pin, a corner, (2) South 59 degrees 28 minutes 52 seconds East 751.00 feet to an 18-inch ash tree, a corner, (3) crossing the westerly side of Mill Creek South 45 degrees 43 minutes 28 seconds East 468.60 feet to a point in Mill Creek, a corner, (4) crossing the easterly side of Mill Creek North 83 degrees 08 minutes 52 seconds East 375.20 feet to an iron pin, a corner, and (5) South 41 degrees 32 minutes 45 seconds East 88.15 feet to a point, a corner of lands about to be conveyed unto John L. Pelffer and Mary V. Pelffer, husband and wife; thence extending along said lands and along lands now or late of John L. Pelffer and Mary Y. Pelffer, husband and wife, and recrossing the northeasterly side of Route 419 and crossing Mill Creek South 64 degrees 03 minutes 31 seconds West 851.20 feet to a P.K. spike on the title line in the bed of Route 419; thence extending along same the four following courses and distances, (1) North 47 degrees 42 minutes 03 seconds West 100.00 feet to a P.K. spike, a corner, (2) North 45 degrees 14 minutes 09 seconds West 475.00 feet to a railroad spike, a corner, (3) North 25 degrees 07 minutes 48 seconds West 305.52 feet to a railroad spike, a corner, and (4) North 20 degrees 10 minutes 55 seconds West 678.08 feet to the first mentioned point and place of beginning.

CONTAINING 13.343 acres of land.

BEING Lots Nos. 1 and 2 as shown on the above-mentioned plan.

BEING the same premises which Carl R. Kalbach and Nicole E. Kalbach, husband and wife, by deed dated April 23, 1999 and recorded on April 28, 1999 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Deed Book Volume 3070, Page 503, granted and conveyed unto Gayle P. Cooper, an Adult Individual

The improvements thereon erected being known and numbered as 4541 Route 419, Womelsdorf, PA 19567 FKA 5118 Route 419, Womelsdorf, PA 19567, FKA 5181 Route 419, Womelsdorf, PA 19567

UPI Number: 86442000700361

Object ID Number: 142563

Map PIN: 442000700361

TO BE SOLD AS PROPERTY OF: Gayle P. Cooper

Case Number: 23-3455

Judgment Amount: \$183,651.47

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the mobile home and other improvements thereon erected, situate on the Northern side of Pennsylvania State Highway L.R. 06073, known as Chapel Hill Road, being Lot No. 1 as shown on Plan of Lots for Andrew W. Bugay as laid out by Spotts, Stevens, and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania, and recorded in Plan Book 62 page 22, Berks County Records, at Reading, Pennsylvania, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a railroad spike in the center line of Pennsylvania State Highway L.R. 06073, known as Chapel Hill Road, said corner being the Southeastern corner of herein described premises; thence in and along aforesaid Chapel Hill Road, North 30° 02' 28" West, a distance of 252.18' to a corner; thence leaving said Chapel Hill Road, and along Lot No. 2 passing through a steel pin 33.41' from the last described corner, North 60° 44' 04" East, a distance of 416.74' to a corner marked by a steel pin, said corner of Sebastian S. Lombardo and Wilma L. Lombardo, his wife; thence along same, passing through a steel pin 35.14' from the next described corner, South 29° 20' 57" West, a distance of 484.17' the place of beginning.

CONTAINING in area: Gross Area 1 Acre and two hundred six thousandths of one acre (1.206 acres of land.

BEING THE SAME PREMISES WHICH IVAN C. SCHEWITZER, by Deed dated 6/22/2008 and recorded 7/3/2008 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Record Book 5384, Page 1006, granted and conveyed unto ALAN HENWOOD and AL HENWOOD, his wife.

PROPERTY ADDRESS:

228 CHAPEL HILL ROAD

SINKING SPRING, PA 19608

PARCEL NUMBERS: 80437504645091

BEING KNOWN AS: 228 CHAPEL HILL ROAD SINKING SPRING, PA 19608

PROPERTY ID: 80437504645091

TITLE TO SAID PREMISES IS VESTED IN JAMES KEINERT AND KELLY KEINERT HUSBAND AND WIFE THEIR HEIRS AND ASSIGNS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM ALAN HENWOOD AND APRIL HENWOOD, HUSBAND AND WIFE, DATED JUNE 16, 2017 RECORDED JUNE 27, 2017 INSTRUMENT NO. 2017023035

TO BE SOLD AS PROPERTY OF: JAMES KEINERT AND KELLY KEINERT HUSBAND AND WIFE THEIR HEIRS AND ASSIGNS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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NO. 23-10489

Judgment: \$198,650.09

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN TRACT OR PIECE OF GROUND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON CONSISTING OF A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE, BEING A PART OR PORTION OF LOT NOS. 132-133 AND 134 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. S., AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG, (FORMERLY THE BOROUGH OF TEMPLE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN THE SOUTHERLY BOUNDARY LINE OF A 10 FOOT WIDE ALLEY, SAID PIN BEING THE NORTHEASTERLY CORNER OF LOT NO. 131; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 10 FOOT WIDE ALLEY, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE EASTERLY LINE OF LOT NO. 131, IN A NORTHEASTERLY DIRECTION 52.0 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHEASTERLY DIRECTION 50.0 FEET TO AN IRON PIN; THENCE STILL BY OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHWESTERLY DIRECTION 52.0 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID LOT NO. 131; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A NORTHWESTERLY DIRECTION 50.0 FEET TO THE IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 2600 SQUARE FEET.

PURPART NO. 2

ALL THAT CERTAIN TRACT OR PIECE OF GROUND BEING A PART OR PORTION OF LOT NO. 132 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. E. AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG (FORMERLY THE BOROUGH OF LAURELDALE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF

COLUMBIA AVENUE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LOT NO. 131 AS LAID OUT ON THE AFOREMENTIONED PLAN OF LOTS; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131 IN A NORTHWESTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE, A DISTANCE OF 75.0 FEET TO AN IRON PIN AND CORNER OF LANDS OF EDMUND R. GARDNER; THENCE ALONG THE SOUTHERLY LINE OF LANDS OF EDMUND R. GARDNER IN A NORTHEASTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO AN IRON PIN; THENCE ALONG RESIDUE LANDS OF GRANTOR IN A SOUTHEASTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 75.0 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE IN A SOUTHWESTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO THE IRON PIN THE PLACE OF BEGINNING.

CONTAINING 1500 SQUARE FEET.

PURPART NO. 3

ALL THAT CERTAIN triangular lot or piece of ground lying a short distance Northwardly from Columbia Avenue, between Seventh and Eighth Avenues, said lot being portions of Lots No. 133 and 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberg, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner of property about to be conveyed to Josephine Botch and Mary Botch, and in line of other property belonging to Edmund R. Gardner; thence along said other property belonging to Edmund R. Gardner, the two following directions and distances, viz:

1. in a Northwesterly direction, a distance of twenty-seven and ninety-six one-hundredths feet (27.96') to a point, and
2. in an Easterly direction by a line making an interior angle of ninety degrees (90 deg.) with the last described line, a distance of thirty-two and no one-hundredths feet (32.00') to a point, a corner between other property about to be conveyed to Edmund R. Gardner and the aforementioned property about to be conveyed to Josephine Botch and Mary Botch;

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THENCE extending in a Southwesterly direction along said property about to be conveyed to Josephine Botch and Mary Botch by a line making an interior angle of forty-one degrees nine minutes (41 deg. 9 min.) with the last described line, a distance of forty-two and fifty one-hundredths feet (42.50') to the place of beginning, and making an interior angle of forty-eight degrees fifty-one minutes (48 deg. 52 min.) with the first described line.

**PURPART NO. 4**

ALL THAT CERTAIN triangular lot or piece of ground lying on the Southern side of a ten feet (10') wide alley, a short distance Northwardly of Columbia Avenue, between Seventh and Eighth Avenues, said lot being a portion of Lot No. 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberq, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of a ten feet (10') wide alley, a corner of other property belonging to Edmund R. Gardner; thence extending in an Easterly direction along the Southern side of said alley, a distance of eight and thirteen one-hundredths feet (8.13') to a point, a corner of property about to be conveyed to Josephine Botch and Richard Botch; thence leaving said alley and extending in a Southerly direction along said property about to be conveyed to Josephine Botch and Richard Botch, and property about to be conveyed to Josephine Botch and Mary Botch, by a line making an interior angle of eighty degrees forty-six minutes (80 deg. 46 min.) with the last described line, a distance of fifty and sixty-six one-hundredths feet (50.66') to a point, a corner of property about to be conveyed unto the said Josephine Botch and Mary Botch, other property about to be conveyed unto Edmund R. Gardner, and the aforementioned property belonging to Edmund R. Gardner; thence extending in a Northwesterly direction along property belonging to the said Edmund R. Gardner, by a line making an interior angle of nine degrees fourteen minutes (9 deg. 14 min.) with the last described line, a distance of fifty and no one-hundredths feet (50.00') to the place of beginning, and making an interior angle of ninety degrees (90 deg.) with the first described line.

TOGETHER with the right of way over, under and through the lands of Josephine Botch as described in deed dated July 7, 1953, from Josephine Botch to Edmund R. Gardner and Anna E. Gardner, said deed being recorded to the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Miscellaneous Book No. 180, Page 56.

TAX MAP OR PARCEL ID NO.: 66-5309-12-86-8772

FOR INFORMATIONAL PURPOSES ONLY: Being known as 741 Columbia Avenue, Temple,

PA, 19560

BEING THE SAME PREMISES which Janet L. Hampton, by Deed dated June 13, 2003 and recorded October 10, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3898 Page 1182 granted and conveyed unto Jeffrey M. Mull and Stephanie J. Fackler in fee.

TAX PARCEL NO 66530912868772

BEING KNOWN AS 741 Columbia Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Jeffrey M. Mull and Stefanie J. Fackler

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, January 5, 2024 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**

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

The name of the proposed corporation is **Tom's Cleaning, LLC**

The Articles of Incorporation have been filed on September 13, 2023.

The purposes for which it was organized are: Operate a business providing residential and commercial cleaning services.

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 8, 2023, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Romanian Community Center**

The purposes for which it was organized are: For any lawful business to be conducted on a not-for-profit basis, charitable and educational.



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**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 (**December 5, 2023**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **December 6, 2023** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

EDITH B. KELLER REVOCABLE TRUST - Alexa S. Antanavage and Truist Bank, Trustees, Russell E. Farbiarz, Esq. and Kandice K. Hull, Esq.

SCHAEFFER, BRUCEA. a/k/a SCHAEFFER, BRUCE ALLEN - Gerard T. Foley, Exr., Russell E. Farbiarz, Esq.

WARD, ELIZABETH M. a/k/a WARD, BETH M. a/k/a WARD, ELIZABETH a/k/a WARD, BETTE a/k/a WARD, BETTY - Aurora C. Cardi, Extr., Jonathan B. Batdorf, Esq.

WEAVER, GENEVIEVE a/k/a WEAVER, GENEVIEVE M. a/k/a WEAVER, GENEVIEVE MARIE - Richard P. Buck, Exr., James L. Davis, Esq.

Last day for filing Accounts for January 2024 is December 4, 2023.

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

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-10181

DISCOVER BANK, Plaintiff  
vs.  
STEVEN M. LEDFORD, Defendant

You are hereby notified that the above-named Plaintiff has filed a Civil Complaint against you in the Court of Common Pleas of Berks County, PA at Doc. No. 23-10181 seeking damages for your breach of Contract and related causes of Action.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of the date of this notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THE FOLLOWING OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyers' Referral Service of the Berks County Bar Association, 544 Court Street, Reading, Pennsylvania 19601, Telephone (610) 375-4591.

ATTORNEY FOR PLAINTIFF,  
Andrew D. Loewy, Esq.  
Supreme Court No. 329916  
3220 Tillman Drive,  
Bensalem, PA 19020  
877-297-1183  
aloewy@zwickercpc.com

**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.*

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**First Publication****ADAM, ROBERTA M., dec'd.**

Late of 217 Mabel Lane,  
Borough of Hamburg.  
Executor: NATHAN DUNLEAVY,  
P.O. Box 504,  
Shartlesville, PA 19554.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**CHIMENKO, KAREN M., dec'd.**

Late of Phoebe Berks,  
1 Reading Ave., Apt. 144,  
Lower Heidelberg Township.  
Executrix: KATHERINE E. PETRICOIN,  
5053 County Road 37,  
Hemlock, NY 14466.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**CLARKSON, JUDITH G., dec'd.**

Late of Tilden Township.  
Executor: KIM M. HINKLEY.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**DUNKELBERGER, JOAN A., dec'd.**

Late of Cumru Township.  
Executor: ROBERT M. BIRMINGHAM,  
1204 Dogwood Dr.,  
Reading, PA 19609.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**GOMBAR, JOSEPH L., dec'd.**

Late of 5485 Perkiomen Ave.  
Executrix: HELEN R. BOONE,  
2243 Dengler St.,  
Reading, PA 19606.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**GREEN, ROBERT A., dec'd.**

Late of Maiden creek Township.  
Executrix: LORI A. KEMMERER,  
4829 Bellman's Church Rd.,  
Mohrsville, PA 19541.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HOOVER, HERBERT HENRY also known as****HOOVER, HERBERT H., dec'd.**

Late of Heidelberg Township.  
Executors: CANDACE Y. HOOVER,  
129 Main St.,  
Stouchsburg, PA 19567 and  
DOUGLAS H. HOOVER,  
7 Main St.,  
Womelsdorf, PA 19567.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**MOYER, JOHN W., dec'd.**

Late of Borough of Wyomissing.  
Executor: JASON MOYER,  
1022 Penn Ave., Apt. 2,  
Wyomissing, PA 19610.  
ATTORNEY: LEAH B. ROTENBERG,  
ESQ.,  
1235 Penn Avenue, Suite 202,  
Wyomissing, PA 19610

**NELSON, JAMES HARVEY also known as NELSON, JAMES H., dec'd.**

Late of Cumru Township.  
Executrix: CAROLYN C. NELSON,  
300 Tranquility Lane, Apt. 308L,  
Mohnton, PA 19607.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**RIPPLE, KARL A., dec'd.**

Late of Keystone Villa,  
501 Hoch Rd.,  
Maidencreek Township.  
Executor: MILTON A. RIPPLE,  
2000 Cambridge Ave. #148,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SMITH, JAMES H., dec'd.**

Late of Tilden Township.  
Administrator: JAMES H. SMITH, II,  
212 Yocum Rd.,  
Douglassville, PA 19518.  
ATTORNEY: REBECCA L. BELL, ESQ.,  
ALLERTON & BELL, P.C.,  
1095 Ben Franklin Hwy East,  
Douglassville, PA 19518

**SZOKE, GLORIA M., dec'd.**

Late of Maiden creek Township.  
Executors: MICHELE A. LENHART,  
SCOTT A. SZOKE and  
STEVEN C. SZOKE.  
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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**TORRES, MARIA E. also known as TORRES, MARIA E. MOLINA, dec'd.**  
Late of Spring Township.  
Executrix: LILLIAN T. RODRIGUEZ.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**WALDMAN, CARL A., dec'd.**  
Late of Tilden Township.  
Executor: MICHAEL WALDMAN.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**YOUNG, PETER D., dec'd.**  
Late of Muhlenberg Township.  
Administratrix: MARY JANE  
BERGSTRESSER,  
61 Reading Dr.,  
Wernersville, PA 19565.  
ATTORNEY: FREDERICK M. NICE, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**ZELLEKE, GIRMA, dec'd.**  
Late of 533 E. Wesner Rd.,  
Maidencreek Township.  
Executor: JOSEPH T. BAMBRICK, JR.,  
ESQ.,  
529 Reading Avenue,  
West Reading, PA 19611

**Second Publication**

**CAMILLI, ALBERT J., dec'd.**  
Late of 4226 Kutztown Rd.,  
Muhlenberg Township.  
Administratrix: LISA A. CAMILLI,  
878 Maidencreek Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**CIRULLO, MARY K., dec'd.**  
Late of Union Township.  
Executrix: WENDY R. CIRULLO.  
c/o ATTORNEY: CAROLYN M.  
MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**DAWSON, DORIS V. also known as  
DAWSON, DORIS VIRGINIA, dec'd.**  
Late of 8C Olympic Dr.,  
Cumru Township.  
Executor: MARK D. DAWSON.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**FINA, LEONARD R., dec'd.**  
Late of Caernarvon Township.  
Administrator: LOWELL R. FINA.  
c/o ATTORNEY: LINDA KLING, ESQ.,  
Kling, Deibler & Glick, LLP,  
131 West Main Street,  
New Holland, PA 17557

**FRANTZ, ELEANOR T., dec'd.**  
Late of 252 Hickory Dr.,  
Borough of Fleetwood.  
Executrix: DEBORAH A. FRANTZ,  
2344 South St.,  
Allentown, PA 18104.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**FREESE, JOHN R., dec'd.**  
Late of Exeter Township.  
Executors: PAUL R. FREESE,  
41 Misty Meadow,  
Reinholds, PA 17569 and  
LINDA D. JOHNSON,  
101 Dautrich Rd.,  
Reading, PA 19606.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**HESS, JANICE M., dec'd.**  
Late of Borough of Wernersville.  
Executor: GEOFFRY N. HESS,  
380 Barnett Circle,  
Harrisburg, PA 17112

**HOAGLAND, SR., DAVID W. also known as  
HOAGLAND, DAVID W., dec'd.**  
Late of 166 Koller Rd.,  
Maidencreek Township.  
Executor: DAVID W. HOAGLAND, JR.,  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**LUTZ, PATRICIA A., dec'd.**  
Late of Spring Township.  
Executor: KEITH F. LUTZ,  
923 Fritztown Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**MOLLICA, ANTONINA MARIA, dec'd.**  
Late of 121 South 9th St.,  
City of Reading.  
Executrix: MARY LOU KLINE,  
71 Antietam Rd.,  
Temple, PA 19560.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

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**MONT, FLORENCE A., dec'd.**

Late of Exeter Township.  
 Executors: MICHAEL MONT,  
 922 North 26th St.,  
 Reading, PA 19606 and  
 ANN MARIE GUZOWSKI,  
 520 North 13th St.,  
 Reading, PA 19604.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**ROSENDALE, HELEN B., dec'd.**

Late of 2000 Cambridge Ave.,  
 Borough of Wyomissing.  
 Executrix: ANNE BYRNES,  
 PO Box 836,  
 Barnegat Light, NJ 08006.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**SOIORIO, BONITA C., dec'd.**

Late of 30 Home Rd.,  
 Borough of Topton.  
 Executor: KEVIN CRAMNER,  
 4057 Shadowbrook Rd.,  
 Waxhaw, NC 28173

**STOUDT, ROBERT D., dec'd.**

Late of 2602 W. Philadelphia Ave.,  
 Oley Township.  
 Executrix: DEBORAH L. SEYLER.  
 c/o ATTORNEY: NICOLE MANLEY,  
 ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**SULLIVAN, KENNETH J., dec'd.**

Late of South Heidelberg Township.  
 Executor: JOSEPH T. SULLIVAN,  
 24 Abbey Court,  
 Brooklyn, NY 11229.  
 ATTORNEY: ELIZABETH ROBERTS  
 FIORINI, ESQ.,  
 Fiorini Law, P.C.,  
 1150 W. Penn Avenue,  
 Womelsdorf, PA 19567

**TSAKONAS, PETER E., dec'd.**

Late of 1952 Perkiomen Ave.,  
 Lower Alsace Township.  
 Administratrix: MELISSA FANELLI,  
 1033 Tilghman Road,  
 Chesterbrook, PA 19087.  
 ATTORNEY: NEIL M. HILKERT, ESQ.,  
 600 West Germantown Pike,  
 Suite 400,  
 Plymouth Meeting, PA 19462

**TURANO, MARY L., dec'd.**

Late of 619 W. 3rd St.,  
 Borough of Birdsboro.  
 Executor: MICHAEL TURANO,  
 1052 W. Germantown Pike,  
 Norristown, PA 19403

**Third and Final Publication****APONTE, PABLO, dec'd.**

Late of City of Reading.  
 Administrator: PABLO APONTE, JR.  
 c/o ATTORNEY: JOEL READY, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**CALABRIA, NICHOLAS R., dec'd.**

Late of 212 Harvard Blvd.,  
 City of Reading.  
 Executrix: GLORIA J. CALABRIA,  
 212 Harvard Blvd.,  
 Reading, PA 19609.  
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**CIGAN, ELIZABETH D. also known as**

**CIGAN, ELIZABETH DIANE, dec'd.**  
 Late of Spring Township.  
 Executors: MARY B. CIGAN and  
 JOHN M. SIGAN, JR.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**DITULLO, ANN V., dec'd.**

Late of City of Reading.  
 Executrix: PATRICIA A. HAIN.  
 c/o ATTORNEY: JAY W. WALDMAN, ESQ.,  
 WALDMAN LAW GROUP, P.C.,  
 501 N. Park Road,  
 Wyomissing, PA 19610

**DULL, SHIRLEY Z., dec'd.**

Late of 450 Philadelphia Ave.,  
 Borough of Shillington.  
 Executors: DAVID A. DULL,  
 57 Wentzel Rd.,  
 Mohnton, PA 19540 and  
 RANDAL O. DULL,  
 7595 N. Mystic Canyon Dr.,  
 Tuscon, AZ 85718.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**ERDMAN, MICHAEL C., dec'd.**

Late of 340 N. Laurel St.,  
 Borough of Kutztown.  
 Administratrix: JULIE H. ERDMAN.  
 c/o ATTORNEY: AMY J. MILLER, ESQ.,  
 MILLER THIELEN P.C.,  
 101 South Richmond Street, Suite B,  
 Fleetwood, PA 19522

**FARLEY, JOHN RICHARD MAFFEI, dec'd.**

Late of Earl Township.  
 Administrator: DAVID MARCH,  
 185 Laurel Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 TIMONEY KNOX, LLP,  
 130 W. Lancaster Ave.,  
 P.O. Box 191,  
 Wayne, PA 19087

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**FITZPATRICK, LAWRENCE F., dec'd.**

Late of Borough of Wernersville.  
 Executor: THOMAS J. O'MALLEY.  
 c/o ATTORNEY: DENISE A. SMITH, ESQ.,  
 LAW OFFICES OF DENISE A. SMITH,  
 P.O. Box 1490,  
 Havertown, PA 19083

**FLEISCH, JUNE L. also known as**

**FLEISCH, JUNE LOUISE, dec'd.**  
 Late of Oley Township.  
 Executrix: SUSAN L. EDDINGER,  
 59 Schoolhouse Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: REBECCA A. HOBBS, ESQ.,  
 OWM LAW,  
 41 E. High St.,  
 Pottstown, PA 19464

**GAUL, SR., DENNIS GEORGE, dec'd.**

Late of District Township.  
 Administrator: MICHAEL T. GAUL,  
 213 Ridgeview Dr.,  
 Alburtis, PA 18011.  
 ATTORNEY: VICTOR M. FREDERICK, IV, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512

**HEFFNER, LAILA E., dec'd.**

Late of 9 South Kern Dr.,  
 Longswamp Township.  
 Executrix: HELEN L. CARROLL,  
 856 Grim Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**KAZMIERCZAK, WILLIAM G. also known as**

**KAZMIERCZAK, WILLIAM, dec'd.**  
 Late of Exeter Township.  
 Administrators, C.T.A.: WILLIAM G.  
 KAZMIERCZAK, JR.,  
 105 Shore Dr.,  
 Dauberville, PA 19533 and  
 KATHLEEN BOYER,  
 431 Walnut Rd.,  
 Birdsboro, PA 19508.  
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
 SMITH BUKOWSKI, LLC,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**KREITZ, SUSAN J., dec'd.**

Late of Bern Township.  
 Administrator Pendente Lite: MICHAEL J.  
 RIGHI, ESQ.,  
 LAW OFFICES OF TIMOTHY B. BITLER,  
 3115 Main Street,  
 Birdsboro, PA 19508

**LONG, LORETTA L., dec'd.**

Late of Borough of Womelsdorf.  
 Executrix: DONNA L. BARRALL.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**MANWILLER, JOANNE, dec'd.**

Late of Union Township.  
 Executor: WILLIAM P. MANWILLER, JR.  
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
 LAW OFFICES OF TIMOTHY B. BITLER,  
 3115 Main Street,  
 Birdsboro, PA 19508

**PATTON, KATHLEEN J., dec'd.**

Late of 2201 Cullum Dr.,  
 City of Reading.  
 Executrix: DIANN M. CONNOR,  
 1936 Palm St.,  
 Reading, PA 19604.  
 ATTORNEY: KATHY S. GEES-LARUE, ESQ.,  
 1158 Stinson Drive,  
 Reading, PA 19605

**SOLT, BONNIE L., dec'd.**

Late of Longswamp Township.  
 Executrices: DEBORAH A. KEHM,  
 P.O. Box 66,  
 Bowers, PA 19511 and  
 DIANE S. BRENSINGER,  
 635 Tower Rd.,  
 Mertztown, PA 19539.  
 ATTORNEY: KATHERINE LEKH, ESQ.,  
 SMITH BUKOWSKI, LLC,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**STRAUSSER, JR., EDGAR E., dec'd.**

Late of Cumru Township.  
 Executrix: LORI A. HAIN.  
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
 LAW OFFICES OF TIMOTHY B. BITLER,  
 3115 Main Street,  
 Birdsboro, PA 19508

**WALTER, THOMAS J., dec'd.**

Late of Mohrsville.  
 Executor: JEFFREY S. WALTER,  
 108 Grays Run,  
 Douglassville, PA 19518

**WANN, MARY J., dec'd.**

Late of Borough of Shillington.  
 Executrix: DONNA E. EGAN,  
 302 Mifflin Blvd.,  
 Reading, PA 19607.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**WENTZEL, WILLARD W., dec'd.**

Late of Cumru Township.  
 Executor: PAUL H. WENTZEL.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**WITMYER, MARY JANE, dec'd.**

Late of Borough of Birdsboro.  
 Executor: MICHAEL L. WITMYER,  
 152 Tulpehocken Ave.,  
 West Reading, PA 19611.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

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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:*

**Bonfitto, Inc.** with its principal place of business at 2526 Centre Ave., Suite A, Reading, PA 19605.

The name and address of the person owning or interested in said business is: Landis Mechanical Group, Inc., 2526 Centre Ave., Suite A, Reading, PA 19605.

The application was filed on November 21, 2023.

**Charles J. Phillips, Esq.**  
**BARLEY SNYDER**  
 2755 Century Boulevard  
 Wyomissing, PA 19610

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## TRUST NOTICES

### First Publication

#### **ADAM FAMILY TRUST DATED DECEMBER 5, 2022**

Roberta M. Adam, late of Tilden Township, Berks County, PA.

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

**Trustee:** Nathan Dunleavy  
 P.O. Box 504  
 Shartlesville, PA 19554

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

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