

APPEARANCE DOCKET

**Week Ending June 12, 2026
The Defendant's Name Appears
First in Capital Letters**

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

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

BEITZEL, SUSAN, NEUMEIMER,
RAYMOND P, GILES, MICHAEL P -
Lopez, Leafar J; 25 14968; L. Lopez, IPP.

Abuse

BARAHONA, KEVIN INESTROZA -
Talavera, Damirelis Vargas; 26 10318; D.
Talavera, IPP. (EJT).

BRENNAN, DANIEL F - Lerch, Kimberly A;
26 10304; K. Lerch, IPP. (EJT).

BROCKINGTON, DAVONTE D - Cade,
Kenya D; 26 10345; K. Cade, IPP. (EJT).

CARDOZA, JULIO PEREZ - Cardoza, Stacy
Perez; 26 10352; S. Cardoza, IPP. (JMS).

CHAPKO, MICHAEL PATRICK - Chapko,
Danette Renee; 26 10306; D. Chapko, IPP.
(EJT).

DELAROSA, GEOBANNY ANTONIO
CHEVALIER - Urena, Rismelly Osoria; 26
10382; R. Urena, IPP. (JMS).

DUGAN, TYLER C - Dugan, Crystal D; 26
10303; C. Dugan, IPP. (EJT).

FEICK, JR, DONOVAN L - Moux, Jasmine E;
26 10320; J. Moux, IPP. (JEG).

GARCIA, RICARDO MORA - Mora, Ricardo;
26 10324; R. Mora, IPP. (EJT).

GONZALEZ, ASHLEY MARINA - Munoz,
Juan Pimentel; 26 10449; J. Munoz,
IPP. (TMB).

GONZALEZ, RAFAEL A - Martell, Luriana;
26 10292; L. Martell, IPP. (EJT).

HERNANDEZ, RICARDO EZEQUIEL -
Hernandez, Iris G; 26 10307; I. Hernandez,
IPP. (EJT).

HUYETTE, SHERWOOD PHILLIP -
Gamble, Rebecca A; 26 10447; R. Gamble,
IPP. (TMB).

KEIM, MICHAEL L - Keim, Patsy L; 26
10474; P. Keim, IPP. (JMS).

LACHAPPELL, MICHAEL J LORENZO -
Lorenzo, Juan C; 26 10397; J. Lorenzo,
IPP. (TMB).

LEHMAN, JASON P - Lehman, Sara R; 26
10305; S. Lehman, IPP. (EJT).

LEWARS, ROBIN E - Rhoads, Connor
M; 26 10452; C. Rhoads, IPP. (TMB).

LOPEZ, EDWIN R - Quinones, Destiny E; 26
10319; D. Quinones, IPP. (EJT).

MAGINNIS, JESSICA J - Beamesderfer, Jesse
E; 26 10448; J. Beamesderfer, IPP. (TMB).

MENDEZ, ALEXI - Pirela, Susana Vilmarie
Ramos; 26 10518; S. Pirela, IPP. (EJT).

PUTT, THOMAS ALEXANDER TORRES -
Leon, Janelys M; 26 10344; J. Leon, IPP.
(EJT).

RENNINGER, NATHAN E - Oneil, Brooke E;
26 10295; B. Oneil, IPP. (EJT).

RHOADS, CONNER M - Lewars, Robin E; 26
10395; R. Lewars, IPP. (TMB).

SMITH, DESHAAN KALIF - Smith, Xaniyah
Lanae; 26 10451; X. Smith, IPP. (TMB).

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SWISHER, JOSEPH E - Eshelman, Lori L; 26 10385; L. Eshelman, IPP. (JMS).

SWISHER, JOSEPH E - George, Alexandria K; 26 10386; A. George, IPP. (JMS).

TARLECKI, TYLER C - Bryan, Justina Martika; 26 10384; J. Bryan, IPP. (JMS).

ZAVALA, SAUL - Castillo, Iliana V Ocanto; 26 10515; I. Castillo, IPP. (TMB).

Arbitration Award

VELOZ, ANDY - First Commonwealth Federal Credit Union; 25 14918; First Commonwealth Federal Credit Union, IPP.

Complaint

DOMINGUEZ, MARIA - Portfolio Recovery Associates LLC; 26 10070; Michael J. Dougherty.

MISES-LIRANZO, GRECIA, SIMO, MANUEL VALDEZ - State Farm Mutual Automobile Ins Co; 26 3624; Douglas G. Aaron.

MOHABEER, DAVINA A - Ozimkoski, Yolenny Hilario; 25 11577; Bernardo Carbajal, II.

WRIGHT, MARIA - Portfolio Recovery Associates LLC; 26 10200; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

CHEVALIER, AMBRE - Lvnv Funding LLC; 26 10562; Thomas J. Nolan, Jr. (MSF).

COLLER, LINDA - JPMorgan Chase Bank N A; 26 10526; Ian M. Lauer. (MSF).

FELIX, RALPH - American Express National Bank; 26 10566; Michael R. Lipinski. (MSF).

LARKIN, SUSAN G - First National Bank Of Omaha; 26 10523; Brad D. DeFontes. (MSF).

MYERS, JANELLE L - Bank Of America N A; 26 10540; Joel M. Flink. (JBN).

OWEN, HEATHER M - Lvnv Funding LLC; 26 10541; Daniel J. Santucci. (JEG).

ROGERS, ANTHONY K - Capital One N A; 26 10513; Bryan J. Polas. (JBN).

SMITH, DYLAN, AUTO SOLUTION SPECIALISTS LLC - American Express National Bank; 26 10563; Michael R. Lipinski. (JBN).

VARGAS, ANA - Citibank N A; 26 10390; Michael J. Dougherty. (MSF).

Contract - Debt Collection: Other

ALFEREZ, MIGUEL - Cks Prime Investments LLC; 26 10468; Demetrios H. Tsarouhis. (MSF).

ANTIGUA, DAYRELIS - Accelerated Inventory Management LLC; 26 10402; Demetrios H. Tsarouhis. (MSF).

BETANCOURT, DIANA - Americredit Financial Services Inc; 26 10290; Gregg L. Morris. (MSF).

ESTEVEZ, MARIELA - First Commonwealth Federal Credit Union; 26 10391; Michael R. Nesfeder. (JBN).

MERCEDES, YAJAIRA - Security Credit Services LLC; 26 10421; Demetrios H.

Tsarouhis. (JEG).

RODRIGUEZ PAINTING SERVICES LIMITED LIABILITY COMPANY, ALEX RODRIGUEZ - Sherwin-Williams Company (the); 26 10458; Michael J. Albanese. (JBN).

SANCHEZ, EDGAR HIRALDO - Accelerated Inventory Management LLC; 26 10507; Demetrios H. Tsarouhis. (JEG).

SCREVANE, VICTORIA - Accelerated Inventory Management LLC; 26 10401; Demetrios H. Tsarouhis. (JEG).

SPIES, JOSEPH - Accelerated Inventory Management LLC; 26 10400; Demetrios H. Tsarouhis. (JBN).

THOMAS, ANDREA W - Security Credit Services LLC; 26 10404; Demetrios H. Tsarouhis. (JBN).

Contract - Other

BELL, AISHA - Accelerated Inventory Management LLC; 26 10506; Demetrios H. Tsarouhis. (JBN).

FULWOOD, AUDRA M - Security Credit Services LLC; 26 10509; Demetrios H. Tsarouhis. (JBN).

GIDDENS, II, CLIFFORD - American Express National Bank; 26 10564; Michael R. Lipinski. (JEG).

GMI FIRST INC - Home Depot U S A Inc; 26 10510; H. Inc, IPP. (JEG).

GRUNDY, ALBERT - Phoebe Berks Health Care Center; 26 10380; Anne K. Manley. (MSF).

HOLIDAY INN - Douse, Sharon; 26 10353; S. Douse, IPP. (JEG).

JOMARRON, JOVANY E - Perez, Patricia; 26 10466; Nicole Plank. (JBN).

JONES, JACCOB - Accelerated Inventory Management LLC; 26 10343; Demetrios H. Tsarouhis. (MSF).

KADINGO, JOAN M, KADINGO, RACHEL - Phoebe Berks Health Care Center; 26 10381; Anne K. Manley. (JBN).

KALBACH, DAVID - Berks Fire Water Restorations Inc; 26 10462; Nicole Plank. (JEG).

MEDINA, DAVID - Bank Of America N A; 26 10511; Paul J. Klemm. (MSF).

MEMMINGER, DENEEN I - Accelerated Inventory Management LLC; 26 10342; Demetrios H. Tsarouhis. (JEG).

PERDOMO, ALINA E, BAUTISTA, GLORIA - Security Credit Services LLC; 26 10524; Demetrios H. Tsarouhis. (JBN).

Custody

GOTTSHALL, AMANDA L, BRISSON, ELVIS - Rennard, Cindy L; 26 10514; Timothy B. Bitler, Jr. (SEL).

JIMENEZ, JOHNNY - Uribe, Clarisa; 26 10396; C. Uribe, IPP. (SEL).

JIOFACK, FULBERT KENFACK - Kenfack, Malise; 26 10403; M. Kenfack, IPP. (JMS).

LORI, ALESSANDRA M - Stamm, Nathan A; 26 10470; Joseph A. Guillama. (TMB).

RINEHART, III, CLAY H - Rinehart, Amber L;

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26 10464; Ann E. Endres. (JMS).
SMITH, JR, DANIEL C - Izzo, Gloria R; 26 10542; Joseph A. Guillama. (SEL).

Divorce
ACOSTA, AUGUSTIN M - Cruz, Ileana M; 26 10512; I. Cruz, IPP. (EJT).

ALEXANDER, TERENCE ARNOLD - De Alexander, Jennifer Lee Hrinkevich; 26 10519; Rebecca Ann Smith. (JMS).

ARIAS, ANYERO JOSE - Arias-Francisco, Cynthia Amy; 26 10520; C. Arias-Francisco, IPP. (JEG).

BENKERT, CARRIE - Benkert, Brian; 26 10443; B. Benkert, IPP. (JEG).

DUGAN, CRYSTAL DEANA - Dugan, Tyler Clark; 26 10351; Benjamin Gibson. (SEL).

ECK, BARRY - Eck, Coralie; 26 10349; Lisa D. Gentile. (TMB).

GEISSLER, JEREMY L - Geissler, Laura J; 26 10517; Michael R. McFarlin. (TMB).

HARRIS, BARBARA J - Harris, III, Edward J; 26 10350; Cheryl A. Rowe. (EJT).

HULL, JR, JOHN E - Hull, Mary Beth; 26 10543; Denise S. Lamborn. (SEL).

STEFANIK, JR, MICHAEL - Stefanik, Stacy; 26 10529; Bernard Mendelsohn. (EJT).

STEPHAN, WILLARD - Gonzalez, Nilka; 26 10440; Leah Rotenberg. (JMS).

TOTH, JEFFREY - Toth, Julie; 26 10516; Kristen L. Doleva-Lecher. (SEL).

Divorce - Custody Count Complaint
RINEHART, III, CLAY H - Rinehart, Amber L; 26 10528; Ann E. Endres. (JMS).

License Suspension Appeal
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Grim, Kristina; 26 10379; K. Grim, IPP. (EJT).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Santiago, Willy A; 26 10442; Roarke Aston. (EJT).

Magisterial District Justice Appeal
LEHR, MATTHEW - Capital One Na, Discover Bank; 26 10441; Michael J. Dougherty. (JBN).

PEGUERO, VICTOR MOJICA - Perez, Ismael Lorenzo; 26 10387; I. Perez, IPP. (MSF).

SWARTLEY, BERNADETTE - Edoardo, Mr, Satiro, Mrs; 26 10383; M. Edoardo, IPP. (JEG).

TORRES, LUZJAYLENE - Capital One N A, Discover Bank; 26 10444; Capital One N A, Discover Bank IPP. (JBN).

TORRES, LUZJAYLENE - Portfolio Recovery Associates LLC; 26 10446; Portfolio Recovery Associates LLC, IPP. (MSF).

Petition for Appeal Nunc Pro Tunc
LITERAS, KENDRA, KAISER, THOMAS - Cordoba Real Estate LLC; 26 10347; Cordoba Real Estate LLC, IPP. (JBN).

Petition for Protection from PFI/SVP
COLAY, DONNIE CARL - Eckenroth, Laciann; 26 10327; L. Eckenroth, IPP.

(EJT).

Real Property - Eminent Domain/Condemnation

BROSS, BURNELL B, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF AGRICULTURE, BERKS COUNTY DEPARTMENT OF AGRICULTURE - Commonwealth Of Pennsylvania Department Of Transportation; 26 10328; Peter J. Haldeman. (JEG).

Real Property - Mortgage Foreclosure: Residential
ANTONUCCI, DREW, BEAM, JOEY A, ANTONUCCI, MEGAN - Crosscountry Mortgage LLC; 26 10551; Caitlin Molly Donnelly. (MSF).

BURT, III, LAURENCE CHARLES, BURT, RENE D - Crosscountry Mortgage LLC; 26 10578; Paige Zirrith. (MSF).

CARPENTER, JAMES BRYAN - Pennsylvania Housing Finance Agency; 26 10460; Leon P. Haller. (MSF).

FLORES, MARIO - Tyron Street Acquisition Trust I; 26 10469; Robert P. Wendt. (MSF).

NEUIN, SR, ROBERT L, NEUIN, NANCY M, UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OF INTEREST FROM OR UNDER, NEUIN, NANCY M - Riverfront Federal Credit Union; 26 10471; Eden R. Bucher. (MSF).

OUELLETTE, RANDY A - Citizens Bank N A; 26 10399; Karin Schweiger. (MSF).

RAIFSNIDER, JOEL - Carrington Mortgage Services LLC; 26 10393; Adrienna Hunsberger. (MSF).

RAIFSNIDER, VICTORIA L, SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, RAIFSNIDER, JR, ROBERT CARL - Provident Funding Associates L P; 26 10465; Harry B. Reese. (MSF).

Real Property - Quiet Title
FRY, CONNIE L, KEENEY, ANNIE J - Fry, Connie L; 26 10389; George M. Lutz. (JEG).

NEWREZ LLC, US BANK NATIONAL ASSOCIATION, NRZ PASS-THROUGH TRUST XI, WILMINGTON SAVINGS FUND SOCIETY, UNKNOWN CURRENT OWNER HOLDER MORTGAGEE BENEFICIARY ASSIGNEE TRUSTEE, CUSTODIAN MASTER SERVICER OR SUBSERVICER OF LOAN NO. 0578405539, ALL UNKNOWN PERSONS OR ENTITIES CLAIMING ANY RIGHT TITLE LIEN OR INTEREST, 358 BLOODY SPRING ROAD BERNVILLE PENNSYLVANIA 19506, DOES I THROUGH 20 - Houck, Michele; 26 10394; M. Houck, IPP. (MSF).

Tort Motor Vehicle
ADAMES, ORLANDO, ARA

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CONSTRUCTION - Boyer, Rose; 26 10463; Travis J. Savoia. (MSF).
 DIAZ, ANGELO A, FAMILY STAFFING GROUP - Diaz, Aracelis Perez; 26 10392; Timothy Rock. (JEG).
 GARCIA, LESLIE D, PETERSON, DEVIN A - Miccicke, Jeffrey; 26 10296; Ryan P. Merrill. (JBN).
 GARCIA, LESLIE D, PETERSON, DEVIN A - Miccicke, Anne; 26 10388; Ryan P. Merrill. (JBN).
 GIBBS-VASQUEZ, PABLO, ECONOMICA LIMOUSINE CAR SERVICE LLC, LOEB, RONNIE R - Lendof, Luis Miguel Genao; 26 10467; Ariel Pina. (JEG).
 HAHN, JADE - Goodville Mutual Casualty Company, Wentzel, Jr, Timothy, Wentzel, Taylor; 26 10577; Paul N. Sandler. (JEG).
 JACKSON, ERICK, DOES, JOHN - Feliciano, George; 26 10576; Robert S. Miller. (JBN).
 LAMPMAN, STACEY E, WM ORR AND SONS INC - Olt, David, Olt, Stephanie; 26 10557; Ryan P. Merrill. (JEG).
 LANDAVERRY, ELIAS PAUL - Sansone-Nemeth, Elizabeth, Nemeth, James; 26 10525; Matthew E. Gallagher. (JEG).
 MILLER, JR, L PAUL - Michael, James; 26 10508; Phoebe A. Gilmore. (MSF).
 MUNOZ, MICHAEL - Cruz, Roberto; 26 10522; Alex V. Alfieri. (JEG).
 OBRIEN, JOANN, OBRIEN, JOSEPH, PORQUIN, BRIANNA, JOHN DOES 1&2 - Casiano, Jr, Edwin; 26 10552; Braden G. Strouse. (JBN).

Tort Other

T-LINES EXPRESS CORP, DIDIDZE, SHMAGI - Nationwide General Ins Co, Correa, Phillip Lopez; 26 10422; Douglas G. Aaron. (MSF).

Tort Premise Liability

CJK PROPERTY SERVICES LLC - Lugo, Ramona; 26 10527; Miguel Surun. (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 July 10, 2026 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Second Publication

Case No. 13-05718
 Judgment Amount: \$32,890.15
 Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN lot or piece of ground, together with a three-story factory building thereon erected, situate on the South side of Buttonwood Street, between Second and Third Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Buttonwood Street, being the Western line of Thorn Street, as the same is laid out on the topographical survey of the City of Reading; thence South three hundred and four feet six and one-half inches (304' 6-1/2"), more or less, to a corner of property or late of Samuel F. Blatt, thence West along the same one hundred feet (100') to a ten feet (10') wide alley; thence North along the same three hundred and four feet six and one-half inches (304' 6-1/2") to the South side of Buttonwood Street, thence East along the same one hundred feet (100') to the Place of Beginning

BEING the same premises which Peter Phan, by Deed dated September 10, 2015 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania on September 11, 2015 to Instrument No. 2015032114 granted and conveyed to Dung Phan.

Property Address: 216 Buttonwood Street, Reading, PA 19601

Parcel No. 06530774624229

TO BE SOLD AS PROPERTY OF: DUNG PHAN

Case No. 20-02512

Judgment Amount: \$15,728.84

Attorney: Edwin L. Stock, Esquire

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof, and the lot or piece of ground upon which the same is erected, situate on the West side of Locust Street, between Douglass and Windsor Streets, being No. 848 Locust Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or late of Walter W. Heist, No. 850 Locust Street;

On the East by said Locust Street;

On the South by property now or late of Minerva Fox, No. 846 Locust Street; and

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

CONTAINING in front or width, on said Locust Street, thirteen feet (13') and in depth of uniform width, to said alley on the West one hundred feet (100').

TOGETHER with the use of the joint alley between said house and the adjoining house on the South, in common with the owners and occupiers of the adjoining property on the South

BEING the same premises which A.T.A. Home Remodeling Limited Liability Company, by Deed dated April 4, 2019 and recorded in the Office of the Recorder of Deeds of Berks County

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on April 12, 2019 to Instrument No. 2019011109 granted and conveyed to

Tiffany Klemmer and Christopher Klemmer.
Property Address: 848 Locust Street, Reading, PA 19604

PIN: 12531746153011
TO BE SOLD AS PROPERTY OF: Tiffany Klemmer and Christopher Klemmer

Case No. 21-03571
Judgment Amount: \$6,897.24
Attorney: Edwin L. Stock, Esquire

PREMISES A

ALL THAT CERTAIN lot of ground with factory buildings and other improvements thereon erected, situate on the northwest corner of North Third Street and the Lebanon Valley Railroad in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of North Third Street, a corner of property now or late of Christopher Roehrich; thence Southwardly along the west line of North Third Street, one hundred seventy-six (176) feet three (3) inches to the northern line of the Lebanon Valley Railroad property; thence Westwardly along the same, two hundred twenty-nine (229) feet nine (9) inches to the east side of Thorn Street; thence Northwardly along the same, two hundred forty-two (242) feet six (6) inches to a point, a corner of property now or late of the Estate of N. Ferguson, deceased, said point being one hundred (100) feet South of the southeast corner of Greenwiche and Thorn Street, thence Eastwardly along the same and property of others, one hundred six (106) feet one-half (1/2) inch to a point on the West side of a ten (10) feet wide alley; thence Southwardly along the same, twenty-one (21) feet to a point; thence Eastwardly along property now or late of Christopher Roehrich, one hundred twenty (120) feet to the place of BEGINNING

BEING PART of the same premises which Bowen Construction and Real Estate Company, LLC, by Deed dated January 9, 2017 and recorded in the Office of the Recorder of Deeds of Berks County on January 11, 2017 to Instrument No. 2017001383 granted and conveyed to 500 N 3RD st LLC

Property Address: 500 N. 3rd Street, Reading, PA 19601

Parcel ID #06530766636311
TO BE SOLD AS PROPERTY OF: 500 NORTH 3RD STREET LLC

Case Number: 22-12394
Judgment Amount: \$211,483.45
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot, parcel, piece of ground, with the improvements thereon erected, situate on the eastern side of Aldine Avenue, with a semi-detached dwelling erected on Lot No. 58, in the Plan of Reading Gardens, Plan Book 4 page 8, Lower Alsace Township, Berks

Case Number: 24-12287

Judgment Amount: \$163,981.70

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN TWO STORY FRAME DWELLING HOUSE AND GARAGE ND LOT OF GROUND UPON WHICH THE SAME IS ERRECTED SITUATE ON THE SOUTH SIDE OF AND IN THE BOROUGH OF SHILINGTON, COUTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTH SIDE OF SAID WEST BROAD STREET 99 FEET EAST OF THE SOUTHEAST CORNER OF BROAD AND MILLER STREETS; THENCE SOUTHWARD ALONG PROPERTY OF NOW OR LATE FRANK NAUGLE ON LINE OF LOTS NOS. 32 AND 34, 170 FEET TO A POST ON A 20 FEET WIDE ALLEY; THENCE EASTWARD ALONG THE NORTH SIDE OF SAID ALLEY 30 FEET TO A POST; THENCE NORTHWARD ALONG PROPERTY OF NOW OR LATE JOHN R. ACKERMANN ON LINE OF LOTS NOS. 34 AND 36, 170 FEET TO A POINT ON THE SOUTH SIDE OF WEST BROAD STREET; THENCE WESTWARD ALONG SAID WEST BROAD STREET 30 FEET TO THE PLACE OF BEGINNING CONTAINING 5,100 SQUARE FEET, MORE OR LESS, AND BEING LOT NO. 34 ON THE PLAN OF EDISON BEING THE SAME PREMISES WHICH PAUL R. SMITH, JR. AND DIANE M. SMITH, BY DEED DATED 3/30/2001 AND RECORDED 4/6/2001 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA IN RECORD BOOK 3316, PAGE 2136, GRANTED AND CONVEYED UNTO DAVID A. FRY. BEING KNOWN AS: 40 WEST BROAD STREET, SHILLINGTON, PA 19607 PROPERTY ID: 77439511670347 TITLE TO SAID PREMISES IS VESTED IN JAMES LEZOCHE BY DEED FROM DAVID A. FRY, DATED JUNE 15, 2007 RECORDED JUNE 19, 2007 IN BOOK NO. 05161, AT PAGE 0309 TO BE SOLD AS PROPERTY OF: JAMES LEZOCHE

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County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the eastern right of way line of Aldine Avenue, said point being a common corner of Lot No 59 and there herein described tract; thence leaving said right of way line and along the common property line of Lot No 59 and the herein described tract, North Seventy-two (72) degrees Twenty-six (26) minutes Thirty-one (31) seconds East, a distance of Ninety (90) feet to a steel pin, thence North Seventeen (17) degrees Thirty-three (33) minutes Twenty-nine (29) seconds West, a distance of Thirty (30) feet to a steel pin, thence along the common property line and the common wall of the duplex dwelling of Lot No 57 and the herein described tract, South Seventy-two (72) degrees Twenty-six (26) minutes Thirty-one (31) seconds West, a distance of Ninety (90) feet to a steel pin on the eastern right of way line of Aldine Avenue; thence in and along said right of way line South Seventeen (17) degrees thirty-three (33) minutes Twenty-nine (29) seconds east, a distance of Thirty (30) feet to THE PLACE OF BEGINNING.

Pin No. 23-5327-10-35-9507

PROPERTY ADDRESS: 44 Aldine Avenue, Stony Creek, PA 19606

PARCEL# 23532710359507

BEING KNOWN AS: 44 ALDINE AVE, STONY CREEK, PA 19606

PROPERTY ID: 23532710359057

TITLE TO SAID PREMISES IS VESTED IN CATHERINE M. CULLEN-ZAORSKI, A SINGL WOMAN BY DEED FROM RUSSELL J. BENNICOFF AND LINDA L. BENNICOFF, HIS WIFE, DATED SEPTEMBER 1, 1999 RECORDED SEPTEMBER 8, 1999 IN BOOK NO. 3122, AT PAGE 2282

TO BE SOLD AS PROPERTY OF: CATHERINE M. CULLEN-ZAORSKI

LEGAL DESCRIPTION

Case Number: 24-15424

Judgment Amount: \$94,049.23

Attorney: Brock and Scott, PLLC

BEING PARCEL NUMBER 90-4366-11-76-1886

ALL THAT CERTAIN two-story brick dwelling house and lot of ground whereon the same is located and erected, situate in the Borough of Wernersville, Berks County, Pennsylvania, on the South side of Penn Avenue, opposite in a southwesterly direction from Church Street, bounded on the North by Penn Avenue, on the East by property of Matthews, on the South by a proposed alley, partly opened, and on the West by lot of William Y. Gerhart.

CONTAINING in width East and West 23 feet and in depth North and South 159 feet, more or less.

BEING the same premises which Betty J.

Burkholder, Executrix of the Estate of Ethel M. Wartluft, and Helen W. Speicher by Deed bearing date November 20,2002 and recorded in the Office of the Recorder of Deeds in and for the County o f Berks, Commonwealth of PA in Record Book 3669 page 929 granted and conveyed unto Phyllis A. Goerner, in fee.

And the said Phyllis A. Goerner is now known as Phyllis A. Zimmerman.

Being the same premises which Phyllis A. Zimmerman, f/k/a Phyllis A. Goerner, by Deed dated 02/13/2019 and recorded 02/14/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019004685, granted and conveyed unto Thomas M. Goerner Jr., in fee.

Tax Parcel: 90436611761886 aka 90-4366-11-76-1886

Premises Being: 268 EAST PENN AVENUE, Wernersville, PA 19565

To be sold as Property of: Thomas M. Goerner, Jr

LEGAL DESCRIPTION

Case Number: 24-15495

Judgment Amount: \$179,906.26

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, being Lot No. 26 as shown on the Final Plan of "Summit Crest", made by Ludgate & Kent, as revised April 18, 1976 and recorded in Plan Book 54, Page 9, Berks County records, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Crest Circle (56 feet wide), a corner of Lot No. 25 and Lot No. 26 as shown on said Plan; thence in a Southwesterly direction along the Northwesterly side of Crest Circle, by a line making an interior angle of 90 degrees with the line to be described last, a distance of 160.05 feet to a point of curve on the Northwesterly side of Crest Circle; thence by a curve, curving to the right, having a radius of 20.00 feet, a central angle of 110 degrees 07 minutes 38 seconds, a distance along the arc of 38.44 feet to a point on the Southeasterly side of Crest Circle; thence along the Southeasterly side of Crest Circle by a curve, curving to the right having a radius of 122.00 feet, a central angle of 35 degrees 01 minute 42 seconds, a distance along the arc of 34.50 feet to a point on the Southeasterly side of Crest Circle; thence in a Northerly direction along the Southeasterly side of Crest Circle, by a line tangent to the last described curve, a distance of 93.06 feet to a point, a corner of Lot No. 27 as shown on said Plan; thence in an Easterly direction along Lot No. 27, by a line making an interior angle with the last described line, a distance of 100.00 feet to a point, a corner

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of Lot No. 25 as shown on said Plan; thence in a Southeasterly direction along Lot No. 25, by a line making an interior angle of 165 degrees 09 minutes 17 seconds, a distance of 50.47 feet to a point on the Northwesterly side of Crest Circle, the place of BEGINNING.

CONTAINING 16,893.52 SQUARE FEET.

Commonly known as: 330 Crest Circle, Mohnton, PA 19540-1402

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same premises which Peter A. Tobash and Bernice Tobash, by Deed dated 06/10/1996 and recorded 07/24/1996, in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2751, Page 256, granted and conveyed unto Robert A. Adler and Mary Ann Stafford, in fee.

AND the said Robert A. Adler has departed this life on or about 02/22/2023, thereby vesting title of the mortgaged premises solely unto Mary Ann Stafford.

Tax Parcel: 65-4385-20-81-9972, 65438520819972

Premises Being: 330 CREST CIR, Mohnton, PA 19540

To be sold as Property of: Mary Ann Stafford

LEGAL DESCRIPTION

Docket No. 24-18136

Judgment: \$287,139.32

Attorney: Kimberly A. Bonner, Esquire

PURPART NO. 1

ALL THAT CERTAIN lot, tract or parcel of land and premises as hereinafter more particularly described, situate, lying and being in the Fifteenth Ward (formerly the Township of Bern) in the City of Reading, Berks County, Pennsylvania, being Lot No. 2 in Block 4, in Plan of Lots known as Glenside, said Lot being twenty (20) feet in front and rear and one hundred fifteen (115) feet in depth, more particularly bounded as follows, to wit:

Northerly by Lot No. 1, easterly by Schuylkill Avenue, southerly by Lot No. 4, and westerly by a fifteen (15) feet wide alley.

PURPART NO. 2

ALL THAT CERTAIN lot, tract or parcel of land and premises as hereinafter more particularly described, situate, lying and being in the Fifteenth Ward (formerly the Township of Bern), in the City of Reading, Berks County, Pennsylvania, being Lot No. 3 in Block 4 in Plan of Lots known as Glenside, said lot being twenty (20) feet in front and rear and one hundred fifteen (115) feet in depth, more particularly bounded

as follows, to wit:

Northerly by Lot No. 2, easterly by Schuylkill Avenue, southerly by Lot No. 4, and westerly by a fifteen (15) feet wide alley.

PURPART NO. 3

ALL THAT CERTAIN lot, tract or parcel of land and premises situate, lying and being in the Fifteenth Ward in the City of Reading, County Of Berks, State of Pennsylvania (formerly known as Glenside), being Lot No. 4 in Block 4 on Plan of Building Lots known as Glenside (a suburb of Reading, Pennsylvania) drawn and surveyed by Wm. H. Dechant, C.E. bounded and limited and described as follows, to wit:

BEGINNING at a point on the western line of Schuylkill Avenue, sixty-five (65) feet south from the southwest corner of said Schuylkill Avenue and Lackawanna Street; thence in a western direction along the dividing line of this and Lot No. 3, one hundred fifteen (115) feet to a fifteen (15) feet wide alley; thence southwardly along the same twenty (20) feet to the dividing line of this and Lot No. 5; thence in an eastwardly direction along the said one hundred fifteen (115) feet to Schuylkill Avenue; thence northwardly along the same twenty (20) feet to the place of BEGINNING

CONTAINING in front on said Schuylkill Avenue twenty (20) feet and extending in length or depth one hundred fifteen (115) feet to said fifteen (115) feet wide alley

TOGETHER with the 2-1/2 story brick buildings thereon erected, known as 1444-1446 Schuylkill Avenue.

BEING THE SAME PREMISES conveyed to 1444 Schuylkill Avenue, LLC by deed dated 8/2/2022 and recorded 8/3/2022 as Instrument # 2022031527 filed in the Office of the Clerk of Berks County, Commonwealth of Pennsylvania.

Parcel No.: 19-5307-30-17-4978

Property Address: 1444 Schuylkill Avenue, Reading, Pennsylvania 19601

TO BE SOLD AS THE PROPERTY OF 1444 SCHUYLKILL AVENUE, LLC.

LEGAL DESCRIPTION

Docket No. 25-01872

Judgment: \$141,652.17

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain lot or piece of ground situate on the Northern side of West Race Street between Maple Street and Chestnut Street in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, being the whole of Lot No. N14, and the Easternmost ten

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(10) feet of Lot No. N15, as shown on a Revised Plan of Building Lots as originally laid out by the Fleetwood Real Estate Company, now belonging to Otto E. Nygaard, said Revised Plan of Building Lots being recorded in Miscellaneous Book Volume 198, page 399, Berks County Records, bounded on the North by a twenty (20) feet wide alley known as Liberty Alley, on the East by Lot No. N13, property of Earl C. Frederick and Faith L. Frederick, husband and wife, on the South by said Wear Race Street, and on the West by other property of Otto E. Nygaard and being more fully bounded and described as follows, to wit.

Beginning at a corner in the Northern topographical building line of West Race Street, a distance of 315 feet Westwardly from the Northwest topographical building corner of West Race Street and Chestnut Street, thence in a Westwardly direction along the Northern topographical building line of the aforesaid West Race Street, a distance of seventy feet no inches (70' 0") to a corner, thence leaving and making a right angle with the aforesaid Race Street and in a Northerly direction along other property now or late of Otto E. Nygaard, a distance of one hundred twenty-five feet no inches (125' 0") to a corner on the Southern side of Liberty Alley, thence in an Easterly direction along some making a right angle with the last described line, a distance of seventy feet no inches (70' 0") to a corner, thence leaving and making a right angle with the aforesaid Liberty Alley and in a Southerly direction along Lot No. N13, property of now or late of Earl C. Frederick and Faith L. Frederick, husband and wife, a distance of one hundred twenty-five feet no inches (125' 0") to and making a right angle with the aforesaid West Race Street at the place of beginning.

Being the same property conveyed to Justin Tyler Abel and Amanda Nicole Manor who acquired title by virtue of a deed from Anthony M. Harrison and Julie A. Harrison, dated July 12, 2013, recorded August 2, 2013, as Instrument Number 2013033045, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 325 WEST RACE STREET, FLEETWOOD, PA 19522.

Parcel No.: 44543115544208

Account: 44054700

See Instrument Number 2013033045, Office of the Recorder of Deeds, Berks County, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF JUSTIN TYLER ABEL AND AMANDA NICOLE MANOR

Case Number: 25-03423

Judgment Amount: \$403,294.52

Attorney: Alyk L. Oflazian, Esquire (312912)

Legal Description

ALL THAT CERTAIN lot or piece of ground

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

BEGINNING at a point on the Northwesterly side of Atlantic Avenue (54 feet wide), said point being a corner of Lot No. 539 on said Plan; thence extending from said point of beginning along Lot No. 539 North 15 degrees 00 minutes 00 seconds West 129.44 feet to a point in line of lands now or late of Eugene P. Jaskolka, Jr. and Ann M. Jaskolka; thence extending partly along said lands and partly along lands now or late of Michael S. Prutzman and Monica L. Prutzman North 71 degrees 33 minutes 15 seconds East 100.18 feet to a point, a corner of Lot No. 541 on said Plan; thence extending along same South 15 degrees 00 minutes 00 seconds East 135.46 feet to a point on the Northwesterly side of Atlantic Avenue; thence extending along same South 75 degrees 00 minutes 00 seconds West 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,244 square feet of land.

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

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

BEING THE SAME PREMISES WHICH FIORINO GRANDE, by Deed dated 8/10/2006 and recorded 8/18/2006 in the Office for the Recorder of Deeds in and for COUNTY OF BERKS, and Commonwealth of PENNSYLVANIA in Record Book 4948, Page 1389, granted and conveyed unto DAVID M. PREIKSZAS and LISA C. PREIKSZAS, husband and wife.

Parcel ID: 49437704710874

PROPERTY ADDRESS: 220 Atlantic Avenue, Sinking Spring, Pennsylvania 19608

TO BE SOLD AS PROPERTY OF: BRIDGET L. GLOVER AND DANIEL J. GLOVER

NO. 25-09681

Judgment: \$104,275.49

Attorney: LOGS Legal Group LLP

Kevin T. Tonczyczyn, Esquire

ALL THAT CERTAIN lot, piece or parcel of land together with the improvements thereon erected, containing three tracts or adjacent lots, situate in the Town of Gouglersville, Township Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

TRACT NO. 1 - BEGINNING at a post in the Reading and Lancaster Road; thence along land now or late of Solomon Gaul estate, due North 195 feet; thence Southeast by land formerly of

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Samuel M. Hornberger, 170 feet to a stake at said road; thence along said road, South 57-1/2 degrees West 90 feet to the place of beginning.

TRACT NO. 2 - BEGINNING. At a stone, a corner in said Reading and Lancaster Road and land now or late of Richard Hornberger; thence along the same, Northwest 170 feet to a stake in line of land now or late of Solomon Gaul; thence along said Solomon Gaul's land Northeast to a stake; thence along land now or late of Elizabeth Hartz to a stake; thence along land formerly of Franklin Freehaffer, Southeast 200 feet to a corner in said road; thence along same Southwest 30 feet to the place of beginning. The said lot must be 30 feet broad in the middle of the depth thereof.

TRACT NO. 3 - BEGINNING at a stone corner at the said Reading and Lancaster Road and land now or late of said Francis Coleman; thence along the same Northwest 200 feet; thence Northeast 32 feet to a stone; thence southeast 200 feet to a stone corner in line of land now or late of Elizabeth Hartz in said road; thence along said road 32 feet to the place of beginning.

CONTAINING 23-1/2 perches of land, more or less.

Being the same lot or parcel of ground which by Deed dated September 18, 2000 and recorded September 22, 2000 among the Land Records of Berks County, State of Pennsylvania, in Book: 3245, Page: 1395 or Instrument: , was granted and conveyed/assigned by and between Sandra D Moyer, Evelyn G. Zeiber (now Evelyn G. Hurst), unto Sandra D Moyer.

TAX PARCEL NO 39438409169778

BEING KNOWN AS 1871 Old Lancaster Pike, Reading, PA 19608

Residential Property

To be sold as the property of Sandra D. Moyer

No. 25-10220

Judgment: \$121,965.85

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or parcel of land situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania being Lot No. 5 in Phase V of the Development of "South Temple Heights" and being more particularly bounded and described according to a Final Subdivision Plan recorded in Plan Book 302, page 286, Berks County records, as follows:

BEGINNING at a point in Sefranka Road (T-617) a corner in common with Lot 6 on the abovementioned Plan; thence leaving Sefranka Road and along the same South 83° 13' 15" West a distance of 169.92 feet to a point on line of Annexation Parcel "A"; thence along the same North 47 degrees 22 minutes 22 seconds West a distance of 44.78 feet to a point in line of Lot No. 4 on the abovementioned Plan; thence along Lot No. 4 North 83° 13' 15" East a distance of 200.56

feet to a point in Sefranka Road; thence along, in, and through Sefranka Road South 4° 13' 35" seconds East a distance of 34.03 feet to the point and place of Beginning.

CONTAINING 6298 sq. ft (gross) and 5452 sq. ft. (net).

BEING Lot No. 5 on the abovementioned Plan.

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: 4208 SEFRANKA ROAD, TEMPLE, PA 19560 (f/k/a 4524 B Sefranka Road, Temple, PA 19560)

Mapped PIN: 5319-13-14-2578

Parcel ID #: 66531913142578

BEING THE SAME PREMISES WHICH Donald D. Quinter, et ux., by Deed dated August 30, 2007 and recorded September 12, 2007, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2007-055999, granted and conveyed unto David J. Kreiser and April L. Cole, now known as April L. Kreiser.

LEGAL DESCRIPTION

Case Number: 25-16172

Judgment Amount: \$247,700.41

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN tract or piece of land with the two-story stone dwelling and other improvements erected thereon, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners, dated May 01, 1973, and designated Plan Number 7-D4068, as follows, to wit:

BEGINNING at a railroad spike in a bridge in the center of Washington Road, Township Road, T-574 and Seifert Run and a corner of lands of residue property now or late of Bill Hart and Helen L. Hart, his wife; thence along lands now or late of Bill Hart the two following courses and distances: (1) South 37 degrees 52 minutes 01 second East, 226.57 feet to a point, (2) South 22 degrees 30 minutes 15 seconds East, 384.90 feet to a point; thence leaving Seifert Run and along lands of the same South 72 degrees 19 minutes 21 seconds West, 241.30 feet to an iron pipe on the Eastern right-of-way line of the Philadelphia and Reading Railway; thence along lands of the same North 15 degrees 27 minutes 09 seconds West, 944.06 feet to a point in the middle of Seifert Run; in line of lands of residue property now or late

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of Bill Hart and Helen L. Hart, his wife; thence along lands of the same and in Seifert Run the three following courses and distances: (1) South 46 degrees 33 minutes 25 seconds, East 60.04 feet to a point, (2) South 14 degrees 42 minutes 35 seconds East, 152.60 feet to a point, (3) South 44 degrees 51 minutes 47 seconds East, 159.88 feet to a railroad spike, the place of beginning.

Tax ID / Parcel No. 27449004837524; Pin: 449004837524; Acc: 27011565

Being the same premises which Swift Property Solutions LLC, by Deed dated 07/20/2022 and recorded 07/25/2022, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2022029891, granted and conveyed unto Jesse R. Thomas and Sara R. Thomas, in fee.

Tax Parcel: 27449004837524

Premises Being: 1065 Washington Road, Reading, PA 19605

To be sold as Property of: Jesse R. Thomas and Sarah R. Thomas

LEGAL DESCRIPTION

Docket No. 25-16260

Judgment: \$338,304.88

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

Premises A

All that certain lot or piece of ground together with the buildings and other improvements thereon erected, situate on the Western side and between Rothermel Boulevard and Beach Street, as shown on Plan of Hain's Acres, Section No. 1, said Plan being recorded in Plan Book Volume 14, Page 19, Berks County Records, in the Township of Muhlenberg, Berks County, Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the Western side of Willow Grove Avenue 135.53 feet North of the Northern end of the 20 feet radius corner at the Northwest corner of Willow Grove Avenue and Rothermel Boulevard; thence in a Westerly direction, by a line making an interior angle of 100 degrees 00 minutes with the Western side of Willow Grove Avenue a distance of 152.31 feet to a point; thence in a Northerly direction, by a line making an interior angle of 80 degrees 00 minutes with the last described line, a distance of 116.45 feet to a point; thence in an Easterly direction, at right angles to last described line, a distance of 150.00 feet to a point in the Western side of Willow Grove Avenue; thence in a Southerly direction along the same, at right angles to the last described line, a distance of 90.00 feet to the place of beginning.

Premises B

All that certain lot or piece of ground, situate on the Eastern side of Laurel Run Avenue, between Rothermel Boulevard and Beach Street, as shown on Plan of Revision of and Addition to Hain's Acres, Section No. 1, said Plan recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 19, Page 4, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point in the Eastern side of Laurel Run Avenue, 134.43 feet North of the Northern end of the 20 feet radius corner, at the Northeast corner of Rothermel Boulevard and Laurel Run Avenue; thence in a Northerly direction along the Eastern side of Laurel Run Avenue, a distance of 90.00 feet to a point; thence in an Easterly direction, at right angles to Laurel Run Avenue, a distance of 133.46 feet to a point; thence in a Southerly direction, by a line making an interior angle of 114 degrees 34 minutes with the last described line, a distance of 129.45 feet to a point; thence in a Westerly direction, by a line making an interior angle of 100 degrees 00 minutes with the last described line, a distance of 0.38 feet to a point; thence still in a Westerly direction by a line making an interior angle of 136 degrees 56 minutes with the last described line, a distance of 189.03 feet to a point in the Eastern side of Laurel Run Avenue, the place of beginning, and making an interior angle of 98 degrees 30 minutes with same.

Being the same property conveyed to Rolando Mendoza and Kiommy J. Santana-Carrasquillo who acquired title by virtue of a deed from Rolando Mendoza, dated June 25, 2025, recorded July 7, 2025, as Instrument Number 2025019941, Office of the Recorder of Deeds, Berks County, Pennsylvania.

INFORMATIONAL NOTE: The above-referenced deed only relates to Premises A as described in Schedule A of this report.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 3324 WILLOW GROVE AVENUE, READING, PA 19605 and LAUREL RUN AVENUE, READING, PA 19605

Parcel No.: 66530806396883, 66530806395739

See Instrument Number 2025019941, Office of the Recorder of Deeds, Berks County, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF ROLANDO MENDOZA AND KIOMMY J. SANTANA-CARRASQUILLO

No. 25-16395

Judgment: \$156,186.71

Attorney: McCabe, Weisberg & Conway, LLC
TAX ID.#: 78449207573518

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PURPART NO. 1

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH A TWO-STORY BRICK HOUSE THEREON ERECTED, SITUATE IN THE BOROUGH (FORMERLY VILLAGE) OF SHOEMAKERSVILLE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, ON THE NORTH BY LOT NOW OR LATE OF ADAM HECKMAN; ON THE WEST BY A THIRTY FEET WIDE ALLEY; ON THE SOUTH BY LOT NOW OR LATE OF AARON S. WAGNER; AND ON THE EAST BY A PUBLIC ROAD, FORMERLY KNOWN AS CENTRE TURNPIKE.

CONTAINING THIRTY FEET IN FRONT AND A HUNDRED AND FIVE FEET IN DEPTH OF EQUAL WIDTH TO A THIRTY FEET WIDE ALLEY.

PURPART NO. 2

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE BOROUGH (FORMERLY VILLAGE) OF SHOEMAKERSVILLE COUNTY OF BERKS AND STATE OF PENNSYLVANIA, LYING DIRECTLY OPPOSITE THE ABOVE DESCRIBED LOT ACROSS A THIRTY FEET WIDE ALLEY, BOUNDED ON THE NORTH BY LOT NOW OR LATE OF ADAM HECKMAN; ON THE WEST BY LOT NOW OR LATE OF ADAM STOUTD; ON THE SOUTH BY LOT NOW OR LATE OF ADAM S. WAGNER; AND ON THE EAST BY A THIRTY FEET WIDE ALLEY.

CONTAINING NINE HUNDRED SQUARE FEET, MORE OR LESS

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 126 EAST MAIN STREET, SHOEMAKERSVLE, PENNSYLVANIA 19555

TAX PARCEL: 78449207573518

See Deed Book: Instrument Number 2022000623

To be sold as the property of Cassandra A. Pleiss

NO. 25-17107

Judgment: \$246,693.54

Attorney: LOGS Legal Group LLP

Kevin T. Tonczykzyn, Esquire

ALL THAT CERTAIN messuage, tenement, and tract of land being the lands of Grant E. Schlegel and Donna E. Schlegel, husband and wife, as shown on a Plan named the Ivory, Young, Schlegel Subdivision, located on the northern side of St. Peters Road (SR-147), in the Township of Hereford, the County of Berks, and the Commonwealth of Pennsylvania, bounded

and described as follows:

BEGINNING at a railroad spike in St. Peters Road (SR-147), which leads from Wetzel Road (t-918) to Seisholtzville Road (SR-1010), thence extending in an along St. Peters Road (SR-1047) south 80 degrees 04 minutes 17 seconds west 185.94 feet to a railroad spike found; thence extending along the lands of Dennis E. Schmoyer and Diane Mackewan north 46 degrees 26 minutes 01 seconds west, passing through a concrete monument at 40.03 feet, a total distance of 785.57 feet to an iron pipe found; thence extending along the lands of William E. Weaver the following two courses and distances: (1) south 88 degrees 54 minutes 09 seconds east 466.49 feet to an iron pipe found, (2) south 88 degrees 54 minutes 23 seconds east 203.63 feet to a rebar; thence extending along the lands of Joel D. Ivory and Rebecca M. Young south 09 degrees 25 minutes 05 seconds east, passing through a rebar at 473.00 feet, a total distance of 503.31 feet to the point of beginning.

CONTAINING: 5.154 ACRES

BEING THE SAME PROPERTY conveyed to Grant E. Schlegel and Donna E. Schlegel, husband and wife as tenants by the entireties from Grant E. Schlegel and Donna E. Schlegel, husband and wife, by deed dated December 31, 2009 and recorded January 15, 2010 in/as Instrument No. 2010002004 of Official Records.

TAX PARCEL NO 52549204935483

BEING KNOWN AS 158 Saint Peters Road, Macungie, PA 18062

Residential Property

To be sold as the property of Grant E. Schlegel and Donna E. Schlegel

No. 25-18499

Judgment: \$102,219.03

Attorney: Emmanuel J. Argentiери, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, situate on the north side of Reading Avenue between West Lawn and Marwood Avenues, in the Township of Spring, County of Berks and State of Pennsylvania said lot or piece of ground being known as Lot No. 21 and the most eastern ten feet (10') of Lot No. 20 (as shown by the map or plan of building lots laid out by Mr. And Mrs. William A. Walter, said map or plan having been duly recorded in the Recorder's Office of Berks County in Plan Book Vol. 6, Page 27). Said lot or piece of ground being bounded and described as follows, to wit:

On the north by a fifteen feet (15') wide alley; on the east by Lot No. 22; on the south by said Reading Avenue; and on the west by past of Lot No. 20, which division line passes through the middle of the party wall of the premises immediately adjoining. Containing in front along said Reading Avenue thirty feet (30'), and in

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depth or length of equal width one hundred forty feet (140') to said fifteen feet (15') wide alley.

UPI NO.: 80439609069604

MAP PIN NO.: 439609069604

PROPERTY: 2141 Reading Avenue, Reading, Pa 19609

TITLE TO SAID PREMISES IS VESTED IN Stephanie Ferrara, an adult individual, by deed from Stephanie Ferrara, Executor of the Estate of Mary Ferrara aka Mary L. Ferrara, Deceased, dated November 19, 2014, recorded November 20, 2014 in the Berk's County Clerk's/Register's Office in Instrument No. 2014038407

To be sold as the property: Stephanie Ferrara individually as record owner of mortgaged property

LEGAL DESCRIPTION

Docket No. 25-18629

Judgment: \$100,165.92

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain two story mansard roof and brick dwelling house and basement garage together with the lot or piece of ground upon which the same is erected situate on the West side of North Sixth Street, between Pery and Pike Streets, being No. 1322 North Sixth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

On the North by property now or late of Norman Bateman and Hannah W. Bateman, his wife, being No. 1324 North Sixth Street;

On the East by said North Sixth Street;

On the South by property now or late of Theodore Eustratiades, being No. 1320 North Sixth Street; and

On the West by a twenty (20) feet wide alley.

Containing in front or width on said North Sixth Street, fifteen feet and three inches (15' 3") and in length or depth of equal width one hundred (100') to said twenty (20) feet wide alley.

Being the same property conveyed to Mary D. Binner who acquired title by virtue of a deed from Allen F. Portuguese, dated December 8, 2006, recorded December 12, 2006, as Document ID 2006094454, and recorded in Book 5032, Page 1892, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1322 NORTH 6TH STREET, READING, PA 19601.

Parcel No.: 14530735873527

See Deed Book Volume 5032, Page 1892

TO BE SOLD AS THE PROPERTY OF MARY D. BINNER

DOCKET: 26-00012

JUDGMENT: \$87,713.47

ATTORNEY: STERN & EISENBERG PC

ALL THAT CERTAIN TWO-STORY DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE EAST SIDE OF NORTH SECOND STREET, BEING NO. 207. BETWEEN WALNUT STREET AND PARK STREET. IN THE CITY OF READING, COUNTY OF BERKS. COMMONWEALTH OF PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF JOHN L. HARBSTER AND HELEN L. HARBSTER, HIS WIFE. BEING NO. 209 NORTH SECOND STREET; ON THE SOUTH BY PROPERTY NOW OR LATE OF CHARLOTTE KERR AND FRANCES KERR, BEING NO. 205 NORTH SECOND STREET:

ON THE EAST BY A 03 FEET WIDE ALLEY; AND

ON THE WEST BY SAID NORTH SECOND STREET.

CONTAINING IN FRONT. NORTH AND SOUTH, ALONG SAID NORTH SECOND STREET, 14 FEET AND IN DEPTH EAST AND WEST TO SAID 03 FEET WIDE ALLEY. 70 FEET. TOGETHER WITH THE FREE AND UNINTERRUPTED USE OF THE SAID 03 FEET WIDE ALLEY.

BEING THE SAME PREMISES WHICH SANTOS CARRASQUILLO, BY DEED DATED 7/9/2020 AND RECORDED 7/22/2020 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS. AND COMMONWEALTH OF PENNSYLVANIA IN INSTRUMENT #2020024446. GRANTED AND CONVEYED UNTO TD IMPROVEMENTS LLC.

PARCEL NO.: . 06530774612482

PROPERTY ADDRESS: 207 N 2nd St, Reading, PA 19601

BEING the same premises which TD Improvements LLC, A Limited Liability Company by Deed dated March 11, 2021 and recorded in the Office of Recorder of Deeds of Berks County on March 22, 2021 as Instrument 2021013499 granted and conveyed unto Lakisha Porter.

TO BE SOLD AS THE PROPERTY OF: Lakisha Porter

C.C.P. BERKS COUNTY, NO. 26-00644

Judgment - \$136,178.60

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

LEGAL DESCRIPTION

File Number: RE004860

ALL THAT CERTAIN lot or piece of ground

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together with the semi-detached frame dwelling thereon erected and known as No. 1103 Mt Laurel Avenue in the * Borough of Temple, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows to wit: Township of Muhlenberg, formerly

BEGINNING at a point in the northern building line of Mt. Laurel Avenue (60 feet wide) in the said Borough of Temple, said point being opposite a point on the southern building line of said Mt Laurel Avenue which is 34.80 feet east of the southeast corner of said Mt. Laurel Avenue and Railroad Street (50 feet wide), as they are shown on the topographical survey of the Borough of Temple, and the said point or place of beginning being a corner of other property of Harold J. Degler, and which is about to be conveyed to Carl W. Koller; thence northwardly along said property about to be conveyed to Carl W. Koller by a line passing through the centre of this partition dividing the frame dwellings erected on the herein described premises and the frame dwelling erected on the property to the west and known as No. 1101 Mt. Laurel Avenue, and said line making an interior of 94 degrees 11 minutes with the northern building line of Mtg. Laurel Avenue a distance of 80.21 feet to a point marked by an iron pin and in line of property now or late of Temple Furnace Company, thence eastwardly along same by a line making an interior angle of 85 degrees 49 minutes with the last described line a distance of 30.49 feet to a point a corner of property now or late of Giovanni Paci and Anita Paci, his wife; thence southwardly along same by a line making an interior angle of 88 degrees 45-1/4 minutes with the last described line a distance of 80.02 feet to a point in the northern building line of Mt. Laurel Avenue aforementioned; thence westwardly along same by a line making an interior angle of 91 degrees 14-3/4 minutes with the last described line a distance of 22.90 feet to the place of beginning

BEING the same premises which John G Kramer by Deed dated October 19, 2001 and recorded October 25, 2001 in Berks County in Record Book 3419 page 1156, granted and conveyed unto Donald G. Shay, in fee

AND ALL THAT CERTAIN tract or piece of land situate to the north of Mt Laurel Avenue, east of Railroad Street projected in the Borough of Temple, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit

BEGINNING at a point, said place of beginning being one hundred forty feet (140') northward from and at right angles to a point on the southerly building line of Mt. Laurel Avenue (sixty feet (60') wide as shown on the topographical survey of the Borough of Temple) the last mentioned point being four feet and forty-seven hundredths of one foot (4 47') eastward from the intersection of the southerly building line of Mt. Laurel Avenue with the easterly building line of Railroad Street (fifty feet (50')

wide as shown on the aforesaid topographical survey); thence extending in an easterly direction along the rear of House No 1101 Mt. Laurel Avenue, the property now or late of George W. C. Kramer and along the rear of House No. 1103 Mt. Laurel Avenue, the property now or late of John G. Kramer, by a line eighty feet (80') northward from a parallel with the northerly building line of Mt. Laurel Avenue, a distance of fifty-three feet and eighty-four hundredths of one foot (53 84') to a point; thence extending in a northerly direction along land now or late of the Temple Slag Company along the westerly side of a small stream of water forming a right angle with the last described line, a distance of twenty-nine feet and four hundredths of one foot (29.04') to a point; thence extending in a westerly direction along property now or late of Joseph Ficaldo forming an interior angle of eighty-six (86) degrees fourteen (14) minutes with the last described line, a distance of thirty-five feet and seventy-one hundredths of one foot (35 71') to a point; thence extending in a southwesterly direction along property now or late of the Eastern Real Estate Company forming an interior angle of one hundred twenty-eight (128) degrees four (04) minutes with the last described line, a distance of thirty-two feet and thirty-one hundredths of one foot (32 31') to the place of beginning.

BEING the same premises which John G. Kramer by Deed dated October 19, 2001 and recorded October 25, 2001 in Berks County in Record Book 3419 page 1159, granted and conveyed unto Donald G Shay, in fee.

BOTH DESCRIPTIONS BEING County Parcel No 5319-05-07-0993

Account No. 830544 (66)

BEING KNOWN AS 1103 Mt. Laurel Ave, Temple, PA 19560

PARCEL NO.: 66-5319-05-07-0993

BEING the same premises which John G. Kramer by Deed dated October 19, 2001 and recorded in the Office of Recorder of Deeds of Berks County on October 25, 2001 at Book 3419, Page 1159 granted and conveyed unto Donald G. Shay.

TO BE SOLD AS THE PROPERTY OF Donald G. Shay

No. 26-00789

Judgment: \$219,419.03

Attorney: McCabe, Weisberg & Conway, LLC

All that certain real property situate in Berks County, Commonwealth of Pennsylvania described as follows:

ALL THAT CERTAIN unit located in the property known, named and identified as Sterley Street Lofts, A Condominium, located in Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act , 68 PA C. S.

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31011 et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania recorded on 10/06/2011 in Instrument No. 2011037374, and First Amendment in Instrument No. 2012047831 and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 401, together with a proportionate undivided interest in the Common Elements has defined in such Declaration).

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 31 SOUTH STERLEY STREET, UNIT 401,

SHILLINGTON, PENNSYLVANIA 19607

TAX PARCEL: 77-43-9507-58-8358CO8

See Deed Book: Instrument Number 2023002432

To be sold as the property of Brian Schiavo

LEGAL DESCRIPTION

Case Number: 26-00792

Judgment Amount: \$108,532.12

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot of ground situate on the northwest line of Ashbourne Drive in the township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, shown as Lot No. 20, Block R on the plan of Whitford Hill recorded in Plan Book 41, page 9, being more fully described as follows:

BEGINNING at a point on the northwest line of Ashbourne Drive, said point being on the division line between Lot No. 19 and Lot No. 20 on the aforesaid plan; thence along said Lot No. 19 in a northwesterly direction by a line making an interior angle of 88 degrees, 51 minutes 27 seconds with the northwest line of Ashbourne Drive, 98.43 feet to a point in line of PA L.R. 1035; thence along same in a northeasterly direction by a curve having a radius of 7,517.49 feet, curving to the right, the arc distance of 83.06 feet to Lot 21; thence along same in a southerly direction by a line being tangent to the aforesaid curve, 96.34 feet to a point on the northwest line of Ashbourne Drive; thence along same in a southwesterly direction by a line making an interior angle of 91 degrees 46 minutes 32 seconds with the last described line, 82.00 feet to Lot No. 19, being the place of Beginning.

Being the same premises which Alfred L. Harris and Barbara A. Harris, by Deed dated 06/05/2017 and recorded 06/13/2017, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2017021198, granted and conveyed unto John M. Ortiz, in fee.

Tax Parcel: 66439919625366

Premises Being: 1125 Ashbourne Drive, Reading, PA 19605

To be sold as Property of: John M. Ortiz

No. 26-01022

Judgment: \$51,769.29

Attorney: McCabe, Weisberg & Conway, LLC

PURPART NO. 1.

ALL THAT CERTAIN lot or piece of ground, together with the brick and frame dwelling house thereon erected, being known as 620 Old Fritztown Road, situate on the Northern side of Fritztown Road, East of Montrose Boulevard, extending Northwardly, in the Township of Spring, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Fritztown Road, 115.44' West of its intersection with the Easterly property line of property of Mary Fichthorn;

Thence South 69 deg. 00 min. West along the Northern side of Fritztown Road, a distance of 87.00' to a point;

Thence North 21 deg. 00 min. West, at right angles to Fritztown Road, a distance of 95.00 to a point;

Thence North 69 deg. 99 min. East, at right angles to last described line, a distance of 87.00' to a point;

Thence South 21 deg. 00 min. East, at right angles to last described line, a distance of 95.00 to the Northern side of Fritztown Road, the place of Beginning, and making a right angle with same.

PURPART NO. 2.

ALL THAT CERTAIN lot or strip of land situate north of Township Road T-393, known as Old Fritztown Road (60 ft. wide), being Lot No. 2 as shown on Plan No. 8450-003-D-001 prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, Pennsylvania, for James H. Fichthorn in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner, said corner being North twenty-eight degrees fifteen minutes zero seconds West (N. 28° 15' 00" W.) a distance of ninety-five feet (95.00') from a corner in the northern right-of-way line of Township Road T-393, known as Fritztown Road, and being the division line between property belonging to Riley R. Moyer and Helen B. Moyer, his wife, and property belonging to Eugene H. Honsberger and Elaine W. Honsberger, his wife; thence along the division line between Lots No. 2 and 3, North twenty-eight degrees fifteen minutes zero seconds West (N. 28° 15' 00" W.), a distance of twenty-five feet (25.00') to a corner in line with the southern side of Lot No. 1; thence along the same North sixty-one degrees forty-five minutes zero seconds East (N. 61° 45' 00" E.) a distance of eighty-seven feet (87.00') to a corner marked by a steel pin; thence along property belonging to James H. Fichthorn, Jr. and Diane Fichthorn,

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his wife, South twenty-eight degrees fifteen minutes zero seconds East (S. 28° 15' 00" E.) a distance of twenty-five feet (25.00') to a corner marked by a steel pin; thence along property belonging to Eugene H. Honsberger and Elaine W. Honsberger, his wife, South sixty-one degrees forty-five minutes zero seconds West (S. 61° 45' 00" W.) a distance of eighty-seven feet (87.00') to the Place of Beginning.

CONTAINING two thousand one hundred seventy-five Square Feet (2,175.00 sq. Ft.).

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 620 OLD FRITZTOWN ROAD,

SHILLINGTON, PENNSYLVANIA 19607

TAX PARCEL: 80439505090273

See Deed Book: Deed Book 2833, Page 1038 Instrument Number 1997024595

To be sold as the property of Luke E. Honsberger

No. 26-01031

Judgment: \$166,899.07

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two story brick dwelling house with mangard roof and the lot or piece of ground upon which the same is erected situate on the North side of Elm Street, between North Front Street and Pear Street, being number 123 Elm Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point fifty-seven feet eight and three fourths inches (57' 8-3/4") west of and from the Northwest corner of Elm and Pear Streets; thence North along property now or late of Helma Oehring, being No. 125 Elm Street, ninety-two feet (92') to a three feet (3') wide alley; thence West along said alley fourteen feet six inches (14' 6") to a point; thence South along property now or late of Caleb J. Bieher, being number 121 Elm Street ninety-two feet (92') to the North side of Elm Street; thence East along said Elm Street fourteen feet six inches (14' 6") to the place of beginning.

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

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: 123 ELM STREET,

READING, PA 19601

Mapped PIN: 5307-73-52-8060

Parcel ID #: 06530773528060

BEING THE SAME PREMISES WHICH Ernesto Crespo, by Deed dated January 27, 2023 and recorded January 31, 2023 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2023-002863, granted and conveyed unto Irene Capellan-Figueroa.

TO BE SOLD AS THE PROPERTY OF IRENE CAPELLAN-FIGUEROA

No. 26-01888

Judgment: \$96,547.97

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of land together with a two story brick and frame townhouse erected thereon, being House No. 832 Possum Lane on the northern side of Possum Lane, being known as Lot No. 7, Block "H" Section No. 2, Mountain Park Development as laid out by S. & H. Inc., on January 1973 and recorded in Plan Book Volume 35, Page 27, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the northern building line of Possum Lane (53 feet wide), the aforesaid corner being one hundred sixty-five and seventeen hundredths feet (165.17') connecting the eastern building line of Deer Run (53' wide) with the northern building line of Possum Lane; thence leaving the aforesaid Possum Lane along Lot No. 6 and passing through measured eastwardly from the beginning of a curve having a twenty feet (20.00') radius and eight inch (8") party wall North forty-seven degrees fifty-six minutes zero seconds East (N 47° 56' 00" E), a distance of one hundred thirty-two and fifty hundredths feet (132.50') to a corner in line of property to be dedicated to the Township for Open Space; thence along the same South forty-two degrees four minutes zero seconds East (S 42° 04' 00" E), a distance of twenty feet (20.00') to a corner; thence along Lot No. 8, passing through an eight inch (8") party wall South forty-seven degrees fifty-six minutes zero seconds West (S 47° 56' 00" W) a distance of one hundred thirty-two and fifty hundredths feet (132.50') to a corner on the northern building line of aforesaid Possum Lane; thence along the same North forty-two degrees four minutes zero seconds West (N 42° 04' 00" W), a distance of twenty feet (20.00') to the place of BEGINNING.

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.

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HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 832 POSSUM LANE, READING, PA 19606

Mapped PIN: 5327-19-51-1710
Parcel ID #: 43532719511710

BEING THE SAME PREMISES WHICH Joseph R. Glendye, et ux., by Deed dated October 4, 2019 and recorded November 12, 2019 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No.2019-039227, granted and conveyed unto Victor E. Agron Marrero.

TO BE SOLD AS THE PROPERTY OF Victor E Agron Marrero

Case Number: 26-02078

Judgment Amount: \$162,450.70

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN brick dwelling house and lot or piece of ground upon which the same is erected, situate in the Borough of Hamburg, County of Berks and State of Pennsylvania, in section known as "Wayne Heights" more particularly bounded and described as follows:

BOUNDED on the South by State Streer, on the East by property now or late of Frederick Grim, on the North by a twenty feet wide alley and on the West by property now or late of William W. Reigel.

CONTAINING in width East and West twenty-five (25) feet and in depth North and South one hundred and twenty (120) feet.

BEING KNOWN AS: 709 STATE STREET, HAMBURG, PA 19526

PROPERTY ID: 46449517204938

TITLE TO SAID PREMISES IS VESTED IN JAYDE DRIES, AS SOLE OWNER BY DEED FROM SUSAN B. MILLER, DATED NOVEMBER 28, 2018 RECORDED DECEMBER 12, 2018 AT INSTRUMENT NO. 2018042807

TO BE SOLD AS PROPERTY OF: JAYDE DRIES

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

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, August 7, 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 **Greystone Quarries, 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. Articles of Dissolution have been filed on June 2, 2026.

Edward P. Sheetz, Esq.
Gardner, Racines & Sheetz,
5930 Hamilton Boulevard, Suite 106
Allentown, PA 18106
(610) 435-6765

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: **Grove Real Estate Holdings, LLC**

Matthew M. Mayer, Esq.
BARLEY SNYDER
2755 Century Boulevard
Wyomissing, PA 19610-3346

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 30, 2026, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **American House Condominium Association I**

The purposes for which it was organized are: Exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986.

HOURIGAN, KLUGER & QUINN, P.C.
600 Third Ave.
Kingston, PA 18704

AUDIT LIST

Second and Final Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

To Claimants, Beneficiaries, Heirs and Kin, and to all other parties in interest.

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**June 30, 2026**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **July 1, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ALLEN-MAILLIE, BONNIE L., - Peggy L. Allen, Extx., Jonathan B. Batdorf, Esq.

GEORGE, JEFFREY A., - Russell E. Farbiarz, Esq., Admr., Russell E. Farbiarz, Esq.

HIRNEISEN, RUSSELL L., - Debra L. Shultz and Dale R. Hirneisen, Exrs., Jonathan B. Batdorf, Esq.

KLEIN, JILL M., - Justin M. Gresh, Exr., Jonathan B. Batdorf, Esq.

SIGMUND, MILDRED L., - Scott R. Sigmund, Exr., Jonathan Batdorf, Esq.

TOBIN, JOAN M., - The Advocacy Alliance, Guardian, Jennifer L. Rawson, Esq.

WAGNER, PAULINE M., - Victoria R. Wagner, Richard K. Wagner and Michael F. Wagner, Exrs., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for August 2026 is July 6, 2026.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026 - 10702

NOTICE IS HEREBY GIVEN that the Petition of Lukensy D'or and Amber Christine Franicevich was filed in the above-named Court, praying for a Decree to change the name of their daughter from Isabelle Martine Franicevich name to ISABELLE MARTINE D'OR.

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

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

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

NOTICE IS HEREBY GIVEN that the Petition of Michael Jason Dotterer was filed in the above-named Court, praying for a Decree to change their name to JUPITER DOTTERER.

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2026 - 10231

NOTICE IS HEREBY GIVEN that the Petition of Stephanie Ann Pettersson, also known as Stephanie Ann Holt was filed in the above named Court, praying for a Decree to change her name to STEPHANIE ANN KOLLER.

The Court has fixed July 29, 2026, at 9:00 a.m. in Courtroom "4D" of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania,

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

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

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW/PARTITION
NO. 26-02361

MARCIA BROWN
Plaintiff

vs.

FORBES SANCHEZ
Defendant

NOTICE TO DEFEND AND CLAIM RIGHTS

You Forbes Sanchez 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 Notice is served via this publication by entering a written appearance personally or by attorney and filing in writing with the Court your defense 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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Berks County Bar Association
Lawyer Referral Service
544 Court Street,
Reading, PA 19601
Telephone 610.375.4591

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-18665

Santander Bank, N.A., Plaintiff
vs.

Joseph P. LeVan, Solely in His Capacity as Heir of Johanna A. LeVan, Deceased and Unknown Heirs, Successors and/or Assigns of Johanna A. LeVan, Deceased, Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joseph P. LeVan, Solely in His Capacity as Heir of Johanna A. LeVan, Deceased and Unknown Heirs, Successors and/or Assigns of Johanna A. LeVan, Deceased, Defendant(s)

Your house (real estate) at 2348 Berkley Rd., Reading, PA 19605, is scheduled to be sold at Sheriff's Sale on 8/7/26 at 10:00 a.m. by online auction at <https://www.bid4assets.com/berkscountysheriffssales>, to enforce the Court judgment of \$146,844.81 obtained by the Plaintiff against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be canceled if you pay to the Plaintiff Santander Bank N.A. the amount of the back payments, late charges, costs and reasonable atty's fees due. To find out how much you must pay, you may call Michael S. Bloom, Esq., Pressman & Doyle, LLC, 215 N. Olive St., #101, Media, PA 19063 at 610.532.4222.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have at stopping the sale. (See the following notice on how to obtain an atty.).

YOU MAY BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.478.6240.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly

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inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has occurred, you may call the Berks County Sheriff's Office at 610.478.6240.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days following the date of sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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 INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO. ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers' Reference Service,
Berks County Bar Assn.,
544 Court St.,
Reading, PA 19601,
610.375.4591,
www.BerksBar.org

Michael S. Bloom, Atty. for Plaintiff,
Pressman & Doyle, LLC,
215 N. Olive St., #101,
Media, PA 19063,
610.532.4222,
mbloom@pressmandoyle.com

ESTATE NOTICES

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

to the executor or administrator, or his, her or their attorney indicated.

First Publication

ADAM, FREDERICK F. also known as ADAM, JR., FREDERICK F., dec'd.

Late of 108 Hawthorne Court,
Spring Township.
Executrix: GLORIA A. ADAM.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUDET,
2640 Westview Drive,
Wyomissing, PA 19610

BLAIR, MARION M., dec'd.

Late of Amity Township.
Executrix: LISA M. ENGLE
c/o ATTORNEY: P. CHRISTOPHER
COTTURO, ESQ.,
75 Bangor Junction Rd.,
Bangor, PA 18013

BLIMLINE, DOROTHY M., dec'd.

Late of 1101 Berks Rd.,
Borough of Leesport.
Executor: JOSEPH G. CAVALLO.
c/o ATTORNEY: REBECCA A. SMITH,
ESQ.,
BENTLEY, KOPECKI, SMITH, P.C.,
1118 Penn Avenue,
Wyomissing, PA 19610

CABLE, FAITH R., dec'd.

Late of 67 Regina Dr.,
Borough of Sinking Spring.
Executrix: TRACY L. TESTERMAN,
26 Virginia Ave.,
Sinking Spring, PA 19608.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

CLAPPERTON, JOANN LOIS, dec'd.

Late of 1625 Corncord Rd.,
Spring Township.
Executor: DONALD CRAIG DOUGHTY,
345 S. Wyomissing Rd.,
Shillington, PA 19607.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

COLLINS, PATRICIA A. also known as COLLINS, PATRICIA ANN, dec'd.

Late of City of Reading.
Administrator: ALVIN FLYNN,
317 Pear St.,
Reading, PA 19601.
ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

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CRAMP, GRACE L., dec'd.

Late of Borough of Wyomissing.
 Executrices: CYNTHIA C. LIS,
 601 Penn Ave.,
 West Reading, PA 19611 and
 LORI K. WERNER,
 62 Regina Dr.,
 Sinking Spring, PA 1908.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

DAROSH, PATRICIA A., dec'd.

Late of South Heidelberg Township.
 Executor: SHANE C. DAROSH.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

DILLMAN, JOHN K., dec'd.

Late of 415 Linden Rd.,
 Mertztown.
 Executrix: LISA L. BREIDEGAM,
 415 Linden Rd.,
 Mertztown, PA 19539.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

ESTERLY, ANNA MARIE, dec'd.

Late of Lower Heidelberg Township.
 Executrices: GRETHEN A. ESTERLY and
 JAIMEE L. HECKMAN.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

GONZALEZ-ALFARO, ALBERTO, dec'd.

Late of City of Reading.
 Executor: ALBERTO GONZALEZ, III.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

HAAS, MARIA, dec'd.

Late of Muhlenberg Township.
 Executor: JOHN FIORAVANTI,
 4309 Eighth Ave.,
 Temple, PA 19605.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

ISTVAN, MARY C., dec'd.

Late of Exeter Township.
 Executrix: DEBORAH A. MOREFIELD.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

KERSHNER, JANE L., dec'd.

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

LUKACS, CAROLINE A. also known as**LUKACS, C.A. ANGELIQUE and**

LUKACS, ANGELIQUE, dec'd.
 Late of Centre Township.
 Executrix: KLARA C.E. LUKACS,
 19 67th St.,
 Yankeetown, FL 34498.
 ATTORNEY: LATISHA B.
 SCHUENEMANN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610-3346

MANWILLER, CINDY M., dec'd.

Late of Borough of Fleetwood.
 Executor: TIMOTHY STUMP.
 c/o ATTORNEY: FITZPATRICK LENTZ &
 BUBBA, P.C.,
 Two City Center,
 645 West Hamilton St., Suite 800,
 Allentown, PA 18101

MOYER, KEVIN T., dec'd.

Late of 10 Barto Rd.,
 Washington Township.
 Administrator: DAMIAN MOYER,
 612 E. Philadelphia Ave.,
 Boyertown, PA 19512.

ATTORNEY: DANIEL I. SAGER, ESQ.,
 SAGER & SAGER ASSOCIATES,
 P.O. Box 291,
 Pottstown, PA 19464

MOYER, LAWRENCE A. also known as**MOYER, LARRY, dec'd.**

Late of Exeter Township.
 Executrix: CATHERINE M. SCHAEFFER,
 468 N. Hanover St.,
 Pottstown, PA 19464.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

ORTIZ, KENNETH J., dec'd.

Late of Muhlenberg Township.
 Administratrix: CAROLIN ORTIZ-
 SANDOVAL.
 c/o ATTORNEY: SARAH F. DOOLEY,
 ESQ.,
 FULGINITI LAW,
 2005 Market St., Suite 3710,
 Philadelphia, PA 19103

ROSHONG, JEAN K., dec'd.

Late of Pike Township.
 Executors: RUTH R. MILLER,
 58 Groff Rd.,
 Boyertown, PA 19512 and
 SUSAN R. PRUTZMAN,
 600 East Philadelphia Ave.,
 1st Floor Rear,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

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SCHULER, JR., RANDALL R., dec'd.

Late of Borough of Boyertown.
 Executor: JAMES A. HARTRANFT, JR..
 c/o ATTORNEY: NICOLE C. MANLEY,
 ESQ.,
 BINGAMAN HESS ATTORNEYS AT
 LAW,
 2 Meridian Blvd., Ste. #100,
 Wyomissing, PA 19610

SCHWAGER, ANNETTA M., dec'd.

Late of 172 W. Spring St.,
 Borough of Bechtelsville.
 Executors: TIMOTHY L. SCHWAGER,
 121 East Chestnut St.,
 Bechtelsville, PA 19505 and
 PAMELA L. SMITH,
 163 Woodside Dr.,
 Boyertown, PA 19512.

STRUNK, CAROLANN, dec'd.

Late of 1068 Stouchsburg Rd.,
 Marion Township.
 Administratrix: SHIRLEY R. STRUNK.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

WAGONER, ROBERT CHARLES, dec'd.

Late of 1112 James St.,
 Borough of Sinking Spring.
 Executor: JEFFREY S. WAGONER,
 4819 Snapjack Circle,
 Naperville, IL 60564.
 ATTORNEY: LARRY W. MILLER, JR.,
 ESQ.,
 MILLER LAW GROUP, PLLC,
 25 Stevens Avenue,
 West Lawn, PA 19609

WERST, LAWRENCE D., dec'd.

Late of 24 E. High St.,
 Borough of Topton.
 Executor: CRAIG A. WERST,
 76 Mine Rd.,
 Mertztown, PA 19539.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

Second Publication**BECKER, LINDA C., dec'd.**

Late of Exeter Township.
 Executor: PATRICK J. HAYDEN,
 2-5 Willow Way,
 Reading, PA 19606.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

BLUE, JOHN J., dec'd.

Late of City of Reading.
 Executrix: KRISTIN N. BLUE,
 433 Pine St.,
 West Reading, PA 19611.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

BUCHEN, JOHN, dec'd.

Late of Zionsville.
 Executor: DONALD STERNER.
 c/o ATTORNEY: ERIC R. STRAUSS,
 ESQ.,
 GROSS MCGINLEY, LLP,
 33 South Seventh St.,
 P.O. Box 4060,
 Allentown, PA 18105-4060

CLARK, WENDY L., dec'd.

Late of Borough of Hamburg.
 Executor: TIMOTHY CLARK.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

GASPARI, ALAN A., dec'd.

Late of 24 Franklin St.,
 Borough of Shillington.
 Executors: ANDREW A. GASPARI,
 1904 Van Reed Rd., Apt. No. B-4,
 Wyomissing, PA 19610 and
 BENJAMIN L. GASPARI,
 417 Chester Ave.,
 Birdsboro, PA 19508.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

HASSLER, TEIKO Y., dec'd.

Late of Lower Heidelberg Township.
 Executrix: MARY ANN SCHAEFER,
 821 Texter Mountain Rd.,
 Robesonia, PA 19551.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

HEINLY, CAROL M., dec'd.

Late of 56 S. Maple St.,
 Borough of Kutztown.
 Executor: BRUCE D. ADAM,
 102 Dogwood Dr.,
 Fleetwood, PA 19522.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

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HERTZOG, SHIRLEY MAE, dec'd.

Late of 24 Homestead Dr.,
Borough of Leesport.
Executor: TERRY SCHAEFFER,
24 Homestead Dr.,
Leesport, PA 19533.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KEINARD, SHERRI A., dec'd.

Late of Borough of Bernville.
Administratrix: CAITLIN A. KEINARD.
c/o WALDMAN LAW GROUP, P.C.,
1150 Berkshire Blvd., Suite 245,
Wyomissing, PA 19610

KELLER, FREDERIC S., dec'd.

Late of 710 Chestnut St.,
Borough of Shoemakersville.
Executrix: CONNIE J. KELLER,
400 Forest St.,
Fleetwood, PA 19522.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

KLINGER, STEVEN E., dec'd.

Late of Greenwich Township.
Executrix: STACY S. KLINGER,
2033 Sunrise Dr.,
Allentown, PA 18104.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

**LENDACKI, PAULINE L. also known as
LENDACKI, PAULINE LEVENGOOD,
dec'd.**

Late of 4400 Haines St.,
Borough of Sinking Spring.
Executor: STEPHEN J. LENDACKI,
253 Oley Furnace Rd.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MILLER, JAMES K., dec'd.

Late of Lower Alsace Township.
Executor: DAVID J. MILLER,
21 Daisy Lane,
Bernville, PA 19506 and
GREGORY L. MILLER,
42 Bent Brook Circle,
Reading, PA 19606.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

MONAHAN, SALLE MAE, dec'd.

Late of Colebrookdale Township.
Administrators, C.T.A.: ERIC J.
MONAHAN and
MADISON MICHELLE MUNRO.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

PATTERSON, DAVID M., dec'd.

Late of Greenwich Township.
Executrix: STEPHANIE L. WITMER.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

PATTERSON, RHONDA J., dec'd.

Late of Greenwich Township.
Executor: RANDI S. MORCOM.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

PFLÉGER, SHELBA L., dec'd.

Late of Borough of Wyomissing.
Executrix: STÉPHANIE MARIE
ISSELMANN.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
BINGAMAN HESS ATTORNEYS AT
LAW,
2 Meridian Blvd., Ste. #100,
Wyomissing, PA 19610

PHILLIPS, DONALD E., dec'd.

Late of 4400 Haines St.,
Borough of Sinking Spring.
Executors: TINA LEVAN and
DEBBIE STEFFY.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

RHEN, JR, GEORGE W., dec'd.

Late of Lower Heidelberg Township.
Executrix: TINA K. HATALSKY,
442 Miller Rd.,
Sinking Spring, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

SUCHOMELLY, PAULINE M., dec'd.

Late of City of Reading.
Administratrix: KATHY A. UMBERGER,
3448 St. Lawrence Ave.,
Reading, PA 19606.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

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WAGNER, VAUGHN L., dec'd.

Late of Spring Township.
 Executor: MICHAEL A. RIZZETTO,
 2243 Garfield Ave.,
 Reading, PA 19609.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

**WYATT, JOHNNIE R. also known as
WYATT, SR., JOHNNIE R., dec'd.**

Late of 312 Stevens Ave.,
 Borough of Bernville.
 Executors: JODY WYATT,
 123 Wanner Rd.,
 Reading, PA 19606 and
 TRAVIS BERNSTEIN,
 312 Stevens Ave.,
 P.O. Box 543,
 Bernville, PA 19506.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

YOH, SHERRY LYNN, dec'd.

Late of 2087 Brownsville Rd.,
 North Heidelberg Township.
 Administratrix: TARA M. HADDIX.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

Third and Final Publication**BERCEK, RICHARD MARTIN, dec'd.**

Late of Exeter Township.
 Administrator: NICHOLAS ALBENE
 BERCEK,
 6351 Perkiomen Ave.,
 Birdsboro, PA 19508.
 ATTORNEY: MATTHEW R. KESSLER,
 ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

BONELLI, KATHLEEN ANN, dec'd.

Late of Douglass Township.
 Executor: VINCENT S. BONELLI.
 c/o ATTORNEY: MARK RYAN, ESQ.,
 636 Egypt Rd.,
 Oaks, PA 19456

BRADIGAN, JAMES J., dec'd.

Late of Colebrookdale Township.
 Administratrix: JANET L. COLE,
 201 Garfield Ln.,
 E. Stroudsburg, PA 18301.
 ATTORNEY: NICOLAS F. METER, ESQ.,
 METER LAW OFFICES, LLC,
 1401 E. High St.,
 Pottstown, PA 19464

**COPENHAVER, LAURA ADA LOU also
known as****COPENHAVER, LAURA L., dec'd.**

Late of City of Reading.
 Executrix: GENEVA G. COPENHAVER.
 ATTORNEY: DARAL A. WOERLE, ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

DECK, KEVIN D., dec'd.

Late of 2129R Spring St.,
 Borough of West Lawn.
 Executor: JEREMY DECK,
 2129R Spring St.,
 West Lawn, PA 19609.
 ATTORNEY: LAUREN BUTTERWORTH,
 ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

DOATY, DAVID W., dec'd.

Late of Union Township.
 Executor: DALE L. MASSEY.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

FESSLER, MARLENE also known as**FESSLER, MARLENE A., dec'd.**

Late of Muhlenberg Township.
 Executrix: RENEE J. SNOW.
 c/o ATTORNEY: HEIDI B. MASANO,
 ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

FIGUEROA, CESAR CARRION, dec'd.

Late of City of Reading.
 Administrator: DENIS A. GRAY, ESQ.
 PALMER & GRAY LLP,
 Carriage House,
 115 Bloomingdale Ave., #100,
 Wayne, PA 19087

**FROMM, MARIAN L. also known as
FROMM, MARIAN LOUISE, dec'd.**

Late of 851 Columbia Ave.,
 Borough of Sinking Spring.
 Executor: RANDY D. FROMM.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

GASSERT, DALE G., dec'd.

Late of 144 Hepner Rd.,
 Windsor Township.
 Executrix: BETSY A. MACBRIDE.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

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GEIGER, JR, LESTER A. also known as**GEIGER, LESTER A., dec'd.**

Late of 461 Mountain View Rd.,
Cumru Township,
Administrators: TAMMYLEE GEIGER,
10880 FM 1385,
Pilot Point, TX 76058 and
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GLASS, CURTIS A., dec'd.

Late of 2000 Cambridge Ave.,
Borough of Wyomissing,
Executrix: AUDREY A. MIKITA,
3905 Davis Circle,
Plano, TX 75023.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

GRIMES, GLORIA L., dec'd.

Late of Heidelberg Township.
Executor: CHRISTOPHER M. KEFFER,
106 Meadowlark Ln.,
Mohnton, PA 19540.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLLP,
2755 Century Boulevard,
Wyomissing, PA 19610

HAUSMAN, KARL W., dec'd.

Late of Lower Heidelberg Township.
Executrix: CAROLYN A. HAUSMAN,
103 Steely Rd.,
Reading, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

HOUCK, JR., KENNETH, dec'd.

Late of Borough of St. Lawrence.
Administrator: KEVIN MICHAEL
HOUCK,
107 Misty Lane,
Reading, PA 19606.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

JANICZEK, SHIRLEY MARIE, dec'd.

Late of Amity Township.
Executor: ROBERT A. JANICZEK, JR.,
32 Park Rd.,
Boyertown, PA 19512.
ATTORNEY: NICOLAS F. METER,
METER LAW OFFICES, LLC,
1401 E. High St.,
Pottstown, PA 19464

KETNER, NANCY J., dec'd.

Late of Tilden Township.
Executor: ERIC L. KETNER,
760 Berne Rd.,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

LAMMEY, RUTH K., dec'd.

Late of Albany Township.
Executor: DONA S. MALTBY.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

MANN, JEANETTE E., dec'd.

Late of Centre Township.
Executrix: DONNA L. MANN,
705 Ettie St.,
Fredericksburg, TX 78624.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MORRISON, CHRISTINE, dec'd.

Late of Lower Heidelberg Township.
Executor: DAVID SCHMITT.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

MOYER, DONALD C., dec'd.

Late of 2800 Mountain Rd.,
Borough of Hamburg.
Executors: GREGG A. MOYER,
15620 Newhope Dr.,
Haymarket, VA 20169 and
KURT C. MOYER,
8040 West Red Coach Ave.,
Las Vegas, NV 89129.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

NORTON, ROGER E., dec'd.

Late of Centre Township.
Executrix: SHEILA L. NORTON,
1347 North End Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

PLETZ, RUTH M., dec'd.

Late of 1926 Clydesdale Dr.,
Borough of Centerport.
Executors: PATRICIA J. HICKERNELL,
MICHAEL L. RUSK and
LAUREL A. RUSK, III.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

RACE, CHARLES W., dec'd.

Late of Borough of Mohnton.
Executrix: AMY M. HILLER.
c/o ATTORNEY: NICOLE PLANK, ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

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REED, SHIRLEY E., dec'd.

Late of 1007 Fredrick Blvd.,
Muhlenberg Township.
Executor: DAVID WAMSHER.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

RHOADS, GLENN A., dec'd.

Late of 4015 Friedensburg Rd.,
Oley Township.
Executrix: SANDRA M. VALGUS,
101 Kutz Rd.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**ROBERTS, PERRY C. also known as
ROBERTS, PERRY CALVIN, dec'd.**

Late of Borough of Birdsboro.
Executor: D. RODMAN EASTBURN,
ESQ.,
EASTBURN & GRAY, P.C.
60 E. Court St.,
P.O. Box 1389,
Doylestown, PA 18901-0137.

SPAYD, CARL R., dec'd.

Late of 2008 Kutztown Rd.,
City of Reading.
Executor: CARL R. SPAYD, JR.,
8 Hilgert Ave.,
Shillington, PA 19607.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SPROESSER, HARRY R., dec'd.

Late of Windsor Township.
Executor: AARON L. SPROESSER,
829 Zion Church Rd.,
Hamburg, PA 19526.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

**WEAVER, SUSAN M. also known as
WEAVER, SUSAN MARIE, dec'd.**

Late of Bern Township.
Administrators: KAITLYN M. FLYTE,
924 Nursery St.,
Fogelsville, PA 18051,
COURTNEY A. LAZARUS,
2333 Rte. 737,
Kempton, PA 19529 and
NOAH D. WEAVER,
41 River St.,
Cressona, PA 17929.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

WEBB, JAMEY R., dec'd.

Late of 101 Fisher Lane,
Borough of Kutztown.
Executrix: TRACI A. WEBB,
101 Fisher Lane,
Kutztown, PA 19530.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

WERTZ, PATRICIA A., dec'd.

Late of Lower Alsace Township.
Executor: MICHAEL W. WERTZ,
1517 Hill Rd., Unit 3J,
Reading, PA 19602.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

WEYANDT, GARY ROBERT, dec'd.

Late of 3412 Stoudts Ferry Bridge Rd.,
Muhlenberg Township.
Administratrix: KARI L. BOLLINGER,
21 Fox Rd.,
Fleetwood, PA 19522.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

YOUNG, HERBERT W., dec'd.

Late of 3521 Pricetown Rd.,
Ruscombmanor Township.
Executors: HENRY J. YOUNG and
LINDA T. YOUNG,
118 Seyler Rd.,
Fleetwood, PA 19522.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

TRUST NOTICES**Second Publication****ADMINISTRATIVE TRUST UNDER
THE REVOCABLE TRUST OF LUCILLE
LEINBACH**

Lucille Leinbach, late of Shillington, Berks
County, PA

All persons having claims or demands against
the Trust of Lucille Leinbach, deceased to make
known the same and all persons indebted to the
decendent to make payment without delay to:

Trustee: Heather Leinbach

4238 E. Catalina Dr.

Phoenix, AZ 85018

Trustee's Attorney: Rose Kennedy

1212 Liggett Ave.

Reading, PA 19611

06/25/2026

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Third and Final Publication

**AMENDED AND RESTATED DONALD
C. MOYER TRUST DATED NOVEMBER
03, 2025**

Donald C. Moyer, late of Tilden Township,
Berks County, PA

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

Trustee: Gregg A. Moyer

14620 Newhope Dr.
Haymarket, VA 20169

Trustee: Kurt C. Moyer
8040 West Red Coach Ave.
Las Vegas, NV 89129

Trustee's Attorney: Russell E. Farbiarz,
Esquire

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

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