

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending November 7, 2025

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

BILLMAN, LAWRENCE - Risper, Demetra
Scott; 25 14907; Wesley A. Addington.
(JEG).

Abuse

ALMANZAR, JR, BALTAZAR MARTINEZ -
Torres, Abigail E Torres; 25 16331; A. Torres,
IPP. (TMB).

BAEZ, LUIS A - Guzman, Monica L; 25 16506;
M. Guzman, IPP. (TMB).

CAPIOTIS, MICHAEL C - Midgley, Candice
M; 25 16378; C. Midgley, IPP. (JDB).

CONCEPCION, JOSEPH MATOS - Ayala,
Alejandra Nicole Fernandez; 25 16372; A.
Ayala, IPP. (JDB).

DECARLO, KYLE JOSEPH - Vandi, Rose
Baindu; 25 16402; R. Vandi, IPP. (JMS).

GOCKLEY, BRUCE LAMAR - Bay, Christina
M; 25 16329; C. Bay, IPP. (JDB).

JEAN, VEN SHERMAN - Jean, Abbygail
I; 25 16490; A. Jean, IPP. (TMB).

KENNEDY, JOHN T - Zackson, Peter
J; 25 16425; P. Zackson, IPP. (TMB).

MORA, IRINEO MUNOZ - Loja, Rosa Isabel;
25 16492; R. Loja, IPP. (JDB).

MOYER, LEANNE - Murphy, Crystal L; 25
16330; C. Murphy, IPP. (JDB).

NEGRON, SAMUEL COLON - Serrano, Iris V
Garcia; 25 16401; I. Serrano, IPP. (JMS).

ODEN, ALEXYS M - Denny, Jennifer L, D, A
S; 25 16461; J. Denny, IPP. (TMB).

REIDINGER, EDWARD D - Reidinger, Karen
S; 25 16542; K. Reidinger, IPP. (JDB).

REIDINGER, EDWARD D - Reidinger,
Stephanie L; 25 16543; S. Reidinger, IPP.
(JDB).

SANCHEZ, DIANA G - Sanchez, Jr, Mario; 25
16459; M. Sanchez, IPP. (TMB).

SANCHEZ, JUAN ANGEL CHARICATA -
Gembe, Erica Tomas; 25 16420; E. Gembe,
IPP. (JMS).

SETTLE, JAMES H - Kohl, Julie A; 25 16423;
J. Kohl, IPP. (JMS).

SOLIMAN, MOHAMED - Ruppert, Cassandra;
25 16540; C. Ruppert, IPP. (JDB).

STERNER, JACOB MICHAEL - Rubright,
Breanna Ann; 25 16479; B. Rubright,
IPP. (TMB).

THOMAS, TRAVIS - Maher, Donald E; 25
16327; D. Maher, IPP. (JDB).

Assessment Appeal

BERKS COUNTY BOARD OF ASSESSMENT,
BERKS COUNTY, WYOMISSING
BOROUGH, WILSON SCHOOL DISTRICT
- Prp Wyomissing LLC; 25 16498;
Christopher H. Peifer. (SEL).

BERKS COUNTY BOARD OF ASSESSMENT,
BERKS COUNTY, WYOMISSING
BOROUGH, WILSON SCHOOL DISTRICT
- Prp Wyomissing LLC; 25 16529;
Christopher H. Peifer. (SEL).

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BERKS COUNTY BOARD OF
ASSESSMENT, BERKS COUNTY,
WYOMISSING BOROUGH, WILSON
SCHOOL DISTRICT - Prp Wyomissing
LLC; 25 16606; Christopher H. Peifer.
(SEL).

Complaint

MORRISON, REGINA - Berks Counseling
Center Inc; 25 15196; Benjamin J. Lewis.

Contract - Debt Collection: Credit Card

BOYER, ERIC - American Express National
Bank; 25 16450; Alexander Fink. (JEG).

FEKELMAN, JAMES L - Citibank N
A; 25 16484; Michael J. Dougherty. (MSF).

HANCOCK, MARLIN - Bank Of America N
A; 25 16532; Jonathan P. Cawley. (JBN).

HUBLER, STEPHANIE - Citibank N
A; 25 16452; Michael J. Dougherty. (JEG).

KELLER, JAMES - JPMorgan Chase Bank N
A; 25 16476; Ian M. Lauer. (JBN).

LAZO, MARITZA, READING MEDICAL
IMAGING CENTER INC - American
Express Bank; 25 16536; EJ Sharif. (JBN).

MILLER, JESSE - Bank Of America,
N.a.; 25 16568; Jonathan P. Cawley. (MSF).

MITCHELL, JR, MICHAEL - American
Express Bank, American Express Bank; 25
16447; Christopher D. Penco. (JBN).

ONEILL, TIMOTHY M - JPMorgan Chase
Bank N A; 25 16456; Ian M. Lauer. (JBN).

PADASAK, TYLER - American Express
National Bank; 25 16488; Amy F.
Doyle. (JEG).

PAWLING, PHOEBE - Lvnv Funding LLC; 25
16444; Thomas J. Nolan. (JEG).

PERRI, JUDY M - Discover Bank,
Discover Bank; 25 16549; Christopher D.
Penco. (MSF).

PICHARDO, RAPHIEL JOSE - First
Commonwealth Federal Credit
Union; 25 16483; Michael R.
Nesfeder. (JEG).

RANDALL, TABITHA - American Express
National Bank; 25 16422; Alexander Fink.
(JEG).

RANDAZZO, VALERIE ANN - First
Commonwealth Federal Credit
Union; 25 16463; Michael R.
Nesfeder. (JEG).

SEGURA, DAYSI X - Citibank N A; 25 16426;
Nicholas Deenis. (MSF).

SEIDEL, ZACHERY - Citibank N
A; 25 16485; Michael J. Dougherty. (JBN).

STEMPLE, DOUG - JPMorgan Chase Bank N
A; 25 16501; Lewis C. Trauffer. (JEG).

THOMAS, MELISSA A - Citibank N
A; 25 16448; Nicholas Deenis. (JEG).

TYLER, CARMEN M - JPMorgan Chase Bank
N A; 25 16500; Ian M. Lauer. (JBN).

WHITE, WILLIAM, CHIP & GARY REAL
ESTATE HOLDINGS LLC - American
Express National Bank; 25 16509;
Alexander Fink. (JBN).

Contract - Debt Collection: Other

CABRERA, WILLIAM SALVADOR
GONZALEZ - First Commonwealth
Federal Credit Union; 25 16482; Michael R.
Nesfeder. (JBN).

FOX, KIMBERLY - Velocity Investments LLC;
25 16594; Demetrios H. Tsarouhis. (JEG).

GUZMAN, SHERRY LEE, GUZMAN,
FREDDIE DEJESUS - Forsythe Finance
LLC; 25 16449; Demetrios H. Tsarouhis.
(MSF).

MYERS, BRITTANY L - Ford Motor Credit
Company LLC; 25 16499; Paul J. Klemm.
(JBN).

TRADER, JAMES - Lvnv Funding LLC; 25
16421; Thomas J. Nolan. (JBN).

WILSON, MIRANDA L - Cks Prime
Investments LLC; 25 16535; Demetrios H.
Tsarouhis. (MSF).

Contract - Other

BICKELMAN, ROBERT, BICKELMAN,
PAULA, FIND SOLUTIONS PROPERTIES
LLC - Gh Remodelers Inc; 25 16508; Cheryl
J. Allerton. (MSF).

DOMINGUEZ, KARLA - Student Loan
Solutions LLC; 25 16473; Andrew Sklar.
(MSF).

FCA US LLC - Fidelity Technologies
Corp; 25 16469; Robert M. Silverman. (JEG).

GOMEZ-LOPEZ, EFRAIN, RIVERA-
TORRES, MIRIAM E - Forsythe Finance
LLC; 25 16443; Demetrios H. Tsarouhis.
(JBN).

LOS AMIGOS LLC, RODRIGUEZ, JOSE
ORTIZ - Reading Real Property Enterprises
LLC; 25 16481; Joshua M. Link. (MSF).

SANTOS, ALYSSA GRACE - First
Commonwealth Federal Credit
Union; 25 16446; Michael R.
Nesfeder. (MSF).

VALDEZ, WANDY JOSE RODRIGUEZ
- First Commonwealth Federal
Credit Union; 25 16544; Michael R.
Nesfeder. (JEG).

Custody

DUNN (MILAS), TINA - Milas,
Christopher; 25 16382; C. Milas, IPP. (SEL).

ELLIS, D'IJAE - Whittaker, Hanneil; 25 16468;
Joseph T. Bambrick Jr. (TMB).

GILBERT, CHASE - Landis, Lauren; 25 16460;
L. Landis, IPP. (TMB).

GRIM, MONICA - Nonnemacher, James; 25
16464; J. Nonnemacher, IPP. (JMS).

MOYER, AMANDA - Nunez,
Robert; 25 16379; R. Nunez, IPP. (TMB).

RIO, NIKAUROS - Ramirez-Contreras, Edwin;
Joseph A. Guillama. (TMB).

RODRIGUEZ, CINTHIA - Lozada,
Jaime; 25 16373; Courtney A. Hahn. (TMB).

STEWART, GAVIN M - Stewart, Rachel M; 25
16505; Timothy B. Bitler Jr. (TMB).

TANNER, CURTIS - Lopez, Selena; 25 16414;
S. Lopez, IPP. (JMS).

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VILLAFANE-VEGA, NAIHOMY -

Matos, Orlando; 25 16457; Joseph A.

Guillama. (TMB).

ZAHM, III, RONALD - Wittich, Paige; 25

16533; Roarke Aston. (TMB).

Divorce

BENNER, RYAN - Benner,

Alexandra; 25 16345; A. Benner,

IPP. (TMB).

BERGER, JASON - Beaver, Maria; 25 16504;

Bernard Mendelsohn. (TMB).

CARPENTER, ANN - Carpenter,

Patrick; 25 16445; Julie J.

Marburger. (TMB).

EARLEY, JOHN ROBERT - Earley, Audrey,

Jackson, Audrey; 25 16404; A. Earley, IPP.

(TMB).

EIDLE, JESSICA - Eidle, Tony E; 25 16503;

Jeffrey R. Boyd. (TMB).

ESPINOZA, MIGUEL A - Espinoza, Joana R;

25 1647; J. Espinoza, IPP. (JEG).

GBOW, BAINDU - Dover, Vandi; 25 16597;

David S. Sobotka. (SEL).

GRAY, STACY - Gray, Marcia; 25 16472;

Rebecca L. Bell. (TMB).

MILLER, LISA R - Miller, Ted R; 25 16531;

Frederick R. Mogel. (TMB).

MORARU, COSMIN - Moraru,

Kara; 25 16547; Sara R. Haines

Clipp. (TMB).

NEVAREZ, KIAMANI RAMIYAH - Carrasco,

Fembert Slaymert Miranda; 25 16442; F.

Carrasco, IPP. (TMB).

PAYANO, JUAN A - Payano, Jennifer

R; 25 16328; J. Payano, IPP. (SEL).

QUIER, JONATHAN M - Quier, Meghan N; 25

16434; Cheryl A. Rowe. (JMS).

RAY, HEATHER MARIE, SCHMIDT,

HEATHER MARIE - Ray, Jr, William Scott;

25 16478; W. Ray, IPP. (TMB).

RODRIGUEZ, JASMINE - Rodriguez,

Emily; 25 16596; Bernard

Mendelsohn. (TMB).

RODRIGUEZ, RIGOBERTO BELLO -

Ceballos, Ybelice Diaz; 25 16470; Bernard

Mendelsohn. (JEG).

ROOT, JEFFREY C - Root, Karen D; 25 16592;

Mary C. Favinger. (TMB).

SURA, MICHAEL - Curley, Kimberly; 25

16433; Leah Rotenberg. (JMS).

THREN, JOSEPH - Thren,

Katherine; 25 16399; K. Thren, IPP. (TMB).

Divorce - Custody Count Complaint

MORARU, COSMIN - Moraru,

Kara; 25 16548; Sara R. Haines

Clipp. (TMB).

QUIER, JONATHAN M - Quier, Meghan N; 25

16435; Cheryl A. Rowe. (JMS).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF TRANSPORTATION

- Holguin, Wilson Ramon Dela Cruz; 25

16377; Roarke Aston. (JMS).

Magisterial District Justice Appeal

KEEN, CHRISTOPHER, LESHER, JOSHUA -

Magrowski, Stephen F; 25 16397; Osmer S.

Deming. (MSF).

MUCH, TODD - Santarelli, Christopher; 25

16521; C. Santarelli, IPP. (JEG).

Motion/Petition for/to

SANTIAGO, NATASHA DARLINE -

Feliciano, Jose Raul Torres; 25 1632; J.

Feliciano, IPP.

Objections to Tax Sale

BERKS COUNTY TAX CLAIM BUREAU -

Abdur-Rahman, Yahya; 25 16474; Kenneth

C. Myers. (MSF).

BERKS COUNTY TAX CLAIM BUREAU -

Abdur-Rahman, Yahya; 25 16475; Kenneth

C. Myers. (JBN).

BERKS COUNTY TAX CLAIM BUREAU -

Abdur-Rahman, Yahya; 25 16489; Kenneth

C. Myers. (JEG).

Petition

BERKS COUNTY BOARD OF ASSESSMENT

APPEALS, BERKS COUNTY, CUMRU

TOWNSHIP, GOVERNOR MIFFLIN

SCHOOL DISTRICT - Aull, Lisa Ann,

Aull, Donald Thomas; 25 16467; Francis J.

Hoegen. (SEL).

COLES, TONYA MARIE, COUNTY

OF BERKS, BERKS COUNTY TAX

CLAIM BUREAU - Gardecki, Sabai

Rashi; 25 16522; Matthew M. Setley. (MSF).

Petition for Protection from PFI/SVP

CONNOE, CHRISTOPHER JOHN - Hughes,

Janet A; 25 16493; J. Hughes, IPP. (TMB).

GEIST, JOSHUA A - Duda, Emily L; 25 16538;

E. Duda, IPP. (JDB).

Professional Liability - Medical

LUTHERAN HOME AT TOPTON (THE),

DIAKON LUTHERAN SOCIAL

MINISTRIES, DIAKON, JOHN/JANE

DOES 1-10 - Malave, Cruz, Price, Maribel

Colon; 25 16534; Ronald Lebovits. (JEG).

Professional Liability - Other

READING HOSPITAL, TRANSITIONAL

SUB-ACUTE UNIT, TRANSITIONAL

SUB-ACUTE UNIT, READING HOSPITAL

REHABILITATION AT WYOMISSING,

TOWER HEALTH - Taft, Cassandra C,

Taft, Linda M; 25 16541; Charles J. Galvin.

(JBN).

Real Property - Ejectment

KOENIG, SHARRON L, KOENIG,

BERNARD - Koenig, Shawn P; 25 16537;

Nicole Plank. (JEG).

Real Property - Mortgage Foreclosure:**Residential**

ANAYA, JOSBEN, BRIDGES, JAMMA -

Citizens Bank N A; 25 16453; Chelsea A.

Nixon. (MSF).

KRICK, JEFF A - Wells Fargo Bank N

A; 25 16539; E Edward Qaqish. (MSF).

VALENTI, JULIA - Pennsylvania Housing

Finance Agency; 25 16424; Leon P.

Haller. (MSF).

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Tort Motor Vehicle

ANUSIEM, IHEZUE - Morales, Sasha; 25 16593; Adam M. Sorce. (MSF).
 GALARRAGA, VANESSA, PROGRESSIVE INSURANCE COMPANY - Mateo, Deinny; 25 16396; Victoriya Stolyar, Daniel J. Twilla; Robert A. Huber, William E. Howland. (JEG).

MCNAIR, KESHIA A - Allen, Torrance; 25 16465; Shelby R. Knafo. (MSF).

PETRUCCI, CATHERINE, ROHRBACH, MARYANN - Southern Insurance Company Of Virginia, Styer, Katelyn; 25 16455; Eugene Bederman,. (MSF).

R P LOGISTICS SERVICE LLC, RAMOS, JOSE - State Farm Mutual Automobile Insurance Company, Grabusky, Paige; 25 16376; Robert W. Allen. (MSF).

SCOTT, WENDY T - Collins, Jr, Michael, Collins, Sr, Michael; 25 16569; John J. Branigan. (JBN).

Tort Premise Liability

ECHE INC, BERKS COUNTY CONVENTION CENTER AUTHORITY, ASM GLOBAL PARENT INC, SANTANDER ARENA COMPLEX - Buchter, Michael, B, M; 25 16480; M. Buchter, IPP. (JEG).

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 5, 2025** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Second Publication

Docket No. 22-14464
 Judgment Amount: \$4,148.22
 Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN tract or parcel of land together with the buildings and improvements thereon erected situate on the southern side of Cocalico Road, between Jefferson Street and the southwestern borough line in the Borough of Birdsboro, Berks County, Pennsylvania.

TAX PARCEL NO. 31-5334-20-82-6478
 BEING KNOWN AS 1001 Cocalico Road, Birdsboro, Pennsylvania 19508
 Single-family residential dwelling
 TO BE SOLD AS THE PROPERTY OF Todd J. Myers

Docket No. 23-12033

Judgment Amount: \$7,729.90

Attorney: David D. Dugan, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania

TAX PARCEL NO. 43-5326-20-91-0572
 BEING KNOWN AS 3 Elliot Drive, Exeter Township, Pennsylvania
 Single-family residential dwelling
 TO BE SOLD AS THE PROPERTY OF Travis M. Jacoby and Kristie J. Santangelo

Case Number: 24-15897

Judgment Amount: \$231,579.86

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land. SITUATE along the Southwesterly side of Grant Street between East 39th Street and East 40th Street being the 2 Southeasterly lots as shown on Plan of Property belonging to Theofilos Eclekes and Mary Eclekes, his wife.

SITUATE in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, said Plain having been prepared by George W. Knehr, Registered Professional Surveyor, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southwesterly side of Grant Street, 60 feet wide Street, as shown on aforesaid plan, said point being 317.61 feet in a Southwesterly direction from a marble stone in the Southwesterly side of Grant Street and in line of the Southwesterly projection of the Northwesterly side of East 39th Street; thence continuing in a Southeasterly direction along the Southwesterly side of Grant Street, the distance of 180.00 feet to a point; thence in a Southwesterly direction along the land now or formerly of Dominic Maurer, Inc., by a Line making a right angles with the last described line the distance of 120.00 feet to a point; thence in a Northwesterly direction along the land now or formerly of James Bucci and Samuel Marino by a line making a right angles with the last described the distance of 180.00 feet to a point; thence in a Northeasterly direction along land formerly of Theofilos and Mary Eclekes by a line making a right angles with the last described line the distance of 120.00 feet to the place of beginning. The angle between the last described line and the first described line being a right angles.

Under and Subject to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

BEING KNOWN AS: 3910 GRANT STREET, READING, PA 19606

PROPERTY ID: 43532614436425

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TITLE TO SAID PREMISES IS VESTED IN ADAM LYLE LANTEIGNE BY DEED FROM STEVEN SCHOLL, DATED NOVEMBER 18, 2019 RECORDED NOVEMBER 20, 2019 AT INSTRUMENT NO. 2019040557

TO BE SOLD AS PROPERTY OF: ADAM LYLE LANTEIGNE

Case Number: 24-16178

Judgment Amount: \$87,172.29

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, BEING LOT NO. 108 AS SHOWN ON THE PLAN OF "WEDGEWOOD HEIGHTS" SECTION NO. 2, SAID PLAN RECORDED IN PLAN BOOK VOLUME 20, PAGE 24, BERKS COUNTY RECORDS, SITUATE ON THE SOUTHERLY SIDE OF RESERVOIR ROAD, EAST OF WEDGE LANE, IN THE TOWNSHIP OF ALSACE, COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF RESERVOIR ROAD (50 FEET WIDE) ON THE DIVISION LINE BETWEEN LOT NO. 108 AND 109; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LOT LINE OF RESERVOIR ROAD A DISTANCE OF 69.75 FEET TO A POINT; THENCE EXTENDING IN A SOUTHEASTERLY DIRECTION ALONG LAND NOW OR LATE OF MUHLENBERG TOWNSHIP WATER AUTHORITY, FORMING AN INTERIOR ANGLE OF 135 DEGREES 47 MINUTES 3 SECONDS WITH THE SOUTHERLY LOT LINE OF RESERVOIR ROAD A DISTANCE OF 200.76 FEET TO A POINT; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LAND NOW OR LATE OF CITY OF READING, FORMING AN INTERIOR ANGLE OF 44 DEGREES 12 MINUTES 57 SECONDS WITH THE LAST DESCRIBED LINE A DISTANCE OF 213.69 FEET TO A POINT; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG LOT NO. 109, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING. THE LAST DESCRIBED LINE FORMING A RIGHT ANGLE WITH THE SOUTHERLY LOT LINE OF RESERVOIR ROAD.

BEING THE SAME PREMISES WHICH ARLINGTON LOAN SERVICING, LLC, BY DEED DATED AUGUST 12, 2009, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BERKS COUNTY ON AUGUST 31, 2009 IN DEED INSTRUMENT NO. 2009041561, GRANTED AND CONVEYED TO JASON HEFFNER.

THE IMPROVEMENTS THEREON ERECTED BEING KNOWN AS 2028 RESERVOIR ROAD, READING, PA 19604

BEING KNOWN AS UPI NO. 22531815722856

BEING KNOWN AS MAP PIN NO. 531815722856

TO BE SOLD AS PROPERTY OF: Jason Heffner

Case Number: 24-16542

Judgment Amount: \$52,051.40

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN three lots or piece of ground, situate on the south side of Third Street between Franklin and Reber Streets, being Lots No. 90, 91 and 92 as shown on Plan of Shoemakersville Heights, in the Borough of Shoemakersville, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Third Street and a 20 feet wide Alley and running in an easterly direction, a distance of 120.05 feet; thence in a southerly direction along Lot No. 89, a distance of 234.67 feet; thence in a southwesterly direction, a distance of 20.50 feet and thence in a northwesterly direction along the eastern side of said 20 feet wide Alley, a distance of 246.99 feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, being Lot No. 89 as shown on the plan of "Shoemakersville Heights", said plan unrecorded, situate on the Southerly side of Third Street between Franklin and Chestnut Streets, in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly building line of Third Street (50 feet wide) Eastwardly a distance of 336.74 feet from the intersection of the Southerly building line of Third Street with the Easterly building line of Franklin Street (50 feet wide), said place of beginning being the division line between Lot No. 89 and Lot No. 90; thence distance of 25.00 feet to a point; thence extending in a Southerly direction along Lot No. 88, forming a right angle with the Southerly building line of Third Street, a distance of 224.21 feet to a point; thence extending in a Southwesterly direction along land now or late of Wolfe Dye & Bleach Works, Inc., forming an interior angle of 112 degrees 42 minutes 33 seconds with the last described line, a distance of 27.10 feet to a point; thence extending in a Northerly direction along Lot No. 90, forming an interior angle of 67 degree 17 minutes 27

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seconds with the last described line, a distance of 234.67 feet to the place of the beginning; the last described line forming a right angle with the Southerly building line of Third Street.

BEING THE SAME PREMISES WHICH WILLIAM K. BAER, deceased and FERN M. BAER, his wife, by Deed dated April 18, 2011 and recorded in Instrument Number 2011015233, Berks County Records, granted and conveyed unto FERN M. BAER and DAVID S. BAER.

BEING KNOWN AS: 126 3RD ST, SHOEMAKERSVILLE, PA 19555

PROPERTY ID: 78449207597111

TITLE TO SAID PREMISES IS VESTED IN DAVID S. BAER BY DEED FROM FERN M. BAER AND DAVID S. BAER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED OCTOBER 24, 2014 RECORDED OCTOBER 30, 2014 IN BOOK NO. INSTRUMENT NO. 2014035779

TO BE SOLD AS PROPERTY OF: DAVID S. BAER

Case Number: 24-18146

Judgment Amount: \$236,127.66

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN brick dwelling house being House No. 1513 Durwood Court, together with the lot of ground upon which the same is erected, being Lot No. 30, Block "P" as shown on the Plan of building lots known as Whitfield Section No. 4, as laid out by Berkshire Greens, Inc., and recorded in the Office of the Recording of Deeds in and for Berks County in Plan Book Volume 31, Page 21, recorded June 16, 1965 situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northerly building line of Durwood Court, said point being the arc distance of 48.72 feet westwardly from the point of curve formed by the northerly building line of Durwood Court as measured along a curve having a radius of 50.00 feet and a central angle of 55 degrees 49 minutes 25 seconds; thence in a northwardly direction along the westerly side of Lot No. 29, being House No. 1511 Durwood Court by a line bearing radial to the curve to be described last, the distance of 95.53 feet to a point; thence in a westwardly direction along a southerly portion of Lot No. 6, being House No. 1506 Dogwood Drive, and southerly side of Lot No. 5, being House No. 1508 Dogwood Drive, by a line forming an interior angle of 91 degrees 09 minutes 51 seconds with the last described line, the distance of 115.31 feet to a point; thence in a southwardly direction along an easterly portion of Lot No. 3, being House No. 2602 Dalin Drive, by

a line forming an interior angle of 104 degrees 14 minutes 30 seconds with the last described line, the distance of 42.01 feet to a point; thence in an easterly direction along the northerly side of Lot No. 31, being House No. 1515 Durwood Court and being radial to the next described curve by a line forming an interior angle of 114 degrees 23 minutes 57 seconds with the last described line, the distance of 114.59 feet to a point, said point being in the aforementioned northerly building line of Durwood Court; thence in an eastwardly direction along said building line, by a line curving to the right, said curve having a radius of 50.00 feet, a central angle of 50 degrees 11 minutes 42 seconds, the arc distance of 43.80 feet to the place of BEGINNING.

AS MORE fully shown on the revised Plan of Durwood Court, Mast Engineering Co., Inc., Drawing No. B-2840-261-1, as revised May 23, 1969.

BEING the same premises which Arthur F. Oplinger and Marilyn M. Oplinger, h/w, by Deed dated December 20, 2013, and recorded December 26, 2013, in Berks County as Instrument No. 2013052954, granted and conveyed unto Thomas D. Schwalm and Lori Ann Schwalm, h/w, in fee.

BEING KNOWN AS: 1513 DURWOOD COURT, READING, PA 19609

PROPERTY ID: 80438718309434

TITLE TO SAID PREMISES IS VESTED IN BRIAN E. BENKERT AND CARRIE L. BENKERT BY DEED FROM THOMAS D. SCHWALM AND LORI ANN SCHWALM, DATED AUGUST 25, 2017 RECORDED AUGUST 29, 2017 AT INSTRUMENT NO. 2017031608

TO BE SOLD AS PROPERTY OF: BRIAN E. BENKERT AND CARRIE L. BENKERT

NO. 24-18570

Judgment: \$305,471.46

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situated at the intersection of Weidman Avenue and Ashley Road, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, being all of Lot Number 11, as shown on a map or plan of the Development of Wilshire Development Company, Incorporated, in August 1938, and recorded in Plan Book 19 Page 7, Berks County Records, revised December 13, 1950, bounded on the Northeast by Weidman Avenue (160 feet wide), on the Southeast by Lot Number 12, on the Southwest by the proposed development of Milbeth Village, and on the Northwest by Ashley Road (50 feet wide) and being more fully bounded and described as follows:

BEGINNING at a corner in the Southeastern building line of Ashley Road at the beginning of a curve connecting the said Southeasterly building

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line of Ashley Road with the Southwestern building line of Weidman Avenue; thence in an Easterly direction by the aforesaid curve bearing to the South, having a radius of twenty (20) feet, a central angle of eighty-four degrees thirty six minutes fifteen seconds a tangent distance of eighteen feet two and three eighths inches and a distance along the arc of twenty nine feet six and three-eighths inches to a corner a point of tangency in the Southwestern building line of the aforesaid Weidman Avenue; thence in a Southeasterly direction along same, a distance of ninety-two feet three and one-half inches to a corner; thence leaving and forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the said Weidman Avenue and in a Southwesterly direction along Lot Number 12, a distance of one hundred twenty-five feet eleven and seven eighths inches to a corner in line of the proposed development of Milbeth Village; thence in a Northwesterly direction along same, forming an interior angle of ninety-five degrees twenty-three minutes forty-five seconds with the last described line along the Southwestern side of a five feet wide reservation for public utilities across the herein described lot, a distance of one hundred ten feet five and seven-eighths inches to a corner in the Southeastern building line of the aforesaid Ashley Road; thence in an Easterly direction along same, forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds with the last described line, a distance of one hundred seven feet and nine and one half inches to the place of beginning.

Parcel ID: 79438606375705

Property Address: 425 Weidman Avenue, Reading, PA 19608

BEING the same premises which Phillip Thomas Guld, by deed dated March 11, 2022 and recorded March 11, 2022 at Instrument No. 2022010358 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Geoffrey T. Major and Barbara Rose Spotts, husband and wife, in fee.

TAX PARCEL NO 79438606375705

BEING KNOWN AS 425 Weidman Avenue, Reading, PA 19608

Residential Property

To be sold as the property of Geoffrey T. Major and Barbara Rose Spotts

C.C.P. BERKS COUNTY

NO. 25-01882

Judgment - \$211,598.85

Caroline P. Aprahamian, Esq.,

Attorney for Plaintiff

.. ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected, being known as No. 925 Grandell Avenue, situate on the westerly side of Grandell Avenue, between Rhodora Avenue and Floret Avenue, as shown on the plan of "Riverview Park", Section 2 (said

plan recorded in Plan Book 7, page 32, Berks County records), in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit.

BEGINNING at a point in the westerly building line of Grandell Avenue, said point of beginning being a distance of 63.37 feet from a point of curve connecting the westerly building line of Grandell Avenue with the northerly building line of Floret Avenue, thence by land late of Charles E. Wagner and Mary D. Wagner, husband and wife, by a line forming a right angle with the westerly building line of Grandell Avenue, in a westerly direction, a distance of 124.04 feet to a point, thence extending in a northeasterly direction by line forming an interior angle of 48 degrees 45 minutes with the last described line a distance of 188.13 feet to a point in the westerly building line of Grandell Avenue, thence extending along the westerly building line of Grandell Avenue by a line forming an interior angle of 41 degrees 15 minutes with the last described line a distance of 141.44 feet to the point or place of beginning.

BEING KNOWN AS 925 Grandell Avenue, Reading, PA 19605

PARCEL NO.: 66439920904409

BEING the same premises which James R. Fidler by Deed dated September 30, 2005 and recorded in the Office of Recorder of Deeds of Berks County on December 5, 2005 at Book 4725, Page 1812 as Instrument 2005074410 granted and conveyed unto Edna Garcia.

TO BE SOLD AS THE PROPERTY OF Edna Garcia

Case Number: 25-03154

Judgment Amount: \$89,159.48

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

Attorneys for Plaintiff

A Florida professional limited liability company

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF GRANT STREET, BETWEEN 24TH STREET AND 25TH STREET, BEING NO. 2447 GRANT STREET, IN THE BOROUGH OF MT. PENN, BERKS COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERN BUILDING LINE OF GRANT STREET, SAID POINT BEING ONE HUNDRED SIXTY-TWO FEET EIGHT INCHES (162 FEET 8 INCHES) WEST OF THE NORTHWEST BUILDING CORNER OF GRANT STREET AND 25TH STREET; THENCE AT RIGHT ANGLES IN A NORTHERN DIRECTION THROUGH THE DIVISION WALL

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SEPARATING THE WITHIN DESCRIBED PREMISES FROM THE PREMISES NO. 2449 GRANT STREET TO THE EAST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO THE SOUTHERN SIDE OF A DRIVEWAY; THENCE AT RIGHT ANGLES IN A WESTERN DIRECTION, A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT; THENCE AT RIGHT ANGLES IN A SOUTHERN DIRECTION THROUGH THE DIVISION WALL SEPARATING THE WITHIN DESCRIBED PREMISES FROM PREMISES NO. 2445 GRANT STREET TO THE WEST, A DISTANCE OF EIGHTY FEET (80 FEET) MORE OR LESS TO A POINT IN THE NORTHERN BUILDING LINE OF GRANT STREET; THENCE AT RIGHT ANGLES ALONG SAID NORTHERN BUILDING LINE OF GRANT STREET, IN AN EASTERN DIRECTION A DISTANCE OF FOURTEEN FEET (14 FEET) TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 2447 GRANT ST, MOUNT PENN, PA 19606

PROPERTY ID: 64531608879939

TITLE TO SAID PREMISES IS VESTED IN BRAYAN EDUARDO THORMES BY DEED FROM SANDRA M LUDWIG, DATED JULY 23, 2018 RECORDED JULY 25, 2018 AT INSTRUMENT NO. 2018024691

TO BE SOLD AS PROPERTY OF: BRAYAN EDUARDO THORMES

Case No. 25-03651

Judgment Amount: \$472,396.88

Attorney: Julian E. Neiser, Esquire

BEGINNING at a point, being the intersection of the middle of Pennsylvania State Highway Route No. 562, leaving from Reading to Boyertown in the Township of Amity, with the middle of a public road known as Powder Valley Road; thence extending along the middle of said Pennsylvania State Highway Route No. 562, North 49 degrees 3 1/2 minutes West, a distance of 136.88 feet to a point; thence extending along land now or late of Harry A. Snyder and Mary E. Snyder, his wife, the 2 following courses and distances: (1) leaving said Pennsylvania State Highway Route No. 562, North 36 degrees 24 minutes East passing through the middle of the wall between the 2 1/2 story stone store and dwelling erected on land now or late of Harry A. Snyder and Mary E. Snyder, his wife; a distance of 194.23 feet to a point, (2) South 59 degrees 37 1/4 minutes East, a distance of 121.16 feet to a point in the middle of Powder Valley Road; thence extending along the middle of Powder Valley Road, South 32 degrees 12 1/2 minutes West, a distance of 218.36 feet to the place of beginning.

BEING the same premises which Deborah F. Rowen, a married woman, by Deed dated 06/15/2015 and recorded 06/24/2015 in the

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Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2015021263, granted and conveyed unto Richard A. Mackey, Jr. and Tracy L. Mackey, husband and wife.

Property Address: 7408 Boyertown Pike, Douglassville, PA 19518

TO BE SOLD AS PROPERTY OF: Richard A. Mackey, Jr. and Tracy L. Mackey

No. 25-10066

Judgment: \$144,370.77

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Sterley Street, between West Lancaster Avenue and Walnut Street, being No. 33 North Sterley Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the division line between this property and property now or late of Evan J. Moyer, on the North, being No. 35 North Sterley Street; thence Eastward and through the middle of the partition wall between said properties one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to a fifteen feet (15') wide alley; thence Southward along said alley twenty five feet (25') to a point in line of Lots Nos. 182 and 183; thence Westward along said division line one hundred and twenty two feet one and five eighth inches (122' 1-5/8") to the East side of said North Sterley Street; thence Northward along said North Sterley Street, twenty five feet (25') to the place of Beginning.

BEING Lot No. 182 and the Southern five feet (5') of Lot No. 181, on Plan of Lots known as Speedway Park.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 33 NORTH STERLEY STREET READING, PA 19607

Mapped PIN: 4395-07-68-0984

Parcel ID #: 77439507680984

BEING THE SAME PREMISES WHICH Stephanie M. Procopio and Robert L. Warner, by Deed dated October 26, 2020, and recorded November 24, 2020 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2020-044699, granted and conveyed unto Bridget John.

TO BE SOLD AS THE PROPERTY OF: Bridget John

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Case Number: 25-10099

Judgment Amount: \$207,191.76

Attorney: Nicole M. Francese, Esq.

The Land referred to herein below is situated in the County of Berks, Commonwealth of Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract of land with improvements thereon erected, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin now or late of Abraham Zerbe, South twenty-seven and oneal 7172) degen, Wet tee undred and six (306) feet to 2 point in a mill race; thence in and along the said mill race North seven pape a ee Neat fifty (50) feet to a point in the said race; thence by other land now or late of Amos L. North seventeen and one-half (17 1/2) Fam theos hundred sod eight (308) feet to a0 roa pins thence by land now or late of m Zerbe, South seventy-three (73) degrees, East one hundred (100) feet to the place of Beginning.

BEING PART OF the same premises which George Demming and Edith L. Demming, husband and wife, by Deed dated 05/06/1972 and recorded 05/09/1972 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 1607, Page 96, granted and conveyed unto Harold E. Demming and Marilyn J. Demming, husband and wife as tenants by the entirety.

PIN: 80437302579377

TO BE SOLD AS PROPERTY OF: NZ Capital LLC

BEING KNOWN AS: 307 EAST MAIN STREET, ADAMSTOWN, PA 19501

Case Number: 25-10788

Judgment Amount: \$140,187.29

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground situate on the northern side of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge in the Township of Bern, County of Berks, and State of Pennsylvania, bounded on the north by property now or late of Joel F. Boyer and Lizzie A. Boyer, his wife, on the east by property now or late of Roy W Blatt and Pauline K Blatt, his wife, on the south by the aforesaid macadam state highway and property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and on the west by property now or late of George A. Ulrich and Lillie R. Ulrich, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts & Associates, Registered Professional

Engineers and Land Surveyors, in April 1956, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of the macadam state highway leading from Leinbach's Hotel to Leisz's Bridge, said corner being the southeastern corner of the herein described property and the southwestern corner of property now or late of Roy W Blatt and Pauline K. Blatt, his wife, thence in and along the center line of the aforesaid macadam state highway and along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North fifty-nine degrees three minutes thirty seconds West (N. 59° 03' 30" W) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence leaving the aforesaid macadam state highway and continuing along property now or late of George A. Ulrich and Lillie R Ulrich, his wife, North forty-six degrees forty-three minutes forty-five seconds East (N. 46° 43' 45" E.) a distance of three hundred forty-eight feet one and one-half inches (348' 1 1/2") to a corner marked by an iron pin in line of property now or late of Joel F Boyer and Lizzie A Boyer, his wife, thence along same South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of eighty-five feet no inches (85' 0") to a corner marked by an iron pin, thence along the aforesaid property now or late of Roy W Blatt and Pauline K Blatt, his wife, South forty-six degrees fifty-seven minutes thirty seconds West (S 46° 57' 30" W) a distance of three hundred forty-two feet seven inches (342' 7") to the place of beginning.

CONTAINING in area twenty-eight thousand four hundred sixty-eight and twenty- seven one-hundredths (28,468.27) square feet of land.

BEING THE SAME PREMISES which Dale W Fisher and Dolores M. Fisher, his wife, by Deed dated June 30, 1961, and recorded June 30, 1961, in Record Book Volume 1390, Page 667, Berks County records, granted and conveyed unto Helen Edna Ecker.

BEING KNOWN AS: 2711 LEISCZS BRIDGE RD, LEESPORT, PA 19533

PROPERTY ID: 27439801095888

TITLE TO SAID PREMISES IS VESTED IN DAVID A. BRAUN AND MICHELLE D. BRAUN, HUSBAND AND WIFE BY DEED FROM MABEL K. PLEWA, RUSSELL R. ECKER, JR., DEBORAH S. WARNER, CO-ADMINISTRATORS C.T.A. OF THE ESTATE OF HELEN L.E. ECKER, DATED DECEMBER 15, 2005 RECORDED FEBRUARY 13, 2006 IN BOOK NO. 04785, AT PAGE 1869

THE SAID DAVID A. BRAUN HAVING DEPARTED THIS LIFE ON 12/8/2009

TO BE SOLD AS PROPERTY OF: MICHELLE D. BRAUN

No. 2025-11059

Judgment: \$88,103.14

Attorney: Leon P. Haller, Esquire

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LONG LEGAL:

ALL THAT CERTAIN lot, tract or parcel of land situate along the northerly side of Pennsylvania State Highway L.R. 06128 (also known as Mountain Avenue) in the Township of Windsor, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in or near the center of said blacktop State Highway, L.R. 06128 (erroneously stated as 06127 in prior recorded documents), a corner in line of lands of Guy W. Yoder and the grantor herein; thence in and along said road South eighty-nine (89°) degrees thirty-two (32') minutes fifty-two (52'') seconds East, a distance of forty-two and ninety-seven hundredths (72.97') feet to a point; thence leaving said road and along the easterly face of a concrete block wall so as to create a new division line between the existing dwelling and the attached frame garage North four (04°) degrees twenty-six (26') minutes twenty-seven (27'') seconds East, a distance of two hundred eleven and fifty-eight hundredths (211.58') feet to a point in line of Gary L. James; thence along line of lands of Gary L. James North fifty-eight (58°) degrees fifty-seven (57') minutes twenty-seven (27'') seconds West, a distance of one hundred one and twenty-one hundredths (101.21') feet to a concrete post witnessed by an angle iron post in line of lands of Clyde C. Casper; thence along line of lands of Clyde C. Casper and lands of Guy W. Yoder the following two (2) courses: (1) South nine (9°) degrees thirty-six (36') minutes twenty-four (24'') seconds East, a distance of one hundred eleven and twenty-seven hundredths (111.27') feet to an iron pipe; and (2) South three (3°) degrees sixteen (16') minutes fifty-eight (58'') seconds East, a distance of one hundred fifty-three and thirty-three hundredths (153.33') feet to the point or place of beginning.

CONTAINING 14,273 square feet of land.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1450 MOUNTAIN ROAD, HAMBURG, PA 19526

Mapped PIN: 4495-01-16-2073

Parcel ID #: 94000000000054

BEING THE SAME PREMISES WHICH David S. Hochella, by Deed dated February 26, 2019, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania on February 27, 2019, Instrument No. 2019-005873, granted and conveyed unto David A. Graybill, Jr.

TO BE SOLD AS THE PROPERTY OF
DANIEL A. GRAYBILL, JR.

Prothonotary # 25-11209

Judgment: \$88,471.08

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof and the lot or piece of ground upon which the same is erected, situated on the East side of North Tenth Street, being Number 1021 between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by property now or late of Germania Building and Savings Association No. 3; on the East by an alley; on the South by property now or late of Germania Building and Savings Association No. 3; and on the West by said North Tenth Street.

CONTAINING in front, North and South, on said North Tenth Street, 16 feet and in depth of equal width East and West, 100 feet.

Being known as: 1021 NORTH 10TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Jose A. Paulino Rodriguez by deed from WILLIAM KEITH HITCHCOCK AND DONNA J. HITCHCOCK dated April 29, 2022, and recorded May 16, 2022, in Instrument Number 2022020167.

TO BE SOLD AS THE PROPERTY OF JOSE A. PAULINO RODRIGUEZ

TAX I.D. #: 13531745056849

No. 25-11342

Judgment: \$292,772.84

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A ROSECLIFF POINTE SUBDIVISION FINAL COVER SHEET, DRAWN BY THOMAS R. GIBBONS AND ASSOCIATES, INC., DATED FEBRUARY 06, 2001 AND LAST REVISED MARCH 21, 2001, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 250, PAGE 16, BERKS COUNTY RECORDS, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT (50 FEET WIDE) SAID POINT BEING A CORNER OF LOT NO. 143 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 143 NORTH 66 DEGREES 56 MINUTES 19 SECONDS WEST 144.49 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OLD AIRPORT ROAD (SR 2049); THENCE

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EXTENDING ALONG SAME NORTH 22 DEGREES 55 MINUTES 27 SECONDS EAST 100.00 FEET TO A POINT, A CORNER OF LOT NO. 145 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 66 DEGREES 56 MINUTES 19 SECONDS EAST 144.73 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF PHEASANT RUN COURT; THENCE EXTENDING ALONG SAME SOUTH 23 DEGREES 03 MINUTES 41 SECONDS WEST 100.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL: 24536513034544

Being known as: 4990 PHEASANT RUN COURT, DOUGLASSVILLE, PENNSYLVANIA 19518.

See Deed Book: Instrument Number 2015043036

To be sold as the property of Jordan P. Brelo

Docket #25-11755

Judgment Amount: \$104,858.54

Attorney: KML Law Group, P.C.

ALL THAT CERTAIN lot or piece of ground located on the West side of Canal Street, North of Wall Street, and being Lot Number 10 as shown on the Plan of "Leesport Locks Townhouses" recorded in Plan Book Volume 136, page 13, Berks County records, situate in the Borough of Leesport, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in a curve in the West topographical building line of Canal Street (thirty feet wide), a corner in common with Lot Number 9 on said Plan, said point being located 20.01 feet Southeasterly along said curve from a steel pin and 71.97 feet Northwesterly along said curve from a steel pin, said point being the Northwesternmost corner of the herein described lot; thence extending in a southeasterly direction along the West topographical building line of Canal Street along the arc of a curve deflecting to the left, having a radius of 432.17 feet, a central angle of four degrees thirty-six minutes fifty-one seconds, a tangent of 17.41 feet, a chord of 34.79 feet and a chord bearing of South forty-three degrees fifty-eight minutes 48.5 seconds East a distance along the arc of 34.80 feet to a point, a corner in common with Lot Number 11 on said Plan; thence along same south forty-five degrees nine minutes twenty-three seconds West 129.18 feet to a point in line of property belonging to John J. Moyer and Anna C. Moyer, his wife; thence along same the two (2) following courses and distances, viz: (1) North twenty-one degrees zero minutes forty-six seconds West 28.80 feet to a steel pin, and (2) South fifty-eight degrees fifty-four minutes two seconds West 21.43 feet to a steel pin, a corner in common with property belonging to Berks County Industrial Development Authority; thence along same North

twenty-three degrees fifteen minutes fifty-eight seconds West 34.98 feet to a point, a corner in common with Lot Number 9 on said Plan; thence along same North fifty degrees fifty-eight minutes forty-six seconds East 132.91 feet to the place of BEGINNING.

CONTAINING in area 5,291.65 square feet, more or less.

Thereon erected a dwelling house known as: 36 North Canal Street AKA 36 Canal Street Leesport, PA 19533

Tax Parcel # 92449119600901

See Deed Instrument #: 2017034098

Sold as the property of: HEIDI M. GARRISON

Case No. 25-11951

Judgment Amount: \$84,929.54

Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of "Heidelberg Run East" recorded in Plan Book 234, Page 33, Berks County Records, as follows:

BEGINNING at a point on the southeast side of South Sandy Lane (54' wide) a corner in common with Lot 272 on the abovementioned Plan; thence along the southeast side of South Sandy Lane the following two courses and distances: (1) along the arc of a circle curving to the left having a radius of 227.00 feet an arc distance of 45.68 feet to a point, and (2) North 54° 47' 12" East a distance of 29.99 feet to a point a corner in common with Lot 274 on the abovementioned plan; thence along Lot 274 crossing the 100 year flood plain limit South 35° 12' 48" East a distance of 125.00 feet to a point on line of Open Space on the abovementioned Plan; thence along said Open Space South 54° 47' 12" West a distance of 101.80 feet to a point a corner in common with the aforementioned Lot 272; thence along Lot 272 recrossing the said 100 year flood plain limit North 23° 40' 58" West a distance of 132.25 feet to a point on the southeast side of South Sandy Lane, the place of Beginning.

CONTAINING 11,203 square feet.

BEING Lot 273 on the abovementioned Plan.

BEING THE SAME PREMISES which Forino Co., L.P., a Pennsylvania limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney-In-Fact, John G. Smith by Deed dated March 24, 2000 and recorded in the Office of the Recorder of Deeds of Berks County on April 6, 2000 in Deed Book 3202, Page 556 granted and conveyed unto Angel L. Toro and Ana I. Vega Toro.

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

1. All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No

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regrading without the South Heidelberg Township Municipal Authority's written permission shall be performed.

2. All storm sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs, or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township's written permission shall be performed.

SEIZED IN EXECUTION as the property of Ana I. Vega Toro and Angel L. Toro on Judgment No. 25-11951

PIN: 51437506493977

Property Address: 412 S Sandy Lane Sinking Spring PA 19608.

To be sold as the property of Ana I. Vega Toro and Angel L. Toro

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF
N.B. To all parties in interest and claimants:
A schedule of distribution will be filed by the Sheriff, January 2, 2026 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Hyde Villa Machine Shop, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Philip J. Edwards, Esq.

KOCH & KOCH

217 N. 6th Street,
Reading, PA 19601

Notice is hereby given that the shareholders and directors of **Mahanoy City Auto Parts, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Philip J. Edwards, Esq.

KOCH & KOCH

217 N. 6th Street,
Reading, PA 19601

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NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania. The name of the limited liability company is **MLRC Holdings, LLC**

Benjamin A. Leisawitz, Esq.

BARLEY SNYDER

2755 Century Boulevard
Wyomissing, PA 19610-3346

Notice is hereby given that the shareholders and directors of **Pottsville Auto Parts, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Philip J. Edwards, Esq.

KOCH & KOCH

217 N. 6th Street,
Reading, PA 19601

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that MMM Ranch, Inc has been organized under the provisions of the Non-Profit Corporation Law of 1988 and Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 25th day of January, 2025. The purpose of this nonprofit corporation is fundraising for individuals and organizations, especially youth, involved in Western/Rodeo heritage through rodeos for the purpose of charitable giving and to have the full extent of the powers authorized by the Pa. Non-Profit Corporation Law.

The name of the corporation is:

MMM Ranch, Inc.

c/o Bruce R. Masano

9 Oak Drive

Wernersville, PA 19565

Victoria Gallen Schutt, Esquire

KREITZ GALLEN SCHUTT, LLC

1210 Broadcasting Road, Suite 103

Wyomissing, Pennsylvania 19610

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

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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 2, 2025) before the 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 3, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

GULDIN, LINDA M., Steven L. Guldin, Admin., Rebecca Batdorf Stone, Esq.

HAMSHER, SHIRLEY E., a/k/a HAMSHER, SHIRLEY, Jeffrey H. Hamsher and Deborah J. Mikes, Execs., Robert R. Kreitz, Esq.

HERBINE, WYNN S., Sean J. O'Brien, Exec., Sean J. O'Brien, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O Young Men's Christian Association (YMCA) of Reading, Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O St. Joseph Medical Center and Reading Hospital Foundation, Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under F/B/O Youth Service, Inc., Kendra D. McGuire, Esq. and Daniel T. Hicks, Esq.

Last day for filing Accounts for January 2026 is December 8, 2025.
Suzanne M. Myers
Register of Wills and
Clerk of the Orphans' Court
Berks County, Pennsylvania

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-15996

NOTICE IS HEREBY GIVEN that the Petition of Deisy Orozco-Garcia was filed in the above named Court, praying for a Decree to change her name to DEISY OROZCO-RAMIREZ.

The Court has fixed December 5, 2025, at 9:30 a.m. in Courtroom "4E" of the Berks

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

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

NOTICE IS HEREBY GIVEN that the Petition of ROBERTO RIVERA was filed in the above-named Court, praying for a Decree to change his name to ROBERT RIVERA.

The Court has fixed December 5, 2025, at 9:30 a.m. in Courtroom "4E" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
LEBANON COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-0-1614

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.
HARRY E. WHISLER; ET AL Defendant
To: ANDREW ALLER, IN HIS CAPACITY AS HEIR OF HERBERT C. RHOADS, JR., Defendant, 551 BEAGLE ROAD, MYERSTOWN, PA 17067

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LEBANON County, PA docketed to No. 2022-0-1614, seeking to foreclose the mortgage secured on your property located, 551 BEAGLE ROAD, MYERSTOWN, PA 17067.

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NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Amended Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Mid-Penn Legal Services
1150 Chestnut Street
Suite 1
Lebanon PA, 17042
717-274-2834

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION - LAW
NO. 25-04108

AMERICAN SURETY COMPANY, Plaintiff
vs.

LUIS A. PACHECO a/k/a LUIS ALBERTO MADERA-PACHECO, JEANNETTE RODRIGUEZ, ASHLEY OQUENDO, LYDIA TORRES, JOESMARIE MORALES, VERONICA BATTISTINI a/k/a VERONICA BATTISTINI-ARIZMENDI, and EMILY BATTISTINI a/k/a

EMILY BATTISTINI-ARIZMENDI, Defendants

TO: **LUIS A. PACHECO, JEANNETTE RODRIGUEZ, and LYDIA TORRES**

BY ORDER DATED OCTOBER 10, 2025, THE BERKS COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING AMERICAN SURETY COMPANY, TO SERVE THE COMPLAINT BY PUBLICATION.

You are hereby notified that on April 21, 2025, Plaintiff, American Surety Company, filed a Complaint (the "Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 25-004108. The Complaint was reinstated on November 6, 2025. The Complaint seeks to recover monetary damages incurred from a breach of a bail bond and indemnitor application and agreement in the amount of \$250,000.00 plus attorneys' fees, interest and costs of suit.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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, 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.

THE LAWYERS' REFERRAL SERVICE
OF BERKS COUNTY BAR ASSOCIATION
544 COURT STREET
READING, PA 19601
(610) 375-4591

GROSS McGINLEY, LLP
Jessica S. Kaczinski, Esquire - No. 333860
33 S 7th St., PO Box 4060
Allentown, PA 18105-4060
Phone: 610-820-5450
Fax: 610-820-6006

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COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09489

UNIVEST BANK AND TRUST CO., Plaintiff
vs.
GDM LEASING INC., Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09457

UNIVEST BANK AND TRUST CO., Plaintiff
vs.
GBD REAL ESTATE, LLC, Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09509

UNIVEST BANK AND TRUST CO., Plaintiff
vs.
KINLEY MOTOR CARS, LLC, Defendant

COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 25-09387

UNIVEST BANK AND TRUST CO., Plaintiff
vs.
KINLEY AUTOMOTIVE GROUP, INC.,
Defendant

**NOTICE OF MOTION FOR ENTRY OF
AN ORDER (I) APPROVING THE
SALE OF SUBSTANTIALLY ALL OF GBD
REAL ESTATE, LLC'S ASSETS;
(II) AUTHORIZING THE SALE OF SUCH
ASSETS FREE AND CLEAR OF LIENS,
CLAIMS AND ENCUMBRANCES AND
OTHER INTERESTS; (III) AUTHORIZ-
ING
AND APPROVING THE PURCHASE AND
SALE AGREEMENT BETWEEN
RECEIVER AND BLAC HOLDINGS II,
LLC; (IV) AUTHORIZING THE RE-
CEIVER'S
DELIVERY OF A DEED IN FAVOR OF
PURCHASER WITH RESPECT
TO THE REAL PROPERTY AND (V)
GRANTING RELATED RELIEF**

TO: ALL POTENTIALLY INTERESTED
PARTIES IDENTIFIED BY RECEIVER OR HIS
ADVISORS; COUNSEL FOR PURCHASER;
COUNSEL FOR GBD; GBD'S KNOWN

CREDITORS; ALL PARTIES IN INTEREST
WHO HAVE REQUESTED NOTICE; ALL
PARTIES WHO ARE KNOWN TO POSSESS OR
ASSERT A LIEN, CLAIM, ENCUMBRANCE
OR INTEREST IN OR UPON THE PROPERTY;
AND ALL APPLICABLE FEDERAL, STATE
AND LOCAL REGULATORY OR TAXING
AUTHORITIES OR RECORDING OFFICES
WHICH ARE KNOWN BY THE RECEIVER
TO HAVE AN INTEREST IN THE RELIEF
REQUESTED IN THE MOTION; COUNSEL
TO WHWF, LLC D/B/A FIVE RIVERS
DEVELOPMENT.

Edward A. Phillips ("Receiver" or "Seller"),
the appointed receiver for GBD Real Estate,
LLC ("GBD"), among others, pursuant to the
Order of the Court dated August 11, 2025 (the
"Receivership Order"), has filed a Motion for
Entry of an Order (I) Approving the Sale of
Substantially All of GBD's Assets (the "Sale");
(II) Authorizing the Sale of Such Assets Free
and Clear of Liens, Claims and Encumbrances
and Other Interests; (III) Authorizing and
Approving the Purchase and Sale Agreement (the
"Purchase Agreement") Between Receiver and
Blac Holdings II, LLC (the "Purchaser"); (IV)
Authorizing the Receiver's Delivery of a Deed
in Favor of Purchaser with Respect to the Real
Property (as defined in the Purchase Agreement);
and (V) Granting Related Relief (the "Motion").

If you seek to object or otherwise respond to
the Motion, the Sale of the Property to Purchaser,
or to the Purchase Agreement, you must file
your response or any objections on or before
November 21, 2025 at 4:00 p.m. (prevailing
Eastern Time) in writing, with the Court of
Common Pleas for Berks County, Berks County
Courthouse, 633 Court Street, Reading, PA
19601, Attn: Chambers of Judge J. Benjamin
Nevius. You may obtain a copy of the Motion by
contacting the attorneys for Receiver.

At the same time, you must also serve
a copy of the response/objection upon the
following: (i) attorneys for Receiver, Blank
Rome LLP, One Logan Square, 130 North
18th Street, Philadelphia, PA 19103, Attn:
Michael B. Schaedle, Esq. (mike.schaedle@
blankrome.com), Brian S. Paszaman, Esq. (brian.
paszaman@blankrome.com), and Lawrence R.
Thomas III, Esq. (lorenzo.thomas@blankrome.
com); (ii) attorneys for Purchaser, Barley Snyder,
2755 Century Boulevard, Wyomissing, PA 19610,
Attn: Eden R. Bucher, Esq. (ebucher@barley.
com); and (iii) attorneys for Univest, Stradley
Ronon Stevens & Young, LLP, 2005 Market
Street, Suite 2600, Philadelphia, PA 19103, Attn:
Julie M. Murphy, Esq. (jmmurphy@stradley.
com) and Daniel M. Pereira, Esq. (dpereira@
stradley.com).

**A HEARING ON THE MOTION AND
THE PROPOSED SALE WILL BE HELD
ON DECEMBER 2, 2025 AT 1:30 P.M.
(PREVAILING EASTERN TIME).**

IF YOU FAIL TO RESPOND IN

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**ACCORDANCE WITH THIS NOTICE,
THE COURT MAY GRANT THE RELIEF
REQUESTED WITHOUT FURTHER
NOTICE OR HEARING.**

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

BENTLEY, SR., ROBERT C., dec'd.

Late of Amity Township.
Executrix: JENNIFER A. BENTLEY.
c/o ATTORNEY: KENNETH E. PICARDI,
ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 E. High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

BIERLY, BRENDA, dec'd.

Late of 101 White Birch Lane,
Maidencreek Township.
Executor: PAULA BARTON BECKNER,
101 White Birch Lane,
Blandon, PA 19510.
ATTORNEY: SHAWN J. LAU, ESQ.,
LAU & ASSOCIATES, P.C.,
4228 St. Lawrence Avenue,
Reading, PA 19606

BOHN, CAROL A., dec'd.

Late of Borough of Wyomissing.
Executors: HARRY S. BOHN, JR. and
GREGORY J. BOHN,
895 N. Penn Dr.,
Wernersville, PA 19565.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

FEICHT, RICHARD B., dec'd.

Late of Borough of Shillington.
Executrix: CHRISTINA M. FEICHT.
c/o ATTORNEY: HEIDI B. MASANO, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

**GENTRY, DEBORAH A. also known as
GENTRY, DEBORAH ANN and
BOULANGER, DEBORAH A., dec'd.**

Late of Borough of Wyomissing.
Executrix: LISA KOPCIK.
c/o ATTORNEY: CHRISTINA M. BRAY,
ESQ.,
BRENNAN & FOLINO,
2 Woodland Road,
Wyomissing, PA 19610

KNOSP, ROBERT L., dec'd.

Late of 760 Acacia Ave.,
City of Reading.
Executor: RORY KNOSP,
341 West Walnut St.,
Shillington, PA 19607.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KONOPELSKI, JOHN P., dec'd.

Late of 322 Morrison Rd.,
City of Reading.
Executrix: LISA KONOPELSKI
72 Hermitage Dr.,
New Hope, PA 18938

KRICK, THOMAS LESLIE, dec'd.

Late of City of Reading.
Administrators: THOMAS L. KRICK, JR.
and
KEVIN A. KRICK.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

KUSHNER, DENNIS M., dec'd.

Late of 516 Columbia Ave.,
Temple.
Executor: STEPHEN BUGERA,
28 Apple Lane,
Fleetwood, PA 19522.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

LEFKOWITH, DORENE, dec'd.

Late of 2013 Dennis Dr.,
City of Reading.
Executors: KELLY SAYLORE,
403 Douglass St.,
Reading, PA 19601 and
ROBIN RIEGEL,
315 Grant St.,
Leesport, PA 19533.

ROSENTHAL, BARBARA JEAN, dec'd.

Late of 513 Frontier Ave.,
City of Reading.
Executor: KENNETH H. ROSENTHAL,
JR.,
10 Kutz Rd.,
Temple, PA 19560.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607

SAILER, DORIS L., dec'd.

Late of 1451 Museum Rd.,
Borough of Wyomissing.
Executors: HOLLY HEWITT,
1819 Cedar Top Rd.,
Reading, PA 19607 and
VICKI MOHLER,

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1000 Imperial Dr.,
Mohnton, PA 19540.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

**SEIDEL, ANNA R. also known as
SEIDEL, ANNA ROSELLA, dec'd.**

Late of Borough of Shillington.
Executrix: MARILYN L. SEIDEL.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

SHEA, JR., WILLIAM THOMAS, dec'd.

Late of Hereford Township.
Executrix: MEGAN K. SHEA.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

SWEENEY, EDWARD JOHN, dec'd.

Late of Exeter Township.
Executor: TIMOTHY LINCOLN,
315 S. Baumstown Rd.,
Birdsboro, PA 19508.
ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

YEDINAK, THERESA A., dec'd.

Late of Borough of Wyomissing.
Executor: CHRISTOPHER J. YEDINAK,
18 Larchwood Rd.,
Wyomissing, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

ZAJAC, WILLIAM MICHAEL, dec'd.

Late of Upper Bern Township.
Administrator: MITCHELL J. ZAJAC.
c/o ATTORNEY: HEIDI B. MASANO,
ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

ZIEMBA, JANIS M., dec'd.

Late of 9 Colin Court,
Exeter Township.
Executor: ERIC C. ZIEMBA,
1906 Gouges Creek Rd.,
Spruce Pine, NC 28777.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

Second Publication

**ABENDSCHEIN, JR., RONALD PAUL also
known as
ABENDSCHEIN, JR., RONALD P.,
dec'd.**

Late of Earl Township.
Executrix: DEBRA L. DEITCH.
c/o ATTORNEY: JONATHAN B. YOUNG,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyetown, PA 19512

**ALMONTE, DEICI ALTAGRACIA also
known as**

ALMONTE, DEICI A., dec'd.

Late of 3868 Penn Ave.,
Spring Township.
Administratrix: JESSICA I. AVILES,
107 Endlich Ave.,
Reading, PA 19606.
ATTORNEY: MAUREEN A. GORMAN,
ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

ALTHOUSE, EARL W., dec'd.

Late of Brecknock Township.
Executor: JOHN A. ALTHOUSE,
628 N. Galen Hall Rd.,
Wernersville, PA 19565.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

BAKER, SANDRA A., dec'd.

Late of Muhlenberg Township.
Executor: REID A. REINERT,
205 Market Square St.,
Leola, PA 17540.
ATTORNEY: JAMES M. POLYAK, ESQ.,
POLYAK LAW OFFICE,
645 Penn Street, Suite 500,
Reading, PA 19601

BLEILER, BETTY J., dec'd.

Late of Maidencreek Township.
Executrix: SANDRA A. PETERS,
8 Fordham Rd.,
Lafin, PA 18702.
ATTORNEY: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

DERR, THOMAS A., dec'd.

Late of 145 Shearers Rd.,
Spring Township.
Executor: DAVID R. DERR,
187 Golf Ridge Rd.,
Reinholds, PA 17569.
ATTORNEY: JAY R. WAGNER, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

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**DREIER, WILLIAM R. also known as
DREIER, WILLIAM ROBERT, dec'd.**
Late of 1910 Schubert Rd., Lot 19,
Bethel Township.
Executor: CHERIE VALLANCE TUCKER,
864 N. 25th St.,
Philadelphia, PA 19130.
ATTORNEY: STEVEN GRATMAN, ESQ.,
GRATMAN LAW PLLC,
4017 Fox Hill Lane,
Newtown Square, PA 19073

**HIMMELBERGER, MARGARET A.,
dec'd.**
Late of Spring Township.
Executor: ROBERT V. HIMMELBERGER,
JR..
c/o ATTORNEY: THOMAS M. GISH, SR.,
GIBBEL KRAYBILL & HESS LLP,
P.O. Box 5349,
Lancaster, PA 17606

HOHL, NEIL L., dec'd.
Late of 13 Heffner Rd.,
Borough of Fleetwood.
Executrix: JOYCE HOHL,
13 Heffner Rd.,
Fleetwood, PA 19522.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

HUFFERT, MARGARET L., dec'd.
Late of 501 Hoch Rd.,
Maidencreek Township.
Executors: JEFFREY P. HUFFERT,
125 Oley Furnace Rd.,
Fleetwood, PA 19522 and
BARBARA L. HUFFERT,
641 Water St.,
Shoemakersville, PA 19555.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**KNARR, MICHAEL T. also known as
KNARR, MICHAEL THOMAS, dec'd.**
Late of Borough of Fleetwood.
Executrix: DEBBIE L. YOUNG.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

**KOCHER, JEAN L. also known as
KOCHER, JEAN LOUISE, dec'd.**
Late of 3257E Garfield Ave.,
Muhlenberg Township.
Executrix: ROSEMARY J. JASWA.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

**MERRITT, GERARD E. also known as
MERRITT, GERARD and
MERRITT, GENE, dec'd.**
Late of Washington Township.
Administratrix: MARIANNE MERRITT.
ATTORNEY: CARRIE A. S. KENNEDY,
ESQ.,
CONNOR, WEBER & OBERLIES,
171 W. Lancaster Ave.,
Paoli, PA 19301

MILLER, GAYLIA A., dec'd.
Late of 77 Walnuttown Rd.,
Borough of Fleetwood.
Administrator: COURTNEY M. MILLER.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

**OPLINGER, PATRICIA J. also known as
OPLINGER, PATRICIA, dec'd.**
Late of Douglass Township.
Executor: KENNETH P. OPLINGER.
c/o ATTORNEY: JAMIE V. OTTAVIANO,
ESQ.,
PICARDI PHILIPS & OTTAVIANO,
1129 East High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

WEBER, BETTY D., dec'd.
Late of Borough of Laureldale.
Executor: MICHAEL P. WEBER, SR.,
3127 Earl St.,
Reading, PA 19605.
ATTORNEY: LINDSEY HOELZLE, ESQ.,
HOELZLE LAW, LLC,
P.O. Box 98,
Birchrunville, PA 19421

Third and Final Publication

ADAMS, JOAN E., dec'd.
Late of Borough of Womelsdorf.
Executrix: DEBORAH A. HARPER.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

BERG, STEVE S., dec'd.
Late of 120 W. 5th St.,
Borough of Boyertown.
Executor: RICKY C. MOYER,
337 West Race St.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

COHN, STUART S., dec'd.
Late of City of Reading.
Executor: SOCRATES J. GEORGEADIS,
ESQ.,

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GEORGEADIS LAW,
1350 Broadcasting Rd.,
Suite 202,
Wyomissing, PA 19610

DAIELLO, MICHAEL, dec'd.

Late of 82 Spruce Ave.,
Borough of Birdsboro.
Administratrix: TAMMY L. KELLER.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

GALUSKA, JUANITA FRANCES, dec'd.

Late of 917 Sandstone Dr.,
Borough of Wyomissing.
Administrator: BRADLEY J. GALUSKA,
427 Wertz Bridge Dr.,
Wyomissing, PA 19610.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

HIRNEISEN, MARIAN M., dec'd.

Late of 986 Fritztown Rd.,
Spring Township.
Executors: JODY ROBERT HIRNEISEN,
227 Winding Way,
Wernersville, PA 19565 and
JULIE ANN HIRNEISEN,
1505 Dogwood Dr.,
West Lawn, PA 19609.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

IGLESIAS, SHIRLEY ANN, dec'd.

Late of City of Reading.
Administrators: SHARON MARIE
GRAGANTA and
SCOTT G. HOH.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

MERRITT, JR., PINK, dec'd.

Late of 1501 Gregg Ave.,
City of Reading.
Administrator: DENECEIA LOWERY,
69 Harry Ave.,
Reading, PA 19607
ATTORNEY: TONYA A. BUTLER, ESQ.,
2312 Fairmont Avenue, Suite 402,
Reading, PA 19605

NARDO, JACQUELYN R., dec'd.

Late of 102 Ashley Ave.,
Exeter Township.
Executor: RONNIE G. GILBERT,
102 Ashley Ave.,
Reading, PA 19606.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
WEILER & LEVENGOOD, P.C.,

213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

RAUENZAHN, HARRIET D., dec'd.

Late of 3506 Orchard View Rd.,
City of Reading.
Executrix: CATHERINE SHEARER,
3506 Orchard View Rd.,
Reading, PA 19608.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
LAW OFFICES OF RAYMOND
BUTTERWORTH,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

REISINGER, LOUIS J., dec'd.

Late of 412 Playground Dr.,
City of Reading.
Executor: JOSEPH CONWAY,
412 Playground Dr.,
West Reading, PA 19611

RUHF, SANDRA L., dec'd.

Late of 240 Spies Church Rd.,
Executor: DOUGLAS F. RUHF,
104 East 36th St.,
Reading, PA 19606.
ATTORNEY: LAUREN BUTTERWORTH,
ESQ.,
LAUREN P. BUTTERWORTH, ESQUIRE,
PLLC,
P.O. Box 113,
Adamstown, PA 19501

RUTECKY, EDWARD W., dec'd.

Late of 580 Woodrow Court,
Borough of Wernersville.
Executrix: MARY ANN RUTECKY.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

**SLAWEK, SUSAN L. also known as
SLAWEK, SUSAN LYNN, dec'd.**

Late of Amity Township.
Executor: THOMAS H. STEELE.
c/o ATTORNEY: JEFFREY R. ABBOTT,
ESQ.,
ABBOTT & OVERHOLT PC,
103 Chesley Dr., #103,
Media, PA 19063

**TAYLOR, EVELYN S. also known as
TAYLOR, MARY EVELYN, dec'd.**

Late of 1180 Ben Franklin Hwy.,
Douglass Township.
Executors: ELAINE K. HINTENACH,
69 Sweetwater Lane,
Wernersville, PA 19565 and
EDWARD E. TAYLOR,
4962 Poplar Circle,
Schnecksville, PA 18078.
ATTORNEY: JAY R. WAGNER, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

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TOBIAS, WILLIAM A., dec'd.

Late of Muhlenberg Township.
 Administrator: GERALD W. TOBIAS.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

WRIGHT, CATHERINE D., dec'd.

Late of Lower Alsace Township.
 Executor: ROBERT T. WRIGHT, JR.,
 109 Blackwood Dr.,
 Reading, PA 19606.

ATTORNEY: SOCRATES J.
 GEORGEADIS, ESQ.,
 GEORGEADIS LAW,
 1350 Broadcasting Rd., Suite 202,
 Wyomissing, PA 19610

ZENTNER, EDITH M., dec'd.

Late of Richmond Township.
 Executor: ALTON R. ZENTNER,
 195 Forgedale Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

Trustee: Rory Knosp

341 West Walnut St.
 Shillington, PA 19607

Trustee's Attorney: Alexa S. Antanavage

Antanavage Farbiarz, PLLC
 64 North Fourth Street
 Hamburg, PA 19526

Second Publication**STASULLI FAMILY IRREVOCABLE TRUST DATED DECEMBER 27, 2004**

John A. Stasulli, late of Hamburg Borough,
 Berks County, PA

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

Trustee: Rosalie Szilli

721 Port Clinton Avenue
 Hamburg, PA 19526

Trustee's Attorney: Russell E. Farbiarz

Antanavage Farbiarz, PLLC
 64 North Fourth Street
 Hamburg, PA 19526

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:

Hassler Roofing with its principal place of
 business at 36 S. Elm Street, Wernersville, PA
 19565-2132.

The name and address of the person owning
 or interested in said business is: BACHMAN'S
 ROOFING, BUILDING & REMODELING,
 LLC, 36 Elm Street, Wernersville, PA 19565.

The application was filed on November 6,
 2025.

Third and Final Publication**THE KENNETH L. MANN AND BETTY LOU MANN REVOCABLE LIVING TRUST**

Betty Lou Mann, late of Hereford Township,
 Berks County, PA

All persons having claims or demands against
 the Trust of Betty Lou Mann, deceased to make
 known the same and all persons indebted to the
 decedent to make payment without delay to:

Trustee: Pearlanna S. Mann

c/o **Trustee's Attorney:** Nicholas M. Orloff,
 Esq.

Orloff Law
 1 W. Third St.
 Media PA 19063

TRUST NOTICES**First Publication****ROBERT L. KNOSP LIVING TRUST
DATED OCTOBER 31, 2022**

Robert L. Knosp, late of Muhlenberg Township,
 Berks County, PA

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

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