

LEGAL NOTICES

NOTICE

Court of Common Pleas of Berks County

No. 24-14372

The Tax Claim Bureau of Berks County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Berks County, Pennsylvania, on October 29, 2024, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 13, 2024, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return nisi on November 12, 2024. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after November 12, 2024. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

By: Tax Claim Bureau of Berks County, Pennsylvania
Nicole E. Blanding, Director of the Berks County Tax Claim Bureau
Socrates J. Georgeadis, Esq., Solicitor for the Berks County Tax Claim Bureau

11/21/2024

Vol. 117, Issue 8

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1152558	01530643871383	532 LAUREL ST	CITY OF READING	ORTIZ ANGEL M	\$6,000.00	ARC Homes, LLC.	\$63,100.00
1152574	02530636888095	336 S 7TH ST	CITY OF READING	DIEROLF GEORGE T JR	\$5,000.00	Family HM Investments, LLC.	\$8,100.00
1152580	02530636971928	404 GILSON AL	CITY OF READING	G&L ESTATES LLC	\$1,000.00	Gladys Castillo	\$1,000.00
1152589	02530636981020	402 GILSON AL	CITY OF READING	G&L ESTATES LLC	\$1,000.00	Gladys Castillo	\$1,000.00
1152622	02531629081046	917 CULVERT ST	CITY OF READING	LEBRON JOSUE O NEGRON	\$4,000.00	Nikaurys Gonzalez	\$47,300.00
1152653	03530628996383	124 PEACH ST	CITY OF READING	MATEO JOSE MANUEL	\$6,000.00	Oscar Del Rosario	\$12,400.00
1152654	03530628996394	122 PEACH ST	CITY OF READING	MATEO JOSE MANUEL	\$4,000.00	Lujeta & Musa Ardoli	\$17,100.00
1152690	03531622290166	1256 PERKIMEN AV	CITY OF READING	JOSEPH WALDER	\$21,000.00	Trademark Realty, LLC.	\$89,100.00
1152705	05530626698550	107 S 3RD ST	CITY OF READING	XCLUSIVE EDGE LLC	\$21,000.00	Lujeta & Musa Ardoli	\$138,400.00
1152711	06530764428782	451 SCHUYLKILL AV	CITY OF READING	MIRANDA EUGENIO A	\$1,000.00	Property Management Company, LLC.	\$1,000.00
1152718	06530772416706	10 SHEFFIELD CT	CITY OF READING	MCRAE BERNICE E	\$7,000.00	Family HM Investments, LLC.	\$49,100.00
1152739	06530773610864	142 ELM ST	CITY OF READING	FARLEY JEAN VERONICA	\$16,000.00	Gladys Castillo	\$59,600.00
1152761	07530767821691	407 CHURCH ST	CITY OF READING	RUIZ ERICA MARIE	\$5,000.00	AB3 Buyer, LLC.	\$17,700.00
1152792	09530776918529	225 CEDAR ST	CITY OF READING	MARTORELL ALBERT	\$19,000.00	AB3 Buyer, LLC.	\$19,000.00
1152799	09531769011503	217 N 9TH ST	CITY OF READING	RODRIGUEZ JULIO SOSA & RIVERA OMAR	\$6,000.00	1 Corniel Management Corp.	\$115,300.00
1152813	09531769026245	341 N 10TH ST	CITY OF READING	FONSECA ANTONIO CAS-TRO	\$8,000.00	Real Estate Revival, LLC.	\$29,100.00
1152816	09531769029021	310 HECKMANS CT	CITY OF READING	CONRAD DONNA L	\$4,000.00	Christopher Geraldo Burgos	\$4,000.00
1152830	10531622188748	224 CHAPEL TC	CITY OF READING	MCCRACKEN SHEILA N % SHEILA NOLAN	\$10,000.00	Family HM Investments, LLC.	\$36,100.00

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1152852	10531629089233	1051 MUHLENBERG ST	CITY OF READING	PRINCIMA MIKEOVE & LIVERPOOL GYASI ABDEL	\$8,000.00	Inobin Segura Guerrero	\$24,800.00
1152876	10531637076004	641 S 10TH ST	CITY OF READING	MALDONADO VEGA VICENTAC	\$13,000.00	Family HM Investments, LLC.	\$13,000.00
1152881	11530768928711	411 CEDAR ST	CITY OF READING	RAMOS ANSELMO TORRES & SANDOVAL LUSMILLA CORTES	\$10,000.00	AB3 Buyer, LLC.	\$24,000.00
1152886	11530768934408	552 N 8TH ST	CITY OF READING	GREGORY MICHAEL	\$9,000.00	Noemi Martinez Herrera & Juan Batista	\$40,100.00
1152902	11531761034531	940 GREENWICH ST	CITY OF READING	WALL JAY W	\$13,000.00	Gabriel Sandoval	\$38,000.00
1152961	12531754139992	639 BIRCH ST	CITY OF READING	CHARLES WILBERT	\$5,000.00	AB3 Buyer, LLC.	\$40,000.00
1152963	12531754143413	742 LOCUST ST	CITY OF READING	SOTO MELVI ROSALIA JIMENEZ-	\$3,000.00	Trademark Realty, LLC.	\$40,900.00
1152995	13531745054980	1022 N 10TH ST	CITY OF READING	CANON MELVIN I & LILIAN L	\$14,000.00	Luljeta & Musa Ardoli	\$71,400.00
1153042	14530758743881	813 N 4TH ST	CITY OF READING	RIVERA MIGUEL A & SONIA S	\$33,000.00	Luljeta & Musa Ardoli	\$85,200.00
1153050	14530766632377	205 HUDSON ST	CITY OF READING	TORRES ANSELMO	\$13,000.00	AB3 Buyer, LLC.	\$32,600.00
1153060	14530819604957	1925 CENTRE AV	CITY OF READING	TMC I LLC	\$58,000.00	PA National Mortgage Holdings, LLC.	\$58,200.00
1153101	15530763336428	628 TULPEHOCKEN ST	CITY OF READING	IDC INVESTMENTS LLC	\$9,000.00	Mordechai Rothenberg	\$9,000.00
1153111	15530764434342	544 SCHUYLKILL AV	CITY OF READING	WALTERS MILDRED	\$10,000.00	A&J Realtors, LLC.	\$10,100.00
1153126	15530814320859	2340 YORK ST	CITY OF READING	BINS AEED RAED	\$1,000.00	Charles D. Stricker, Jr.	\$3,000.00
1153137	16531630283771	1325 SPRUCE ST	CITY OF READING	KENDIG RONALD J & EMILIE R	\$14,000.00	A&J Realtors, LLC.	\$53,200.00
1153155	16531632470954	1622 MUHLENBERG ST	CITY OF READING	PRIME RENOVATIONS E L G LLC	\$5,000.00	David Garcia, Jr.	\$39,700.00

Auction ID	Parcel Number	Situs	District	Previous Owner	Initial Bid Price	High Bidder Name	Winning Bid
1153195	17531730179699	1343 BIRCH ST	CITY OF READING	KISSINGER GLORIA J	\$7,000.00	ENIK, Inc.	\$101,000.00
1153215	18530650653762	100 LANCASTER AV	CITY OF READING	ALTA RE PA READING LLC	\$114,000.00	PA National Mortgage Holdings, LLC.	\$114,000.00
1151979	22533803115217	257 SPIES CHURCH RD	ALSACE TWP	HOFFERT ARTHUR	\$5,000.00	Riverpath, Inc.	\$65,300.00
1152030	30442300703949	355 CLUB RD	BETHEL TWP	CONDON RICHARD A JR	\$12,000.00	AB3 Buyer, LLC.	\$130,200.00
1152065	36449109152550	18 EATON ST	CENTRE TWP	HARBAUGH HOWARD E	\$7,000.00	Trademark Realty, LLC.	\$28,100.00
1152150	43533701390811	177 OLD FRIEDENSBURG RD	EXETER TWP	MATTHEWS JEROME G & BARBARA A	\$29,000.00	Ashley Bogenschutz	\$135,000.00
1152201	51436501081822	297 N GALEN HALL RD	SO HEIDELBERG TWP	BLUE CHIP CAPITAL GROUP LLC	\$10,000.00	Adaleysa Brito	\$10,200.00
1152213	52640100226097	70 BEAR FOOT LN	HEREFORD TWP	GREENMAN MICHAEL % GREENMAN JOYCE	\$19,000.00	Samuel Diglosia	\$33,100.00
1152318	65439517204359	154 WOODLAND AV	MOHNTON BORO	BERGER BRYAN LEE	\$11,000.00	Trademark Realty, LLC.	\$47,100.00
1152329	66530811656479	MARBLE ST	MUHLENBERG TWP	RICHARDS MICHAEL T & THERESA M	\$4,000.00	ARC Homes, LLC.	\$4,000.00
1152441	80437502558800	104 WHEATFIELD RD	SPRING TWP	RESCH GLENN M	\$10,000.00	ARC Homes, LLC.	\$43,100.00
1152454	80438612777211	58 WILSON ST	SPRING TWP	CARPENTER DONALD W	\$9,000.00	Coastline Capital, LLC.	\$136,700.00
1152465	80439609065213	125 WEST LAWN AV	SPRING TWP	GAMBLER BARBARA Q KENNEDY-	\$13,000.00	Berks Equity Holdings, LLC.	\$70,200.00
1152532	94449516833195	SOUTHEAST DR	WINDSOR TWP	DREAM LLC	\$1,000.00	Property Management Company, LLC.	\$1,000.00
1152535	95433707593626	226 W FRANKLIN ST	WOMELSDORF BORO	KAHL LARRY L	\$7,000.00	BP Real Estate Investment Group, LLC.	\$13,100.00

11/21/2024

Vol. 117, Issue 8

APPEARANCE DOCKET**Week Ending November 8, 2024****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.**

**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 M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

**SENIOR JUDGE SCOTT D. KELLER -
(SDK)**

**SENIOR JUDGE JAMES M. BUCCI -
(JMB)**

**SENIOR JUDGE MARY ANN ULLMAN -
(MAU)**

DILEO, PAUL MICHAEL - Aziz, Tahir, Emns Inc; 24 16200; Christopher Muvdi.

Abuse

AUNGST, ANI NOELLE - Balzer, Christopher Anthony; 24 16696; C. Balzer, IPP. (JMB).

CARABELLO, CHRISTOPHER JOHN - Shifflett, Erika Lynn; 24 16605; E. Shifflett, IPP. (JDB).

CLAUDE, DONOVAN J - Somerday, Sarah M; 24 16612; S. Somerday, IPP. (JDB).

DILTZ, SHAWN M - Long, Christine; 24 16796; C. Long, IPP.

HART, STEVEN M - Hart, Kelly L; 24 16682; K. Hart, IPP. (JDB).

HILTON, MATTHEW WAYNE - Wark, Taylor Marie; 24 16610; T. Wark, IPP. (JDB).

JONES, JOSHUA EMERICK - Brown, Shelby L; 24 16710; S. Brown, IPP. (TMB).

KELLER, PIERCE A - McGinnis, Ashley Marie Ochoa; 24 16745; A. McGinnis, IPP. (TMB).

KOLB, CHARLES ARTHUR - Albrecht, Laura B; 24 16706; L. Albrecht, IPP. (TMB).

NUNEZ, GILBERTO ALMANZAR - Nunez, Jinet Almanzar; 24 16699; J. Nunez, IPP. (JMB).

PICCONE, NICHOLAS TODD - Gring, Sheri Lin; 24 16664; S. Gring, IPP. (JDB).

PICHARDO, JUAN MANUEL MORALES - Dabo, Luz M; 24 16691; L. Dabo, IPP. (JMB).

PIMENTEL, ANDRY MANUEL JIMENEZ - Reyes, Gianni Rafaela Abreu; 24 16688; G. Reyes, IPP. (JMB).

RIVERA, WILLIAM J - Catanzaro, Victoria A; 24 16692; V. Catanzaro, IPP. (JMB).

ROMERO, WANER - Marra, Rianna; 24 16712; R. Marra, IPP. (TMB).

ROSARIO, LUIS ANDREW - Osuna, Frances M; 24 16749; F. Osuna, IPP. (TMB).

SALGADO, JOSE LUIS VILLANUEVA - Flores, Angelique Lyzanette; 24 16684; A. Flores, IPP. (JMB).

SALGADO, JOSE LUIS VILLANUEVA - Villanueva, Stephanie Julian; 24 16686; S. Villanueva, IPP. (JMB).

SANTIAGO, JONATHAN - Cruz, Yamaira A Felix; 24 16761; Y. Cruz, IPP. (JMB).

SEVERSON, JAMEELAH M - Royster, Grant E; 24 16615; G. Royster, IPP. (TMB).

STEHMAN, JORDAN MICHAEL - Rodriguez, Dayanara Rivera; 24 16632; D. Rodriguez, IPP. (JDB).

STEHMAN, STACEY - Rodriguez, Dayanara Rivera; 24 16635; D. Rodriguez, IPP. (JDB).

STEWART, THEODORE - Spencer, Doria A; 24 16698; D. Spencer, IPP. (JMB).

WARK, TAYLOR M - Hilton, Matthew W; 24 16660; M. Hilton, IPP. (JDB).

Arbitration Award

ANDREJASIK, DAVID, ANDREJASIK, REBECCA - Townsend, Jared; 23 16734; J. Townsend, IPP.

11/21/2024

Vol. 117, Issue 8

DOE, JOHN, WESTERN EXPRESS INC,
WESTERN EXPRESS TRANSPORT OF
PENNSYLVANIA INC - Hall, Tiffany; 24
385; T. Hall, IPP.

TOWNSEND, JARED - Andrejasik, David,
Andrejasik, Rebecca; 23 14098; D.
Andrejasik, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF
ASSESSMENT APPEALS - Castillo,
Ricardo Ceballos, Mendez-Ceballos, Milca;
24 16704; R. Castillo, IPP. (SEL).

Certified Copy of Foreign Custody Order

ENGEL, STEVEN - Engel, Heather; 24 16715;
H. Engel, IPP. (JDB).

Certified Copy of Foreign Divorce Decree

CRUZ, FERNANDO - Peralta, Martha Alicia
Moreta; 24 16709; M. Peralta, IPP.

Complaint

FITZGERALD, BROOKE M, FITZGERALD,
DAVID - Wright, Keith L; 24 812; Jared S.
Zafran.

GEICK, PATRICIA - Lvnv Funding LLC; 24
15757; Michael F. Ratchford.

Contract - Debt Collection: Credit Card

ALBITZ, GREG J - JPMorgan Chase Bank N
A; 24 16695; Ian M. Lauer. (JBN).

AMMON, STACY L - JPMorgan Chase Bank
N A; 24 16661; Ian M. Lauer. (MSF).

AYALA, LUZ - Bank Of America N A; 24
16763; Frederic I. Weinberg. (JEG).

ENRIQUEZ-OLGUIN, CAROLINA - Citibank
N A; 24 16766; Michael J. Dougherty.
(JBN).

FELBER, JACQUELYN R - Wells Fargo Bank
N A; 24 16758; Nicole M. Francese. (MSF).

GILBERT, MARY ANNE - Citibank N A; 24
16690; Paul J. Klemm. (JEG).

GOODING, MAVERICK - Citibank N A; 24
16716; Paul J. Klemm. (JEG).

GRAEFF, DEREK A - Wells Fargo Bank N A;
24 16756; Nicole M. Francese. (JBN).

GREGRO, JR, ROBERT W - Td Bank Usa N
A; 24 16672; Gregg L. Morris. (JEG).

HETHERINGTON, TABITHA - Discover
Bank; 24 16785; Erin R. Grady. (JBN).

JAPA, FRANCISCO A - JPMorgan Chase
Bank N A; 24 16789; Ian M. Lauer. (JBN).

KETTERER, DONNA B - Bank Of America N
A; 24 16792; Frederic I. Weinberg. (JBN).

LIZ, ANDREA - Discover Bank; 24 16675;
Erin R. Grady. (JBN).

LUCHETTA, JESSICA D - Wells Fargo Bank
N A; 24 16787; Michael H. Kaliner. (MSF).

MARTIN, JUSTIN M - Discover Bank; 24
16642; Michael J. Dougherty. (JEG).

MEJIA, ANA J - Westlake Services LLC; 24
16769; Ian M. Lauer. (JEG).

MINER, JOSHUA - Discover Bank; 24 16714;
Erin R. Grady. (JBN).

RODRIGUEZ, WANDA I - Citibank N A; 24
16757; Michael J. Dougherty. (JEG).

SANTOS, BONLLA - Citibank NA; 24 16791;
Michael J. Dougherty. (MSF).

SEYFERT, NOAH J - JPMorgan Chase Bank
N A; 24 16790; Ian M. Lauer. (JEG).

VARGAS POLANCO, JAIRO - JPMorgan
Chase Bank N A; 24 16797; Ian M. Lauer.
(JEG).

VENTURA, CAROLOS J - Discover Bank; 24
16786; Erin R. Grady. (JEG).

WANDAII, ORTIZ - Citibank N A; 24 16676;
Paul J. Klemm. (JEG).

Contract - Debt Collection: Other

MILLER, KAYLA F - Credit Acceptance
Corporation; 24 16667; Gregg L. Morris.
(MSF).

SPAYD, ZAKKARY - Credit Acceptance
Corporation; 24 16720; Gregg L. Morris.
(JEG).

Contract - Other

DENLINGER, MARK A, STEEL TOWN
GARAGE LLC - Detweiler, John M; 24
16666; Paul F. Troisi. (JEG).

FOX, JR, HARRY L, FOX, JULIE - Jonestown
Bank & Trust Co; 24 16687; Paul C.
Bametzreider. (MSF).

MERCEDES, EMILY - First Commonwealth
Federal Credit Union; 24 16705; Michael R.
Nesfeder. (MSF).

MORALES, LEON EFRAINE - First
Commonwealth Federal Credit Union; 24
16719; Michael R. Nesfeder. (JBN).

MORAN, EMILY LORETTA - First
Commonwealth Federal Credit Union; 24
16707; Michael R. Nesfeder. (JBN).

QUEZADA, JEFYR ANTONIO QUEZADA -
First Commonwealth Federal Credit Union;
24 16723; Michael R. Nesfeder. (JBN).

REYES, MARCUS - Credit Acceptance
Corporation; 24 16744; Gregg L. Morris.
(MSF).

WEBER LAND AND TREE INC - Targeted
Lease Capital LLC; 24 16765; Shawn P.
McClure. (MSF).

Custody

ARNDT, BRADLEY E - Weller, Tanja; 24
16782; Ryan W. McAllister. (SEL).

BOAKYE, HARRISON ADU, BERKS
COUNTY CHILDREN AND YOUTH
SERVICES - Premph, Mildred Agyemang,
Premph, Fredua Agyemang; 24 16608;
Mark E. Zimmer. (TMB).

CACERES, NASAYZA, BRANAM, SKYLER
- Herndon, Maggie, Herndon, Jr, Bryant; 24
16641; Joseph A. Guillauma. (JDB).

CASTRO, LUZSIADA, SEWARD, ERWIN -
Diaz, Joyce; 24 16616; J. Diaz, IPP. (SEL).

MCCAFFREY, SCOT - McCaffrey, Colleen;
24 16773; Richard G. Jacoby Jr. (JDB).

ORTIZ-LUGO, JOYMAR - Guzman,
Shagnyne; 24 16669; Joseph A. Guillauma.
(JDB).

REINOSO, BRAYAN - Castellon, Iris D
Castellon; 24 16721; Joseph A. Guillauma.
(JDB).

TROYER, MELANIE - Troyer, Robert; 24
16680; Ann E. Endres. (JMS).

11/21/2024

Vol. 117, Issue 8

Divorce

BAKER, OCTAVIUS - Baker, Kayla; 24 16670; Bernard Mendelsohn. (JDB).

CAMPBELL, VANESSA - Campbell, Bernard; 24 16679; Bernard Mendelsohn. (JDB).

JACOBS, MICHELLE - Jacobs, Robert; 24 16771; Julie J. Marburger. (JDB).

JOCELIN-SAINVIL, EMELIA - Sainvil, Francky; 24 16795; Todd A. Mays. (JDB).

LUTZ-MILLER, TARA - Miller, Earl; 24 16751; David S. Sobotka. (JDB).

MARQUARD, JACOB - Marquard, Abigail F; 24 16772; Jacob Mazur. (JDB).

NEWTON, CANDICE BETHANY - Newton, Hamilton Vidal; 24 16662; Tonya A. Butler. (JDB).

PICHARDO, YERALI - Tejada, Alexander; 24 16775; Joseph A. Guillama. (JDB).

RAMOS PIRELA, SUSANA V - Mendez, Alexi; 24 16663; Bernard Mendelsohn. (JDB).

REGULA, JEFRI T - Regula, Kristina M; 24 16788; Joseph A. Guillama. (SEL).

RIVERA, BERTA - Rivera, Efrain; 24 16793; Bernard Mendelsohn. (JDB).

RUTHERFORD, KIMBERLY T - Rutherford, Jr, Jack E; 24 16778; J. Rutherford, IPP. (JDB).

SANCHEZ, ANA C - Plazas, Roger G; 24 16794; Joseph A. Guillama. (JDB).

TREXLER, BRIAN A - Trexler, Kimberly A; 24 16798; Nicole Plank. (JDB).

WENTZEL, JOSHUA - Wentzel, Whitney; 24 16633; Lisa D. Gentile. (JDB).

Divorce - Custody Count Complaint

PICHARDO, YERALI - Tejada, Alexander; 24 16776; Joseph A. Guillama. (JDB).

WENTZEL, JOSHUA - Wentzel, Whitney; 24 16634; Lisa D. Gentile. (JDB).

Land Use Appeal

BOARD OF SUPERVISORS OF PERRY TOWNSHIP - Glen-Gery Corporation; 24 16759; Brigid Landy Khuri. (JBN).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA - Chavarria, Blanca; 24 16767; James M. Polyak. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gingrich, Scott Allen; 24 16678; Michael D. Dautrich. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Almonte, Johanna S Munoz; 24 16779; J. Almonte, IPP. (JMS).

Magisterial District Justice Appeal

ADELSON, GREGG R - Diamond Credit Union; 24 16748; Michael J. Dougherty. (JEG).

HALLMAN, LINDA - Stevens, Arlene; 24 16636; A. Stevens, IPP. (JBN).

JOHNSON, BERNICE JOHNSON - Reading Elderly Housing; 24 16665; Reading Elderly Housing, IPP. (JBN).

JOSEPH JACOB JEWELERS LLC - Berkshire Pa Holdings LLC; 24 16683; Berkshire Pa Holdings LLC, IPP. (JBN).

Notice to Plead/Defend

ESSER, WILLIAM - Christel, Kent; 24 16152; Timothy C. Bitting.

Petition

BERKS COUNTY BOARD OF ASSESSMENT APPEALS, BERKS COUNTY, READING SCHOOL DISTRICT, CITY OF READING - Oakshire Senior I LLC; 24 16722; Francis J. Hoegen. (SEL).

Petition for Protection from PFI/SVP

KERN, MICAH - Goebel, Karla N; 24 16681; K. Goebel, IPP. (JMB).

Petition to Set Aside Tax Sale

TAX CLAIM BUREAU OF BERKS COUNTY (THE), AB3 BUYER LLC - Torres, Anselmo; 24 16770; Konrad B. Jarzyna. (JEG).

TAX CLAIM BUREAU OF BERKS COUNTY (THE), AB3 BUYER LLC - Ramos, Anselmo Torres, Sandoval, Lusmilla C; 24 16780; Konrad B. Jarzyna. (MSF).

Petition to Transfer Structured Settlement Payment

BHG STRUCTURED SETTLEMENT INC, BERKSHIRE HATHAWAY LIFE INSURANCE COMPANY OF NEBRASKA - G, N, Magnolia Live Ent LLC; 24 16685; Ronald E. Reitz. (JEG).

Real Property - Ejectment

MESSINA, KIRK ANTHONY - Seidel, Lori A, Seidel, Torin; 24 16689; Matthew M. Setley. (JBN).

Real Property - Mortgage Foreclosure: Residential

ESPINAL, JUNIOR, ESPINAL, YOCASTA M - Santander Bank N A; 24 16746; Leah Wilson. (MSF).

GRUNDY, ELIZABETH L, THE UNITED STATES OF AMERICA - Diamond Credit Union; 24 16777; Benjamin Hoen. (MSF).

JONES, CYNTHIA D, JONES, MICHAEL J - Select Portfolio Servicing Inc; 24 16697; Stephen M. Hladik. (MSF).

LORAH, BRITTANY N - Fleetwood Bank; 24 16717; Charles N. Shurr Jr. (MSF).

MERKEY, KIRK T, MERKEY, JANELLE MARIE - Carrington Mortgage Services LLC; 24 16764; Heather Riloff. (MSF).

SPOHN, PAMELA D, LITTLEFIELD, GEOFFREY A - Discover Bank; 24 16640; Leah Wilson. (MSF).

VICTOR, KYLE DAVID - Pennymac Loan Services LLC; 24 16762; Jill Manuel-Coughlin. (MSF).

Real Property - Other

TERRESON, RYAN - Dimariano, Gabriele, Gk Land Group; 24 16700; Sean D. Curran. (JEG).

Real Property - Partition

RUTH, CINDY - Ruth, Richard; 24 16694; Benjamin J. Lewis. (MSF).

11/21/2024

Vol. 117, Issue 8

Tort Motor Vehicle

APSOKARDU, THOMAS - Ruiz, Victor
Lacheno, Lacheno, April; 24 16781;
Caroline Fruchter. (MSF).

BILLIG, CARL, BLEILER, ENOS - Dugan,
Denise; 24 16718; Brian P. McGovern.
(MSF).

DOSSANTOS, IRAN D, IJR TRANSPORT
INC, TINGLIN, KIRK A, KST TRUCKING
INC - Geico Advantage Insurance Company;
24 16711; Travis L. McElhaney. (MSF).

PROGRESSIVE SPECIALTY INSURANCE
CO - DeJesus-Espinal, Franklin, Pena,
Sujeiry Gonzalez; 24 16708; Joseph D.
Feenane. (JEG).

THOMPSON, VALORIE, DOE 1-10, JOHN,
ABC CO 1-10 - Faust, Elizabeth; 24 16693;
E. Faust, IPP. (MSF).

Tort Other

MOYER, KEVIN ROBERT - Burkhart,
Madison Mara, Ulrich, Drake Alan, U, F
A, U, W M, U, J T; 24 16755; Matthew M.
Setley. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of
the Court of Common Pleas of Berks County,
Pa. to me directed there will be sold at Public
Vendue or Outcry, on **December 6, 2024** 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:

Second Publication

NO. 19-21053

Judgment: \$175,686.44

Attorney: Christopher A. DeNardo, Esquire

ALL That Certain lot or piece of ground situate
in Ruscombmanor Township, Berks County and
Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

Beginning at a corner at the northwestern
side of a driveway, thence along the same South
45° West 40 feet to a corner of lands of Daniel
H. Boyer, thence along the same and lands of
Constantine Ernesto, North 66° West 201 feet
to a corner, thence along Constantine Ernesto's
land, North 6° 30' East 68 feet to a corner of lands
about to be conveyed to Charles Gambler and
wife, thence along the same South 59° 05' East
238 feet to the place of Beginning.

Containing 41.5 Perches.

Kermit L. Hepner and Catherine D. Hepner
having taken title as tenants by the entirety
by Deed dated October 6, 1952 and recorded

October 16, 1952 in Volume 1114, Page 598.
Kermit L. Hepner and Catherine D. Hepner
were continuously married to each other from
the date of the Deed until the death of Catherine
D. Hepner on September 2, 1999 in Fleetwood,
Berks County, Pennsylvania. Title now vests
solely in Kermit L. Hepner as survivor.

PARCEL #760000000000015

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 588 Blandon Road, Fleetwood,
PA 19522

BEING THE SAME PREMISES which
George W. Hepner and Katie L. Hepner by Deed
dated October 6, 1952 and recorded October 16,
1952 in the Office of the Recorder of Deeds in
and for the County of Berks, Pennsylvania in
Book 1114, Page 598 granted and conveyed unto
Kermit L. Hepner and Catherine D. Hepner in fee.

AND THE SAID Catherine D. Hepner
departed this life on or about September 2, 1999
thereby vesting title unto Kermit L. Hepner by
operation of law.

TAX PARCEL NO 760000000000015

BEING KNOWN AS 588 Blandon Road,
Fleetwood, PA 19522

Residential Property

To be sold as the property of Unknown Heirs
of Successors, assigns, and all Persons, Firms,
or Associations Claiming Right, Title or Interest
From or Under Kermit L. Hepner, Susan Boyer,
Known Heir of Kermit L. Hepner, Dennis Hepner,
Known Heir of Kermit L. Hepner, deceased,
Steven Hepner, Known Heir of Kermit L.
Hepner, deceased, William Hepner, Known Heir
of Kermit L. Hepner, deceased, Kevin Hepner,
Known Heir of Kermit L. Hepner, deceased
and George Hepner, Known Heir of Kermit L.
Hepner, deceased

NO. 21-14580

Judgment: \$177,663.51

Attorney: Christopher A. DeNardo, Esquire

The following real property situate, lying and
being found in the Township of Perry, County
of Berks and Commonwealth of Pennsylvania,
described as follows, to wit:

PREMISES A - ALL THAT CERTAIN tract
or parcel of land situate on the South side of
Pennsylvania State Highway Legislative Route
No. 06125 leading from Hamburg to Virginville,
in the Township of Perry, County of Berks and
Commonwealth of Pennsylvania, and being more
fully bounded and described as follows, to wit:

BEGINNING at a iron pin on the South side
of Pennsylvania State Highway Legislative Route
No. 06125, said iron pin being Southwardly a
distance of 16.50 feet from the center line thereof;
thence extending along the South side of the same
by line 16.50 feet Southwardly from and parallel
to the center line thereof, South 69 degrees 51
minutes East, a distance of 200.00 feet to an iron
pin, thence extending along residue land of Hattie

11/21/2024

Vol. 117, Issue 8

S. Dreibelbis and Joel P. Dreibelbis, her husband the three (3) following courses and distances (1) leaving said Pennsylvania State Highway Legislative Route No. 06125 South 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pipe; (2) North 69 degrees 51 minutes West, a distance of 200.00 feet to an iron pin; (3) North 20 degrees 9 minutes East, a distance of 200.00 feet to the place of beginning.

CONTAINING in area, 0.918 of an acre of land.

PREMISES B - ALL THAT CERTAIN tract of parcel of land situate on the South side of Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being Southwardly a distance of 16.50 feet from the center line thereof, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, the three (3) following courses and distances: (1) leaving Pennsylvania State Highway Legislative Route No. 06125, south 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pin; (2) North 69 degrees 51 minutes West, a distance of 236.00 feet to a point; (3) North 20 degrees 2 minutes East of distance of 200.00 feet to a point on the south side of Pennsylvania State Highway Legislative Route No. 06125, said point being 16.50 feet Southward from the center line thereof; thence extending along the South side of the same, South 69 degrees 51 minutes East, a distance of 236.00 feet to the place of beginning.

CONTAINING in area, 1.084 acres of Land.

The improvements thereon being commonly known as 38 Virginville Road, Hamburg, PA 19526.

Being the same premises which Joel P. Dreibelbis and Hattie S. Dreibelbis by deed dated June 22, 1971 and recorded in the Recorder of Deeds for Berks County in Deed Book 1588, Page 544 on June 24, 1971, granted unto Henry O. Strunk and Cora L. Strunk, in fee. AND THE SAID Cora L. Strunk departed this life on or about July 14, 2001, thereby vesting title solely in Henry O. Strunk as survivor. AND THE SAID Henry O. Strunk departed this life on or about November 8, 2019, thereby vesting title of the premises unto Florence F. Strunk, as Executrix of the Estate of Henry O. Strunk.

TAX PARCEL NO 70-5414-04-80-9749

BEING KNOWN AS 38 Virginville Road, Hamburg, PA 19526

Residential Property

To be sold as the property of Florence F. Strunk, Executrix of the Estate of Henry O. Strunk, deceased

Docket #22-9134

Judgment Amount: \$73,332.44

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house with mansard roof and the additions thereto, situate on the South side of Robeson Street, between Eleventh and Locust Streets, being House No. 1112, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by said Robeson Street;

On the East by property now or late of Elizabeth Eisenhardt and Jennie Eisenhardt;

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

On the West by a ten (10) feet wide alley.

CONTAINING m front or width, East and West, along said Robeson Street thirteen (13) feet, more or less, and in depth, North and South, of equal width one hundred (100) feet

SUBJECT TO the restriction that no structure other than the bay window and covered porch as now built shall at any time hereafter be erected North from the present front building wall of the property herein conveyed.

Thereon erected a dwelling house known as:

1112 Robeson Street

Reading, PA 19604

Tax Parcel #13531746162167

Account: 13616975

See Deed Book 5256, Page 0169

Sold as the property of:

The Unknown Heirs of MELISSA TORRES, Deceased and JONATHAN TORRES, Solely in His Capacity as Heir of MELISSA TORRES, Deceased

Docket #22-10328

Judgment Amount: \$63,822.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground situate in spring Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Grings Hill Estates, Section 3, drawn by Mast Engineering Co., Inc., dated November 9, 1984 and revised February 8, 1985, said Plan recorded in Berks County in Plan Book 136, page 35, as follows, to wit:

BEGINNING at a point on the Southerly side of Acorn Drive (53 feet wide) said point being at the arc distance of 33.27 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of compound curve on the Easterly side of Timber Lane (54

11/21/2024

feet wide); thence extending from said point of beginning Eastwardly along the southerly side of Acorn Drive along a line tangent to the curve to be described last 49.01 feet to a point, a corner of Lot No. 19 Block L on said Plan; thence extending along same Southwardly along a line forming a right angle with the last described line 100.50 feet to a point, in line of Lot No. 1 Block L on said Plan; thence extending along same Westwardly along a line forming a right angle with the last described line 54.93 feet to a point on the Northeasterly side of Timber Lane; thence extending along same Northwestwardly and Northwardly along the arc of the circle curving to the right having a radius of 502.26 feet the arc distance of 79.89 feet to a point of compound curve; thence leaving Timber Lane along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 33.27 feet to the first mentioned point of tangent and place of BEGINNING.

CONTAINING 6,377.27 square feet of land BEING Lot No. 20 Block L as shown on the abovementioned Plan.

Thereon erected a dwelling house known as: 1782 Acorn Drive

Sinking Spring, PA 19608

Tax Parcel #80438510459436

Account: 80440126

See Deed Book 04944, Page 0574

Sold as the property of:

MELISSA A. FIGURA and DAVID E. FIGURA JR.

Case Number: 23-02764
Judgment Amount: \$157,031.89
Attorney: Brock and 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 Northwestwardly 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

Vol. 117, Issue 8

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 Property of: Jesse L. Wolf and Michelle L. Heft

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

11/21/2024

Vol. 117, Issue 8

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;

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 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 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

11/21/2024

(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. Bampton, 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

NO. 24-00871

Judgment: \$75,252.20

Attorney: Christopher A. DeNardo, Esquire

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

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

Parcel ID: 17531729079711

Vol. 117, Issue 8

Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604
BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

TAX PARCEL NO 17531729079711

BEING KNOWN AS 1347 Mulberry Street, Reading, PA 19604

Residential Property

To be sold as the property of Yvette Belfort and Alex Belfort

No. 24-01313

Judgment: \$174,899.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN tract or piece of ground together with the improvements thereon erected, being known as Lot Number 11, Block "G" located on the Northerly side of Blue Gate Lane, a 53.00 foot wide street situate in the Development Grings Hill Estates, Section Number 2, Township of Spring, County of Berks and Commonwealth of Pennsylvania, as shown on Mast Engineering Co., Inc., Drawing Number E-3 525-33, and recorded in Plan Book Volume 79, page 27, Berks County records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly building line of Blue Gate Lane, a 53.00 feet wide street, said point being the distance of 221.03 feet from the point of tangency formed by the intersection of the Northerly building line of Blue Gate Lane, 53.00 feet wide street, with the Westerly building line of Hearsthstone Lane, a 60.00 feet wide street; thence in a Westward direction along the Northerly building line of Blue Gate Lane, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds, with the line to be described last, the distance of 74.00 feet to a point; thence in a Northwardly direction along the Easterly side of Lot Number 12, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last described line, the distance of 108.50 feet to a point; thence in an Eastwardly direction along the rear of a portion of Lots Numbers 4 and 5, Block "G", of 74.00 feet to a point; thence in a Southwardly direction along the Westerly side of Lot Number 10 by a line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last described line, the distance of 108.50 feet to the place of beginning.

CONTAINING 8,029.00 square feet.

BEING THE SAME PREMISES which Karen M. Force Zeeger, formerly Karen M. Force, and Douglas L. Zeeger, wife and husband, by Deed dated March 26, 2004 and recorded on March 26, 2004, in the Berks County Recorder of Deeds

11/21/2024

Vol. 117, Issue 8

Office at Deed Book Volume 4024 at Page 766, granted and conveyed unto Rob M. Blessing and Crystal Blessing, husband and wife, and David Breneiser and Karen Breneiser, husband and wife. The said Karen Breneiser a/k/a Karen Louise Breneiser departed this life on or about March 13, 2012. Crystal Blessing is the Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, as reflected under File No. 0612-0986 filed with the Berks County Register of Wills. The said David Breneiser departed this life on or about March 1, 2017. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Debora A. Breneiser, Lori A. Pflum, and Tina M. Jones. Whereby operation of law, title vested in Rob M. Blessing a/k/a Rob Michael Blessing, Crystal Blessing, Individually and in her capacity as Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, Debora A. Breneiser, As Surviving Heir of David Breneiser, Deceased, Lori A. Pflum, As Surviving Heir of David Breneiser, Deceased, Tina M. Jones, As Surviving Heir of David Breneiser, Deceased, and Unknown Surviving Heirs of David Breneiser, Deceased.

Being Known as 908 Blue Gate Lane, Sinking Spring, PA 19608.

TAX PARCEL NO. 80438510453330

MAP PIN NO. 43851045330

ACCOUNT NO. 80460085

TO BE SOLD AS THE PROPERTY OF
Rob M. Blessing and Crystal Blessing

Docket No: 24-01885

Judgment Amount: \$152,079.92

Attorney for Plaintiff: Orlans PC

ALL THAT CERTAIN parcel of land with the building thereon, located on the Southwest side of Apple Street (50 feet wide), situated in the Borough of Boyertown, Berks County, Pennsylvania, described according to a Plan and Survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 643-1B, dated 1/22/1976.

BOUNDED on the Northeast by Apple Street, on the Southeast by land of Earl R. and Emma M. Tyson, on the Southwest by a 20 feet wide alley (not open), and on the Northwest by Lot No. 2 on the above mentioned Plan (other land of Pau-Rand Builders), being more fully described as follows:

BEGINNING at an iron pipe found, a corner of this and the land of Earl R. and Emma M. Tyson, being on the Southwest right of way line of Apple Street; thence from the point of beginning, along the land of Earl R. and Emma M. Tyson, being on the Southwest right of way of Apple Street, along the land of Earl R. and Emma M. Tyson, South 58 degrees 06 minutes West 180.61 feet to an iron pin found, a corner of this and on the Northeast side of a 20 feet wide alley; thence along the Northeast side of a 20 feet wide alley

(not open), North 36 degrees 06 minutes West 30.08 feet to a point, a corner of this and Lot No. 2 on the above mentioned Plan (other land of Pau-Rand Builders); thence along Lot No. 2, North 58 degrees 06 minutes East 182.81 feet to a point on the Southwest right of way line of Apple Street, the line passing through a party wall; thence along the Southwest right of way line of Apple Street, South 31 degrees 54 minutes East 30.00 feet to the point of BEGINNING.

SUBJECT TO a certain 10 feet by 30 feet driveway easement to be granted to Earl R. Tyson and Emma M. Tyson, his wife, for the purpose of vehicular passage to their adjacent property, being measured 30 feet along the property line between the above described tract and the land of Earl R. and Emma M. Tyson and 10 feet along the 20 feet wide alley to the West of the above described property.

BEING THE SAME PREMISES WHICH JARED A. RHOADS and TARA K. LEVENGOOD, by Deed dated 4/23/2010 and recorded 5/19/2010 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2010018842, granted and conveyed unto JARED A. RHOADS.

TITLE TO SAID PREMISES VESTED IN Shane D. Iman and Elizabeth Haines, by Deed from Jared A. Rhoads, dated January 13, 2017, recorded January 20, 2017, as Instrument number 2017002552 TO BE SOLD AS THE PROPERTY OF: Shane D. Iman and Elizabeth Haines

Prothonotary # 24-02105

Judgment: \$83,070.26

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 09531718226052

Parcel "A"

ALL THAT CERTAIN tract of ground together with the improvements erected thereon, being 310 North Fourteenth Street, in the City of Reading, Berks County, Pennsylvania, being Lot 4 in accordance with a survey dated February 28, 1947, made by A.G. Newbold, P.E. and bounded and described as follows:

BEGINNING at a point in the Westerly boundary line of North Fourteenth Street, being 100 feet North of the Northerly boundary of Elm Street; thence by the Westerly boundary line of North Fourteenth Street, South 23.23 feet to a point; thence by Lot 3 and passing through a party wall of a dwelling, South 89 degrees 59 minutes West, 110.00 feet to a point; thence by the Southerly side of a 10-foot wide alley, North 23.23 feet to a point; thence by the Southerly side of a 10-foot wide alley, North 89 degrees 59 minutes East, 110.00 feet to the place of BEGINNING.

SUBJECT TO an easement for a sewer main right-of-way, said right-of-way being 10 feet wide, the center line of said right-of-way being 42 feet East of and parallel to the Westerly boundary line of the above described lot.

11/21/2024

Parcel "B"

ALL THAT CERTAIN tract of land being the bed of a 10-foot wide alley as shown on a plan dated February 28, 1974, prepared by A.G. Newbold, P.E., and located in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Westerly boundary line of North Fourteenth Street, being 100 feet North of the Northerly boundary line of Elm Street; thence from said point of beginning and running along the Northerly line of Lot 4 described above, South 89 degrees 59 minutes West, 110 feet to a 10-foot wide alley; thence running along the Easterly line of said 10-foot wide alley in a Northerly direction, the distance of 10 feet to a point in line of Lot 5; thence running along the Southerly line of Lot 5, North 89 degrees 59 minutes East, 110 feet to a point on the Westerly side of North Fourteenth Street;

Being known as: 310 NORTH 14TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Sable P. Chandler by deed from Maggie's R/E Investments, LLC dated June 26, 2014 and recorded June 30, 2014 in Instrument Number 2014020843.

TO BE SOLD AS THE PROPERTY OF SABLE P. CHANDLER

Docket #24-05069

Judgment Amount: \$47,318.83

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Long Legal: All That Certain Parcel or Tract of Land Situate in the Borough of Womelsdorf, County of Berks, Commonwealth of Pennsylvania and being the same real property conveyed to Larry L. Kahl by Deed on 07/22/1993 in Book 2444 Page 450 among the Official Records of Berks County, Commonwealth of Pennsylvania. Said Deed Reference Made Herein for a more full description.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN lot or piece of ground with the Westerly half of a double-frame dwelling house thereon erected, situate on the South side of and being No. 226 Franklin Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Franklin Street; thence through the middle of a double-frame dwelling house Southwardly one hundred fifty-nine feet (159') to the middle of a ten feet (10') wide alley; thence along the middle of said alley Westwardly fourteen feet (14') to property now or late of Lavino Refractories Company; thence along the same Northwardly one hundred fifty nine feet (159') to said Franklin Street; thence Eastwardly along Franklin Street fourteen feet (14') to the place of beginning.

CONTAINING in front on said Franklin Street

Vol. 117, Issue 8

fourteen feet (14') and in depth one hundred fifty-nine feet (159'), more or less.

Thereon erected a dwelling house known as:

226 West Franklin Street

Womelsdorf, PA 19567

Tax Parcel #95433707593626

Account: 95013100

See Deed Book 2444, Page 450

Sold as the property of:

The Unknown Heirs of LARRY L. KAHL
AKA LARRY KAHL, Deceased

Case Number: 24-10081

Judgment Amount: \$128,975.53

Attorney: Jill M. Fein, Esquire

Property Address: 2 Irish Mountain Road,
Temple, PA 19560

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY SITUATED IN THE MUNICIPALITY OF ALSACE TOWNSHIP, COUNTY OF BERKS, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE ROAD LEADING FROM TEMPLE TO SHALTER'S CHURCH AND IN LINE OF LANDS OF EDWARD FILBERT; THENCE BY THE SAME, NORTH 04 DEGREES EAST, 144 FEET TO A STAKE; THENCE BY LANDS OF BENJAMIN KOCHAN NORTH 75 DEGREES WEST, 231 FEET TO THE MIDDLE OF A ROAD LEADING FROM BECKMAN'S TO BLANDON; THENCE IN AND BY THE SAME SOUTH 16 DEGREES WEST 134 FEET TO THE MIDDLE OF THE FIRST MENTIONED ROAD; AND THENCE IN ALONG SAID ROAD SOUTH 83 DEGREES EAST 269 FEET TO THE PLACE OF BEGINNING

BEING THE SAME PREMISES CONVEYED UNTO DERECK DAVIDHEISER, BY VIRTUE OF DEED FROM THOMAS M. PENNOCK AND DIANE L. PENNOCK, HUSBAND AND WIFE, DATED JUNE 7, 2016, RECORDED JUNE 27, 2016, IN INSTRUMENT: 2016021414
PIN: 22532901079888

To Be Sold As The Property Of: Dereck Davidheiser

Docket #24-10450

Judgment Amount: \$182,521.11

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN two Purparts, situate on the South side of a public road leading from West Leesport to Reeser's Mill, in the Village of West Leesport, Leesport Borough (formerly Bern Township), County of Berks and State of Pennsylvania, bounded and described as follows:

PURPART NO. 1

ALL THAT CERTAIN two-story brick

11/21/2024

Vol. 117, Issue 8

dwelling house and lot or piece of ground upon which the same is erected:

BEGINNING on the South side of said public road at a post along said road South 57 degrees West 48 feet 6 inches to a stake; thence along other lands now or late of Esther R. Richard, Southward 32 feet 4 inches; thence along the same in a Southerly direction 79' to a stake along a ten feet wide alley; thence along said alley North 75 degrees 45 minutes East 61 feet 8 inches to a stake in line of lands now or late of James Marks; thence along lands now or late of the said James Marks North 22 degrees West 123' to a stake; thence along the same North 32 degrees West 44 feet 6 inches to the place of beginning.

CONTAINING 28 perches, more or less.

PURPART NO. 2

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected:

BEGINNING at a point in line of property now or late of Henry W. Tobias; thence along same North 14 -1/4 degrees West 79' to a point; thence Northward 32 feet 4 inches; thence along the said property above described Northward 37 feet 6 inches; thence along the public road leading from West Leesport to Reeser's Mill South 57 degrees West 18 feet 6 inches to a point; thence South 14 -1/4 degrees East 143' to a stone; thence along a 10' wide alley North 75 -3/4 degrees East 34 feet 4 inches to a point, the place of beginning.

ALSO a triangle of land lying contiguous and bounded as follows: North 20 degrees West 32.2'; thence along land late of Henry W. Tobias above described as No. 1, South 31 degrees East 16' to a point; thence by same South 10 degrees East 16 feet 6 inches to the place of beginning.

Thereon erected a dwelling house known as:

268 Main Street

Leesport, PA 19533

Tax Parcel #92449007581600

Account: 92007622

See Deed Instrument No: 2018009533

Sold as the property of:

CRYSTAL L. MORAN and CHRISTOPHER R. MORAN

Case Number: 24-10663

Judgment Amount: \$120,050.28

Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land together with the dwelling and other improvements thereon erected situate on the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side of a seventeen foot (17') wide driveway leading to Township road T-315 said iron pin being also the northwesterly corner of lands of John Swisher; thence leaving the said driveway

and along said lands of John Swisher South 03 degrees 08 minutes East five hundred thirty-eight and seven six hundredths feet (538.76') to an iron pin in line of lands now or formerly of Mohn and Custer; thence along said lands now or formerly of Mohn and Custer North 61 degrees 57 minutes 50 seconds West six hundred fifty and eight tenths feet (650.80') to an iron pin; thence along lands now or late of Phillip Swisher the following five courses and distances namely, (1) North 75 degrees 05 minutes East two hundred eighty-three and one hundredths feet (238.01') to an iron pin; (2) South 70 degrees 90 minutes East one hundred thirty-nine and nine tenths feet (139.9') to an iron pin; (3) North 50 degrees 04 minutes East eighty-one feet (81.0') to an iron pin; (4) 73 degrees 48 minutes East one hundred sixty feet (160') to an iron pin in the southerly side of the aforementioned driveway leading to Township Road T-315; thence along the southerly side of said driveway; (5) South 88 degrees East thirty-nine and three tenths feet (39.3') to the iron pin the point or place of beginning.

CONTAINING 2.79 Acres, more or less.

BEING the same premises which Wayne D. Swisher and Cora H. Swisher, husband and wife, by Deed dated 11/21/2002 and recorded 11/21/2002 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3646, Page 1530, and Instrument Number 78612, granted and conveyed unto Joseph E. Swisher, in fee.

Tax Parcel: 34-4384-03-10-1529

Premises Being: 20 Charcoal Ln, Mohnton, PA 19540

To be sold as Property of: Joseph E. Swisher

Case Number: 24 11224

Judgment Amount: \$105,402.83

Attorney for Plaintiff: Orlans PC

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the East side of North Thirteen Street, being House No. 259 North Thirteenth Street between Walnut and Elm Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the West by North 13th Street; On the South by House No. 257 North 13th Street, on the West by a 10 feet wide alley, on the North by property No. 261 North 13th Street.

CONTAINING in front or width along North 11th Street 14 feet and in length or depth of equal width 105 feet to said 10 feet wide alley.

Tax ID / Parcel No. Parcel No. 09531770212880, PIN 5317-70-21-2880, Acct No. 09-202100

Being the same premises which Elmer F. Buehler, Jr. and George K. Myers, Jr., individually and as executor of the estate of

11/21/2024

Vol. 117, Issue 8

George K. Myers, Sr. Elmer F. Buehler, Jr, by his attorney in fact George K. Myers, Jr., by Deed dated June 30, 2003 and recorded August 6, 2003 in Berks County in Record Book 3829 Page 1614 conveyed unto Michael Decareau, in fee.

Being the same premises which Michael Decareau by Deed dated October 28, 2022 and recorded October 31, 2022 in Berks County as Instrument No. 2022042785 conveyed unto Roughneck Realty LLC, a Delaware Limited Liability Company, in fee.

TITLE TO SAID PREMISES VESTED IN Roughnecks Realty LLC, by Deed from Michael Decareau, dated October 28, 2022, recorded October 31, 2022, as Instrument # 2022042785.

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

No. 24-12386

Judgment: \$234,445.47

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described according to the Final Plan of "Yoder Twin", drawn by Aston Surveying/Engineers, Inc., dated 6/13/2000 and last revised 12/18/2000 and recorded in Plan Book Volume 248, page 31, Berks County Records, as follows, to wit:

BEGINNING at a point along the Southerly right of way line of Third Street, a corner in common with Lot #2; thence along same South 46 degrees 07 minutes 33 seconds West, passing through a party wall a distance of 160.00 feet to a point marked by an iron pin on the Northerly side of a 20 feet wide alley; thence along same North 43 degrees 52 minutes 27 seconds West, a distance of 31.25 feet to a point marked by an iron pin, a corner in common with property now or late of Paul F. and Frances Y. Rhodes; thence along same North 46 degrees 07 minutes 33 seconds East, a distance of 160.00 feet to a point marked by an iron pin along the Southerly right of way line of Third Street; thence along same South 43 degrees 52 minutes 27 seconds East, a distance of 31.25 feet to the point and place of beginning.

BEING Lot #1 on the above mentioned plan.

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

TAX PARCEL NO. 33538608995880

MAP PIN NO. 5386089995880

ACCOUNT NO. 33000106

TO BE SOLD AS THE PROPERTY OF

Christopher K. Davidheiser and Margo E. Davidheiser

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 3, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ACTION IN DIVORCE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-12735
DIVORCE

NIRMA TOORA, Plaintiff

vs.

BERNADETTE D. TOORA, Defendant

NOTICE

To: **BERNADETTE D. TOORA**

Plaintiff, Nirma Toora, through his attorney, Mark E. Zimmer, Esquire of Mogel, Speidel, Bobb & Kershner, P.C. has filed a Complaint in Divorce and an Affidavit Under 3301(d) of the Divorce Code with attached Counter-Affidavit and a Notice of Intention to Withdraw Claim for Equitable Distribution against you.

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. 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 NOTICE 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, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

11/21/2024

Vol. 117, Issue 8

Lawyer Referral Service
Berks County Bar Association
544 Court Street
Reading, PA 19601
610-375-4591

MOGEL SPEIDEL BOBB & KERSHNER
By: Mark E. Zimmer, Esquire
Attorney I.D. #87430
520 Walnut Street
Reading, PA 19601
610-376-1515

AUDIT LIST

First 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 3, 2024**) 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 4, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

COOPER, LYDIA MARIE A/K/A COOPER,
LYDIA M. - Ronald L. Cooper, Exr., Rebecca
Batdorf Stone, Esq.

GERHART, MARGARET G. - Marian
Gerhart, Extx., Elizabeth Roberts Fiorini, Esq.

KUHN, DANIEL F., JR. - James E. Kuhn,
Exr., Jonathan B. Batdorf, Esq.

NACHURSKI, RICKY ALLEN, SR., -
Kimberly A. Wunsch, Extx., Scott G. Hoh, Esq.

NIELSEN, ANDREA M. A/K/A NIELSEN,
ANDREA MARTHA MARIE - Karin M. Burkner,
Extx., Eugene Orlando, Jr., Esq.

ROSARIO, ARISTOFANES, JR. - Latisha B.
Schuenemann, Admx., Frederick M. Nice, Esq.

Last day for filing Accounts for January 2025
is December 3, 2024.

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

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State in Harrisburg, on November 1, 2024, for **JMS Custom Homes, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Jonathan B. Batdorf, Esq.
317 E. Lancaster Avenue
Shillington, PA 19607

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 24-04651

Notice of Action in Mortgage Foreclosure

U.S. Bank Trust National Association, not in
its individual capacity but solely as owner trustee
for RCAF Acquisition Trust, Plaintiff
vs.

Holly B. James, Known Surviving Heir of
Paulette A. James, Hope M. James a/k/a Hope M.
Distasio, Known Surviving Heir of Paulette A.
James, Rachel D. James, Known Surviving Heir
of Paulette A. James, L. Eric James II a/k/a Lance
E. James II, Known Surviving Heir of Paulette A.
James, and Unknown Surviving Heirs of Paulette
A. James, Defendants

**TO: Unknown Surviving Heirs of Paulette
A. James.**

Premises subject to foreclosure: 26 South
Herbein Dr, Tipton, Pennsylvania 19562.

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. 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 notice 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, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

11/21/2024

Vol. 117, Issue 8

Lawyer Referral Service,
Berks County Bar Association,
544-546 Court Street,
www.berksbar.com,
Reading, Pennsylvania 19601,
(610) 375-4591.

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
1420 Walnut St., Ste. 1501,
Phila., PA 19102,
215-790-1010

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

First Publication

BRICKEL, JANE L., dec'd.

Late of 315 Mifflin Blvd.,
Borough of Shillington,
Cumru Township.
Executrix: MIRANDA ANGEL,
212 Muellers Circle, Apt. 1,
Statesville, NC 28265.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

CZARTORYNSKI, DEBRA A., dec'd.

Late of Robeson Township.
Administratrix: JULIANE FOX,
438 Kurtz Mill Rd.,
Mohnton, PA 19540.
ATTORNEY: MISTY A. TOOTHMAN, ESQ.,
TWIN VALLEY LAW, PLLC,
P.O. Box 235,
Elverson, PA 19520

DANENHOWER, MARY E., dec'd.

Late of Maidencreek Township.
Executors: GENE L. DANENHOWER and
DIANE L. REITNOUER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

EVANS, JOAN R., dec'd.

Late of Borough of Wyomissing.
Executor: THOMAS EVANS.
c/o ATTORNEY: MATTHEW A. GROSH,
ESQ.,
MAY HERR & GROSH, LLP,
234 North Duke Street,
Lancaster, PA 17602

HOSTER, WILLIAM H., dec'd.

Late of 422 Jungle Rd.,
Borough of Bernville.
Executor: ALLEN R. BLANKENBILLER,
1060 N. Boundary Rd.,
Bernville, PA 19506.

HYLAND, PATRICIA A., dec'd.

Late of Pheasant Run N.,
City of Reading.
Administrator: TRICIA COSS,
4649 Pheasant Run N.,
Reading, PA 19606.
ATTORNEY: SUSAN K. QUIRITS, ESQ.,
105 S. Kelly Dr.,
Birdsboro, PA 19508

KATSIGIANNIS, OLGA, dec'd.

Late of Borough of Sinking Spring.
Executor: NICK KATSIGIANNIS.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
606 North 5th Street,
Reading, PA 19601

LIGHTCAP, DAVID W., dec'd.

Late of 24 Dietrich Valley Rd.,
Greenwich Township.
Executrix: SABILLA A. LIGHTCAP,
24 Dietrich Valley Rd.,
P.O. Box 8,
Kutztown, PA 19530.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530

MELCHER, JOSEPH B., dec'd.

Late of 102 N. Church St.,
Borough of Bally.
Executrix: ROSANNE KULP.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

MERRITT, HOWARD M., dec'd.

Late of Washington Township.
Executrix: KENDY MERRITT.
c/o ATTORNEY: MARY C. CROCKER, ESQ.,
CROCKER & CROCKER, P.C.,
1296 East High Street,
Pottstown, PA 19464

MESSNER, MARY J., dec'd.

Late of Brecknock Township.
Executor: WILLIAM F. JORDAN,
56 Woodmyre Lane,
Enola, PA 17025.
ATTORNEY: FREDERICK M. NICE, ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

MICHAEL, JEFFREY J., dec'd.

Late of 2844 Welsh Rd.,
Cumru Township.
Administratrix: JOLENE A. MICHAEL,
2844 Welsh Rd.,
Mohnton, PA 19540.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

11/21/2024

Vol. 117, Issue 8

NELSON, CRAIG T., dec'd.

Late of 1405 Durwood Dr.,
Spring Township.
Executrix: HOLLY M. SCHWARTZ,
335 Rich Hill Rd.,
Quakertown, PA 18951.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

STAUFFER, MARGARET M., dec'd.

Late of Washington Township.
Executors: DANIEL A. STAUFFER and
MICHAEL A. STAUFFER.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

YAPSUGA, NOEL S., dec'd.

Late of Amity Township.
Executrices: TAMMY LAMONTAGNE and
ALICIA A. DAUBLE.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

Second Publication**BEANE, PATRICIA R., dec'd.**

Late of 9 Colin Court,
City of Reading.
Executors: DAVID R. BEANE,
1553 Mineral Spring Rd.,
Reading, PA 19602 and
DAWN BARZD,
454 Pennsylvania Ave.,
Reading, PA 19606.
c/o ATTORNEY: DAVID R. BEANE, ESQ.,
BEANE, LLC,
606 N. Fifth St.,
P.O. Box 1339,
Reading, PA 19603

BROWN, ANNE E., dec'd.

Late of North 4th St.,
Borough of Bally.
Executors: DIANNA C. BOGERT and
ERIC C. BROWN.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

BURKERT, ARLENE M., dec'd.

Late of Maiden creek Township.
Executor: ERIC R. BURKERT.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

CHEESEMAN, CHARLES H. also known as**CHEESEMAN, CHARLES HENRY, dec'd.**

Late of 220 N. 4th Ave.,
Borough of West Reading.
Administrator: LOUIS CHEESEMAN,
645 North 6th St.,
Reading, PA 19601.
ATTORNEY: MATTHEW A. BOLE, ESQ.,
FIFIK LAW GROUP, P.C.
661 Andersen Dr.,
Foster Plaza 7, Suite 315,
Pittsburgh, PA 15220

COPELAND, JR., WILLIE BEN, dec'd.

Late of City of Reading.
Administratrix: WANDA COPELAND,
1046 Muhlenberg St.,
Reading, PA 19602.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

DONNE, MARGARET M., dec'd.

Late of Tilden Township.
Executrix: SUSAN J. MILLER,
12 N. 3rd St.,
Hamburg, PA 19526.
c/o ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GIORGIO, TINDARO, dec'd.

Late of Cumru Township.
Executrix: LINDA L. GIORGIO.
c/o ATTORNEY: J. WILLIAM WIDING,
III, ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

GRAEFF, JOEL C., dec'd.

Late of 146 Normal Ave.,
Borough of Kutztown.
Administratrix: ELAINE L. GRAEFF,
112 Arbor Dr.,
Myerstown, PA 17067.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

HARTMAN, MARY A., dec'd.

Late of Borough of Laureldale.
Executrix: LINDA A. CHRISTEL.
c/o ATTORNEY: CRAIG A. HATCH, ESQ.,
HALBRUNER, HATCH & GUISE, LLP,
3435 Market St.,
Camp Hill, PA 17011

11/21/2024

Vol. 117, Issue 8

HOFMANN, PATRICIA ANN also known as WALLACE, PATRICIA ANN and HOFMANN, PATRICIA F.W., dec'd.

Late of 2130 N. 17th St.,
Muhlenberg Township.
Executor: BERNARD M. HOFMANN,
2130 N. 17th St.,
Reading, PA 19604.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LENGEL, JEROME K., dec'd.

Late of Spring Township.
Executrices: AMY M. HEIM and
LORI K. RHOADES.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

MAIER, WALTER J. also known as MAIER, WALTER JOHN, dec'd.

Late of Cumru Township.
Executrix: ELIZABETH K. MCCURLEY.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

MARTIN, MARIANNE B. also known as MARTIN, MARIANNE BARBARA, dec'd.

Late of 200 Beta Circle,
South Heidelberg Township.
Executrix: MARGO RAUDENBUSH,
2114 Gring Dr.,
Wyomissing, PA 19610.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

MILLER, JUDITH A., dec'd.

Late of 2125 Elizabeth Ave.,
Borough of Laureldale.
Executrix: ELAINE STRAUSE,
115 S. Cedar Hollow Rd.,
Paoli, PA 19301.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

MOHN, MARY E., dec'd.

Late of 224 East 4th St.,
Executor: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

MORGAN, TODD K., dec'd.

Late of Robeson Township.
Administratrix, C.T.A.: NICOLE SOHNS.
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

MOYER, ANNA R., dec'd.

Late of Borough of Boyertown.
Executors: BRUCE L. MOYER,
534 Landis Store Rd.,
Boyertown, PA 19512 and
NEAL E. MOYER,
19 Mountain Mary Rd.,
Boyertown, PA 19512.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MULLARKEY, LAURA E., dec'd.

Late of 425 Buttonwood St.,
Borough of West Reading.
Administrator: DENNIS A. MULLARKEY,
JR.,
3508 Earl St.,
Laureldale, PA 19605.
ATTORNEY: MATTHEW A. BOLE, ESQ.,
FIFLIK LAW GROUP, P.C.,
661 Andersen Dr.,
Foster Plaza 7, Suite 315,
Pittsburgh, PA 15220

SPERAT, ZELMA, dec'd.

Late of Amity Township.
Administrator: DAVID P. SPERAT.
c/o ATTORNEY: JESSICA R. GRATER,
ESQ.,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

TAYLOR, DONALD EDGAR, dec'd.

Late of 199 West Chestnut St.,
Borough of Bechtelsville.
Administratrix: KATIE VAZQUEZ,
199 West Chestnut St.,
Bechtelsville, PA 19505.
ATTORNEY: MICHAEL J. SHERIDAN,
ESQ.,
940 W. Valley Rd., Suite 1601,
Wayne, PA 19087

WHITE, ROSE M., dec'd.

Late of Exeter Township.
Executor: JEFFREY BASCELLI.
c/o ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

WIEDER, DOUGLAS R., dec'd.

Late of 205 Montrose Blvd.,
Cumru Township.
Executrices: DEBRA L. BRENDEN,
211 Tremont Ave.,
Reading, PA 19607 and
PATRICIA A. SWANGER,
334 Beech Rd.,
Mohnton, PA 19540.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

11/21/2024

Vol. 117, Issue 8

YACKERA, CURTIS W. also known as**YACKERA, CURTIS, dec'd.**

Late of 809 Hill Rd.,
 South Heidelberg Township.
 Executrix: LISA HRICO,
 809 Hill Rd.,
 Wernersville, PA 19565.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

ZETTEMAYER, ROBERT, dec'd.

Late of 2900 Lawn Terrace,
 Muhlenberg Township.
 Executors: LYNN C. ZETTEMAYER,
 109 W. Chelton Rd., #2,
 Brookhaven, PA 19015 and
 WILLIAM R. ZETTEMAYER,
 48 Gernants Church Rd.,
 Leesport, PA 19533.
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

Third and Final Publication**ANTONUCCI, JUNE E., dec'd.**

Late of 104 Hammond St.,
 Maidencreek Township.
 Executrix: JUDY A. WILLINGHAM,
 104 Hammond St.,
 Blandon, PA 19510.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

BAILEY, NAOMI RUTH, dec'd.

Late of 27 Timothy Dr.,
 Borough of Fleetwood.
 Executor: ANDREW YOB.
 c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

BAUSHER, RICHARD R., dec'd.

Late of 403 Ontelaunee Dr.,
 Ontelaunee Township.
 Executrix: DONNA R. ROHRBACH,
 104 East Keller St.,
 Topton, PA 19562.
 ATTORNEY: MAHLON J. BOYER, ESQ.,
 BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

BEAVER, JOAN E., dec'd.

Late of 1637 Sherwood Rd.,
 Spring Township.
 Executor: DOUGLAS G. CARREY-
 BEAVER.
 c/o ATTORNEY: WILLIAM R. BLUMER, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

CERNIGLIA, SALVATORE J., dec'd.

Late of Cumru Township.
 Administratrix: MARIA EBERT,
 2775 Oakhurst Dr.,
 Center Valley, PA 18034.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

COOLEY, NATHAN, dec'd.

Late of City of Reading.
 Executors: LESLIE R. COOK and
 LESLIE L. COOK.
 c/o ATTORNEY: JAY W. WALDMAN, ESQ.,
 WALDMAN LAW GROUP, P.C.,
 501 N. Park Road,
 Wyomissing, PA 19610

DELONG, JAMES W., dec'd.

Late of Longswamp Township.
 Executrix: LISA S. KIEKE,
 206 Spring View Dr.,
 Douglassville, PA 19518.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

DELONG, KENNETH N., dec'd.

Late of Borough of Lenhartsville.
 Executor: ROBERT J. DELONG,
 145 N. Fifth St.,
 Hamburg, PA 19526.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

FEGLEY, SHIRLEY E., dec'd.

Late of Rockland Township.
 Executors: KERRY R. FEGLEY and
 KIMBERLY R. MILLER.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

GYOMBER, CAROLA A., dec'd.

Late of 21 Fairlane Rd.,
 Exeter Township.
 Executor: GEORGE J. GYOMBER,
 200 West Erie Drive,
 Ft. Pierce, FL 34946

HERNANDEZ, ANA D., dec'd.

Late of 1 South Home Ave.,
 Borough of Topton.
 Administrator: RUBEN ACEVEDO,
 904 Kenhorst Blvd.,
 Reading, PA 19611.
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

KROUSE, PATRICIA A., dec'd.

Late of City of Reading.
 Executors: ELLEN R. SOKOLOVICH and
 DOUGLAS D. KROUSE.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

11/21/2024

Vol. 117, Issue 8

KULP, NANCY A., dec'd.

Late of 232 Somerset St.,
Borough of Fleetwood.
Executor: GERALD S. KULP,
232 Somerset St.,
Fleetwood, PA 19522.
ATTORNEY: MATTHEW FESSLER, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

LERCH, LORRAINE, dec'd.

Late of 1115 Butler St.,
City of Reading.
Administrator: CLAYTON T. LERCH,
555 Fern Ave.,
Reading, PA 19611.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MENGEL, MADGE H., dec'd.

Late of Muhlenberg Township.
Executor: CRAIG A. MENGEL,
4008 Stoudt's Ferry Bridge Rd.,
Reading, PA 19605.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

PUWALSKI, STANLEY F., dec'd.

Late of 2000 Cambridge Ave., Apt. 108,
Borough of Wyomissing.
Executrix: SUSAN PUWALSKI MARSH.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

**RUTH, MARY JANE L. also known as
RUTH, MARY JANE LEONA, dec'd.**

Late of 1131 Broadway Blvd.,
Borough of Kenhorst.
Executor: RICHARD G. RUTH, JR.,
894 Maple Grove Rd.,
Mohnton, PA 19540.
ATTORNEY: JOHN M. STOTT, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

SANDS, WILLIAM R., dec'd.

Late of 85 Wyomissing Hills Blvd.,
Borough of Wyomissing.
Executor: BRADLEY W. SANDS,
1411 Pacific St.,
Santa Monica, CA 90405.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

SHAEFFER, ROBERT LEE, dec'd.

Late of City of Reading.
Administratrix: JUDY SHULTZ,
1425 Wayne St.,
Reading, PA 19601.
c/o ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

WEIDNER, JEAN E., dec'd.

Late of Borough of Fleetwood.
Executors: ALAN J. WEIDNER and
TROY D. WEIDNER.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

WOLF, NANCY JANE, dec'd.

Late of 767 Lincoln Rd.,
Borough of Birdsboro.
Executrix: VIRGINIA A. ANDERSON,
PO Box 1465,
Gillette, WY 82717.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WOLFE, STEVEN DAWSON, dec'd.

Late of Borough of Birdsboro.
Executrix: CYNTHIA L. SCHAEFFER,
658 Hill Rd.,
Wernersville, PA 19565.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

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:

Swaye Hopwood Digital Design with its principal place of business at 500 Plum Creek Rd., Leesport, PA 19533.

The name and address of the person owning or interested in said business is: Swaye Marie Hopwood, 500 Plum Creek Rd., Leesport, PA 19533.

The application was filed on October 16, 2024.

The Study Trail with its principal place of business at 114 Overlook Rd., Morgantown, PA 19543.

The name and address of the person owning or interested in said business is: Aaron Holroyd, 114 Overlook Rd., Morgantown, PA 19543.

The application was filed on October 15, 2024.

Titan Growth Strategies with its principal place of business at 539 E. 4th St., Bernville, PA 19506.

The name and address of the person owning or interested in said business is: Evergreen Growth Strategies, 539 E. 4th St., Bernville, PA 19506.

The application was filed on September 16, 2024.

FOREIGN REGISTRATION

Notice is hereby given Kiss Applications Inc., a foreign corporation formed under the laws of the State of Delaware and with its principal office located at 201 Washington St, Ste 105, Reading, PA 19601, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/30/24, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Berks County.

TRUST NOTICES

Second Publication

**THE DOBBINS-ESPOSITO FAMILY
TRUST DATED JANUARY 21, 2022**

Wallace Manuel Dobbins, late of 27 Fox Glove Lane, Reading, PA, 19606, Berks County, PA

All persons having claims or demands against Wallace Manuel Dobbins, deceased, and/or The Dobbins-Esposito Family Trust dated January 21, 2022, as Amended, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Susan M. Esposito

27 Fox Glove Lane
Reading, PA 19606

Trustee's Attorney: Eugene Orlando, Esquire
Orlando Law Offices, PC

2901 St. Lawrence Ave., Suite 101
Reading, PA 19606

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