

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending April 14, 2023

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU GEISHAUSER
- (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL - (JGK)

SENIOR JUDGE SCOTT D. KELLER - (SDK)

SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI - (JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

BAYOUT, CAITLIN M - U S Bank National Association; 22 13146; Kirsten R. Armstrong. ()
HASHAMY, MOHAMMAD - American Express National Bank; 22 13091; American Express National Bank, IPP.
LVNV FUNDING LLC - Deangelis, Michael; 19 20533; M. Deangelis, IPP.
RHELM - Saylor, Chuck; 23 2974; C. Saylor, IPP.
STEPHENSON, DAWN SUSAN - First Portfolio Ventures I LLC; 22 13318; First Portfolio Ventures I LLC, IPP.
Abuse
ARNOLD, JADEN - Duran, Tianisha Lyn; 23 3656; T. Duran, IPP. (JGK).
BOYKIN, DESMOND - Boykin, Margarita; 23 3444; M. Boykin, IPP. (TMB).
BOYKIN, MARGARITA - Boykin, Desmond; 23 3551; D. Boykin, IPP. (TMB).
CHOC, NELSON EMMANUEL - Fogarty, Alyssa Rae; 23 3521; A. Fogarty, IPP. (JAB).
CRUZ, JOSHUA - Arroyo, Vanessa Marie; 23 3659; V. Arroyo, IPP. (JGK).
DIAZ, LEONIDO - Franceschi, Alexy J; 23 3550; A. Franceschi, IPP. (JAB).
ESCOBAR, IRINEO HERNANDEZ - Nova, Belen M; 23 3450; B. Nova, IPP. (JAB).
EVANS, COURTNEY L - Tretter, Donovan D; 23 3528; D. Tretter, IPP. (JAB).
FAMILIA, FRANCISCO A - Pena, Erika Santana; 23 3565; E. Pena, IPP. (JMB).
FEDENA, DEAN - Fedena, Lizzette; 23 3570; L. Fedena, IPP. (JMB).
JONES, BLAIR - Davies, Vanessa Leigh; 23 3578; V. Davies, IPP. (JMB).
KIEDEISCH, BRIAN M - Torres, Catherine Colon; 23 3569; C. Torres, IPP. (JMB).
KRIENS, MICHAEL ETHAN - Kriens, Kimberly L; 23 3452; K. Kriens, IPP. (TMB).
MANEGOLD, DAVID R - Manegold, Andrea; 23 3643; A. Manegold, IPP. (JGK).
MCCLARY, CARLTON L III - Throckmorton, Alissia M; 23 3574; A. Throckmorton, IPP. (TMB).
MENDEZ, SAVIER - Snyder, Jessica Ann; 23 3446; J. Snyder, IPP. (JMB).
MICHELS, HAROLD J - Michels, Tara Du; 23 3472; T. Michels, IPP. (TMB).
MORALES, LETICIA IVETTE VELAZQUEZ - Alameda, Dianayara Feliciano; 23 3475; D. Alameda, IPP. (TMB).
O'KEEFE, TIMOTHY - O'Keefe, Kristen; 23 3457; K. O'Keefe, IPP. (TMB).
OSENBACH, MICHAEL - Brown, Brandi; 23 3438; B. Brown, IPP. (TMB).
PATRON, DAVID - Milan, Genesis Gomez; 23 3529; G. Milan, IPP. (JAB).
PERALTA, JAIR JESUS - Young, Asia Attiyah; 23 3473; A. Young, IPP. (JGK).

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PRICE, AMANDA L - Atkinson, Quincy F; 23 3599; Q. Atkinson, IPP. (JMB).
 RAMSEY JR, DAVID JOSEPH - Cintron, Wanda Y; 23 3560; W. Cintron, IPP. (JMB).
 SANTIAGO, GIOVANNI JOSUE - Otero, Veronica A; 23 3519; V. Otero, IPP. (JAB).
 SANTIAGO, JUAN J CAMUY - Lopez, Maria L; 23 3536; M. Lopez, IPP. (JAB).
 SANTIAGO, JUAN J CAMUY - Montez, Joseph; 23 3547; J. Montez, IPP. (JAB).
 SANTIAGO, WILLIAM ORTIZ - Lilley, Lynne; 23 3600; L. Lilley, IPP. (JGK).
 SANTOS, EMMANUEL RODRIGUEZ - Cedeno, Suleiri Olivo; 23 3447; S. Cedeno, IPP. (TMB).
 SPENCER, ANTHONY J - Garris, Judith M; 23 3546; J. Garris, IPP. (JAB).
 SWIFT, DARCEY ROSE - Clark, Shonrel Anthoni; 23 3478; S. Clark, IPP. (TMB).
 TORRES, GLORIA - Person, Albert J; 23 3531; A. Person, IPP. (JAB).
 TRAVIS, KAHEEM BRIAN - Harvey, Jazmine Leigh; 23 3572; J. Harvey, IPP. (JMB).
 VALERIO, CAROLINA - Connor, Anthony; 23 3545; A. Connor, IPP. (JMB).
 VARGAS, MICHELLE - Abreu, Alfredo; 23 3645; A. Abreu, IPP. (JGK).
 WADE, AMANDA LYNN - Arango, Fernando E; 23 3454; F. Arango, IPP. (TMB).
 WRIGHT, TYRONE - David, Iysha L; 23 3566; I. David, IPP. (JMB).
 YEAGER, CYNTHIA M - Fleming, Joseph F Jr; 23 3445; J. Fleming, IPP. (JGK).

Annulment

LOPEZ, RODOLFO HERRERA - Urivi, Magdalena; 23 3607; Ryan W. McAllister. (SEL).

Appearance - Plaintiff

OVERLORD REAL ESTATE HOLDINGS LLC, DELACRUZ, SAMUEL, SDGM LLC - Mengel Jr, Gary L, Mengel Holding Co LLC, Bunker Hill Rd LLC; 23 2419; Nicole Plank.

Certified Copy of Foreign Custody Order

TERRRELL, QUAMAIN SR - Hall, Shaundreka; 23 3641; Rebecca Ann Smith. (TMB).

Certified Copy of Foreign Divorce Decree

LUNA, ANGELA ROSARIO - Melendez, Jose Anibal; 23 3568; J. Melendez, IPP.

Complaint

DINATALE, ANTHONY - Conrow, William O, Conrow, Anne M; 23 1075; Andrew F. Fick.
 ROUTE 100 EUROS LLC, HUDAK, MICHAEL - Tibbetts, Michael; 23 2501; Cheryl J. Allerton.
 SPICER, CODY R, PLUM NEARLY FARM - Hallowell, Amber; 23 2613; Craig C. Browne Jr.
 VAZQUEZ, CHRISTOPHER A, SELECTIVE INSURANCE COMPANY OF THE SOUTHEAST - Gentry, David N; 22 16079; Thad M. Gelsinger.

Confidential Document Form

RODRIGUEZ, CARMEN Y - Discover Bank; 23 2610; Michael J. Dougherty.

Contract - Buyer Plaintiff

SISK, PATRICK W, KELLER WILLIAMS REALTY INC, RE/MAX LLC - Yoder, Victoria; 23 3617; Alexis Roth. (MSF).

Contract - Debt Collection: Credit Card

DORESTAN, JOCELYNE - JPMorgan Chase Bank N A; 23 3489; Robert M. Kline. (MSF).

EMSWILER, KARA N - JPMorgan Chase Bank N A; 23 3495; Robert M. Kline. (JEG).

FIERRO, TANYA M - Discover Bank; 23 3646; Andrew D. Loewy. (JEG).

SANTANA, RUBEN - Citibank N A; 23 3480; Robert M. Kline. (MSF).

SCHAEFFER, JUSTIN A - Wells Fargo Bank N A; 23 3602; Timothy A. Cirino. (JEG).

Contract - Debt Collection: Other

BURKERT, CLAIRE - Discover Bank; 23 3616; Andrew D. Loewy. (JEG).

GASKIN, SUMMER - C S Garber & Sons Inc; 23 3486; David L. Allebach Jr. (JEG).

SHORT, MARK L - LVNV Funding LLC; 23 3483; Gregg L. Morris. (JBN).

Contract - Employer Dispute:**Discrimination**

REITNOUER INC - Vega, Jose; 23 3603; Samuel A. Dion. (MSF).

Contract - Other

ADAMES, ANTONIO ORTEGA - Goldman Sachs Bank USA; 23 3653; Andrew D. Loewy. (JEG).

GENERAL MOTORS LLC - Roberts, Mary Christina; 23 3618; Robert M. Silverman. (JBN).

HELPING COMPANY LLC (THE), FREES, TRAVIS - Hoffman, Melanie; 23 3768; Jeffrey D. Bukowski. (JBN).

IMMENDORF, CHELSEA, IMMENDORF, CHELSEA, MOYER, MELISSA - Discover Bank; 23 3620; Andrew D. Loewy. (JEG).

OCASIO, GENESIS S - JJC Real Estate LLC; 23 3654; Zachary A. Morey. (MSF).

SMITH, STEVEN - LCS Capital LLC; 23 3584; Nicholas J. Raker. (MSF).

YODER, DIANE - Jones, Maria; 23 3557; Taisha Tolliver-Duran. (JEG).

Custody

AYALA, ISAIAH - Geisinger, Chelsea; 23 3467; C. Geisinger, IPP. (JEG).

BARTON, DAKOTA JAY - Moll, Shelby A; 23 3661; Robert T. Mills. (JGK).

BAUER, BRANDON - Bauer, Julia; 23 3511; Jennifer L. Ruth. (JGK).

DAVIS, KISMET - Carrera, Julian; 23 3611; Graziella M. Sarno. (JGK).

JACKSON, ALEX A - Huffman, Cory B; 23 3537; Dawn M. L Palange. (TMB).

KOHL, ZOE BUTT - Frey, Kadin; 23 3598; Jill M. Scheidt. (TMB).

LATOURETTE, HEATHER - Vaccaro, Jason; 23 3631; Richard G. Jacoby Jr. (JGK).

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PEREZ, JAMES A - Clemente, Katherine A; 23 3549; Ann E. Endres. (JEG).

ROWE, JUSTIN J - Rowe, Ashley M; 23 3608; Ann E. Endres. (SEL).

SOLANO, CESAR - Ovalles, Daphne A; 23 3558; Joseph A. Guillama. (JGK).

ZABALA-TEJADA, HENRY A - Mancebo Sanchez, Priscila M; 23 3481; Bernard Mendelsohn. (TMB).

Divorce

ARDELEAN, KIRSTEN K - Ardelean, Radu; 23 3588; Ryan W. McAllister. (JEG).

CHICLANA, DAVID ROMAN - Paredes, Dhally Cardenas; 23 3663; D. Paredes, IPP. (JEG).

CHIRIELEISON, BARBARA F - Chirieleison, Richard P; 23 3576; Joseph A. Guillama. (JGK).

DIPAULO, ANGELA - Kremer, Alexander; 23 3585; Rebecca Ann Smith. (TMB).

DORASCO, KASSANDRA - Dorasco, Jose Uriel; 23 3655; Bernard Mendelsohn. (SEL).

DURHAM, JOSHUA T - Durham, Hope A; 23 3609; Joseph A. Guillama. (JGK).

FISHER, MATHEW A - Klement, Jennifer; 23 3664; Joseph T. Bambrick Jr. (SEL).

GILSON, CHRISTIE L - Graves, Robert E; 23 3464; Jacob Mazur. (JEG).

HEYWOOD, MICHAEL D - Heywood, Debra A; 23 3552; Peter J. Dolan. (SEL).

LESSIG, KARISSA - Wilmer, Jerome S; 23 3597; Joseph A. Guillama. (JEG).

MIHALIK, MICHAEL J - Mihalik, Bethany J; 23 3657; Nikolas David Capitano. (TMB).

OCONNOR, HEATHER - Baxter, Nathan Edward; 23 3594; Cathy M. Cardozo. (JGK)

PEREZ JR, RAUL - Perez, Nicole; 23 3627; Bernard Mendelsohn. (JEG).

ROESCH, MARC CHRISTOPHER - Roesch, Denise Elizabeth; 23 3554; D. Roesch, IPP. (SEL).

SANTIAGO, WILLIAM - Santiago, Tanya K; 23 3525; Sara R. Haines Clipp. (JGK).

SPOTTS JR, MARLIN - Spotts, Karen; 23 3555; Lisa D. Gentile. (JEG).

SWEIGART, TYLER R - Sweigart, Rachael A; 23 3606; Jill M. Scheidt. (TMB).

WEIDNER, CODY - Weidner, Jessica; 23 3660; Scott N. Jacobs. (JEG).

ZAPATA, GELI DENISSE AGURTO - Morales, Carlos Manuel Fernandez; 23 3615; Bernard Mendelsohn. (JEG).

Divorce - Custody Count Complaint

DURHAM, JOSHUA T - Durham, Hope A; 23 3610; Joseph A. (JGK).

MOYER, HALEY - Moyer, Devon; 23 3619; Amy J. Miller. (JGK).

SPOTTS JR, MARLIN - Spotts, Karen; 23 3556; Lisa D. Gentile. (JEG).

License Suspension AppealCOMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
- Carrero, Juan Carlos Vega; 23 3567; J. Carrero, IPP. (JBN).

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION -
Rovira, William Roque; 23 3652; W. Rovira,
IPP. (JBN).COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
MOTOR VEHICLES - Sandoval,
Dominicano Francisco; 23 3518; George A.
Gonzalez. (JBN).**Local Agency Appeal**UPPER TULPEHOCKEN TOWNSHIP
BUILDING BOARD OF APPEALS,
FUHRMAN, SHERRY - Upper
Tulpehocken Township Berks County
Pennsylvania; 22 13435; Joan E. London.**Magisterial D.J. Transcript**DIALLO, HADY - Bah, Kabinet; 20 243; K.
Bah, IPP.**Magisterial District Justice Appeal**BURKEY, JOHN S - Horne, Cortney; 23 3429;
C. Horne, IPP. (MSF).HORNE, CORTNEY - Burkey, John S; 23
3613; J. Burkey, IPP. (JBN).LISA, JOSEPH A - Synchrony Bank; 23 3601;
Gregg L. Morris. (JBN).**Miscellaneous - Declaratory Judgment**BIEHN, THOMAS J, BIEHN, CINDY S,
FENSTERMAKER, RYAN J, ZOSKY,
NATASHA M, MOOSE, TIMOTHY
A, MOOSE, JO ANNE, HOFFMAN,
RICHARD H, HOFFMAN, MERRIS
ANN, HOFFMAN, TIMOTHY RICHARD,
ASTON, CYNTHIA ANN, HOFFMAN,
GREGG W, WERNER, ARTHUR J III,
WERNER, SHIRLEY L, SANBORN,
SCOTT C, SANBORN, ABBY,
CHRIST, BARRY, CHRIST, KAREN J,
SHERMAN, WILLIAM R, SHERMAN,
ELIZABETH G, RENNINGER, DONALD,
RENNINGER, CHELLSEA, BLACK,
RICHARD H, BLACK, FRANCINE
C, MILLER, RANDAL P, MILLER,
SUSAN J, HARTMAN, JEFFREY H,
HARTMAN, D LISA, BOWER, JOSHUA,
STOBER, KEVIN C, STOBER, PATRICIA
C, SLACKWAY, LINDA, BALLY
SPORTSMEN'S ASSOCIATION INC,
MELCHER, STEVEN ANDREW - Harper,
Elwood Earl, Harper, Hope L, Potter,
David L, Potter, Patricia K, Leidy, Thomas
D, Dutton, Jessica M; 23 3502; Jeffrey C.
Karver. (MSF).**Petition for Court Approval of Settlement**BOND, SANDRA - Fisher, Gina, Fisher, Troy,
Fisher, Cooper; 23 3649; Timothy J. Ryan.
(JBN).**Petition for Protection from PFI/SVP**WEBB, JAMAL POWEL - Swanger, Famah
Rose; 23 3642; F. Swanger, IPP. (JGK).**Petition to Set Aside Tax Sale**TAX CLAIM BUREAU OF BERKS
COUNTY, THURAISAMY,
BIRABAHARAN - Brown, Patrick C; 23
3650; Lauren P. McKenna. (MSF).

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Petition to Transfer Structured Settlement Payment

ALLSTATE LIFE INSURANCE COMPANY
- J G Wentworth Originations LLC,
McCracken, James; 23 3668; Robert A.
Maro. (JBN).

Professional Liability - Medical

NEMENI, ABHISHEK K, TRABAND,
ANASTASIA, EYE CONSULTANTS OF
PENNSYLVANIA P C - Griffiths, Ronald,
Griffiths, Alexis; 23 3515; Jeff Gutkowski.
(JBN).

Real Property - Ejectment

SCOTT, KEITH B - Homestead Innovations
LLC; 23 3575; Gary R. Swavely Jr. (JBN).

Real Property - Mortgage Foreclosure:**Residential**

CAPLES, ANDREW, CAPLES, ISELA - U S
Bank Trust National Association, Lb-igloo
Series IV Trust; 23 3625; Dana Pena Marks.
(MSF).

DORSEY, BRYAN W, DORSEY, STEPHANE
K - Freedom Mortgage Corporation; 23
3493; Karin Schweiger. (MSF).

GRUBERGER, JILL C - Carrington Mortgage
Services LLC; 23 3548; Christine L.
Graham. (MSF).

HILL, EUGENE R - U S Bank National
Association, Holders Of The Gsr Mortgage
Loan Trust 2006-10f (the); 23 3623;
Geraldine M. Linn. (MSF).

MIECZKOWSKI, JEANNIE M, TOLLAND
JR, JOHN, MILLISOCK, JAMES A -
Wells Fargo Bank N A; 23 3669; Meredith
Wooters. (MSF).

NOLL JR, MEDWIN C, NOLL, TAMMY
LYNN - Lakeview Loan Servicing LLC; 23
3474; Geraldine M. Linn.

NORCE, MATTHEW R - Pennsylvania
Housing Finance Agency; 23 3587; Leon P.
Haller. (MSF).

PARSONS, PAUL D - Rocket Mortgage LLC;
23 3482; Carolyn Treglia. (MSF).

PIETROBONE, JANET M - PNC Bank
National Association; 23 3662; Meredith
Wooters. (MSF).

Real Property - Other

ROSADO, PABLO - Morillo, Irais De La
Rosa; 23 3672; Osmer S. Deming. (JEG).

Real Property - Quiet Title

HEIRS, BLOCH, LUCIAN - Smith, Connie
L, Wyatt, Colin Michael; 23 3577; Larry W.
Miller Jr. (JEG).

Tort Intentional

STRINE, RUSSELL - Tyson, Michelle C,
Estate Of Brenda Ellen Saylor, Deceased; 23
3524; Marc Roberts.

Tort Motor Vehicle

CRUZ-LIRANZO, JUAN - Mancebo, Rosanna
M; 23 3764; Peter L. Johnston. (JEG).

RADER, TERRENCE B, D & S EXPRESS
INC - Rivera-Pacheco, Robert; 23 3538;
Ryan P. Merrill. (MSF).

TERREY, VINCENT - Pena-DeJesus, Victor,
Pena-DeJesus, Octavio Francisco; 23 3647;
Tobi A. Russeck. (MSF).

VERAJARA, LUIS A, VERA, TONNY, JOHN
DOES 1-5 - Gassant, Darlene; 23 3621;
Samuel A. Anyan Jr. (MSF).

WENTZEL, JEAN - Goshert, Deborah A,
Goshert, Philip P; 23 3491; Michael M.
Monsour. (JBN).

Tort Other

COLON, DWANE - Progressive Specialty
Insurance Company; 23 3516; Michael J.
Dougherty. (JEG).

Tort Premise Liability

6TH STREET LAUNDROMAT, MAXIMUM
ASSET & PROPERTY SOLUTIONS LLC
- Battista, Edward; 23 3573; Marc I. Simon.
(MSF).

Writ of Certiorari to MDJ

SANCHEZ, ALYSSA, SANCHEZ, DAMIAN,
SANCHEZ, DAMON, COTTO, ALYSSA
- Rivera, Julia, Rivera, Felix; 23 3553; J.
Rivera, IPP. (JBN).

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 May 5, 2023 at 10:00
o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

C.C.P. BERKS COUNTY, NO. 15-22191
Judgment - \$248,013.08
MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

ALL THAT CERTAIN tract or parcel of
land situate in Spring Township, Berks County,
Pennsylvania, bounded and described according
to the Final Plan of Cornwall Terrace Section
9, Phase II, prepared by Thomas R. Gibbons
and Associates, Inc. dated September 22, 1994,
and revised October 13, 1994, and recorded in
Berks County in Plan Book 207, page 56, as
follows, to wit:

BEGINNING at a point on the Easterly right
of way line of Keats Drive being a corner in
common between Lot #12 and Lot #13; thence
along lot #13 South 66 degrees 22 minutes 05
seconds East 113.50 feet to a point in line of
land known "Werner Estate Subdivision"; thence
along land known as "Werner Estate Subdivision"
South 23 degrees 37 minutes 55 seconds West

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88.89 feet to a point on the Northerly right of Way line of Andrew Drive; thence along the Northerly right of way line of Andrew Drive North 73 degrees 18 minutes 03 seconds West 103.05 feet to appoint; thence along the same by a curve bearing to the right having a radius of 10.00 feet, a central angle of 96 degrees 55 minutes 58 seconds and a distance along the arc of 16.92 feet to a point on the Easterly right of way line of Keats Drive; thence along the Easterly right of way line of Keats Drive North 23 degrees 37 minutes 55 seconds East 91.40 feet to appoint, the place of beginning.

CONTAINING 10,843.40 square feet

BEING Lot No. 12 as shown on said plan

Fee Simple Title Vested in Jeffrey C. Hogue and Tina L. Hogue by deed from Wingoo Development Corp, dated 11/24/1995, recorded 12/1/1995, in the Berks County Clerk's Office in Deed Book 2687 Page 1305.

ALSO KNOWN AS 249 Keats Drive, Sinking Spring, PA 19608

PIN 80438619604536

TO BE SOLD AS THE PROPERTY OF Jeffrey C. Hogue and Tina L. Hogue

Docket #20-01231

Judgment Amount: \$48,280.22

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The land referred to in this policy is situated in the State of PA, County of BERKS, City of Reading and described as follows:

All that certain property situated in the CITY OF READING in the county of BERKS, and the Commonwealth of PENNSYLVANIA, being described as follows PARCEL 5307-51-75-5423 and being more fully described in a deed dated 04/13/2006, and recorded 04/25/2006, among the land records of the county and state set forth above, in Deed Book 4860, page 1911.

All That Certain Lot Or Piece Of Ground With The Buildings And Improvements Thereon Erected, Situate On The West Side Of Madison Avenue, Being No 928, Between Windsor And Spring Streets, In The City Of Reading, County Of Berks And Commonwealth of Pennsylvania Bounded As Follows:

On The North By Property Now Or Late Of Henry And Marion Kalbach,

On The East By Madison Avenue,

On The South By Property Now Or Late Of Emma E Dunkelberger, And

On The West By A 10 Feet Wide Alley

Containing In Front Or Width On Said Madison Avenue, North And South 14 Feet And In Depth 110 Feet To Said 10 Feet Alley

Thereon erected a dwelling house known as:

928 Madison Avenue

Reading, PA 19601

Tax Parcel #14530751755423

Account: 14479450

See Deed Book 4860, Page 1911

Sold as the property of:

JOSE LAFONTAINE and ANA F. POLANCO

No. 20-02429

Judgment: \$155,081.90

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTHWEST SIDE OF STERLEY STREET, BETWEEN WALNUT AND ELM STREETS, IN THE BOROUGH OF SHILLINGTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, FURTHER KNOWN AS HOUSE NO. 126 NORTH STERLEY STREET, AND THE LOT OF GROUND BEING DESIGNATED AS LOT NO. 349 AND ONE-HALF OF LOT NO. 348 ON THE MAP OR PLAN OF "ALLENDALE ADDITION" DULY RECORDED IN THE RECORDER'S OFFICE OF BERKS COUNTY AT READING, IN PLAN BOOK VOLUME 7, PAGE 8, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTHWEST BY A TWENTY (20) FEET WIDE ALLEY;

ON THE NORTHEAST BY LOT NO. 350;

ON THE SOUTHEAST BY SAID STERLEY STREET; AND

ON THE SOUTHWEST BY THE REMAINING ONE-HALF OF LOT NO. 348 ON SAID PLAN.

CONTAINING IN FRONT ON SAID STERLEY STREET THIRTY (30) FEET AND IN DEPTH OF EQUAL WIDTH, ONE HUNDRED AND THIRTY-FIVE (135) FEET, TO SAID TWENTY (20) FEET WIDE ALLEY.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 126 NORTH STERLEY STREET,

SHILLINGTON, PENNSYLVANIA 19607

TAX PARCEL: 77439507690342

See Deed Book: Instrument Number 2013024484

To be sold as the property of Jessica M. Quinones and Gregory D. Pletz

Prothonotary # 20-02852

Judgment: \$165,176.56

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 66531810457766

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE ONE STORY SINGLE FRAME AND BRICK FRONT ALUMINUM DWELLING HOUSE TO BE ERECTED THEREON, LYING A SHORT DISTANCE WESTWARD FROM SPRING VALLEY ROAD, SAID LOT BEING FURTHER KNOWN AS LOT NO. 3 OF SPRING VALLEY HEIGHTS PLAN OF LOTS, DATED JULY 22, 196, LAID OUT BY HENRY W. MERVINE

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AND DOROTHY M., HIS WIFE, SITUATE IN THE TOWNSHIP OF MUHLENBERG, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT BEING A CORNER OF LOT NO. 4 OF SAID PLAN OF LOTS AND IN LINE OF PROPERTY NOW OR LATE BELONGING TO HARRY SELTZER AND CLAUDIA, HIS WIFE, SAID POINT BEING NORTH FIFTEEN DEGREES TWO MINUTES WEST (N. 15° 02' W.) A DISTANCE OF THIRTY-SEVEN AND FIFTY-THREE ONE HUNDREDTHS FEET (37.53') FROM THE SOUTHEASTERNMOST CORNER OF PROPERTY NOW OR LATE BELONGING TO THE SAID HARRY SELTZER AND CLAUDIA, HIS WIFE; THENCE EXTENDING A LONG SAID PROPERTY NOW OR LATE BELONGING TO HARRY SELTZER AND CLAUDIA, HIS WIFE, NORTH FIFTEEN DEGREES TWO MINUTES WEST (N, 15° 02' W.) A DISTANCE OF ONE HUNDRED FORTY-FIVE AND SEVENTY-SEVEN ONE HUNDREDTHS FEET (145.77"), CROSSING AT TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE LEADING EASTWARDLY TO A AFOREMENTIONED SPRING VALLEY ROAD, TO A POINT IN LINE OF PROPERTY NOW OR LATE BELONGING TO CHARLES K. NOLL AND ARDELLE A., HIS WIFE, AND A CORNER OF PROPERTY NOW OR LATE BELONGING TO SIDNEY H. FREEMAN AND BETTY J., HIS WIFE; THENCE EXTENDING ALONG SAID PROPERTY NOW OR LATE BELONGING TO SIDNEY H. FREEMAN AND BETTY J., HIS WIFE, AND PARTLY ALONG PROPERTY NOW OR LATE BELONGING TO JACK T. MILES AND ELIZABETH S., HIS WIFE, BEING PARTLY ALONG THE NORTHERN LINE OF THE AFOREMENTIONED TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE, NORTH SEVENTY-FOUR DEGREES THIRTY-THREE MINUTES FORTY-EIGHT SECONDS EAST (N. 74° 33' 48" E.) A DISTANCE OF ONE HUNDRED TWENTY-THREE AND TWO ONE-HUNDREDTHS FEET (123.02') TO A POINT; THENCE RE-CROSSING AFORESAID PRIVATE DRIVE AND EXTENDING ALONG THE EASTERN LINE OF ANOTHER TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE LEADING SOUTHWARDLY TO LOT NO. 4 AFOREMENTIONED, AND BEING ALONG LOT NO. 2 OF SAID PLAN OF LOTS, SOUTH FIFTEEN DEGREES THIRTEEN MINUTES EAST (S. 15° 13' E.) A DISTANCE OF ONE HUNDRED FORTY-SEVEN AND SIXTY-SEVEN ONE-HUNDREDTHS FEET (147.67") TO A POINT IN LINE OF AFORESAID LOT NO. 4; THENCE EXTENDING ALONG SAID LOT NO. 4, CROSSING THE SOUTHERN TERMINUS OF THE LAST MENTIONED

PRIVATE DRIVE, SOUTH SEVENTY-FIVE DEGREES TWENTY-SEVEN MINUTES WEST (S. 75° 27' W.) A DISTANCE OF ONE HUNDRED TWENTY-THREE AND FIFTY ONE-HUNDREDTHS FEET (123.50') TO THE PLACE OF BEGINNING.

CONTAINING IN ARE 18,083.94 SQUARE FEET.

TOGETHER WITH THE UNINTERRUPTED USE OF A TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE EXTENDING THROUGH AFORESAID LOT NO. 2 FROM SPRING VALLEY ROAD TO THE HEREIN DESCRIBED PREMISES AS SHOWN ON THE AFORESAID PLAN OF LOTS.

SUBJECT NEVERTHELESS, TO THE UNINTERRUPTED USE OF THE TWENTY-TWO FEET (22') WIDE PRIVATE DRIVES RUNNING EAST AND WEST AND NORTH AND SOUTH THROUGH THE HEREIN DESCRIBED LOT, AS SHOWN ON THE AFORESAID PLAN OF LOTS, FOR EGRESS, REGRESS AND INGRESS BY THE SAID PARTIES OF THE FIRST PART, THEIR HEIRS AND ASSIGNS, FOR ACCESS FROM AND TO SPRING VALLEY ROAD.

BEING THE SAME PREMISES WHICH FAY J. SPURLIN-SITA BY HER POA/AGENT KRISTY L. KOCHENASH, BY DEED DATED MAY 26, 2016. AND RECORDED JUNE 3, 2016, AS INSTRUMENT NO. 2016018561, GRANTED AND CONVEYED UNTO ADVANCED LOAN SERVICING LLC IN FEE.

BEING KNOWN AS: 506 SPRING VALLEY ROAD, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Evangelina Aguilar-Robles by deed from Advanced Loan Servicing LLC dated November 30, 2017 and recorded December 1, 2017 in Instrument Number 2017044800.

TO BE SOLD AS THE PROPERTY OF EVANGELINA AGUILAR-ROBLES

Prothonotary # 20-03049

Judgment: \$117,003.80

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 43-5345-18-40-4737-

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE TWO AND ONE-HALF STORY TWIN FRAME DWELLING AND OTHER IMPROVEMENTS ERECTED THEREON, SITUATE ON THE NORTHERN SIDE OF THE STATE HIGHWAY LEADING FROM READING TO PHILADELPHIA (SAID HIGHWAY BEING STATE TRAFFIC ROUTE NO. 422) SITUATE IN THE VILLAGE OF BAUMSTOWN, EXETER TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER JOINT OF THE CONCRETE PAVING OF

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STATE TRAFFIC ROUTE NO. 422, SAID POINT BEING A CORNER OF PROPERTY OF MILTON KERPER; THENCE ALONG SAID PROPERTY OF MILTON KERPER, NORTH 16 DEGREES 48 1/2 MINUTES EAST (PASSING THROUGH AN IRON PIPE MONUMENT AT A DISTANCE OF 21.98 FEET) A DISTANCE OF 21.98 FEET, A DISTANCE OF FOUR HUNDRED FORTY-THREE AND SIXTY-EIGHT ONE HUNDREDTHS FEET (443.68 FEET) TO A POST IN LINE OF PROPERTY OF LOUIS BERTOLET; THENCE ALONG SAID PROPERTY OF LOUISE BERTOLET, SOUTH 67 DEGREES 10 MINUTES EAST A DISTANCE OF ONE HUNDRED FIVE AND FIFTY FOUR ONEHUNDREDTHS FEET (105.54 FEET) TO AN IRON PIPE MONUMENT, SAID POINT BEING A CORNER OF PROPERTY OF MYNER LOTT; THENCE ALONG SAID PROPERTY OF MYNER LOTT, SOUTH 16 DEGREES 50 MINUTES WEST (PASSING THROUGH AN IRON PIPE MONUMENT AT A DISTANCE OF 407.57 FEET) A DISTANCE OF FOUR HUNDRED THIRTY-ONE AND NINETY EIGHT ONE-HUNDREDTHS FEET (431.98 FEET) TO A POINT IN THE AFOREMENTIONED CENTER JOINT IN THE CONCRETE PAVING OF STATE TRAFFIC ROUTE NO. 422; THENCE FOLLOWING SAID TRAFFIC ROUTE NO. 422 BY A CHORD TO THE CURVE IN THE SAID CENTER JOINT NORTH 73 DEGREES 32 MINUTES WEST A DISTANCE OF ONE HUNDRED FOUR AND SEVENTY SEVEN ONE-HUNDREDTHS FEET (104.77 FEET) TO THE PLACE OF BEGINNING. EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN TRACT OF LAND CONTAINING IN AREA 0.367 OF AN ACRE OF LAND AS CONVEYED IN A DEED FROM CHARLES REIDER AND MABEL REIDER, HIS WIFE TO TOMMY R. RIGG AND CHRISTINE M. RIGG, HIS WIFE DATED APRIL 30, 1974 AND RECORDED IN DEED BOOK VOLUME 1650, PAGE 915.

SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS OF RECORD.

BEING KNOWN AS: 363 EAST BAUMSTOWN ROAD, BIRDSBORO, PENNSYLVANIA 19508.

TITLE TO SAID PREMISES IS VESTED IN LANCE DETWILER AND BAMBI L. DETWILER, HUSBAND AND WIFE, BY DEED FROM KATHY E BERNET, TRUSTEE OF THE BERNET FAMILY B TRUST DATED SEPTEMBER 26, 2017 AND RECORDED OCTOBER 5, 2017 IN INSTRUMENT NUMBER 2017037042.

TO BE SOLD AS THE PROPERTY OF LANCE DETWILER AND BAMBI L. DETWILER

No. 21-3703
 Judgment: \$129,365.26
 Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick and frame dwelling house thereon erected, situate on the Western side of High Street, North of Butter Lane, being known as House No. 8 High Street, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania; being further known as portions of Lots 221 and 222, as shown on Plan of "Pennside East Addition," said Plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 5A, page 10-11; more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of High Street, 238' 2-1/2" North of the Northern building line of Butter Lane; thence in a Westerly direction at right angles to High Street, and through Lot No. 222, a distance of 100' 0" to a point; thence in a Northerly direction, at right angles to the last described line, and through Lots No. 222 and 221, a distance of 55' 00" to a point; thence in an Easterly direction, at right angles to last described line, and through Lot No. 221, a distance of 100' 0" to a point in the Western building line of High Street; thence in an Southerly direction along the Western building line of High Street, at right angles to last described line, a distance of 55' 0" to the place of BEGINNING.

BEING the same premises which Arturo Acuna and Amanda Acuna, husband and wife, by Deed dated May 9, 2014 and recorded on May 14, 2014, in the Berks County Recorder of Deeds Office as Instrument No. 2014014923, granted and conveyed unto John Seltzer and Trisha K. Reichert, husband and wife.

TAX PARCEL NO. 23-5326-05-08-9725
 MAP PIN NO. 532605089725
 ACCOUNT: 23127000
 PROPERTY ADDRESS: 8 High Street, Lower Alsace Township
 TO BE SOLD AS THE PROPERTY OF John Seltzer and Trisha K. Reichert

Docket No. 21-15075
 Judgment: \$53,492.49
 Attorney: Meredith H. Wooters, Esquire
 Scott A. Dietterick, Esquire
 Kimberly J. Hong, Esquire
 Michael E. Carleton, Esquire
 Matthew P. Curry, Esquire
 Alyk L. Oflazian, Esquire
 Cristina L. Connor, Esquire
 Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two story brick dwelling house with mansard roof and the lot or piece of ground

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upon which the same is erected, situate on the West side of Ritter Street, being Number 720, between Oley and Douglass Streets, 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 Bertha Burkholder, being No. 722 Ritter Street;

On the East by said Ritter Street;

On the South by property now or late of Harry J. and Cora Kalbach, being No. 718 Ritter Street;

And on the West by a ten feet wide alley.

Containing in front or width on said Ritter Street, thirteen feet, five and one-half inches (13' 5-1/5") and in depth of equal width one hundred, twelve feet and one and three-fourth inches (112' 1-3/4").

Being the same property conveyed to Ray O. Cox and Sharon K. Cox, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from TLC Real Estate Solution, Inc., dated July 30, 1999, recorded August 9, 1999, at Official Records Volume 3110, Page 1223, Office of the Recorder of Deeds, Berks County, Pennsylvania

Informational Note: Ray O. Cox died on September 4, 2020, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Sharon K. Cox.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 720 RITTER STREET, READING, PA 19601.

Parcel No.: 15530756446341

Account: 15611975

See Deed Book Volume 3110, Page 1223

TO BE SOLD AS THE PROPERTY OF RAY O. COX AND SHARON K. COX, HUSBAND AND WIFE

Docket #22-00855

Judgment Amount: \$85,311.30

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO-STORY MANSARD ROOF BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED SITUATE ON THE WEST SIDE OF CHURCH STREET AND KNOWN AS NO. 1156 CHURCH STREET, BETWEEN ROBESON AND MARION STREETS, IN THE CITY OF READING; COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY PROPERTY NOW OR LATE OF GEORGE A. DIPPERTY;

ON THE EAST BY SAID CHURCH STREET;

ON THE SOUTH BY PROPERTY NOW OR LATE OF THOMAS STEIGERWALT; AND

ON THE WEST BY A THREE FEET (3') WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID CHURCH STREET 13 FEET 04 INCHES,

MORE OR LESS, FROM THE MIDDLE OF A JOINT ALLEY ON THE SOUTH OF SAID PROPERTY, NORTH TO THE PROPERTY NOW OR LATE OF GEORGE A. DIPPERTY AND IN DEPTH OF EQUAL WIDTH, 100 FEET TO THE SAID THREE FEET (3') WIDE ALLEY.

Thereon erected a dwelling house known as:

1156 Church St

Reading, PA 19601

Tax Parcel #5307-43-86-0666

Account: 14317075

See INSTRUMENT #2009042410

Sold as the property of:

Manuel Sanchez-Rodriguez

Docket #22-1773

Judgment Amount: \$56,941.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND LOT OF GROUND, SITUATE ON THE WEST SIDE OF CEDAR STREET, NO. 512, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF SARAH ANN MAYNAR; ON THE EAST BY SAID CEDAR STREET; ON THE SOUTH BY A TEN FEET WIDE ALLEY; AND ON THE WEST BY A THREE AND ONE-HALF FEET WIDE ALLEY, SEPARATING IT FROM PROPERTY NOW OR LATE OF NICHOLAS I. ZELL.

CONTAINING IN FRONT ON SAID CEDAR STREET, TEN FEET FOUR INCHES AND IN DEPTH, SIXTY SIX FEET

Thereon erected a dwelling house known as:

512 Cedar Street

Reading, PA 19601

Tax Parcel #11530768936196

Account:

See Deed Book 05120, Page 1983, INSTRUMENT #2007024461

Sold as the property of:

ANGEL MATEO

Docket #22-09265

Judgment Amount: \$36,141.60

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All That Certain Lot or Piece of Ground Upon Which is Erected a Two Story Brick Dwelling House With a Two Story Brick Back Building Attached, Being No 210 South 4th Street, On The West Side of South Fourth Street, Between Chestnut and Spruce Streets, In The City of Reading, Berks County, Pennsylvania, Bounded And Described as Follows, To Wit:

On the North by Property Now or Late of the

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Samuel V. Stackhouse Estate, Being No. 208 South Fourth Street;

On the East by Said South Fourth Street,

On the South by Property Now or Late of Isaac Y Beidler, Being No 212 South Fourth Street, and,

On the West by a Ten Feet (10') Wide Alley.

Containing in Front On Said South Fourth Street a Width or Breadth of Twenty Feet (20') and in Depth One Hundred and Thirty Five Feet (135') More or Less, to Said Ten Feet Wide Alley

Thereon erected a dwelling house known as: 210 South 4th Street aka 210 S 4th Street Reading, PA 19602

Tax Parcel #05530626781994

Account: 05070000

See Deed Book 5330, Page 1672

Sold as the property of:

WILSON N. LUDWIG

Docket No. 22-11626

Judgment: \$57,973.05

Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Alyk L. Ofiazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Walnut Street, between Linden and Fourteenth Streets, being No. 1353 Walnut Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

On the North by a five feet wide alley; on the East and West by other properties of Andrew J. Levengood, on the South by said Walnut Street

Containing in from or width East and West, on said Walnut Street, thirteen feet six inches, and in depth of uniform width, extending North and South, one hundred feet.

Being the same property conveyed to Dorrان L. Patience who acquired title by virtue of a deed from Lynda L. Borzak, dated March 30, 2006, recorded June 26, 2006, at Document ID 2006053844, and recorded in Book 4907, Page 2129, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1353 WALNUT STREET, READING, PA 19604.

Parcel No.: 09531718216423

Account: 09675500

See Deed Book Volume 4907, Page 2129

TO BE SOLD AS THE PROPERTY OF DORRAN L. PATIENCE

22-11754

JUDGMENT: \$298,401.54

ATTORNEY: BROCK AND SCOTT, PLLC.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground Situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Greystone Subdivision, drawn by Stackhouse, Seitz & Bensinger, dated December 19, 2000 and last revised March 19, 2001, said Plan recorded in Berks County in Plan Book 250, page 24, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mellowbrook Drive (54 feet wide), said point being a corner of Lot No. 12 on said Plan; thence extending from said point of beginning along Lot No. 12 North 42 degrees 33 minutes 00 seconds East 125.00 feet to a point in line of lands now or late of Charles R. Noss and Marilyn F. Noss; thence extending along said lands South 47 degrees 27 minutes 00 seconds East 85.00 feet to a point, a corner of Lot No. 10 on said Plan; thence extending along same South 42 degrees 33 minutes 00 seconds West 125.00 feet to a point on the Northeasterly side of Mellowbrook Drive; thence extending along same North 47 degrees 27 minutes 00 seconds West 85.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,625 square feet of Land.

BEING Lot No. 11 as shown on the aforementioned Plan.

SUBJECT TO a 25 feet wide storm drainage easement extending along rear of premises.

BEING THE SAME PREMISES which John S. Lewandowski and Mary K. Lewandowski, by Deed dated 09/12/2015 and recorded 09/28/2015 in the Office of the Recorder of Deed in and for the County of Berks as Deed Instrument No. 2015034058, granted and conveyed unto Todd Drake, in fee.

Tax Parcel: 51437603131477

Premises Being: 21 MELLOWBROOK DR, Reading, PA 19608

TO BE SOLD AS THE PROPERTY OF TODD DRAKE.

Docket No. 22-13312

Judgment: \$86,963.42

Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Alyk L. Ofiazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two story brick dwelling house and the lot of ground, being Lot No. 109 in said Plan of lots belonging to Jacob B. Schaeffer, known as Pennside, situated on the South side of Carsonia Avenue in Lower Alsace Township,

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

- On the North by Carsonia Avenue;
- On the East by Lot No. 108, being property now or late of Mrs. Percy Snyder;
- On the South by a 10 feet wide alley; and
- On the West by Lot No. 110, property now or late of Jacob B. Schaeffer.

Containing in front 50 feet and in depth 100 feet, and known as No. 413 Carsonia Avenue.

Being the same property conveyed to John R. Westcott who acquired title by virtue of a deed from John R. Westcott and Carsa D. Westcott now known as Carsa D Kruppenbach, dated July 22, 2004, recorded August 3, 2004, at Document ID 60588, and recorded in Book 4118, Page 2015, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 413 CARSONIA AVENUE, READING, PA 19606.

Parcel No.: 23531608993920
 Account: 23155875
 See Deed Book Volume 4118, Page 2015

TO BE SOLD AS THE PROPERTY OF JOHN R. WESTCOTT

Docket No. 22-13971
 Judgment: \$61,647.02

- Attorney: Meredith H. Wooters, Esquire
- Scott A. Dietterick, Esquire
- Kimberly J. Hong, Esquire
- Michael E. Carleton, Esquire
- Matthew P. Curry, Esquire
- Alyk L. Oflazian, Esquire
- Cristina L. Connor, Esquire
- Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Berks, State of PA and is described as follows:

All that parcel of land in City of Reading, Berks County, Commonwealth of Pennsylvania, as described in Deed Book 5012, Page 2258, ID# 18442750, being known and designated as:

All that certain one and one-half story stucco bungalow, known as premises number 626-628 Lancaster Avenue, and lots on which same is located being located, being Lots Nos. 53 and 54 on plan of lots out by George L. Bechtel estate as per plan recorded in recorder's office of Berks County in Plan Book 1, page 4, situate on the south side of Lancaster avenue, between Noble and Angelica Avenues, in the city of Reading, County of Berks and State of Pennsylvania, bounded:

- On the north by said Lancaster Avenue;
- On the east by property now or late of Isanc Eberly;
- on the south by a twenty by a twenty foot alley; and
- on the west by property now or late of Ammon R. Winters.

Containing in front on said Lancaster Avenue, the two lots together, forty feet one and three-

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quarters inches, more or less, and in depth on hundred and eighty-three feet, more or less, metes and bounds property.

Being the same property conveyed to Virgilio Caraballo who acquired title by virtue of a deed from Jack Wallace Heffelfinger and Carolyn Heffelfinger, husband and wife, dated November 9, 2006, recorded November 16, 2006, at Instrument Number 2006088061, and recorded in Book 06012, Page 2258, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 626 LANCASTER AVENUE, READING, PA 19611.

Parcel No.: 18530657534705
 Account: 18442750
 See Deed Book Volume 06012, Page 2258

TO BE SOLD AS THE PROPERTY OF VIRGILIO CARABALLO

No. 22-15641

Judgment: \$367,025.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground designated as Lot No. 3 as shown on Plan No. 104. Drawing No. 3 made by G & K Associates; situate on Funk Road, Colebrookdale Township, Berks County, Pennsylvania; being known as Orchard Group Estates II, more fully described as follows, to wit:

BEGINNING at a point, an iron pin, on the East side of Funk Road (44 feet wide), said iron pin being South 49 degrees 42 minutes 14 seconds West 120.93 feet measured along said side of Funk Road from a copper weld; and thence extending from said point of beginning and along line of Lot No. 4 South 47 degrees 10 minutes 09 seconds East 807.92 feet to an iron pin, a corner; thence extending along line of Lot No. 2 South 42 degrees 49 minutes 51 seconds West 231.09 feet to an iron pin, a corner; thence extending along lands now or late of Harvey S. Bechtel North 44 degrees 41 minutes 14 seconds West 537.24 feet to an iron pin; thence extending along lands now or late of Joseph F. Marrone North 45 degrees 22 minutes 19 seconds West 295.26 feet to an iron pin, a corner; thence extending along the East side of Funk Road North 49 degrees 42 minutes 14 seconds East 200.00 feet to the first mention point of place of BEGINNING.

BEING the same premises which James D. Isett and Deborah M. Isett, by David J. Isett Agent by Power of Attorney dated 1/8/2021, by Deed dated March 12, 2021 and recorded on April 5, 2021, in the Berks County Recorder of Deeds Office as Instrument No. 2021016166, granted and conveyed unto Michael F. Staples and Kerry M. Swayne, as joint tenants with the right of survivorship.

TAX PARCEL NO. 38538715546455
 MAP PIN NO. 538715546455
 ACCOUNT: 38036330

TO BE SOLD AS THE PROPERTY OF Michael F. Staples and Kerry M. Swayne

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Docket No. 22-15774
Judgment: \$328,288.01

Attorney: Meredith H. Wooters, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground, being a Westerly portion of Lot No. 1 and adjoining land as shown on the Plan of Lots known as "Heidelberg Inc." Section 1, said plan recorded in Plan Book Volume 63, Page 8 (erroneously stated as Plan Book Volume 33, Page 3 in prior deed), Berks County records, situate on the Northerly side of Clubhouse Drive, in the Township of Jefferson, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit;

Beginning at a point, on the Northerly right of way line of Clubhouse Drive (50 feet wide) on the division line between Lot No. 1 and Lot No. 2, thence extending in a Northerly direction partly along Lot No. 2 and partly along residue land now or late of Heidelberg, Inc, forming a right angle with the Northerly right of way line of Clubhouse Drive, passing through an iron pin at a distance of 40.00 feet, a total distance of 333.66 feet to an iron pin, thence extending in an Easterly direction along land now or late of Heidelberg, Inc., forming an interior angle of 107 degrees 44 minutes 20 seconds with the last described line, a distance of 80.54 feet to an iron pin; thence extending in a Southeasterly direction partly along land now or late of Heidelberg, Inc. and partly along the Easterly portion of Lot No. 1 forming an interior angle of 97 degrees 34 minutes 15 seconds with the last described line, a distance of 241.43 feet to an iron pin; thence extending in a Southerly direction along land now or late of Heidelberg, Inc., forming an interior angle of 154 degrees 41 minutes 25 seconds with the last described line, passing through an iron pin at a distance of 100.00 feet, a total distance of 144.16 feet to a point on the Northerly right of way line of Clubhouse Drive, thence extending along the Northerly right of way line of Clubhouse Drive, the following two (2) directions and distances (1) in a Westerly direction along the arc of a curve deflecting to the left having a radius of 1,203.72 feet, a central angle of 4 degrees 45 minutes 55.3 seconds, a distance along the arc of 100.12 feet to a point of tangency marked by a marble monument, the tangent to said curve forming an interior angle of 85 degrees 14 minutes 47 seconds with the last described line, and (2) continuing in a Westerly direction, tangent to the last described curve, a distance of 80.00 feet to the place of beginning.

Reserving unto the Grantor, its successor and assigns forever, an easement over, under and through a ten (10') feet wide strip of ground around the perimeter of the hereindescribed premises for the purpose of installing and maintaining utilities.

Under and subject to Restrictive Covenants recorded in Misc. Book Volume 294, page 334, Berks County records and to reservations, restrictions and easements on a Plan of Lots known as "Heidelberg, Inc."

Reserving and exception thereout a twenty feet wide right of way as being more specifically described in Instrument No. 2012007452.

Being the same property conveyed to Mark Brown who acquired title by virtue of a deed from Jay R. Lemelin and Joanne M. Lemelin, husband and wife, dated August 14, 2020, recorded August 24, 2020, at Instrument Number 2020029226, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 100 CLUBHOUSE DRIVE, BERNVILLE, PA 19506.

Parcel No.: 53445014332910

Account: 53013850

See Instrument #: 2020029226

TO BE SOLD AS THE PROPERTY OF
MARK BROWN

Case Number: 22-16002

Judgment Amount: \$79,442.07

Attorney: Jacqueline F. McNally, Esquire

All that certain lot or piece of ground, together with the one and one-half story single brick dwelling house thereon erected being no. 758 Tuckerton Avenue, lying on the Southerly side of Tuckerton Avenue, 60 feet wide, between Lamont Street and Either Avenue, said lot being composed of Lots Nos. 49 and 50 and the Easternmost 10 feet of Lot No. 51 of Daniel Baum plan of lots, 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 an iron pipe in the Southern building line of Tuckerton Avenue said iron pipe being a distance of two hundred and one-hundredths feet (200.00') Westwardly from the Southwestern building corner of Eight and Tuckerton Avenues, thence leaving said building line of Tuckerton Avenue and extending in a Southerly direction along Lot No. 48 of said plan of lots, belonging now or late to Edgar L. Hannum, by a line making a right angle with the said Southern Building line of Tuckerton Avenue, a distance of one hundred fifty-three and no one-hundredths feet (153.00') to an iron pipe in the northerly side of Long Alley, twenty feet (20') wide; thence extending in a westerly direction along the northern side of Long Alley, by a line making a right angle with the last described line,

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a distance of fifty and no one-hundredths feet (50.00') to an iron pipe, a corner of property now or late belonging to Sara M. Grim; thence along the same, being the westernmost 10 feet of lot no. 51 of said plan of lots, in a northerly direction, by a line making a right angle with the last described line, a distance of one hundred fifty-three and no one-hundredths feet (153.00') to an iron pipe in the aforementioned southern building line of Tuckerton Avenue; thence extending in an easterly direction along said building line of Tuckerton Avenue, by a line making a right angle with the last described line, a distance of fifty and no one-hundredths feet (50.00') to the place of beginning.

Containing in area 7,650.00 Square Feet.

PARCEL ID: 5309-08-87-5535

TO BE SOLD AS PROPERTY OF: Tina L. Frey

No. 22-16007

Judgment: \$157,890.97

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or parcel of ground, situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, situate on the West side of South Third Street, together with the improvements thereon erected, consisting of Northern one-half (1/2) of a two and one-half (2-1/2) story stone dwelling and a frame garage on rear of the lot, bounded and described as follows:

BEGINNING at a point on the building line of the West side of South Third Street, said point being 67.29 feet North of the Borough Monument on the Southwest corner of South Third Street and Walnut Street; thence along a line through the party wall of the above dwelling South ("South" erroneously omitted in prior recorded deed) 83 degrees 52 minutes West a distance of 81.74 feet to a point at the West side of said dwelling; thence along the middle of a concrete retaining wall and land now or late of Carrie E. Seiders South 84 degrees 45 minutes West a distance of 62.8 feet to a point on said wall; thence South 6 degrees East, a distance of 1 foot to a point; thence along the North side of a frame and brick covered garage and land now or late of Carrie E. Seiders, South 83 degrees 21 minutes West, a distance of 28.06 feet to a point on the East side of Peach Alley; thence along the East side of Peach Alley, North 6 degrees West a distance of 34.31 feet (erroneously stated as 34 in prior deed) to a stake; thence along property now or late of James W. Rentachler, North 83 degrees 52 minutes East a distance of 172.5 feet to a point in the building line of the West side of South Third Street; thence along the West side of South Third Street, South 6 degrees East a distance of 35 feet 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.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 156 S. 3RD STREET HAMBURG, PA 19526

Property ID: 46449405088756

Mapped PIN: 4494-05-08-8756

Account #: 46-021000

BEING the same premises which Valerie L. Abby, by deed dated January 28, 2015, and recorded February 3, 2015, Berks County Instrument No. 2015-003457, granted and conveyed unto Justin A. Nies and Richard L. Blessing, Sr. as joint tenants with the right of survivorship. Richard L. Blessing Sr. died April 12, 2018. Upon his death, title to the subject premises vested in Justin A. Nies by operation of law.

BEING THE SAME PREMISES WHICH Justin A. Nies, by deed dated August 2, 2018 and recorded August 3, 2018, Berks County Instrument No. 2018-026313 granted and conveyed unto Justin A. Nies and Robin A. Cramer.

TO BE SOLD AS THE PROPERTY OF ROBIN A. CRAMMER AND JUSTIN A. NIES

Docket #22-16134

Judgment Amount: \$65,955.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND LOT OR PIECE OF GROUND ON THE WHICH THE SAME IS ERECTED SITUATE ON THE WEST SIDE OR RITTER STREET BETWEEN WEST OLEY AND WEST DOUGLAS STREETS BEING NO. 728 RITTER STREET IN THE CITY OF READING COUNTY OF BERKS AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE WESTERN BUILDING LINE OF SAID RITTER STREET A DISTANCE OF TWO HUNDRED AND FORTY-SIX (246) FEET SOUTH OF AND FROM SOUTHWEST CORNER OF SAID RITTER AND WEST DOUGLAS STREETS THENCE ALONG OTHER PROPERTY NOW OR LATE OF THE WEST READING SAVINGS FUND AND LOAN ASSOCIATION NO. 7 THE DISTANCE OF ONE HUNDRED TWELVE (112) FEET TO A TEN FEET WIDE ALLEY THE DISTANCE OF FOURTEEN (14) FEET TO A POINT THENCE EAST ALONG PROPERTY NOW OR LATE OF HOWARD S MILLER THE DISTANCE OF ONE HUNDRED TWELVE (112) FEET TO A POINT IN THE WESTERN BUILDING LINE OF SAID RITTER STREET THENCE SOUTH ALONG

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SAID RITTER STREET THE DISTANCE OF
FOURTEEN FEET TO A POINT THE PLACE
OF BEGINNING

Thereon erected a dwelling house known as:
728 Ritter Street
Reading, PA 19601
Tax Parcel #5307-56-44-6347
Account: 15612175
See Deed Book 2802, Page 301
Sold as the property of:
DANIEL C. MOORE

No. 2022-16742

Judgment: \$2,435,863.67

Attorney: Kelly L. Eberle, Esquire

PREMISES A:TRACT NO. 1

ALL THAT CERTAIN tract of land situate in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, located along and near the West side of the public road, Legislative Route No. 06018 about two miles northwest of Shartlesville, bounded and described in accordance with a survey by Eliot K. Zigler, Registered Surveyor, as follows:

BEGINNING at a 30 inch Black Oak and stone corner of this and old corner of land of which this was a part; thence along land now or formerly of William Yerger, North 61 degrees 30 minutes West 200.00 feet to a stake; thence along said other Land of which this was a part, North 19 degrees 17 minutes East 718.00 feet to a 24 inch Black Oak tree, and South 86 degrees 10 minutes East 179.00 feet to a 10 inch Black Oak tree, and South 50 degrees 55 minutes East 327.5 feet to a stake, said stake being 42.00 feet West of the Southwest corner of tract sold to Wilber R. Bentz, thence South 07 degrees 49 minutes East 297.15 feet to a stake, and South 12 degrees 30 minutes East 118.00 feet to a point, thence North 80 degrees 53 minutes East 75.00 feet to a stake; thence along land sold or intended to be conveyed to Frank Knight, South 18 degrees 07 minutes East 225.00 feet to a stake, and North 80 degrees 53 minutes East 225.00 feet to a point in the above named public road; thence in and along said road, South 18 degrees 7 minutes East, 832.00 feet to a point, and South 4 degrees West 94.8 feet to a point, thence leaving said road, North 63 degrees 30 minutes West 1388.00 feet, more or less, to an old stone heap; thence along land now or formerly of William Yerger, North 11 degrees 45 minutes East 293.00 feet to the place of BEGINNING.

CONTAINING 23.77 acres of land, more or less.

TRACT NO. 2

ALL THAT CERTAIN tract or piece of land, situate in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows to wit

BEGINNING at a stake In line of land now

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or formerly of David T. Herr, et al, thence along the same North 50 degrees 55 minutes West, a distance of 127.5 feet to a stake and North 86 degrees 10 minutes West, a distance of 179.00 feet to a stake; thence along land now or formerly of Harry F. Nelson et ux, North 85 degrees 12 minutes West a distance of 248.5 feet to a stake, and North 04 degrees 24 minutes West a distance of 252.00 feet to a point in the middle of the public road known as Legislative Route No 06018, thence along land now or formerly of John Albright, the following courses and distances. South 85 degrees 12 minutes East, a distance of 247.5 feet to a stake, South 74 degrees 43 minutes East, a distance of 231.00 feet to a stake, and South 60 degrees 45 minutes East, a distance of 231.00 feet to a stake, thence along lot now or formerly of Esterly, South 21 degrees 47 minutes West, a distance of 236.00 feet to the place of BEGINNING.

CONTAINING 3.68 acres of land, more or less.

TRACT NO. 3

ALL THAT CERTAIN tract or parcel of land situate on the West side and the South side of macadam Township Road T-911, approximately 3 miles Northwest of the Village of Shartlesville, in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, being bounded and more fully described as follows, to wit:

BEGINNING at a p.k. spike in the center of macadam Township Road T-911, a corner of other property belonging to Pennsylvania Dutch Campsite, Inc., thence in and along the center and East side of macadam Township Road T-911, and property belonging to Pennsylvania Dutch Campsite, Inc., South 05 degrees 38 minutes East 1,157.22 feet to an iron pin on the East side of aforementioned road; thence crossing macadam Township Road T-911, and along property belonging now or formerly to Wilbur R. Bentz and Sarah L. Bentz, his wife, and property belonging now or formerly to Charles B. Michael and Alma M. Michael, his wife, North 63 degrees 38 minutes West, 231.22 feet to an iron pin, thence along property belonging now or formerly to Charles E. Michael and Alma M. Michael, his wife, and property belonging now or formerly to Pennsylvania Dutch Campsite, Inc., North 60 degrees 28 minutes West, 359.00 feet to a stone pile, thence along property belonging now or formerly to Pennsylvania Dutch Campsite Inc., North 74 degrees 26 minutes West, 231.00 feet to an iron pin; thence, along property belonging now or formerly to Francis L. Werley and Irene M. Werley, his wife, and Warren T. Werley and Mary R. Werley, his wife, and crossing macadam Township Road T-911, the two following courses and distances; (1) North 12 degrees 29 minutes 45 seconds East, 438.37 feet to an iron pin on the North side of macadam Township Road T-911, and (2) along the North

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edge of aforementioned road, North 36 degrees 18 minutes 10 seconds East, 536.30 feet to an iron pin; thence recrossing aforementioned road and along property belonging now or formerly to Milford L. Mundell, South 76 degrees 55 minutes East, 221.93 feet to the place of BEGINNING.

CONTAINING 12.534 acres of land, more or less.

TRACT NO. 4

ALL THAT CERTAIN tract of land being Lot No. 1A of a lot line change for Carolee A. Powell & D&S Enterprises, Inc., located to the West of Campsite Road, in the Township of Upper Tulpehocken, the County of Berks, and the Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a rebar, said rebar being South 79 degrees 46 minutes 29 seconds West 230.18 feet from an iron pipe found west of Campsite Road, which leads from Bloody Spring Road to Northkill Road, said rebar also being the northeastern most corner of Lot 1A; thence extending from said rebar along Lot 1 of the same subdivision, South 27 degrees 00 minutes 00 seconds East 413.49 feet to a rebar; thence extending partly along the lands of Keith A. & Lillian M. Keener and partly along the lands of D&S Enterprises, Inc. (DBV 1870 page 614), South 72 degrees 39 minutes 41 seconds West 111.22 feet to a point; thence extending along the lands of D&S Enterprises, Inc. (DBV 1870 page 614) the following two courses and distances: (1) North 20 degrees 43 minutes 19 seconds West 118.00 feet to a point, (2) North 17 degrees 39 minutes 09 seconds West 296.13 feet to an iron pipe found in concrete; thence extending partly along the lands of D&S Enterprises, Inc. (Instrument #2012038513) and partly along the lands of D. Gail Seaman, North 79 degrees 46 minutes 29 seconds East 50.81 feet to the point of beginning.

CONTAINING 34,010 square feet of land, more or less.

Tax ID No. 4443-00-85-1217

BEING THE SAME premises which PENNSYLVANIA DUTCH CAMPSITE, INC. a Pennsylvania corporation, by Deed dated January 25, 1985 and recorded March 14, 1985 in the Office of the Recorder of Deeds, in and for Berks County, Pennsylvania in Deed Book 1870 page 614, granted and conveyed unto D & S ENTERPRISES, INC., a Pennsylvania Corporation, its successors and assigns.

ALSO BEING THE SAME premises which CAROLEE A. POWELL by Deed dated November 25, 2014 and recorded November 25, 2014 in the Office of the Recorder of Deeds, in and for Berks County, Pennsylvania in Instrument No. 2014039001, granted and conveyed unto D & S ENTERPRISES, INC., a Pennsylvania corporation, in fee.

PREMISES B:

ALL THAT CERTAIN tract of timberland, situate in the Township of Upper Tulpehocken, County of Berks and State of Pennsylvania, about two (2) miles Northwest of Shartlesville, and near the West side of the public road from State Game Land No. 110 toward Shartlesville, and U.S. highway Route No. 22, bounded and described as follows:

BEGINNING at an iron pipe set in concrete on the North side of a thirty (30) foot wide easement intended for a driveway to and from the herein described to the above named public township road and for other adjacent owners; thence crossing said thirty (30) foot wide driveway and along land of Wilbur Bentz, South twenty-six (26) degrees forty (40) minutes West two hundred forty-two and four tenths (242.4) feet to an iron pipe set in concrete; thence along other land of which this was part, South eighty-nine (89) degrees forty-six (46) minutes West forty-two (42) feet to a stake; thence along land of David T. and Normal G. Herer; North fifty (50) degrees forty-seven (47) minutes West one hundred fifty-eight (158) feet to a stake; thence along other land of which that a was a part, North twenty-four (24) degrees thirty-seven (37) minutes East two hundred thirty-two and seven tenths (232.7) feet to a stake; thence along the North side of the above named driveway, South sixty (60) degrees forty-five (45) minutes East one hundred twenty-eight and nine tenths (128.9) feet to a stake and South sixty-three (63) degrees fifty-five (55) minutes East seventy-one and one tenth (71.1) feet to the place of beginning.

CONTAINING 1,108 acres of land, more or less.

Tax ID No. 4443-00-85-3464

BEING the same premises which CAROLEE A. POWELL by Deed dated August 8, 2012 and recorded September 17, 2012 in Berks County as Instrument No. 2012038513 conveyed unto D&S ENTERPRISES, INC., a Pennsylvania Corporation, in fee.

THEREON ERECTED A COMMERCIAL BUILDING & OTHER RELATED IMPROVEMENTS AND/OR DETACHED IMPROVEMENTS KNOWN AS:

136 Campsite Road, Bernville, Berks County, Pennsylvania

To be sold as the property of D&S Enterprises, Inc.

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, June 2, 2023 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.

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ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **RAI Real Estate Advisers Inc.**, a Pennsylvania corporation, with an address of 200 Bethlehem Drive, Suite 106, Morgantown, PA 19543, 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.

UNRUH, TURNER BURKE & FREES, SOLICITORS
P.O. Box 515
West Chester, PA 19381-0515

HENDEL, G. STANLEY - Wells Fargo Bank, N.A., Trustee Under Will, F/B/O Yale University, Harvard University, Masonic Homes & Evans Cemetery Company, Kendra D. McGuire, Esq.

LUCKENBILL, WILLIAM R. a/k/a
LUCKENBILL, WILLIAM ROBERT - Beth Ann Jackowski and Gary W. Luckenbill, David S. Sobotka, Esq.

YOUSE, GRACE E. - Allen M. Youse, Exr., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for June 2023 is May 8, 2023.

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

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: **NOW ALL MUST EVOLVE**

Semanoff, Ormsby, Greenberg & Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-1274

NOTICE IS HEREBY GIVEN that the Petition of Rhylee Desiree Tipsword was filed in the above named Court, praying for a Decree to change their name to RHYLEE DESIREE CAPOZZI.

The Court has fixed May 18, 2023, at 10:00 a.m. in Courtroom "9" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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 (May 2, 2023) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on May 3, 2023 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BUNGARZ, JESSIE K. - Russell E. Farbiarz, Admr., Russell E. Farbiarz, Esq.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-3459

NOTICE IS HEREBY GIVEN that the Petition of Seamus Patrick Naughton was filed in the above named Court, praying for a Decree to change their name to ZENO ANTHONY NAUGHTON.

The Court has fixed May 30, 2023, at 10:00 a.m. in Courtroom "9" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Richard T. Curley, Esq.
50 E. Philadelphia Avenue
P.O. Box 357
Boyertown, PA 19512

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2007 Toyota Truck/Tacoma/TK
VIN: 5TENX22N67Z416201

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-02360

ASSIGNED: Fudeman, Madelyn S., J.

IN RE: 5TENX22N67Z416201
2007 Toyota Truck/Tacoma/TK

TO: Donald Isaac Hinkle Jr.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Lawyers' Referral Service of the Berks County Bar Association
544 Court Street
Reading, PA 19603
TELEPHONE: (610) 375-4591
www.BerksBar.org

RULE RETURNABLE ORDER dated April 19, 2023 states "The Respondent shall file an Answer to the Petition within 20 days of this date." "Argument shall be held on June 1, 2023, at 10:00 a.m. before the undersigned Judge in the Berks County Courthouse/Services Center."

BRIEF STATEMENT OF THE CONTENTS OF THE COMPLAINT

Respondent left property behind at the premises he was leasing from Petitioner. Petitioner seeks an Order for the Commonwealth of Pennsylvania to issue a title for said property to Harold A. Spatz. The property is described as:

Attorney: Rebecca E. Mitchell, Esquire
Sher & Associates, P.C.
15019 Kutztown Road
Kutztown, PA 19530

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-15484

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff

vs.

RICHARD E. MASON JR., IN HIS CAPACITY AS HEIR OF MARY ANN MASON AKA MARYANN MASON; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY ANN MASON AKA MARYANN MASON Defendant(s), 207 OLD FRITZTOWN RD READING, PA 19607

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County, PA docketed to No. 22-15484, seeking to foreclose the mortgage secured on your property located, 207 OLD FRITZTOWN RD READING, PA 19607.

NOTICE

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

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requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Referral Service
Berks County Bar Association
544 Court St
Reading PA, 19601
610-375-4591

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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

ALTHOUSE, CLARENCE R., dec'd.

Late of 120 Trexler Ave.,
Borough of Kutztown.
Executor: KEITH ALTHOUSE,
519 Bickel Dr.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

BROWN, WILLIAM C., dec'd.

Late of Borough of Wyomissing.
Administrator: BRADLEY WILLIAM BROWN.
c/o ATTORNEY: ROBERT M. SLUTSKY, ESQ.,
SLUTSKY ELDER LAW,
600 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

CRUZ, DOMINGO, dec'd.

Late of City of Reading.
Administrator: TRINIDAD J. CRUZ,
720 Orchid Grove Blvd.,
Davenport, FL 33837.
ATTORNEY: KENNETH MILLMAN, ESQ.,
FANELLI, EVANS & PATEL, P.C.,
867 Berkshire Blvd., Suite 103,
Wyomissing, PA 19610

DELP, JR., MATTHEW A., dec'd.

Late of County of Berks.
Executrix: DEBORAH DELP.
c/o ATTORNEY: DOUGLAS B.
BREIDENBACH, JR., ESQ.,
1200 E. High Street, Suite 301,
Pottstown, PA 19464

FREY, PAUL H., dec'd.

Late of Oley Township.
Executor: LAVERNE FREY.
c/o ATTORNEY: F. CRAIG LA ROCCA, ESQ.,
800 N. Broad Street,
Lansdale, PA 19446

HEACOCK, EVELYN also known as HEACOCK, EVELYN FERN, dec'd.

Late of 1195 Powder Mill Road,
Earl Township.
Executor: CAROL ANN KEEN,
362 N. Sunrise Lane,
Boyertown, PA 19512.
ATTORNEY: TERRY D. WEILER, ESQ.,
HUCKABEE, WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

HEILMAN, BRIAN L. also known as HEILMAN, BRIAN LEE and HEILMAN, BRIAN, dec'd.

Late of Hereford Township.
Administratrix, C.T.A.: DANA E. SQUILLACE.
c/o ATTORNEY: STEVEN N. GOUDSOUZIAN, ESQ.,
GOUDSOUZIAN & ASSOCIATES,
2940 William Penn Highway,
Easton, PA 18045

LOOSE, PATRICIA A., dec'd.

Late of 820 Thorn St.,
City of Reading.
Executor: JOHN E. LOOSE,
820 Thorn St.,
Reading, PA 19601.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MEARKLE, JR., LANTZ K., dec'd.

Late of Colebrookdale Township.
Executrix: SKYE PURSEL,
1111 Riverside Dr.,
Pottstown, PA 19465.

PATTERSON, JULIA J. also known as PATTERSON, JULIA JEANETTE, dec'd.

Late of South Heidelberg Township.
Executor: MICHAEL J. PATTERSON,
6604 Penn Ave.,
Wernersville, PA 19565.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
HOFFERT & KLONIS,
536 Court Street,
Reading, PA 19601

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REBER, JULIE L., dec'd.

Late of Borough of Robesonia.
 Executors: SUSAN M. SCHNECK and
 NAN C. FEEG.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

SCHAFFER, SR., STANLEY G., dec'd.

Late of Muhlenberg Township.
 Executrix: CATHY LYN MITCHELL,
 4613 Dunkle Dr.,
 Reading, PA 19605.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

SCOTT, BASIL Y. also known as**SCOTT, BASIL CEDRIC EDMOND
YEARWOOD, dec'd.**

Late of 1927 Meadow Lane,
 Borough of Wyomissing.
 Executrix: KAREN SCOTT,
 1927 Meadow Lane,
 Wyomissing, PA 19610.
 ATTORNEY: JAY R. WAGNER, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

SCOTT, LUNA E., dec'd.

Late of 1927 Meadow Lane,
 Borough of Wyomissing.
 Executrix: KAREN SCOTT,
 1927 Meadow Lane,
 Wyomissing, PA 19610.
 ATTORNEY: JAY R. WAGNER, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

STERNER, EUGENE F. also known as**STERNER, GENE, dec'd.**

Late of Exeter Township.
 Administratrix: CHRISTINE L. STERNER.
 c/o ATTORNEY: DARAL A. WOERLE, ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

SUSEBACH, CAROLL A. also known as**SUSEBACH, CAROLL ANN, dec'd.**

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

SWEIGART, AGNES L., dec'd.

Late of Spring Township.
 Executors: COLLEEN L. SWEIGART,
 LORNE L. SWEIGART and
 JACQUELINE L. TRATE.
 c/o ATTORNEY: LINDSAY M. SCHOENBERGER,
 ESQ.,
 101 North Pointe Blvd., Suite 202,
 Lancaster, PA 17601

VEIL, QUENTIN, dec'd.

Late of Borough of Wyomissing.
 Executor: DAVID O. VEIL,
 1100 Berkshire Blvd.,
 Suite 201,
 Wyomissing, PA 19610.
 ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610

WEIDENHAMMER, JOAN D., dec'd.

Late of Muhlenberg Township.
 Executor: TODD E. WEIDENHAMMER,
 202 Keller Road,
 Fleetwood, PA 19522.
 ATTORNEY: MARK R. SPROW, ESQ.,
 DERR, HAWMAN & DERR,
 9 East Lancaster Avenue,
 Shillington, PA 19607

WERSTLER, GLORIA M., dec'd.

Late of Maidencreek Township.
 Executor: DWIGHT D. WERSTLER.
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

WESTLEY, GERALDINE E., dec'd.

Late of Spring Township.
 Administratrix: LYNN A. GROVE,
 71 Majestic Ln.,
 Reading, PA 19608.
 ATTORNEY: BENJAMIN A. LEISAWITZ, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Blvd.,
 Wyomissing, PA 19610

ZIMMERMAN, SR., LLOYD C., dec'd.

Late of 170 Woodside Dr.,
 Earl Township.
 Executor: LLOYD C. ZIMMERMAN, JR.
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

Second Publication**BIGONY, ELEANOR M. also known as
BIGONY, ELEANOR MAE, dec'd.**

Late of Centre Township.
 Executor: RONALD I. BIGONY, JR.,
 135 Tower Rd.,
 Mohrsville, PA 19541.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

BROWN, JR., RICHARD E., dec'd.

Late of 1056 West Leesport Rd.,
 Bern Township.
 Administratrix: MARY E. PRINTZ,
 61 W. Church St., Apt. 5,
 Denver, PA 17517.
 ATTORNEY: DAVID R. ESHELMAN, ESQ.,
 LAW OFFICE OF DAVID R. ESHELMAN, P.C.,
 424 Walnut Street,
 P.O. Box 142,
 Reading, PA 19603-0142

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CHRIST, MARK E., dec'd.

Late of 190 Hunter Rd.,
Oley Township.
Executors: BARBARA A. SARANGOULIS,
1132 Laurelee Ave.,
Reading, PA 19605 and
ROBIN L. SARVER,
955 Old Quaker Rd.,
Etters, PA 17319.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

CONARD, JUDY M., dec'd.

Late of Bern Township.
Executrix: KIMBERLY ANN RESSLER,
41 Noth Sheridan Rd.,
Newmanstown, PA 17073.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

**CRONEBERGER, JOHN P. also known as
CRONEBERGER, JOHN PALMER,
dec'd.**

Late of Bern Township.
Executrix: JUDY A. INNIS,
1079 Old Bernville Rd.,
Reading, PA 19605.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

DALTON, JERRY C., dec'd.

Late of 3010 Elm Rd.,
Muhlenberg Township.
Executrix: KAREN M. DALTON,
3010 Elm Rd.,
Reading, PA 19605.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

DROGO, JUNE M., dec'd.

Late of 3419 Boyer St.,
Muhlenberg Township.
Executrix: BARBARA I. WALL,
25 Hessian Blvd.,
Reading, PA 19605.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

EBELHAR, JAMES E., dec'd.

Late of City of Reading.
Executrix: NADINE A. COMPINSKI,
225 Scenic Dr.,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

FAIRCHILD, JACOB TAYLOR, dec'd.

Late of Rockland Township.
Administrators: STEPHEN KENNETH
FAIRCHILD and
CAROL JOY FAIRCHILD.
c/o ATTORNEY: LAWRENCE B. FOX, ESQ.,
LAW OFFICES OF LAWRENCE B. FOX, P.C.,
1834 Pennsylvania Avenue,
Allentown, PA 18109

**FISCHL, ELSIE M. also known as
FISCHL, ELSIE, dec'd.**

Late of Borough of Topton.
Executor: JOHN F. FISCHL, JR.
c/o ATTORNEY: REBECCA M. YOUNG, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

GALAMBOS, EDITH A., dec'd.

Late of Tilden Township.
Executrices: JOY EDITH REBER and
LISA JILL SHOTWELL.
c/o ATTORNEY: MICHAEL D. ROGERS, ESQ.,
63 West River Street,
Wilkes-Barre, PA 18702

GELSINGER, ROBERT DAVID, dec'd.

Late of Tilden Township.
Administratrix: TRACIE MERCADO,
33 Solvay Dr.,
Reading, PA 19605.
ATTORNEY: EDEN R. BUCHER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

GOHACKI, ELLEN GAIL, dec'd.

Late of City of Reading.
Executor: GEOFFREY P. GOHACKI,
P.O. Box 1627,
Luquillo, PR 00773.

GRING, KERRY MICHAEL, dec'd.

Late of Whitfield Blvd.,
Spring Township.
Administratrix: KELLI RYAN.
c/o ATTORNEY: DANIEL T. RABENOLD, ESQ.,
THE BANKS LAW GROUP,
2209 Quarry Dr., Suite A14,
West Lawn, PA 19609

**HAIGH, ELVA L. also known as
HAIGH, ELVA LENOR, dec'd.**

Late of Spring Township.
Executor: TERRY L. WISE,
2919 Newport Way,
Sinking Spring, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

HALL, KENNETH H., dec'd.

Late of Rockland Township.
Executrix: PATRICIA L. TOPPER,
671 Willowby Run,
Pasadena, MD 21122.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

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HARING, NEIL A., dec'd.

Late of Highlands at Wyomissing,
Borough of Wyomissing.
Executrix: MARGO SLICHTER,
10 Homer St.,
Wellsboro, PA 16901.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

HARMELIN, MARY JOAN, dec'd.

Late of Exeter Township.
Administratrix: RACHEL HARMELIN,
c/o ATTORNEY: MICHELLE C. POWER,
ESQ.,
60 W. Boot Rd., Ste. 201,
West Chester, PA 19380.

HEFFNER, RICHARD P., dec'd.

Late of 2012 Spring St.,
City of Reading.
Executor: CHARLES R. HEFFNER,
6293 Bright Plume,
Columbia, MD 21044.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**HEIMEL, HELEN E. also known as
HEIMEL, HELEN ELIZABETH, dec'd.**

Late of 109 Yocum Rd.,
Union Township.
Executor: ANDREW K. HEIMEL,
156 Black Matt Rd.,
Douglassville, PA 19518.
ATTORNEY: SARAH RUBRIGHT
MCCAHO, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Floor,
Reading, PA 19603

HILT, ARTHUR L., dec'd.

Late of 125 Spangsville Rd.,
Oley Township.
Executor: GEORGE EDWARDS,
12 Longwood Ct. W,
Harlesville, PA 19438.
ATTORNEY: MARY M. ZERVANOS,
ESQ.,
1406 Dauphin Avenue,
Wyomissing, PA 19610

**HOCH, BETTY D. also known as
HOCH, BETTY DOTTER, dec'd.**

Late of Amity Township.
Executors: MARK G. HOCH,
281 Hoch Rd.,
Oley, PA 19547 and
RANDAL A. HOCH,
95 Reider Rd.,
Fleetwood, PA 19522.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

KEMP, JEREMIAH J., dec'd.

Late of 2450 Elizabeth Ave.,
Alsace Township.
Administratrix: GABRIELLA SULLIVAN,
2617 Filbert Ave.,
Reading, PA 19606.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607

**KISTLER, NATALIE A. also known as
OXENFORD, NATALIE A. and
KISTLER, NATALIE ALMENA, dec'd.**

Late of 27-3 Wister Way,
Exeter Township.
Executrix: H. JILL BROK.
c/o ATTORNEY: J. WILLIAM WIDING,
III, ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

LYONS, JR., HARRY W., dec'd.

Late of 2225 McKinley Ave.,
Spring Township.
Administratrix: JUDY L. LYONS.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

MASTERS, EDWARD W., dec'd.

Late of Borough of Shoemakersville.
Executrix: DIANA L. ANTHONY,
P.O. Box 243,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MILLER, JANET E., dec'd.

Late of 53 East Locust St.,
Borough of Fleetwood.
Administratrix: JOAN COOK.
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

MOCK, THOMAS G., dec'd.

Late of City of Reading.
Executrices: LORI LUDWIG and
MICHELE S. SAUNDERS.
c/o ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

PACKARD, KAREN M., dec'd.

Late of Greenwich Township.
Executrix: DARLENE F. GORSKI.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

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PRUNA, AMELIA FRANCES, dec'd.

Late of Borough of Wernersville.
 Executor: DAVID MARSH,
 3524 Pine Ave.,
 Reading, PA 19606.
 ATTORNEY: WILLIAM R. BLUMER, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610-3346

ROAN, NANCY FAYE, dec'd.

Late of Washington Township.
 Executor: MATTHEW J. ROAN,
 133 Washington Rd.,
 Bechtelsville, PA 19505.
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

RUFFNER, JOYCE K., dec'd.

Late of Cumru Township.
 Executrix: KATHY R. VANREED,
 23 Montrose Blvd.,
 Shillington, PA 19607.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

SCHAPPELL, ROBERT R., dec'd.

Late of Maidenecreek Township.
 Executrix: AIMEE B. SCHERER,
 285 Schappell Rd.,
 Shoemakersville, PA 19555.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

SCHWARTZ, LOIS J., dec'd.

Late of 1152 Benjamin Franklin Hwy,
 Amity Township.
 Executor: UNIVEST BANK AND TRUST
 COMPANY,
 c/o Lisa A. Ashcroft, Vice President,
 1103 Rocky Dr.,
 West Lawn, PA 19609.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Floor,
 Reading, PA 19603

SELLARI, HOPE A., dec'd.

Late of Muhlenberg Township.
 Administratrix: SUZANNE M. HENNE,
 3 Larchwood Rd.,
 Wyomissing, PA 19610.
 ATTORNEY: RICHARD S. CAPUTO, ESQ.,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

SNYDER, RUTH M., dec'd.

Late of Bern Township.
 Administrator: DAVID A. SNYDER,
 215 Snyder Rd.,
 Reading, PA 19605.
 ATTORNEY: FREDERICK R. MOGEL, ESQ.,
 MOGEL, SPEIDEL, BOBB & KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

STAUDT, ARDELLE M., dec'd.

Late of 109 N. Liden St.,
 Borough of Robesonia.
 Executor: KIM B. STAUDT.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STAUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

STERLING, JR., RICHARD E., dec'd.

Late of Centre Township.
 Executor: RICHARD E. STERLING III,
 1430 Centerport Rd.,
 Mohrsville, PA 19541.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

STETTLER, RAYMOND J. also known as STETTLER, RAYMOND, dec'd.

Late of Maxatawny Township.
 Executrix: MARIAN J. STETTLER,
 21 Stettler Rd.,
 Mertztown, PA 19539.
 ATTORNEY: JANNA M. PELLETIER, ESQ.,
 535 N. Church St., Ste. 309,
 West Chester, PA 19380

STRAUSSER, JOHN C., dec'd.

Late of Borough of Hamburg.
 Executrix: FAY DIETRICH,
 8459 Kistler Valley Rd.,
 New Tripoli, PA 18066.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

WALTERS, MARY E. also known as

WALTERS, MARY ELIZABETH, dec'd.
 Late of Amity Township.
 Executor: LINWOOD W. PURSEL,
 3786 Polo Trace Ct.,
 Bellbrook, OH 45305.
 ATTORNEY: JOHN A. KOURY, JR. ESQ.,
 OWM LAW,
 41 E. High St.,
 Pottstown, PA 19464

WELLER, KAREN L., dec'd.

Late of 129 Bellefonte Ave.,
 Borough of Kenhorst.
 Administrator: BRIAN R. WELLER,
 153 Mountainview Rd.,
 Reading, PA 19607.
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 HUCKABEE, WEILER & LEVENGOOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

WHITMAN, MILDRED, dec'd.

Late of 803 Penn St.,
 City of Reading.
 Executrix: WENDALIN WHITMAN,
 P.O. Box 472,
 Aspen, CO 81612.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

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Third and Final Publication**DOWNEY, THOMAS F., dec'd.**

Late of 323 N. 2nd St.,
City of Reading.
Executors: ANN E. ORTIZ,
323 N. 2nd St.,
Reading, PA 19601 and
JAMES P. DOWNEY,
264 Bartlett St.,
Reading, PA 19611.
ATTORNEY: BRETT M. FEGELY, ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

FEICHT, BONNIE J., dec'd.

Late of 36 Mast Rd.,
Oley Township.
Executor: CHRISTIAN E. FEICHT,
36 Mast Rd.,
Oley, PA 19547.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

FICK, JANET L., dec'd.

Late of Alsace Township.
Executrix: JUSTINE L. STUMP,
48 Poplar Ave.,
Temple, PA 19560.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Floor,
Reading, PA 19603

GRIGOLI, BETTE, dec'd.

Late of Upper Bern Township.
Executor: BRENT MAYS,
P.O. Box 531,
Shartlesville, PA 19554.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GUTSHALL, NANCY A., dec'd.

Late of 812 Rainbow Ave.,
Muhlenberg Township.
Executor: RALPH D. GUTSHALL, JR.,
812 Rainbow Ave.,
Reading, PA 19605.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

LOUNG, ESTHER L. also known as

LOUNG, ESTHER LEEN, dec'd.
Late of 203 N. 2nd St.,
City of Reading.
Executrix: KELLY BROWN,
203 N. 2nd St.,
Reading, PA 19601.
ATTORNEY: JAMES O'CONNOR, ESQ.,
608 West Oak Street,
P.O. Box 201,
Frackville, PA 17931

LYSAKOWSKI, MARTIN JOSEPH also

known as
LYSAKOWSKI, M. JOSEPH, dec'd.
Late of City of Reading.
Administrators: MATTHEW
LYSAKOWSKI,
3117 Madison Hill Ct.,
Alexandria, VA 22310 and
LINDA LYSAKOWSKI,
232 Morgyn Lane, Unit 6,
Boulder City, NV 89005.

MESSNER, THELMA ROSE also known as

MESSNER, THELMA and
MEYERS, THELMA ROSE, dec'd.
Late of Exeter Township.
Executor: CHARLES H. MESSNER,
4822 Oley Turnpike Rd.,
Reading, PA 19606.
ATTORNEY: WILLIAM R. BLUMER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

MOLL, SCOTT D., dec'd.

Late of Washington Township.
Executrix: HELEN E. MOLL.
c/o ATTORNEY: CHRISTOPHER P.
MULLANEY, ESQ.,
MULLANEY LAW OFFICES,
598 Main Street,
Red Hill, PA 18076

NOLL, MARY ROSE, dec'd.

Late of 3300 Chestnut St.,
Borough of Laureldale.
Executors: JOSEPH M. NOLL and
KATHRYN M. NOLL.
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

PATTON, GALE R., dec'd.

Late of Borough of Wyomissing.
Executors: BRIAN C. PATTON and
JANE E. SCHMIDT.
c/o ATTORNEY: SOCRATES J.
GEORGEADIS, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Second Floor,
Wyomissing, PA 19610

PEGG, GLORIA J., dec'd.

Late of Spring Township.
Executor: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

POTTER, JAMES M., dec'd.

Late of 1406 Alsace Rd.,
City of Reading.
Executrix: JEAN L. POTTER,
1406 Alsace Rd.,
Reading, PA 19604.
ATTORNEY: GILBERT M. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

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RECKTENWALD, MARTIN P., dec'd.

Late of Borough of West Reading.
Administrators: ROBERT F.
RECKTENWALD and
DORIS RECKTENWALD.
c/o ATTORNEY: DIANE H. YAZUJIAN, ESQ.,
P.O. Box 1099,
North Wales, PA 19454

SANDRIDGE, DOROTHY J., dec'd.

Late of 520 Mohrsville Rd.,
Borough of Shoemakersville.
Executor: EDWARD SANDRIDGE, JR.,
520 Mohrsville Rd.,
Shoemakersville, PA 19555.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

SMITH, JR., JOSEPH R., dec'd.

Late of 233 Spirit Court,
Maidencreek Township.
Executor: GEORGEANN C. SMITH,
233 Spirit Court,
Blandon, PA 19510.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SOLT, ANNABELLE M., dec'd.

Late of Longswamp Township.
Executors: ANTOINETTE MECK
MARKEY and
JASON M. MECK.
ATTORNEY: FITZPATRICK, LENTZ &
BUBBA, P.C.,
Two City Center,
645 W. Hamilton Street, Suite 800,
Allentown, PA 18101

WAGNER, CHERYL A., dec'd.

Late of Spring Township.
Administrator: MICHAEL CARSE,
182 Elwyn Ave.,
Sinking Spring, PA 19608.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

WENTZEL, CHRISTINE A., dec'd.

Late of 5501 Perkiomen Avenue,
City of Reading.
Executor: KENNETH M. PEDERSEN,
583 Zion Rd.,
Birdsboro, PA 19508.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

WOLFE, KAREN C., dec'd.

Late of Washington Township.
Executor: DANIEL WOLFE.
c/o ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

YEAGER, BETTY C., dec'd.

Late of 141 S. 3rd St.,
Borough of Hamburg.
Executrix: JANE LOUISE ADAMS,
141 S. 3rd St.,
Hamburg, PA 19526.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

FICTITIOUS NAME

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

Better Bunny Boutique with its principal place of business at 134 Pennbrooke Ave., Robesonia, PA 19551.

The name and address of the person owning or interested in said business is: Christopher Ciervo, 134 Pennbrooke Ave., Robesonia, PA 19551.

The application was filed on February 17, 2023.

Tear Drops Gift Shop with its principal place of business at 272 S. 9th St., Reading, PA 19602.

The name and address of the person owning or interested in said business is: Maria M. Colon, 272 S. 9th St., Reading, PA 19602.

The application was filed on March 2, 2023.

MISCELLANEOUS

NOTICE

Exeter Twp School District announces the sale of a 5.455 parcel of land located at East 40th Street, Reading, PA 19606, by sealed bid!

Sealed bids must be hand delivered by 12:00 p.m. on May 5, 2023 addressed to Brian Feick, Business Manager, at 200 Elm Street, Reading, PA 19606. Bids will be opened at 1:00 p.m. on May 5, 2023 and the winning bidder will notified May 16, 2023. Contact Brian Feick, bdfieick@exetersd.org, for conditions of sale.

Legal Description: ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Exeter, County of Berks and State of Pennsylvania, bounded on the northwest by property now or late belonging to Dominic Maurer, on the northeast by other property now or late belonging to Joseph H. Herbein and

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Catharine L. Herbein, his wife, and property belonging now or late to the Reading Country Club, on the southeast by property now or late belonging to the Reading Country Club, and on the southwest by residue property now or late belonging to Charles H. Russell and Marguerite R. Russell, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in October 1952, as follows, to wit:

BEGINNING at a corner marked by an iron pin in line of other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, said corner also being a corner of property now or late belonging to Dominic Maurer, and also being the most northerly corner of the herein described property; thence along the aforesaid other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, and along property now or late belonging to the Reading Country Club, South forty-two degrees twenty-seven minutes East a distance of eight hundred eighty-one feet one and one-half inches to a corner marked by an iron pin; thence continuing along the aforesaid property now or late belonging to the Reading Country Club, South forty-seven degrees twelve minutes West a distance of two hundred sixty-eight feet eight and one-quarter inches to a corner marked by an iron pin; thence along property now or late belonging to Charles H. Russell and Marguerite L. Russell, his wife, North forty-two degrees twenty-seven minutes West a distance of eight hundred eighty-seven feet six and one-half inches to a corner marked by an iron pin in line of the aforesaid property now or late belonging to Dominic Maurer; thence along same, North forty-eight degrees thirty-four minutes East a distance of two hundred sixty-eight feet eight and three quarter inches to the place of beginning.

BEING the SAME PREMISES WHICH Ronald Herbein and Sharon Franckowiak, successor Trustees of the Joseph H. Herbein Trust, granted and conveyed unto Exeter Township School District, by deed dated April 10, 1996.

Property ID # 43532615624550, Deed Book 2719 Page 1355.

SHARON W. MONTANYE, ESQ.
SWEET, STEVENS, KATZ & WILLIAMS,
LLP

331 E. Butler Ave.
New Britain, PA 18901

Township, Berks County, PA.

All persons having claims or demands against the R. L. Hill Family Trust dated 09/06/1995 or Robert L. Hill, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Robert D. Hill
50 Canal St.

Middletown, PA 17057

Attorney: Victoria G. Schutt, Esquire
Kreitz Gallen-Schutt

1210 Broadcasting Rd., Suite 103
Wyomissing, PA 19610

TRUST NOTICES

First Publication

THE R. L. HILL FAMILY TRUST DATED 09/06/1995

Robert L. Hill, late of 335 High Blvd., Cumru

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