

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending July 5, 2024

The Defendant's Name Appears  
First in Capital Letters

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

### PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

### Abuse

ALENA, RACHEL RUTH - Alena, Ryan Todd;  
24 11766; R. Alena, IPP. (JMS).

ALENA, RYAN TODD - Alena, Rachel Ruth;  
24 11767; R. Alena, IPP. (JMS).

ANTIGUA, FRANCIS M SANTOS - Santos,  
Gabriella; 24 11916; G. Santos, IPP. (JDB).

BAKER, JENNIFER LYN - Diaz, Samuel; 24  
11952; S. Diaz, IPP. (JDB).

BARNES, STEVE - Barnes, Tracy V; 24  
11884; T. Barnes, IPP. (JMB).

BECK, JR, CLARK A - Tallarico, Emilia; 24  
11801; E. Tallarico, IPP. (TMB).

BICKFORD, HOPE - Ocetnik, Andrew; 24  
11795; A. Ocetnik, IPP. (JDB).

DIAZ, GERTRUDIS MARTE - Abreu,  
Winston Cortoreal; 24 11769; W. Abreu,  
IPP. (JDB).

DIXON, DENIC H - Osorio, Evanez M; 24  
11879; E. Osorio, IPP. (JMB).

GONZALEZ, MARCUS RYAN - Quiles,  
Tamara M; 24 11954; T. Quiles, IPP. (JDB).

HELTZINGER, JR, KEVIN - Heltzinger, Lisa  
M; 24 11904; L. Heltzinger, IPP. (JMB).

HELTZINGER, JR, KEVIN - Heltzinger, Seth  
Kane; 24 11907; S. Heltzinger, IPP. (JMB).

HELTZINGER, LISA M - Heltzinger, Jr, Kevin  
L; 24 11955; K. Heltzinger, IPP. (JMB).

HELTZINGER, SETH KANE - Heltzinger,  
Jr, Kevin L; 24 11956; K. Heltzinger, IPP.  
(JMB).

KIRN, DANIEL - Rodriguez, Nelly; 24 11900;  
N. Rodriguez, IPP. (JMB).

MAMNICKI, WITOLD A H - Mamnicki,  
Dawn E; 24 11799; D. Mamnicki, IPP.  
(JDB).

MISSIMER, JR, RAYMOND - Hoffman,  
Doreen A; 24 11953; D. Hoffman, IPP.  
(JDB).

NUNEZ, ZENEIDA DE JESUS - Wilson,  
Lawrence; 24 11835; L. Wilson, IPP. (JDB).

ORTIZ, JANYCE - Feliciano, Juan; 24 11797;  
J. Feliciano, IPP. (JDB).

ORTIZ, JISSETTE - Feliciano, Juan; 24 11796;  
J. Feliciano, IPP. (JDB).

PRIETO, WILLIAM M - Prieto, Victor M; 24  
11919; V. Prieto, IPP. (JDB).

PURIFOY, JILL M - Purifoy, Jr, Billy E; 24  
11897; B. Purifoy, IPP. (JEG).

RICCA, AMANDA L - Foreman, Joseph M; 24  
11836; J. Foreman, IPP. (JDB).

RIVERA, ROBERT R - Montalvo, Sonia Enid;  
24 11768; S. Montalvo, IPP. (JMB).

TORRES, LUIS ALBERTO - Surratt, Briana  
Ann; 24 11878; B. Surratt, IPP. (JMB).

VEGA, GIANI RAMOS - Sayer, Angela M; 24  
11882; A. Sayer, IPP. (JMB).

VEGA, PEDRO - Vasquez, Clarissa; 24 11901;  
C. Vasquez, IPP. (JMB).

WILSON, LAURENCE - Nunez, Zeneida De  
Jesus; 24 11758; Z. Nunez, IPP. (JDB).

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WILTSHIRE, CARLOS A - Cass, Sara R; 24 11755; S. Cass, IPP. (JDB).

**Complaint**

CITY OF READING, RUIZ, JAVIER, SHADE, LUZ, ROTHERMAL, CHRISTIAN, DEMKO, AARON - Errington, Brian, Errington, Angel; 24 4939; Gary Schafkopf, David A. Berlin.

KOZLOWSKI, JOHN, T A KOZLOWSKI INC - Garman, Laurie L; 24 10926; Benjamin J. Lewis.

VALLEY FORGE INSURANCE COMPANY, ENCOMPASS INSURANCE - King, Jr, John Q, King, Beth A; 03 2623; Eric L. B Strahn.

VARGAS, SONNIA - Said, Faten A; 24 33; Christopher Kristofco.

**Contract - Debt Collection: Credit Card**

BADILLO, RAMON - Wells Fargo Bank N A; 24 11808; Nicole M. Francese. (JBN).

CYMBOR, KENDRA L - Wells Fargo Bank N A; 24 11806; Nicole M. Francese. (JEG).

DISLA, MIGUEL - Wells Fargo Bank N A; 24 11832; Nicole M. Francese. (JBN).

DREY, BRYAN T - Wells Fargo Bank N A; 24 11854; Nicole M. Francese. (JBN).

HOOVER, JOHN S - Cks Prime Investments LLC; 24 11831; Demetrios H. Tsarouhis. (MSF).

KEUSCHER, RICHARD M - Cks Prime Investments LLC; 24 11807; Demetrios H. Tsarouhis. (MSF).

NAVE, NICHOLAS J - Citizens Bank N A; 24 11874; Robert L. Baroska III. (JBN).

PANZER, MICHAEL S - Cavalry Spv I LLC; 24 11924; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

PREDDIE, ALEXA L - Capital One N A; 24 11899; Jonathan P. Cawley. (JEG).

WHITEHALL, JOHN - American Express National Bank; 24 11889; Martin E. Odstchel. (MSF).

WHITEHALL, JOHN - American Express National Bank, Whitehall, John; 24 11893; Martin E. Odstchel. (JEG).

**Contract - Other**

BRANCADORA, SAMUEL F - Fernandez, Diomedes, Rivera, Aida; 24 11983; Jason J. Schibinger. (MSF).

DERR, PAUL C, RENEW RESTORE RENOVATIONS LLC - Higgins, Luke, Trey Lake Company LLC; 24 11982; Larry W. Miller Jr. (JEG).

DOTTERER, JUSTIN, DOTTERER, BRITTANY - Antietam Valley Shopping Center Reading LLC; 24 11892; Brett M. Fegely. (JBN).

DRAGAN, DAVID D, DRAGAN, ANGELA C - Progressive Specialty Insurance Company, Inhof, Kirsten M; 24 11870; Demetrios H. Tsarouhis. (JEG).

EGAN, DONNA - County Of Berks, Putt, Carolyn; 24 11895; James F. Gallagher Jr. (MSF).

MAJORS, JUSTIN RAY - First Commonwealth Federal Credit Union; 24 11772; Michael R. Nesfeder. (MSF).

ROMERO, PAQUITA - Bachman's Roofing Building & Remodeling Inc; 24 11838; Cheryl J. Allerton. (JEG).

**Custody**

DAIAZ, LEONIDO - Franceschi, Alexy; 24 11842; A. Franceschi, IPP. (JMS).

HAMMOND, ANISSA - Hammond, Gregory; 24 11902; G. Hammond, IPP. (JMS).

JOHNSON, SOLEIL ITALEE - Custodio, Makhii; 24 11773; Susan K. Quirits. (SEL).

PHILLIPS, SEAN A - Phillips, Allison P; 24 11873; Ann E. Endres. (JDB).

ROSARIO, EMMANUEL - Cruz, Maritza Rivera; 24 11802; M. Cruz, IPP. (JDB).

**Divorce**

BARBOSA, JASON - Barbosa, Jennifer; 24 11887; J. Barbosa, IPP. (JEG).

DORTA, HECTOR L - Dorta, Luz Maria; 24 11891; Shahily Negron. (JMS).

DOWDELL, SHAVONNE - Dowdell, Brian; 24 11770; Rebecca Ann Smith. (JDB).

ESPINAL, BRIAN - Ramos, Jaznil; 24 11871; Ryan W. McAllister. (JMS).

GECHTER, JAMES - Gechter, Alexandra; 24 11839; Joseph A. Guillama. (SEL).

HART, LISA BETH - Ohlinger, Joshua R; 24 11917; J. Ohlinger, IPP. (JMS).

IMBESI, ALYSSA L - Imbesi, Jamie J; 24 11920; Cheryl A. Rowe. (JMS).

MILLER, BILLIE JEAN - Miller, Jason A; 24 11890; Todd A. Mays. (JEG).

NGUYEN, NHAN - Nguyen, Anne; 24 11888; Sara R. Haines Clipp. (JDB).

NOVAK, CLAY EDWARD - Novak, Shawna Lea; 24 11809; S. Novak, IPP. (JDB).

PHILLIPS, COURTENAY M - Phillips, Gerald L; 24 11918; Joseph A. Guillama. (SEL).

RILEY, MAURICE - Riley, Sandra; 24 11774; Rebecca Ann Smith. (JEG).

ROTHMAN, RONNI HOPE - Gordon, Scott H; 24 11921; Brenna H. Mendelsohn. (SEL).

SANTIAGO-DEJESUS, JESUS - Santiago-Dejesus, Taylor; 24 11906; Kelsey Frankowski. (SEL).

ZIEMBA, JOHN EDWARD - Perez, Nathan Pulido; 24 11833; N. Perez, IPP. (JMS).

**Divorce - Custody Count Complaint**

GECHTER, JAMES - Gechter, Alexandra; 24 11840; Joseph A. Guillama. (SEL).

**Licence Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Weidner, Zachary Jerome; 24 11776; Basil D. Beck III. (JMS).

**Magisterial District Justice Appeal**

BLACKBURY, VERONICA M - Fernandez, Jose; 24 11915; J. Fernandez, IPP. (JEG).

MYERS, KATIE E - Discover Bank; 24 11830; Discover Bank, IPP. (JEG).

SMITH, ERIN - River Run Meadows Apartments; 24 11798; River Run Meadows Apartments, IPP. (JBN).

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**Miscellaneous - Declaratory Judgment**

KABA, MOULOUKOU S - Cumru Township; 24 11876; Kelsey Frankowski. (MSF).

**Petition**

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Knight, Wayne; 24 11923; Rich Raiders. (MSF).

**Real Property - Ejectment**

ALTMAN, JONNA, ANY AND ALL CURRENT OCCUPANTS - Flagstar Bank NA; 24 11875; Danielle M. DiLeva. (JEG).

**Real Property - Mortgage Foreclosure:**

**Residential**

AGRAMONTE, JORGE TORIBIO - Servbank; 24 11894; Harry B. Reese. (MSF).

DEANGELIS, RODNEY L, BARBARY, STACY M - Truist Bank; 24 11922; Karin Schweiger. (MSF).

LASH, TONYA M, LASH, RODGER L - Wells Fargo USA Holdings LLC; 24 11914; E Edward Qaqish. (MSF).

LEVAN, CRAIG A - Truist Bank; 24 11877; Karin Schweiger. (MSF).

PALADIN PROPERTIES LLC - Wells Fargo Bank N A; 24 11834; Meredith Wooters. (MSF).

SANTORA, GEORGE, SANTORA, JENNIFER A, UNITED STATES OF AMERICA, DEPT OF THE TREASURY - IRS - Santander Bank N A; 24 11905; Karin Schweiger. (MSF).

**Real Property - Quiet Title**

TORRES-VARGAS, PEDRO JOEL - Radiant Home Buyers LLC; 24 11896; David Banks. (JBN).

**Tort Motor Vehicle**

ACOSTA JEREZ, SURIS - Santiago, Rayna; 24 11903; Richard T. Kupersmith. (MSF).

SPIDER LOGISTICS INC, KNIGHT, ALBERT - State Farm Mutual Automobile Insurance Company, Wible, Maddison; 24 11885; Robert W. Allen. (JBN).

**Tort Other**

CINTAS SERVICE TRANSPORTATION, PEREZ, DANIEL - Erie Insurance Exchange, Wert, Thomas; 24 11984; Douglas G. Aaron. (JEG).

PINNMANCO LLC, PINNACLE TRANSPORT GROUP INC - Figueroa, Melissa; 24 11886; Andrew F. Fick. (JEG).

**Tort Premise Liability**

MARMAROU BARBER SHOP, MARMAROU, PETER, PARIS MARM INC, DISTEPHANO ENTERPRISES LLC, DISTEPHANO, VINCENT, DOES I-III, JOHN - Dinatale, Michael; 24 11913; Jeffrey M. Rosenbaum. (JBN).

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

The following described Real Estate. To wit:

**First Publication**

**LEGAL DESCRIPTION**

Case Number: 18-3675

Judgment Amount: \$150,823.17

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the two story brick dwelling erected, situate on the Southerly side of Second Street, between Holland Avenue and Franklin Street, in the borough of Shillington, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit;

BEGINNING at a point on the Southerly lot line of Second Street (sixty feet wide, as shown on the Topographical Survey of the Borough of Shillington); Westward a distance of 112.49 feet from the intersection of the Southerly lot line of Second Street with the Westerly lot line of Franklin Street, (fifty feet wide, as shown on the aforesaid Topographical survey); thence along property now or late of the Berks County Trust Company, the two following distances and directions: (1) in a Southerly direction, forming an interior angle of 87 degrees 10 minutes with the Southerly lot line of Second Street, a distance of 101.18 feet to a point; (2) in a Westerly direction, forming an interior angle of 92 degrees 50 minutes with the last described line, a distance of 50 feet to a point; thence along property now or late of Amanda R. Case, in a Northerly direction forming a right angle with the last described line, a distance of 101.6 feet to a point; thence in an Easterly direction, along the Southerly lot line of Second Street, forming a right angle with the last described line, a distance of 55 feet to the place of BEGINNING.

PIN 77439507771516

BEING THE SAME PREMISES which Margaret J Hertzog, by Deed dated 10/03/2016 and recorded 10/06/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2016035556, granted and conveyed unto Hector Diaz, in fee.

Tax Parcel: 77-4395-07-77-1516

Premises Being: 58 2nd Street, Reading, PA 19607

To be sold as the property of: Hector Diaz

**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 August 9, 2024 at 10:00 o'clock A.M. .*

Docket No. 22-10788

Judgment: \$107,065.84

Attorney: Ed E. Qaqish, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire

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Alyk L. Ofazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

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**LEGAL DESCRIPTION**

All that certain lot or piece of land located on the West side of Canal Street, North of Wall Street and being Lot Number 6 as shown on the plan of "Leesport Locks Townhouses", recorded in Plan Book Volume 136, Page 13, Berks County Records, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point in the West topographical building line of Canal Street (thirty feet (30.00') wide) a corner in common with Lot Number 5 on said plan, said point of beginning located 161.82 feet Southeasterly along said Canal Street from a steel pin located at a common corner of Lot No. 1 and the lands now or formerly of Fred B. Kline and Lottie E. Kline, his wife, said point being the Northeasternmost corner of the herein described lot; thence extending in a Southeasterly direction along the West topographical building line of Canal Street South 39 degrees 01 minute 14 seconds East 20.00 feet to a point a corner in common with Lot Number 7 on said plan; thence along same, South 50 degrees 58 minutes 46 seconds West 121.37 feet to a point in line of property belonging to Berks County Industrial Development Authority; thence along same North 33 degrees 00 minutes 58 seconds West 20.11 feet to a point a corner on common with Lot Number 5 on said plan; thence along same North 50 degrees 58 minutes 46 seconds East 119.26 feet to a point the place of Beginning.

Being the same property conveyed to Matthew Young who acquired title by virtue of a deed from Chimelis and Sherlock LLC, dated November 28, 2017, recorded November 30, 2017, at Instrument Number 2017044566, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERÉCTED THEREON A DWELLING HOUSE KNOWN AS 50 CANAL STREET, AKA 50 NORTH CANAL STREET, LEESPORT, PA 19533.

Parcel No.: 92449119519012  
Account: 92000302

TO BE SOLD AS THE PROPERTY OF MATTHEW YOUNG

Case No. 22-14443  
Judgment Amount \$408,530.42  
Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

All that certain lot or piece of ground situate on the southerly side of Beach Street, in the Township of Muhlenberg County of Berks and State of Pennsylvania on plan of lots known as Riverview Park laid out by George F. Eisenbrown and duly recorded in the Recorder's office of Berks County PA bounded and described as follows, to wit;

Beginning at a point in the southerly side of Beach Street, said point being 465 degrees 8 3/4 minutes West of the southwest corner of Beach Street and a 20 feet wide alley, in line of lands now or late of Estella Moyer Roth; thence southwardly along lands of the said Estella Moyer Roth, 385 feet to a point thence westwardly along lands now or late of George F Eisenbrown, 100 feet to a point thence still along said lands 385' to a point in the southerly side of Beach Street; and thence eastwardly along the southerly side of said Beach Street 100' to the place of beginning.

Containing in frontage along Beach Street 100' and in depth of uniform width 385'

Being known as premises No. 870 Beach Street

Being the same premises which Scott A. Lilierose, by Deed dated 10/25/2004 and recorded 2/14/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4532, Page 1219, granted and conveyed unto Thomas J. Kane III and Elizabeth A. Kane, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

Tax Parcel: 66-5308-05-09-5330

Premises Being: 870 Beach St, Reading, PA 19605

To be sold as the property of: Thomas J. Kane III and Elizabeth A. Kane

No. 22-15166

Judgment: \$46,814.33

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN three story stone front dwelling house and lot of ground situate on the West side of North Sixth Street, between Greenwich and Oley Street, in the City of Reading, Berks County, Pennsylvania, No. 642, bounded:

On the North by property now or late of Merritt H. DeTurck; on the South by property now or late of H.H. Barr, on the West by an alley; and on the East by Sixth Street.

CONTAINING in front on North Sixth Street sixteen feet (16') and in depth one hundred five feet (105').

TOGETHER with and subject to the joint use of the alley on the North.

BEING THE SAME PREMISES which Robert Kukielka, by Deed dated June 9, 2005 and recorded on July 19, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4627 at Page 1057, as Instrument No. 2005041319, granted and conveyed unto

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Margarita Contreras. The said Margarita Contreras departed this life on or about February 1, 2020. The Berks County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, title vests in known heirs, Judith Contreras, Jose Contreras, and the unknown surviving heirs of Margarita Contreras, Deceased.

Being Known as 642 North 6th Street, Reading, PA 19601

TAX PARCEL NO. 14530759833911

MAP PIN NO. 530759833911

ACCOUNT: 14089475

TO BE SOLD AS THE PROPERTY OF

Margarita Contreras, Deceased

Docket #23-4875

Judgment Amount: \$135,557.04

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground together with the two story brick dwelling house erected thereon, situate on the East side of Eisenbrown Avenue at the intersection of George Street in Hyde Crest, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being Lot No. 46 as shown in plan of lots laid out by George F. Eisenbrown, and being recorded in Plan Book Volume 3 Page 32, Berks County Records, said lot being bounded and described as follows, to wit:

BEGINNING at a given point on the eastern side of Eisenbrown Avenue at the intersection of George Street, thence North sixty feet along Eisenbrown Avenue to a point in line of Lot No. 46, property now or late of Charles F. Grieshaber, thence East along said lot No. 45, one hundred seventy-five feet to a point in Granite Street, thence South along same sixty feet to a point on George Street, thence West along George Street one hundred seventy-five feet to the place of Beginning. The premises are now known as No. 501 Eisenbrown Avenue, Hyde Villa.

Thereon erected a dwelling house known as: 501 Eisenbrown Street

Reading, PA 19605

Tax Parcel #66530811750468

Account: 66045300

See Deed Instrument Number: 2015039874

Sold as the property of:

FRANK S SALVI

C.C.P. BERKS COUNTY, NO. 23-9968

Judgment - \$176,038.47

Matthew C. Fallings, Esq., Attorney for Plaintiff

ALL THAT CERTAIN lot or parcel of land situate on the northwesterly side of Zion Road (T-340) in the Township of Robeson, County of Berks; and Commonwealth of Pennsylvania, bounded and described according to a plan

thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised March 26, 1982, and recorded in Plan Book Volume 125, page 16, on May 20, 1982, in the Office of the Recorder of Deeds of Berks County, as follows, to wit:

BEGINNING at a point in the bed of Zion Road (T-340), a corner of Lot#3 on the above-mentioned plan, which point is distant 475 feet, more or less, as measured south westwardly in Zion Road, from the intersection of the same with Golf Course Road (T-325), thence extending from the point of beginning, South 59 degrees 12 minutes 30 seconds West, along in the said Zion Road, for a distance of 220.00 feet to a point; thence leaving the public road by land of Ray Ott, North 49 degrees 26 minutes 30 seconds west, for a distance of 99.00 feet to an iron pin, a corner of land of Mrs. Wm. R. Rock; thence by Rock's land, South 80 degrees 48 minutes 30 seconds East, for a distance of 208.64 feet to an iron pin, a corner of Lot# 2 on the above-mentioned plan; thence extending by Lot# 3, South 30 degrees 47 minutes 30 seconds East, for a distance of 28.00 feet to the first mentioned point and place of beginning.

CONTAINING: 1.270 Acres of land be the same core or less.

BEING Lot# 1 on the above-mentioned plan.

The improvements thereon being known as 745 Zion Road, Birdsboro, Pennsylvania-19508.

BEING KNOWN AS 745 Zion Rd, Birdsboro, PA 19508

PARCEL NO.: 73531304634090

BEING the same premises which Ronald G. Waltman and Sherry A. Waltman by Deed dated April 12, 2006, and recorded in the Office of Recorder of Deeds of Berks County on May 5, 2006, at Book 04868, Page 1719 granted and conveyed unto Ronald G. Waltman and Sherry A. Waltman.

TO BE SOLD AS THE PROPERTY OF Ronald G. Waltman and Sherry A. Waltman

Case Number: 23-12888

Judgment Amount: \$54,210.15

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land, together with the two and one-half (2-1/2) story brick dwelling house and other improvements thereon erected, being No. 248 Greenwich Street, on the southerly side of Greenwich Street between Third and Thorn Street, said Greenwich Street being sixty feet wide (60') street as shown on the Topographical Survey of the City of Reading, situate in the City of Reading, County of Berks, Commonwealth of Pennsylvania, bounded and described in accordance with a survey by A.E. Baylor, Registered Surveyor, as follows, to wit:



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BEGINNING at a point in the southerly boundary line of Greenwich Street, said point being a distance of ninety feet nine inches (90' 9") measured in an easterly direction the said southerly boundary line from the intersection of the said southerly boundary line and the easterly boundary line of the aforementioned Thorn Street;

THENCE in an easterly direction along the southerly boundary line of Greenwich Street, forming an interior angle of ninety degrees (90°) with the easterly line of lands now or formerly of Preston Montz fifteen feet two and one-half inches (15' 2-1/2") to a point at the intersection of the said southerly boundary line of Greenwich Street and the westerly boundary line of a ten foot (10') wide alley;

THENCE along the said westerly boundary line of the ten foot (10') alley in a southerly direction forming an interior angle of ninety degrees (90°) with the last described line one hundred feet to a point;

THENCE in a westerly direction forming an interior angle of ninety degrees (90°) with the last described line fifteen feet two and one-half inches (15' 2-1/2") to a point at the southeasterly corner of the aforesaid lands now or formerly of Preston Montz;

THENCE along said lands now or formerly of Preston Montz in a northerly direction forming an interior angle of ninety degrees (90°) with the last described line one hundred feet (100.00') to the point, the place of Beginning.

CONTAINING 1521 square feet.

PROPERTY ADDRESS: 248 GREENWICH STREET A/K/A 248 W GREENWICH STREET READING, PA 19601

PARCEL NUMBER: 14530766636417

TITLE TO SAID PREMISES IS VESTED IN ALIDA PEREZ-SANTANA BY DEED FROM TEEPEE ENTERPRISES INC. DATED 12/19/2006 RECORDED 12/20/2006 BOOK 05038 PAGE 1669 INSTRUMENT NUMBER 2006096359

ALIDA PEREZ-SANTANA IS DECEASED; DOD 10/17/2019

TO BE SOLD AS THE PROPERTY OF: Janet Garcia A/K/A Janet Garcia-Torres, in her capacity as heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Alida Perez-Santana.

Case No. 2023-12993

Judgment Amount: \$164,773.50  
(plus accrued interest, attorney's fees, and costs)

Attorney for Plaintiff  
Fairway Consumer Discount Co.: James T. Shoemaker, Esq.

**FULL LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of ground, together with the one and one-half story single frame covered with asbestos shingle bungalow and a one-story cinder block factory building thereon erected, situate in the Township of Alsace, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a corner in the center line of the Concrete Highway, Route No. 73, leading front Reading to Friedensburg, a corner of property now or late of Ruth Bridegam; thence along the center line of aforesaid Highway, South 45 degrees West, a distance of 240 feet ten point; thence along property now or late of Charles S. Hartman, North 50 degrees West, a distance of 472.26 feet to a point; thence along property now or late of Olindo Roccio, North 40 degrees 17 minutes East, a distance of 239.12 feet to a point; thence along property now or late of Ruth Bridegam, South 50 degrees East, a distance of 492 feet to the center line of the aforesaid Highway, and being the place of Beginning.

CONTAINING 2 acres, 99.5 perches.

RESERVING THEREOUT AND THEREFROM THE FOLLOWING TRACT OR PARCEL OF GROUND:

ALL THAT CERTAIN piece, parcel or tract of land situate a short distance northwesterly from the macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road leading from Five Points to Friedensburg in the Township of Alsace, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pipe in line of property belonging to Joseph R. Caruso, the aforesaid corner being North fifty degrees zero minutes zero seconds West (N 50° 00' 00" W.), a distance of three hundred thirty-eight and thirteen one hundredths feet (338.13') measured along the division line between property belonging to the aforesaid Joseph R. Caruso and Sylvester G. Lacombe and Sara F. Lacombe, his wife, from a P.K nail in the center line of the macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road leading from Five Points to Friedensburg; thence along residue property belonging to Sylvester G. Lacombe and Sara F. Lacombe, his wife, passing through an iron pipe sixteen and ten one hundredths feet (16.10') from the last described corner and passing through another iron pipe eighty six and thirty-three one hundredths feet (86.33') from the next described corner, South thirty -three degrees thirty-two minutes zero seconds West (S. 33° 32' 00" W.),

a distance of two hundred thirty-eight and forty-nine one hundredths feet (238.49') to a corner marked by an iron pipe in line of property belonging to George K. Sauer; thence along same passing through an iron pin thirty-five and eighty-two one hundredths feet (35.82') from the last described corner,

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North fifty degrees seven minutes forty seconds West (N 50° 07' 40" W.), a distance of one hundred eighty-six and eighty-four one hundredths feet (186.84') to a corner marked by an iron pin in line of property belonging to Harry Snyder and Ruth O. Snyder, his wife; thence along same North forty degrees, seventeen minutes zero seconds East (N. 40° 17' 00" E.),

a distance of two hundred thirty-seven and forty-one hundredths feet (237.40') to a corner marked by an iron pin; thence along property belonging to Joseph R. Caruso, South fifty degrees zero minutes zero seconds East (S. 50° 00' 00" E.), a distance of one hundred fifty-eight and eighty-one one hundredths feet (158.81') to the place of Beginning.

CONTAINING nine hundred forty-one one thousandths (.941) of one acre.

TOGETHER with a right-of-way sixteen feet (16.00') wide for ingress and egress across residue property belonging to Sylvester G. Lacombe and Sara F. Lacombe, his wife, said right-of-way extending from the macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road in a northwesterly direction to the aforementioned property in the Township of Alsace, County of Berks and State of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a P.K. nail in the center line of the macadam State Highway, L.R. 197 (formerly concrete) also known as Friedensburg Road, leading from Five Points to Friedensburg, the aforesaid corner being the most northeasterly corner of the herein described right-of-way and being the most southeasterly corner of property belonging to Joseph R. Caruso; thence long the macadam State Highway, L.R. 197, South forty-five degrees zero minutes zero seconds West (S. 45° 00' 00" W.), a distance of sixteen and six one hundredths feet (16.06') to a corner marked by a P.K. nail; thence across property belonging to Sylvester G. Lacombe and Sara F. Lacombe, his wife, passing through an iron pipe one hundred thirty-five and sixty-eight one hundredths feet (135.68') from the last described corner North fifty degrees zero minutes zero seconds West (N. 50° 00' 00" W.), a distance of three hundred thirty-four and ninety-two one hundredths feet (334.92') to a corner marked by an iron pipe in line of property to be conveyed by Sylvester G. Lacombe and Sara F. Lacombe, his wife, to Perry R. Good and Gail D. Good, his wife, thence along same North thirty-three degrees thirty-two minutes zero seconds East (N. 33° 32' 00" E.), a distance of sixteen and ten one hundredths feet (16.10') to a corner marked by an iron pipe; thence along property belonging to Joseph R. Caruso, passing through an iron pipe twenty-three and sixty-one one hundredths feet (23.61') from the first described corner South fifty degrees zero minutes zero seconds East (S. 50° 00' 00" E.), a distance of three hundred thirty-eight and thirteen one hundredths feet (338.13') to the place of Beginning.

CONTAINING five thousand three hundred eighty-four and four tenths (5,384.4) Square feet.

BEING THE SAME PREMISES GRANTED AND CONVEYED unto Christopher Walters, by virtue of a Deed between Stellar Homes, LLC, a Pennsylvania limited liability company, dated December 1, 2020, and recorded in Berks County Recorder of Deeds office on December 7, 2020, to Berks County Instrument No. 2020046446.

Subject to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY BEING KNOWN AS: 1918 Friedensburg Road, Reading, PA 19606

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 22-5338-03-30-6735

Map Pin No. 533803306735

TO BE SOLD AS THE PROPERTY OF: Christopher Walters

CASE NUMBER: 23-13258

JUDGMENT AMOUNT: \$99,994.21

ATTORNEY: CHARLES N. SHURR, JR., ESQUIRE

All that certain lot or tract of land known as lot #5 of Plan Book Volume 275 page 75, Berks County Records, situate on the north side of Seyfert Drive T-353, in the Township of Robeson County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

Beginning at an iron pin set on the northerly ultimate right of way line of Seyfert Drive and being the southeastern corner of herein lot; thence along northerly ultimate right of way line

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of Seyfert Drive, North 50 degrees 38 minutes 03 seconds West, 171.56 feet to a point; thence leaving Seyfert Drive and along 20 feet gravel alley and sewer easement, North 31 degrees 58 minutes 29 seconds East 57.18 feet to an iron pin set, thence along lands of Lester Davidheiser, et ux, the 2 following courses and distances viz: (1) South 57 degrees 48 minutes 33 seconds East, 100.02 feet to an iron bar found; (2) North 31 degrees 58 minutes 29 seconds East 131.90 feet to an iron pin set; thence along lot #6, South 50 degrees 38 minutes 03 seconds East 96.65 feet to an iron pin set; thence along lot #4, South 39 degrees 21 minutes 57 seconds West 200 feet to an iron pin set on northerly ultimate right of way line of Seyfert Drive, the point and place of beginning.

Known as 63 Seyfert Drive  
Parcel No. 73531516948014  
BEING KNOWN AS  
63 Seyfert Drive, Birdsboro, Pennsylvania  
19508

Parcel No. 73-5315-16-94-8014  
TO BE SOLD as the property of DENNIS J. POLEY, JR. and LAUREN M. MARCELLO

23-16001

Judgment \$70,841.57

Attorney: Brock & Scott, PLLC

Tax Id Number(s): 38538705083924

Land situated in the Township of Colebrookdale in the county of Berks in the State of PA

**LEGAL DESCRIPTION**

BEGINNING AT A POINT, A CORNER OF THE SOUTHWESTERN SIDE OF GRIM'S MILL ROAD AND A CORNER OF LAND OF KATIE WOLFGANG AND EVA M. SEARFOSS, AND ALSO BEING 417 FEET NORTHWEST OF THE RIGHT OF WAY OF THE FORMERLY OLEY VALLEY RAILROAD LINE; THENCE ALONG SAID LAND OF KATIE WOLFGANG AND EVA M. SEARFOSS, SOUTH 36 DEGREES WEST 282 FEET TO A POINT A CORNER IN LINE OF LANDS NOW OR LATE OF ERNEST HARTLINE; THENCE ALONG THE SAME NORTH 43 DEGREES WESR 182.45 FEET TO A CORNER OF LAND OF DANIEL B. BOYER, JR. FORMERLY AMANDUS H. WOLFGANG; THENCE ALONG THE SAME NORTH 36 DEGREES EAST 244.2 FEET TO A POINT A CORNER IN THE SOUTHWESTERN SIDE OF SAID GRIMES MILL ROAD; THENCE ALONG THE SAME SOUTH 54 DEGREES EAST 178.65 FEET TO THE PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 77 S Grims Mill Rd, Boyertown, PA 19512-8547

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

BEING the same premises which Angelen Lucas, by Deed dated 3/29/2001 and recorded 3/30/2001 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 3313 Page 1639, granted and conveyed unto Anthony E. Lucas, in fee.

Tax Parcel: 38538705083924

Premises Being: 77 S Grims Mill Rd, Boyertown, PA 19512

To be sold as the property of: Anthony E. Lucas, in fee.

Case Number: 23-16334

Judgment Amount: \$58,476.58

Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of land, together with the buildings and improvements thereon erected, situate in the Township of Alsace, County of Berks, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southern side of the Public Road leading from the Pricetown Road to McKnights Gap, a corner of residue property now or late of James B. Graeff; thence along said residue property now or late of James B. Graeff, South 24 degrees 58 minutes West, a distance of 140 feet to a point; South 65 degrees 02 minutes East, a distance of 360 feet to a point; North 24 degrees 58 minutes East, a distance of 80 feet to a point, and Northwardly a distance of 97 feet to a point; thence South 88 degrees 45 minutes West, a distance of 30 feet to a corner; thence North 65 degrees 02 minutes West, a distance of 270 feet to the place of BEGINNING.

PIN 22531815733374

BEING the same premises which Barry Palmer, by Deed dated 6/24/2016 and recorded 6/28/2016 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2016021672, granted and conveyed unto Eric Adams, in fee.

Tax Parcel: 22531815733374

Premises Being: 2022 Mcknights Gap Rd, Reading, PA 19604

To be sold as the property of: Eric Adams

No. 23-16886

Judgment: \$102,009.80

Attorney: Stephen M. Hladik, Esquire

**PREMISES A**

ALL THAT CERTAIN message, tenement and tract of land situate on the southeastern side of Frush Valley Road leading from the William Penn Highway to Pricetown in the Township of Muhlenberg, County of Berks and



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Commonwealth of Pennsylvania, bounded on the northwest by said Frush Valley Road, on the northeast by properties of Jacob S. Borrell and Chari Gardner, on the southeast by property of said Charles Gardner and on the West by properties of Harry Moyer and John Shipe and described more fully as follows, to wit:

BEGINNING at an iron pin in said Frush Valley Road; thence along property of Jacob S. Borrell South fifty-one degrees (S. 51° E.) a distance of two hundred thirty-five (235) feet to a post, a corner of property of Charles Gardner; thence continuing in a southeasterly direction along said property of Charles Gardner a distance of ninety nine (99) feet to a post corner; thence still continuing along property of said Charles Gardner South fifty and one half degrees West (S. 50-1/2° W.) a distance of three hundred eighty-four (384) feet to an oak tree, a corner of property of Harry Moyer; thence along the same North six degrees West (N. 6° W.) a distance of one hundred eighty eight (188) feet to an iron pin a corner of property of John T. Shipe; thence along the same North twenty six degrees West (N. 26° W.) a distance of one hundred seventy three (173) feet to an iron pin in aforesaid Frush Valley Road; thence along said road North fifty two degrees East (N. 52° E.) a distance of two hundred twelve (122) feet to the place of BEGINNING.

EXCEPTING THEROUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate on the Southern side of Frush Valley Road, West of Sefranka Road, 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 middle of Frush Valley Road, thirty-three (33') feet wide, a corner of property of Richard J. Gangaway; thence in and along the middle of said Frush Valley Road, North fifty-one degrees one minute East (N. 51° 01' E.) a distance of one hundred one and eighty-five one-hundredths (101.85) feet to a point; thence along residue property of Arthur W. Nagle and Sadie M. Nagle, his wife, South twenty-eight degrees two minutes East (S. 28° 02' E.) a distance of two hundred five and fifty-two one-hundredths feet (205.52') to a point, and South eight degrees two minutes East (S. 8° 02' E.) a distance of one hundred thirty-nine and fifty-four one-hundredths feet (139.44') to property now or late of Charles Gardner; thence along the same, South forty-eight degrees twenty-eight minutes West (S. 48° 28' W.), a distance of one hundred nineteen and ninety-two one-hundredths feet (119.92') to an Oak Tree, a corner of property now or late of Harry Moyer; thence along the same, North eight degrees two minutes West (N. 8° 02' W.), a distance of one hundred eighty-eight feet (188.00'), to property of Richard J. Gangaway; thence along the same North twenty-eight degrees two minutes West (N. 28° 02' W.), a distance of one hundred sixty-eight

and thirty-three one-hundredths feet (168.33') to the middle or Frush Valley Road, the place of BEGINNING.

### **PREMISES B**

ALL THAT CERTAIN lot or piece of ground, lying on the southern side of a macadam road known as Frush Valley Road, leading from Kutztown Road to the Mt. Laurel Road, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a spike in the middle of the aforementioned macadam road known as Frush Valley Road, a corner of property belonging to Arthur W. Nagle; thence along the middle of said road North fifty degrees fifty-one minutes fifteen seconds East (N. 50° 51' 15" E.) a distance of ten and twenty-nine one-hundredths feet (10.29') to a point; thence leaving said road and extending along property belonging to James E. Llewellyn and Zietella S. Llewellyn, his wife, of which the herein described lot is a part, South fifty-two degrees forty-three minutes thirty seconds East (S. 52° 43' 30" E.) a distance of Two hundred twenty and ninety-five one-hundredths feet (220.95') to a point in line of property belonging to Paul Gardner, (Formerly James S. Llewellyn); thence along the same South seventy degrees forty-nine minutes thirty seconds West (S. 70° 49' 30" W.) a distance of twelve and no one-hundredths feet (12.00') to a point in line of property belonging to the said Arthur W. Nagle; thence along the same North fifty-two degrees forty-three minutes thirty seconds West (N. 52° 43' 30" W.) a distance of Two hundred sixteen and seventy-four one-hundredths feet (216.74') to the place of BEGINNING.

BEING the same premises which George R. Fix, by Deed dated April 26, 2010 and recorded on April 30, 2010, in the Berks County Recorder of Deeds Office as Instrument No. 2010015858, granted and conveyed unto Brandon J. Smith.

TAX PARCEL NO. 66531913129768

MAP PIN NO. 531913129768

ACCOUNT NO. 66273075

TO BE SOLD AS THE PROPERTY OF  
Brandon J. Smith

Docket No. 23-17724

Judgment: \$29,906.30

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

### **LEGAL DESCRIPTION**

All that certain two story brick and stone dwelling house and the lot or piece of ground situate on the West side of North Tenth Street, between Spring and Robeson Streets, being No.

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1058 North Tenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Charles J. Leibrock;

On the East by said North Tenth Street;

On the South by property now or late of Robert D. Millholland; and

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

Containing in front on said North Tenth Street, fifteen feet (15') more or less, and in depth one hundred feet (100') more or less.

Being the same property conveyed to Charles H. Cheeseman, Dennis A. Mullarkey and Laura E. Mullarkey, husband and wife who acquired title by virtue of a deed from Douglas Rose, dated September 4, 2002, recorded September 26, 2002, at Instrument Number 64843, and recorded in Book 3609, Page 1047, Office of the Recorder of Deeds, Berks County, Pennsylvania.

INFORMATIONAL NOTE: Dennis A. Mullarkey died October 2, 2014, and pursuant to the tenancy language in the above mentioned deed, all his interest passed to Laura E. Mullarkey.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1058 NORTH 10TH STREET, READING, PA 19604.

Parcel No.: 13531745064188

Account: 13145800

See Deed Book Volume 3609, Page 1047

TO BE SOLD AS THE PROPERTY OF CHARLES H. CHEESEMAN, DENNIS A. MULLARKEY AND LAURAE. MULLARKEY, HUSBAND AND WIFE

No. 24-00980

Judgment: \$151,973.53

Attorney: Leon P. Haller, Esquire

### **LONG LEGAL**

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story frame single dwelling house and garage thereon erected situate on the Northeast corner of the intersection of Thirty-Eighth Street and Circle Avenue, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being the Western one-half of Lot No. 23 as shown on a Map or Plan of Exeter Hills, Section No. 1, as laid out by C. Waldo S. Leinbach, and surveyed by Walter E. Spotts, Registered Surveyor, in August 1944, bounded on the North by a portion of Lot No. 29, on the East by the Eastern one-half of Lot No. 23, on the South by the aforesaid Thirty-Eighth Street, and on the West by the aforesaid Circle Avenue, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the Northern building line of Thirty-Eighth Street, and at the beginning of a curve connecting the Northern building line of the aforesaid Thirty-Eighth Street with the Eastern building line of Circle Avenue; thence along

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the aforesaid curve bearing to the right, having a radius of twenty feet (20'), a central angle of ninety degrees (90'), and a distance along the arc of thirty-one feet five inches (31' 5") to a corner marked by a marble stone in the Eastern building line of the aforesaid Circle Avenue; thence in a Northerly direction along same, a distance of ninety feet one and five-eighths inches (90' 1-5/8") to a corner marked by a marble stone at the beginning of a curve; thence continuing along the Eastern building line of the aforesaid Circle Avenue in a Northerly direction by the aforesaid curve bearing to the right, having a radius of three hundred sixty-four feet eight and five-eighths inches (364' 8-5/8") and a distance along the arc of eighty-nine feet ten and one-half inches (89' 10-1/2") to a corner; thence leaving the aforesaid Circle Avenue and in an Easterly direction parallel to the aforesaid Thirty-Eighth Street and along Lot No. 29, a distance of ninety-nine feet three and one-half inches (99' 3-1/2") to a corner marked by an iron pin; thence making an interior angle of eighty-eight degrees twenty-two minutes (88° 22') with the last described line, and in a Southerly direction along the Eastern one-half of Lot No. 23, a distance of two hundred feet one inch (200' 1") to a corner marked by an iron pin in the Northern building line of the aforesaid Thirty-Eighth Street; thence in a Westerly direction along same, making an interior angle of ninety-one degrees thirty-eight minutes (91° 38') with the last described line, a distance of eighty-five feet no inches (85' 00") to the place of beginning.

CONTAINING twenty-one thousand one hundred forty-eight and eighty-nine one-hundredths (21,148.89) square feet.

UNDER AND SUBJECT to certain Reservations and Restrictions as shown on the Map or Plan of Exeter Hills hereinbefore referred to and recorded in Plan Book 6, page 73, Berks County Records.

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: 140 WEST 38TH STREET, READING, PA 19606

Mapped PIN: 5326-14-22-8929

Parcel ID #: 43532614228929

Account #: 43-037449

BEING THE SAME PREMISES WHICH Diane D. Sagemuehl, Executrix of the Estate of Marian E. Hinkle, by Deed dated August 12, 2016 and recorded August 30, 2016, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2016-030417, granted and conveyed unto Yasmin Loose.

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Case Number: 24-01310  
Judgment Amount: \$144,146.50  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Pennsylvania, being Lot No. 21, bounded and described according to a Final Plan of Mohnton Lawn Addition, drawn by J. Roy Wise, Inc., Engineering, Surveying, planning, dated May 1, 1980, said Plan recorded in Berks County in Plan Book 107, page 8, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of the cul-de-sac (of irregular width), at the terminus of Mohnton Lawn Court, said point being a corner of Lot No. 20 on said Plan; thence extending from said point of beginning along Lot. No. 20 North 33 degrees 44 minutes 16 seconds East 95.33 feet to a point, a corner of Lot No. 27 on said Plan; thence extending along same and along Lot No. 26 South 56 degrees 15 minutes 44 seconds East 67.89 feet to a point, a corner of Lot No. 22 on said Plan; thence extending along same South 33 degrees 44 minutes 16 seconds West 100.00 feet to a point on the Northeasterly side of Mohnton Lawn Court (54 feet wide); thence extending along same North 56 degrees 15 minutes 44 seconds West 55.04 feet to a point of curve on the Northeasterly side of the cul-de-sac at the terminus of Mohnton Lawn Court; thence extending along same Northwestwardly along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 13.95 feet to the first mentioned point and place of beginning.

BEING KNOWN AS: 11 MOHNTON LAWN CT MOHNTON, PA 19540

PROPERTY ID: 39439513142387

TITLE TO SAID PREMISES IS VESTED IN TAYLOR RENEE GRAHAM AND COLBY JORDAN BELLAVANCE BY DEED FROM LINDA M. BATTEN DATED 08/28/2018 RECORDED 09/07/2018 INSTRUMENT NO.: 2018031027

Case Number: 24 1461  
Judgment Amount: \$921,925.00  
Attorney: Andrew Roman Perrong, Esquire  
PROPERTY DESCRIPTION:  
(Parcel IDs: 51436503049528,  
51436503141462)

**PREMISES A:  
PURPART NO. 1**

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the Macadam State Highway L. R. 06066 known as

Galen Hall Road-West, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the macadam state highway L. R. 06066 known as Galen Hall Road-West leading from Wernersville to Fritztown said corner being the Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway the two following courses and distances, viz: (1) South fifty-five degrees forty-eight minutes thirty seconds East a distance of one hundred forty-three and seventy-one one-hundredths feet to a corner marked by an iron pin, and (2) South forty-six degrees three minutes thirty-six seconds East a distance of two hundred and eighty one-hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property to be acquired by Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (2) South thirty-four degrees fifty-seven minutes seventeen seconds West a distance of three hundred ten and forty-five one-hundredths feet to a corner marked by an iron pin, and (2) North fifty-five degrees seven minutes thirty-eight seconds West a distance of one hundred ninety-nine and eighty-two one-hundredths feet to a corner marked by an iron pin; thence along property belonging to Galen Hall Country Club, Inc., North twelve degrees sixteen minutes zero seconds East a distance of three hundred sixty-eight and seventy-one one-hundredths feet to the place of beginning.

**PURPART NO. 2**

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the macadam state highway L. R. 06066 known as Galen Hall Road-West in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the macadam state highway L. R. 06066 known as Galen Hall Road-West leading from Wernersville to Fritztown, said corner being the most Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway South forty-four degrees thirty-three minutes thirty-six seconds East a distance of thirty-six and four one-hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property about to be acquired by Galen Hall Country Club, Inc., South twelve degrees sixteen minutes zero seconds West a distance of three hundred sixty-eight and seventy-one one-hundredths feet to a corner marked by an iron pin; thence along other property belonging to Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (1) North fifty-five degrees seven minutes thirty-eight seconds West a distance of one hundred seventy

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nine and fifty-nine one-hundredths feet to a corner marked by an iron pin, and (2) North thirty-five degrees sixteen minutes twenty-four seconds east, a distance of three hundred forty-seven feet to the place of beginning.

**PREMISES B:**

ALL THAT CERTAIN tract or piece of ground located on the Northeast side of Winding Way and Southwest of Galen Hall Road West, Legislative Route LR-06066, being Lot No. 1 of the Plan of Lots of Galen Hall, Section Number One recorded in Plan Book Volume 43, page 25, Berks County records situate in the Township of South Heidelberg, County of Berks, and the Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at an iron pin on the Northeast side of Winding Way (50.00 feet wide), a corner of Lot No. 2; thence in a Northwesterly direction along the building line of Winding Way, 150.09 feet to an iron pin; thence in a Northeasterly direction by a line making an interior angle of 89 degrees 48 minutes 03 seconds with the last described line, 40.00 feet to an iron pipe, a corner of land of John H. Bertolet; thence along the same in a Northeasterly direction by a line making an interior angle of 180 degrees 07 minutes 12 seconds with the last described line, 275.45 feet to a marble monument in the Southwest building line of Galen Hall Road West; thence along the same in a Southeasterly direction by a line making an interior angle of 85 degrees 09 minutes 49 seconds with the last described line, 150.54 feet to an iron pin, a corner of Lot No. 2; thence in a Southwesterly direction along Lot No. 2 by a line making an interior angle of 94 degrees 50 minutes 11 seconds with the last described line, and an interior angle of 90 degrees 04 minutes 45 seconds with the first described line, 302.56 feet to the place of beginning.

**PREMISES A:**

Being the same premises which John H. Bertolet and Elaine M. Bertolet, his wife by Deed dated November 14, 1975 and recorded November 17, 1975 in Berks County in Deed Book 1681 Page 218 conveyed unto George E. Strobel, in fee.

**PREMISES B:**

Being the same premises which Galen Hall Country Club, Inc., a Delaware corporation by Deed dated April 21, 1976 and recorded April 21, 1976 in Berks County in Deed Book 1688 Page 1306 conveyed unto George E. Strobel, Jr., in fee.

**PREMISES A & B:**

Being the same premises upon which George E. Strobel aka George E Strobel, Jr by Juliette Rice and Robert Rice Jr, his Attorney-in-Facts, by Deed dated June 24, 2022 and recorded July 13, 2022 in Berks County in Instrument Number 2022028119 conveyed unto Active World

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Holdings Inc, a Pennsylvania corporation, in fee.

Property being known as: 697 North Galen Hall Road / Winding Way, Wernersville, PA 19565.

Improvements thereon consist of: A single-family two story frame residential dwelling.

TO BE SOLD AS THE PROPERTY OF: Active World Holdings Inc, a Pennsylvania Corporation.

24-01792

Judgment \$16,914.42

Attorney: Brock &amp; Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the West side of North Sixth Street, between Douglass and Windsor streets, and being No. 814 North Sixth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Michael Resch;

On the East by said North Sixth Street;

On the South by property now or late of Laura V. Williams, wife of Henry H Williams; and

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

CONTAINING in front on said North Sixth Street, thirteen feet (13') and in depth, one hundred five (105').

TOGETHER with the use of the joint alley in common with the owner or occupier of the premises adjoining the same.

Being the same premises which Harold Krasnick and Charlotte C. Krasnick, husband and wife, by Deed dated 07/18/2001 and recorded 07/23/2001, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3369, Page 1596, granted and conveyed unto Rogelio Pedroza-Izquierdo, in fee.

Tax Parcel: 14530759843728

Premises Being: 814 N 6th St, Reading, PA 19601

To be sold as the property of: Rogelio Pedroza-Izquierdo

Berks County No. 24-02722

Judgment Amount: \$200,037.38

Attorney: Powers Kirn, LLC

All That Certain Tract Or Piece Of Meadow Land With The Improvements Erected Thereon, Situate In The Township Of Ruscombmanor, County Of Berks And State Of Pennsylvania, Bounded And Described, As Follows, To Wit:

On The North By The Property Or Meadow Land Now Or Late Of Benjamin Himmelreich, Formerly Owned By Joel M. Schaeffer; On The East By A Public Road Leading To Pricetown; On The South By Other Property Now Or Late Of Joel M. Schaeffer; And On The West By Property Now Or Late Of James Heist.

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Containing Eight (8) Acres More Or Less.  
 Excepting Thereout And Therefrom A Tract Of Land Containing Four (4) Acres, More Or Less Which Was Conveyed By John B. Schittler And Emma B. Schittler, Wife, To Eli W. Frederick By Deed Dated June 24, 1929 Recorded In The Recorders Office Of Berks County, In Deed Book Volume 702, Page 80 Which Tract Is Particularly Described As Follows;

All That Certain Tract Or Piece Of Meadow Land Situate In The Township Of Ruscombmanor, County Of Berks And State Of Pennsylvania, Along The Public Road Leading From The Borough Of Fleetwood To The Village Of Pricetown, Bounded And More Fully Described As Follows, To Wit:

Bounded On The North By Lands Now Or Late Of Benjamin Himmelreich; On The East By Said Above Mentioned Public Road, On The South By Property Now Or Late Of John B. Schittler, Et Al., And On The West By Lands Now Or Late Of Edwin Rex.

Containing Four (4) Acres More Or Less.  
 BEING THE SAME PREMISES which Theresa A. Weaver, by Deed dated 10/21/2015 and recorded in the Office of the Recorder of Deeds of Berks County on 12/10/2015 in Deed Book Volume 2015043539, granted and conveyed unto Theresa A. Weaver and Craig Weaver.

BEING KNOWN AS: 166 Willow Road, Fleetwood, Pennsylvania 19522.  
 TAX PARCEL NO. 76543002964975  
 See Deed Book 2015043539  
 To be sold as the property of Craig Weaver and Theresa A. Weaver.

CASE NUMBER: 24-04087

JUDGMENT AMOUNT: \$1,022,572.88  
 ATTORNEY: CHARLES N. SHURR, JR.,  
 ESQUIRE

ALL THAT CERTAIN lot or piece of ground with the three-story stone dwelling house and other buildings thereon erected, being numbered 1521 Mineral Spring Road, situate on Mineral Spring Road, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described, to wit:

BEGINNING at a point on Mineral Spring Road a corner of lot the property now or late of George F. Baer; thence Eastwardly along Mineral Spring Road, 125 feet; thence Northwardly at right angles with said Mineral Spring Road by land, now or late of George W. Leedom 372 feet 10 inches, more or less, to lands of Eckert and Brother; thence Westwardly by lands of Eckert and Brother 125 feet to a corner of lot the property now or late of George F. Baer; and thence Southwardly by said lot the property now or late of George F. Baer 372 feet 10 inches to the place of beginning.

BEING THE SAME PREMISES WHICH Lakerail LLC by Deed dated May 10, 2022 and recorded on May 12, 2022 in the Office of the

Recorder of Deeds of Berks County to Instrument #2022019797 granted and conveyed unto 1521 Mineral Springs LLC.

BEING KNOWN AS  
 1521 Mineral Spring Road, City of Reading, Berks County, Pennsylvania 19602  
 Parcel No. 16-5316-06-39-2182  
 TO BE SOLD as the property of 1521 Mineral Springs LLC

Taken in Execution and to be sold by  
**ERIC J. WEAKNECHT, SHERIFF**  
 N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, September 6, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ACTION TO QUIET TITLE**

**First and Final Publication**

ACTION TO QUIET TITLE

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION - LAW  
 No. 24-3610

TO: Doris Rebholz, her heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against 334 Hollenbach Street, City of Reading, County of Berks, Commonwealth of Pennsylvania.

TAKE NOTICE THAT Trademark Realty, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court.



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You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:**

LAWYER REFERAL SERVICE  
610-375-4591

CLYMER MUSSER & SARNO PC  
Christopher A. Sarno, Esq.  
408 West Chestnut Street  
Lancaster, PA 17603  
Attorneys for Plaintiff

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**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, 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: **COPPER RIDGE ESTATES COMMUNITY ASSOCIATION**

The purposes for which it was organized are: for managing, maintaining, caring for, preserving and administering a planned unit community to be known as Copper Ridge Estates Planned Community located in West Brunswick Twp., Schuylkill County, PA.

**Carl N. Weiner, Esq.  
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC**  
1684 S. Broad St., Ste. 230  
P.O. Box 1479  
Lansdale, PA 19446

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**AUDIT LIST**

**First Publication**

**AUDIT NOTICE ORPHANS' COURT**

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (August 6, 2024)

before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on August 7, 2024 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BEADENCUP, SHIRLEY A. - Terry Beadencup, Admr., Stephanie Rauch-Mannino, Esq.

PRICE, HAZEL D. - Kathryn M. Bauman, Tracy L. Pfautz and Shelley D. Turner, Execs., Jonathan B. Batdorf, Esq.

RENTSCHLER, MARIE - Fabian A. Rentschler, Admr., Brian F. Levine, Esq.

TUMMINELLO, SR., JOSEPH - Linda M. Chimahosky, Extx., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for September 2024 is August 5, 2024.

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

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**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-11658

NOTICE IS HEREBY GIVEN that the Petition of Alayna Marie Leece was filed in the above named Court, praying for a Decree to change their name to BRIAN REECE LEECE.

The Court has fixed September 20, 2024, at 1:30 p.m. in Courtroom "4E" 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.

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-11319

NOTICE IS HEREBY GIVEN that the Petition of Jennifer Michelle Blackwell was filed in the above named Court, praying for a Decree to change their name to JONATHAN BLACKWELL.

The Court has fixed August 16, 2024, at 1:45

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p.m. in Courtroom "4E" 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.

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## 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

**BAEIGHKLEY, HENRY PAUL also known as BAEIGHKLEY, HENRY P., dec'd.**

Late of Muhlenberg Township.  
 Executrix: KATHLEEN JOHNSTON,  
 8879 Jeremy Ranch Rd.,  
 Park City, UT 84098.  
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**BOHANAK, LYNDA L., dec'd.**

Late of Spring Township.  
 Executrix: KELLY A. MASON,  
 202 N. Church St.,  
 Mohnton, PA 19540.  
 ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**BRAKER, BARRY P. also known as BRAKER, BARRY PATRICK, dec'd.**

Late of City of Reading.  
 Executor: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**CREUTZMANN, MATTHIAS, dec'd.**

Late of 3903 Penn's Dr.,  
 Borough of St. Lawrence.  
 Administrator: MARLIES J. KERRICK,  
 133 Acahela Rd.,  
 Blakeslee, PA 18610.  
 ATTORNEY: LORI J. CERATO, ESQ.,  
 729 Sarah St.,  
 Stroudsburg, PA 18360

**CULP, BETTY JANE also known as CULP, BETTY J., dec'd.**

Late of 51 Mountain Spring Rd.,  
 Blandon.  
 Executrix: DONNA MARIE CULP.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

**DECARLO, DIANE, dec'd.**

Late of Amity Township.  
 Executrix: JENNIFER DECARLO.  
 c/o ATTORNEY: ANTHONY R.  
 DISTASIO, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**ERB, ROBERT E., dec'd.**

Late of 112 Eric Ave.,  
 Cumru Township.  
 Executors: ROBIN N. REINOEHL,  
 29771 N. Sorrento Dr.,  
 Peoria, AZ 85383 and  
 TODD F. ERB,  
 123 Meadow Hill Dr.,  
 York, PA 17402.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**FRANGAKIS, JOHN, dec'd.**

Late of Spring Township.  
 Executrix: ANNA BURKMAN,  
 105 Matthew Dr.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: RICHARD L.  
 GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**GIBSON, DAVID L., dec'd.**

Late of Robeson Township.  
 Administratrix: MEGAN R. CHARRON.  
 c/o ATTORNEY: WILLIAM B. COOPER,  
 III, ESQ.,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**GILMARTIN, JAMES A., dec'd.**

Late of 1802 Tulpehocken Rd.,  
 Borough of Wyomissing.  
 Executors: JOHN J. SLEBODA and  
 BETTY J. SLEBODA,  
 301 Poplar St.,  
 Hamburg, PA 19526.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**GROSSMAN, LEONARD J., dec'd.**

Late of 261 Linden St.,  
 City of Reading.  
 Administratrix: KATHLEEN LONG,  
 1256 Fredrick St.,  
 Reading, PA 19605.  
 ATTORNEY: ZACHARY D. GRIFFITH,  
 ESQ.,  
 BARLEY SNYDER, LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

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**HAFER, MARGARET JANE, dec'd.**

Late of Oley Township.  
 Executors: KEILY D. HAFER,  
 94 Hunter Rd.,  
 Oley, PA 19547 and  
 KIMBERLY S. HARTENSTINE,  
 110 Hunter Rd.,  
 Oley, PA 19547 and  
 TYLER G. HARTENSTINE,  
 644 Jefferson St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**HASSLER, SANDRA A., dec'd.**

Late of Longswamp Township.  
 Administratrix: KIMBERLEY A. MILLER,  
 32 Maple Rd.,  
 Orwigsburg, PA 17961.

**HINRICH, ROBERT C., dec'd.**

Late of 67 Downing Dr.,  
 Borough of Wyomissing.  
 Executrix: ALISON B. HINRICH,  
 67 Downing Dr.,  
 Wyomissing, PA 19610.  
 ATTORNEY: C. THOMAS WORK, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

**HUMMEL, PATRICIA H. also known as HUMMEL, PATRICIA, dec'd.**

Late of City of Reading.  
 Executor: WILLIAM W. HUMMEL, JR.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

**KAUFMAN, RICHARD D., dec'd.**

Late of 70 Chestnut St.,  
 Borough of Mohnton.  
 Executor: BRUCE C. DIEHL,  
 13 Kantner Lane South,  
 Mohnton, PA 19540.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**KLOPP, JR., FRANK D., dec'd.**

Late of Borough of Shillington.  
 Executors: FRANK J. KLOPP and  
 LAURA M. OCADIZ.  
 c/o ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**LAWRENCE, MARIA HERMINIA also known as LAWRENCE, HERMINIA, dec'd.**

Late of 1101 Independence Dr.,  
 West Lawn.  
 Executor: THEODORE LAWRENCE,  
 207 Mitchell Ave.,  
 Reading, PA 19605.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**LEISEY, CHARLENE L., dec'd.**

Late of 2498 Hampton Blvd.,  
 Muhlenberg Township.  
 Executrix: MICHELLE PYLE,  
 507 Monroe St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**LEISEY, LARRY LEE, dec'd.**

Late of Muhlenberg Township.  
 Executrix: PATRICIA DUNDORE,  
 529 Ridge Rd.,  
 Shoemakersville, PA 19555.  
 ATTORNEY: RICHARD J. WIEST, ESQ.,  
 WILLIAMSON, FRIEDBERG & JONES, LLC,  
 10 Westwood Rd.,  
 Pottsville, PA 17901

**LINDINGER, IRVIN F., dec'd.**

Late of 82 Keller Rd.,  
 Rockland Township.  
 Executrix: SUSAN M. JANNEY,  
 82 Keller Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**LOUGHERY, III, GEORGE B., dec'd.**

Late of 3219 Westview Dr.,  
 City of Reading.  
 Executor: ROBERT A. LOUGHERY,  
 11 Spring Court,  
 Birdsboro, PA 19508.  
 ATTORNEY: RAYMOND  
 BUTTERWORTH, ESQ.,  
 1105 Berkshire Boulevard, Suite 312,  
 Wyomissing, PA 19610

**OXENREIDER, ELWOOD J., dec'd.**

Late of Muhlenberg Township.  
 Executor: JEFFREY JOHN OXENREIDER.  
 c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**PHILLIPS, SR., EUGENE H., dec'd.**

Late of Caernarvon Township.  
 Executor: EUGENE H. PHILLIPS, JR..  
 c/o ATTORNEY: JAMIE V. OTTAVIANO, ESQ.,  
 YERGEY.DAYLOR.ALLENBACH.  
 SCHEFFEY.PICARDI,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**REBER, BARBARA A. also known as REBER, BARBARA ANN, dec'd.**

Late of 508 Fern Ave.,  
 City of Reading.  
 Executrix: SUSAN MYERS,  
 822 Maidencreek Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: ROBIN S. LEVENGOD,  
 ESQ.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

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**RUPPERT, ARTHUR P., dec'd.**

Late of Muhlenberg Township.  
 Administratrix: LINDA M. PALM,  
 2402 Van Reed Rd.,  
 Reading, PA 19609.  
 ATTORNEY: BENJAMIN A. LEISAWITZ,  
 ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**SCHITTLER, JOYCE A., dec'd.**

Late of Cumru Township.  
 Executor: MARK A. SCHETTLER,  
 c/o ATTORNEY: Thomas M. Gish, Sr., Esq.  
 GIBBEL KRAYBILL & HESS, LLP,  
 P.O. Box 5349,  
 Lancaster, PA 17606

**SHANER, PAUL SCOTT also known as**

**SHANER, P. SCOTT and**  
**SHANER, P.S. and**  
**SHANER, SCOTT, dec'd.**  
 Late of Douglass Township.  
 Executor: KELLY LEIGH SHANER.  
 c/o ATTORNEY: DAVID L. ALLEBACH,  
 JR., ESQ.,  
 YERGEY.DAYLOR.ALLEBACH.  
 SCHEFFEY.PICARDI,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**STAMM, SCOTT A. also known as**

**STAMM, SCOTT ALAN, dec'd.**  
 Late of Borough of Fleetwood.  
 Administratrix: KIMBERLY A. HANNA.  
 c/o ATTORNEY: LINDA KLING, ESQ.,  
 121 E. Main Street,  
 New Holland, PA 17557

**STRAUB, CECELIA A., dec'd.**

Late of Cumru Township.  
 Executrix: JOAN STRAUB,  
 1853 Old Lancaster Pike,  
 Sinking Spring, PA 19608.  
 ATTORNEY: THOMAS L. KLONIS, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**THOMAS, GLENN R., dec'd.**

Late of Borough of Laureldale.  
 Administrator: NOAH J. SEYFERT,  
 1633 Delaware Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512-1154

**WAY, FRANCIS XAVIER JOSEPH, dec'd.**

Late of 55 Grandview Blvd.,  
 Borough of Wyomissing.  
 Executor: CHRISTOPHER V. WAY,  
 55 Grandview Blvd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**Second Publication****CIATTO, LUCY F., dec'd.**

Late of 2000 Cambridge Ave.,  
 Borough of Wyomissing.  
 Executors: MARIA S. JOHNSON,  
 P.O. Box 487,  
 South Dennis, MA 02660 and  
 GREGORY F. CIATTO,  
 1519 Rose Virginia Rd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY  
 P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**EVELAND, JACQUELINE A., dec'd.**

Late of Maiden creek Township.  
 Executrix: JENNIFER A. STOUT.  
 c/o ATTORNEY: LATISHA B.  
 SCHUENEMANN, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**GLAUSER, PATRICIA ANN, dec'd.**

Late of 160 Burgert Ln.,  
 Borough of Fleetwood.  
 Executor: DAVID L. GLAUSSER.  
 c/o ATTORNEY: AMY J. MILLER, ESQ.,  
 MILLER THIELEN P.C.,  
 101 South Richmond Street, Suite B,  
 Fleetwood, PA 19522

**KIEFFER, GLADYS C., dec'd.**

Late of 420 Strausser Rd.,  
 Borough of Hamburg.  
 Executrix: LISA HARTLINE,  
 279 Schappell Rd.,  
 Hamburg, PA 19526.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**MILLER, BARBARA S., dec'd.**

Late of 2000 Cambridge Ave.,  
 Borough of Wyomissing.  
 Executor: PETER W. MILLER,  
 529 Taylor St.,  
 Bristol, TN 37620.  
 ATTORNEY: C. THOMAS WORK, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

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

Late of One S. Home Ave.,  
 Borough of Topton.  
 Executor: PETER S. SMITH.  
 c/o ATTORNEY: AVERY E. SMITH, ESQ.,  
 KING SPRY HERMAN FREUND & FAUL LLC,  
 One West Broad St., Suite 700,  
 Bethlehem, PA 18018

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**WEIDELE, GEORGIANNA L., dec'd.**

Late of 15 Fleetwood Rd.,  
Rockland Township.  
Executrices: TINA M. WEIDELE,  
96 Schucker Lane,  
Kempton, PA 19529 and  
ROBERTA J. WAGNER,  
PO Box 327,  
Oley, PA 19547.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**WELLER, ALICE F., dec'd.**

Late of Borough of Boyertown.  
Executrices: KATHLEEN E. KUSER and  
KAREN D. HOFFMAN.  
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**WERNER, OLGA M., dec'd.**

Late of 4006 Beaver Rd.,  
Spring Township.  
Executrices: DEBRA L. HASSLER,  
227 New Castle Dr.,  
Reading, PA 19607 and  
LINDA L. MANIACI,  
2375 Brownsville Rd.,  
Robesonia, PA 19607.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**Third and Final Publication****BLANK, DAVID S., dec'd.**

Late of Pike Township.  
Administrators D.B.N.C.T.A.: ERICK A. BLANK,  
c/o Emma Rose M. Strohl, Esq.,  
Barley Snyder LLP,  
2755 Century Blvd,  
Wyomissing, PA 19610,  
to serve with previously appointed  
Executrix, Adrienne L. Blank,  
c/o Rowan Keenan, Esq.,  
Keenan, Cicciotto and Associates, LLC,  
376 East Main St.,  
P.O. Box 26460,  
Collegeville, PA 19426.

**BOETTGER, STEPHEN J., dec'd.**

Late of Borough of Boyertown.  
Administrator: ETTA L. BOETTGER.  
c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
50 E. Philadelphia Avenue,  
P.O. Box 357,  
Boyertown, PA 19512

**DELONG, LEROY J., dec'd.**

Late of Muhlenberg Township.  
Executrix: LINDA K. DELONG.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
PLANK - FRANKOWSKI,  
Four Park Plaza, Suite 205,  
Wyomissing, PA 19610

**GRAEFF, DENISE E., dec'd.**

Late of 146 Normal Ave.,  
Borough of Kutztown.  
Administrator: JOEL GRAEFF,  
146 Normal Ave.,  
Kutztown, PA 19530.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**HAUSMAN, NANCY A. also known as  
HOUSEMAN, NANCY, dec'd.**

Late of 406 W. Vine St.,  
Borough of Fleetwood.  
Executor: MARK DAVID HAUSMAN,  
406 W. Vine St.,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**JARRETT, PATRICIA A., dec'd.**

Late of 4 Hawthorne Lane,  
Borough of Hamburg.  
Executor: JASON ODEGAARD,  
4 Hawthorne Lane,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**KEISER, BETTY J., dec'd.**

Late of 31 N. Waverly St.,  
Borough of Shillington.  
Executor: KENNETH A. KEISER,  
4 Birdsong Ct.,  
Shillington, PA 19607.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**KOLB, RICHARD S., dec'd.**

Late of Borough of Fleetwood.  
Executrix: DIANE L. LEWIS.  
c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
536 Court Street,  
Reading, PA 19601

**MEMMO, CAROL ANN, dec'd.**

Late of 301 Faust Rd.,  
Borough of Sinking Spring.  
Administrator: CAMILLO MEMMO,  
301 Faust Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**MILLER, THEODORE B., dec'd.**

Late of 326 N. 4th St.,  
Borough of Hamburg.  
Administratrix: GRACE E. REINARD,  
15 Beckers Rd.,  
Temple, PA 19560.  
ATTORNEY: SARAH RUBRIGHT MCCAHOON, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610



7/18/2024

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**MOLL, MARY A., dec'd.**

Late of 9 Colin Court,  
Exeter Township.  
Executors: JAMES J. MOLL and  
PATRICIA C. FORD.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**QUATTROCK, JANICE also known as  
QUATTROCK, JANICE LORRAINE and  
QUATTROCK, JANICE L., dec'd.**

Late of Borough of Kenhorst.  
Executors: RICHARD S. QUATTROCK and  
MARK S. QUATTROCK.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**REINERT, VIRGINIA F., dec'd.**

Late of 610 Gregg St.,  
Cumru Township.  
Administrator: TERRY E. REINERT,  
610 Gregg St.,  
Shillington, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**REYES-MENGEL, EFRAIN, dec'd.**

Late of 150 Madison Ave.,  
Muhlenberg Township.  
Administratrix: COURTNEY LYNN  
REYES.  
c/o ATTORNEY: KEVIN S. FRANKEL,  
ESQ.,  
150 N. Radnor Chester Rd., Suite F200,  
Radnor, PA 19087

**RINEMAN, ERIC K., dec'd.**

Late of Richmond Township.  
Executrix: TAMARA L. RINEMAN.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**ROEBERG, RICHARD F., dec'd.**

Late of Cumru Township.  
Executors: KATHLEEN Z. ROEBERG,  
2361 Welsh Rd.,  
Mohnton, PA 19540 and  
MICHAEL ROEBERG,  
480 Church Lane Rd.,  
Reading, PA 19606.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601

**SEIDEL, JACK CHARLES, dec'd.**

Late of 1951 Steuben Rd.,  
City of Reading.  
Executor: MICHAEL E. GROSS,  
18 Catherine St., Suite 104,  
Shillington, PA 19607

**SOTTASANTE, BERNICE, dec'd.**

Late of 713 Acacia Ave.  
Executrix: DEBORAH L. LUTZ.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

**SUAREZ, FAUSTINO, dec'd.**

Late of 2016 Kutztown Rd.,  
City of Reading.  
Administratrix: DOMINICA SUAREZ,  
2016 Kutztown Rd.,  
Reading, PA 19601.  
ATTORNEY: JAMES R. FEGLEY, ESQ.,  
35 N. 6th St., Suite 102,  
Reading, PA 19601

**SWEIGERT, LAWRENCE R., dec'd.**

Late of Lower Heidelberg Township.  
Executor: GLENN R. SWEIGERT.  
c/o ATTORNEY: KAREN H. COOK, ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**TILLMAN, THOMAS K., dec'd.**

Late of Borough of Sinking Spring.  
Administrator: THOMAS K. TILLMAN,  
JR.,  
c/o ATTORNEY: ROBERT TIMOTHY  
MILLS, ESQ.,  
526 Court Street,  
Reading, PA 19601

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**FICTITIOUS NAME**

*NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:*

**Driveway Pros** with its principal place of business at 49 Daniel Rd., Kutztown, PA 19530.

The name and address of the person owning or interested in said business is: Thomas Cooper, 49 Daniel Rd., Kutztown, PA 19530.

The application was filed on April 25, 2024.

**Neil D. Ettinger, Esq.**  
Ettinger & Associates, LLC,  
1815 Schadt Avenue  
Whitehall, PA 18052

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**MISCELLANEOUS****NOTICE**

To: JOHN DOE putative owner of Vehicle bearing identification number 123377N200275.

7/18/2024

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A petition has been filed asking the court to transfer titled ownership of one 1967, Chevrolet, Camero, bearing Vehicle Identification Number 123377N200275 to the petitioner, Irvin Yerger. This petition has been filed with District Court 23-3-02 before the Honorable Richard Drumheller.

The hearing will be held on August 6, 2024, at 10:30 AM, at District Court 23-3-02, Located at 100 Schaeffer St., Suite 2, Boyertown, Pa 19512. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so that the case may proceed without you and a judgment may be entered against you without further notice for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONAS AT A REDUCED FEE OR NO FEE**

LAWYER REFERRAL SERVICE  
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544 Court Street  
Reading, Pa 19601  
(610) 375-4591

BOYD & KARVER  
Jeffrey R. Boyd, Esquire  
7 E. Philadelphia Ave.  
Boyertown, Pa 19512  
(610) 367-2148

## TRUST NOTICES

### First Publication

#### **WILLIAM CULP AND BETTY J. CULP FAMILY TRUST**

All persons having claims or demands against the Trust of WILLIAM CULP AND BETTY J. CULP FAMILY TRUST, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** DONNA M. CULP and  
LINDA ROHRBACH  
c/o Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

**Trustee's Attorney:** Scott G. Hoh, Esq.  
Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

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