

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending October 14, 2022

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  
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE PAUL M. YATRON - (PMY)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

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)

BEIDELMAN, RODNEY, JOHN D SAUDER  
AUTO COMPANY INC - Wagner, Crystal;  
20 13713; Robert M. Mckain.  
VBC CONSULTING ROOFING &  
CONSTRUCTION LLC, R&W  
EXTERIORS LLC, CHICO  
CONSTRUCTION LLC - Gmi First Inc; 22  
1362; Jill E. Nagy.

### Abuse

ABREU- FELIZ, JOAN - Disla, Joshaira; 22  
14269; J. Disla, IPP. (JGK).  
AGUILERA, FILIBERTO RODRIGUEZ -  
Juarez, Ma Janeth Cisneros; 22 14108; M.  
Juarez, IPP. (TMB).  
BAEZ, DAVID MAESTRE - Camper, Aiyana;  
22 14193; A. Camper, IPP. (JGK).  
BRÜDER, JOSHUA - Heffelfinger, Marissa;  
22 14214; Daniel P. Emkey (JGK).  
COLON, DIAMOND M - Marrero, Bethzaida;  
22 14341; B. Marrero, IPP. (JGK).  
DEFIBAUGH, NICOLE R - Defibaugh, Robert  
E; 22 14246; R. Defibaugh, IPP. (JGK).  
EMREY, TYLER OWEN - Santos, Stephanie;  
22 14113; S. Santos, IPP. (TMB).  
EVANS, SHAUN - Evans, Tara Lynn; 22  
14109; T. Evans, IPP. (TMB).  
FREY, ERIC STANLEY - Kuhlman, Athena  
Maria; 22 14328; A. Kuhlman, IPP. (JGK).  
GALCZYNSKI, KEVIN - Ramsey, Connie, R,  
J; 22 14272; C. Ramsey, IPP. (JGK).  
GARBER, COURTNEY - Garber, Kaylan, G,  
J, G, A; 22 14100; K. Garber, IPP. (JGK).  
GOSNELL, KENNETH - Bennicoff,  
Hopelynn; 22 14247; H. Bennicoff, IPP.  
(JGK).  
HILL, DYLAN - Skipper, Megan, H, C; 22  
14101; M. Skipper, IPP. (TMB).  
KIRKPATRICK, MARTY WADE -  
Kirkpatrick, Stephanie Jo; 22 14243; S.  
Kirkpatrick, IPP. (JGK).  
LEPLEY, DWIGHT MORGAN - Nunez,  
Angelina Marie Rapino; 22 14102; A.  
Nunez, IPP. (TMB).  
MAGEE, TAMMY - Kaczor, Michael J; 22  
14331; M. Kaczor, IPP. (JGK).  
QUINONES, LUIS - Bellairs, Lisa; 22 14146;  
L. Bellairs, IPP. (JGK).  
ROSADO- GARCIA, MIGUEL ANGEL -  
Medina-Alfalla, Daïlyse; 22 14259; D.  
Medina-Alfalla, IPP. (JGK).  
SHEIDY, VANESSA E - Fisher, Thomas T; 22  
14097; T. Fisher, IPP. (TMB).  
SHIELDS, DAVID JOSEPH - Shields, Brittany  
Lynn; 22 14107; B. Shields, IPP. (TMB).  
SOLANO, JUAN EUSEBIO - Rivera, Jennifer  
Lee; 22 14215; J. Rivera, IPP. (JGK).  
SOTO, JOANNA - Hernandez, Matilda; 22  
14334; M. Hernandez, IPP. (JGK).  
STIMMEL, ANN NOTTER - Croissette,  
Christine; 22 14144; C. Croissette, IPP.  
(JGK).

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SUAREZ, VINCENT - Edwards, Kelsey; 22 14293; K. Edwards, IPP. (JGK).  
 TORRES, JAMARAQUI - Gonzalez, Angelica L; 22 14330; A. Gonzalez, IPP. (TMB).  
 WOLFE, KYLE JOSEPH - Wolfe, Kylee Rae; 22 14115; K. Wolfe, IPP. (TMB).

**Assessment Appeal****BERKS COUNTY BOARD OF**

ASSESSMENT APPEALS - Good, Wesley M, Good, Tabitha J; 22 14217; Larry W. Miller Jr. (SEL).

**Complaint**

TOVAR, MELISSA, NY PROPERTY VENTURES V LLC, RIVERBREEZE LLC - Massey, Rohit; 22 11772; Matthew S. Olesh.

**Contract - Debt Collection: Credit Card**

CARVAJAL, CHARLENNY - Discover Bank; 22 14082; Thomas J. Nolan. (JEG).

HUNSBERGER, WANDA - Cks Prime Investments LLC; 22 14083; Frederic I. Weinberg. (JEG).

MOYER, SCOTT B - Bank Of America N A; 22 14280; Frederic I. Weinberg. (JBN).

PRIETO, VICTOR - Cks Prime Investments LLC; 22 14075; Frederic I. Weinberg. (JEG).

VOTTERO, DOMINIC R - Wells Fargo Bank N A; 22 14360; Timothy A. Cirino. (JEG).

**Contract - Debt Collection: Other**

COLON, ANGEL LUIS ACOSTA - Valley Wellness Center; 22 14081; Michael P. Gough. (JEG).

FERRER, ANABELA - Portfolio Recovery Associates LLC; 22 14157; Gregory J. Babcock. (JEG).

FERRO, DAVID M - Portfolio Recovery Associates LLC; 22 14265; Gregory J. Babcock. (MSF).

GABLE, ADRIENNE - Portfolio Recovery Associates LLC; 22 14158; Gregory J. Babcock. (JEG).

GONZALEZ, LUZ - Portfolio Recovery Associates LLC; 22 14208; Gregory J. Babcock. (JEG).

GUIDO, ALAN - Portfolio Recovery Associates LLC; 22 14224; Gregory J. Babcock. (JEG).

HEFT, MICHELLE - Portfolio Recovery Associates LLC; 22 14221; Gregory J. Babcock. (JEG).

HISH, MICHAEL - Portfolio Recovery Associates LLC; 22 14228; Gregory J. Babcock. (JBN).

KERPER, RACHELA - Portfolio Recovery Associates LLC; 22 14225; Gregory J. Babcock. (JEG).

MARRERO, KATIRIA - Portfolio Recovery Associates LLC; 22 14229; Gregory J. Babcock. (MSF).

MELENDEZ, CHRISTIAN - Portfolio Recovery Associates LLC; 22 14227; Gregory J. Babcock. (MSF).

NAVEDO, ANGEL - Portfolio Recovery Associates LLC; 22 14194; Gregory J. Babcock. (JEG).

PICHARDO, ELINAA - Portfolio Recovery Associates LLC; 22 14195; Gregory J. Babcock. (JEG).

WALTMAN, SHERRY - Portfolio Recovery Associates LLC; 22 14209; Gregory J. Babcock. (JEG).

**Contract - Other**

ALOISIO, COLTEN J - Portfolio Recovery Associates LLC; 22 14261; Gregory J. Babcock. (MSF).

BAUSCHER, DAVID - Portfolio Recovery Associates LLC; 22 14234; Gregory J. Babcock. (MSF).

BETANCOURT, INEZ - Portfolio Recovery Associates LLC; 22 14149; Gregory J. Babcock. (JEG).

CABALLERO, ARIALIS N - Portfolio Recovery Associates LLC; 22 14150; Gregory J. Babcock. (JEG).

CUENTAS, ROSA - Portfolio Recovery Associates LLC; 22 14275; Gregory J. Babcock. (JEG).

DE GABRIEL, GABINO - Portfolio Recovery Associates LLC; 22 14264; Gregory J. Babcock. (JBN).

FERNANDEZ, MELISSA - Portfolio Recovery Associates LLC; 22 14235; Gregory J. Babcock. (JBN).

FUNK, AMANDA - Portfolio Recovery Associates LLC; 22 14179; Gregory J. Babcock. (JEG).

GAFFNEY, DAWN - Portfolio Recovery Associates LLC; 22 14180; Gregory J. Babcock. (JEG).

GALENO, ROBERTO - Portfolio Recovery Associates LLC; 22 14222; Gregory J. Babcock. (JEG).

MESSNER, ZACKERY - Portfolio Recovery Associates LLC; 22 14276; Gregory J. Babcock. (MSF).

NEGRON, VERNICE - Portfolio Recovery Associates LLC; 22 14236; Gregory J. Babcock. (JEG).

ORTIZ, MAGGY - Portfolio Recovery Associates LLC; 22 14278; Gregory J. Babcock. (JEG).

OTT, CAROLYN - Portfolio Recovery Associates LLC; 22 14237; Gregory J. Babcock. (MSF).

SANBURY CONSTRUCTION LLC, SANCHEZ, MANUEL - American Builders And Contractors Supply Co Inc; 22 14138; Daniel A. Wechsler. (JEG).

SCHEIB, RUTH - Portfolio Recovery Associates LLC; 22 14238; Gregory J. Babcock. (JBN).

THOMPSON, ADAM - Portfolio Recovery Associates LLC; 22 14231; Gregory J. Babcock. (JBN).

TOWNSEND, RODNEY - Portfolio Recovery Associates LLC; 22 14279; Gregory J. Babcock. (MSF).

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W J MENKINS HAULING INC - IPFS Corporation; 22 14262; Ryan S. Director. (JBN).

**Custody**

BERKS COUNTY CHILDREN & YOUTH SERVICES, SERRANO, PRECIOUS, CASTRO, JONATHAN - Guerra, Nelly, Reyes-cano, Jose; 22 14329; Roarke Aston, Roarke Aston. (JEG).

BOYER, ZHANE - Fowler, Eryc; 22 14118; E. Fowler, IPP. (TMB).

FISHER, SKYLER - Waltman, Ashley; 22 14232; Joseph A. Guillama. (TMB).

FROST, ANTHONY - Frost, Abigail; 22 14136; Todd A. Mays. (JGK).

GODOY, KENNETH - Godoy, Jessica; 22 14292; J. Godoy, IPP. (JGK).

HEIM, ASHLEY JADE - Heim, Wesley; 22 14078; Richard G. Jacoby Jr. (JGK).

KONDRASKI, MICHAEL - Fabris, Cassidy; 22 14098; Catherine J. Nadirov. (JGK).

MARTINEZ DE ROBLES, MARIA - Robles, Jorge; 22 14223; Richard G. Jacoby Jr. (TMB).

SHIELDS, BRITTANY L - Shields, David J; 22 14244; David S. Sobotka. (TMB).

TAVAREZ, ERICA - Fermin, Ivan; 22 14245; I. Fermin, IPP. (JGK).

TORRES, EDUARDO GARCIA - Mayen, Alida Marilis Gamez; 22 14182; Amparito Arriaga. (JGK).

VARGAS, JAILINE - Santiago, Nasire; 22 14333; Kathleen D. Dautrich. (JGK).

WITTICH, PAIGE - Kohl, Dylan; 22 14226; Lisa D. Gentile. (EDG).

**Divorce**

BOLTZ, JASON A - Boltz, Heather L; 22 14134; Rebecca Batdorf Stone. (EDG).

BURNETT, GABRIEL ANDREW - Burnett, Marisa Ashlee; 22 14119; Sara R. Haines Clipp. (JGK).

DEJESUS, ROBERT III - DeJesus, Staci; 22 14201; Joseph A. Guillama. (JGK).

DESCARO, DEBORAH L - Descaro, John E; 22 14274; Cheryl A. Rowe. (JGK).

DUNKER, WILLIAM J - Dunker, Kimberly Ann; 22 14090; K. Dunker, IPP. (JGK).

FROST, ABIGAIL L - Frost, Anthony R; 22 14230; Eric C. Diggan. (JGK).

FRYMOYER JR, JEFFREY - Frymoyer, Erica E; 22 14140; David G. Campbell. (JGK).

GERHART, JENNIFER L - Gerhart, James L; 22 14148; Bernard Mendelsohn. (JGK).

GREISS, JONATHAN - Greiss, Nicole; 22 14266; Joseph T. Bambrick Jr. (JGK).

MCCAFFREY, SCOT - McCaffrey, Colleen M; 22 14129; Kenneth C. Myers. (JGK).

RAMIREZ PEREZ, MARIA ANGELICA - Cruz, Jose I; 22 14143; Brenna H. Mendelsohn. (JGK).

RENNINGER, JACOB - Renninger, Jaimee; 22 14092; J. Renninger, IPP. (JGK).

ROMAN, PRESTEN - Roman, Katarina; 22 14294; K. Roman, IPP. (JGK).

SHIELDS, BRITTANY L - Shields, David J; 22 14260; David S. Sobotka. (TMB).

SHINN, SUZANNE R - Shinn, Douglas R; 22 14295; Jill M. Scheidt. (JGK).

WATSON, WILBERT - Watson, Brenda; 22 14079; Bernard Mendelsohn. (JGK).

**Divorce - Custody Count Complaint**

BURNETT, GABRIEL ANDREW - Burnett, Marisa Ashlee; 22 14120; Sara R. Haines Clipp. (JGK).

DEJESUS, ROBERT III - DeJesus, Staci; 22 14202; Joseph A. Guillama. (JGK).

GREISS, JONATHAN - Greiss, Nicole; 22 14267; Joseph T. Bambrick Jr. (JGK).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Glovenski, Nathan Joseph; 22 14106; N. Glovenski, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perez, Carlos Ivan Ortiz; 22 14268; C. Perez, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tarone, Kenneth A; 22 14343; Jacob T. Thielen. (JBN).

**Magisterial District Justice Appeal**

HARTMAN, CHRISTEN, HARTMAN, HEATHER - Roper, Doreen, Hall, Lois, Hartman, David; 22 14340; D. Roper, IPP. (JBN).

ORTIZ, JOHN A, ACEVEDO, DEINERY - Gonzalez, Adrian; 22 14103; A. Gonzalez, IPP. (JEG).

**Miscellaneous - Other**

JEMALS READING STATION LLC, GOBRANDS INC, CELL EXPERTS LLC, CORPORATION SERVICE COMPANY - Phoenix Construction And Management Services Inc; 22 14121; Ernest S. Angelos. (JEG).

**Petition**

BORN, CHRIS, DOE, JOHN - Gumby, Robbie; 22 14233; Angelica Matias. (JEG).

PRESTIGE WHITE HOUSE LLC - Erie Insurance Exchange; 22 14337; Daniel L. Petrilli. (JBN).

**Petition for Court Approval of Settlement**

CHOICE WINDOWS DOORS & MORE LLC - Chapin, Shirley; 22 14354; Michael P. Malvey. (JBN).

**Petition for Return of Property**

CLERK OF COURTS OF BERKS COUNTY - Washington, Alvin; 22 14218; A. Washington, IPP. (JEG).

**Professional Liability - Other**

KEYSTONE NURSING AND REHAB OF READING LLC, UNDERSCORE HOLDINGS LLC, PRIORITY HEALTHCARE GROUP - Henderson, Ronald, Henderson, David, Henderson, Donna; 22 14242; Andrew P. Watto. (JEG).

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**Real Property - Mortgage Foreclosure:**

- Residential**
- BOEHMER, ZACHARY J - Truist Bank; 22 14239; Carolyn Treglia. (MSF).
- BROWN, HAINES IV - Pennymac Loan Services LLC; 22 14338; Geraldine M. Linn. (MSF).
- FLIPPO, ANNA L - Mortgage Assets Management LLC; 22 14297; Matthew C. Fallings. (MSF).
- FRIES, TIMOTHY BRUCE, FRIES, KELLY - Wells Fargo Bank N A; 22 14281; Meredith Wooters. (MSF).
- HUTTON, KENNETH H - Malvern Bank National Association; 22 14132; Charles N. Shurr Jr. (MSF).
- KATCHUR, AUSTIN C - Freedom Mortgage Corporation; 22 14240; Carolyn Treglia. (MSF).
- KRAMER, KENNETH, KRAMER, ANYA - Crosscountry Mortgage LLC; 22 14345; Carolyn Treglia. (MSF).
- KUGLER, ERIC S, KUGLER, SHERIE A - Ajax Mortgage Loan Trust 2020-a, Mortgage-backed Securities Series 2020-a, U S Bank National Association; 22 14241; Jacqueline F. McNally. (MSF).
- MATEO, VIDAL N - Hernandez, Carmen; 22 14346; Larry W. Miller Jr. (MSF).
- WALTMAN, WAYNE, UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST, WALTMAN, EDWARD J - Fifth Third Bank National Association; 22 14375; Brian Gelbert.

**Real Property - Partition**

- HANNUM, EMILY C - Friel, Conor; 22 14277; Timothy B. Bitler Jr. (JBN).
- KEELY, WILLIAM - Collar, Tasha; 22 14342; Mark E. Zimmer. (JEG).

**Tort Motor Vehicle**

- BARSHINGER, DANIEL - McDevitt, Michael J; 22 14270; Charles W. Proctor III. (JBN).

**Tort Other**

- EAST PENN MANUFACTURING COMPANY INC, DOE, JOHN - Evanoff, Victoria, Evanoff, John; 22 14263; Sol H. Weiss. (MSF).

**Tort Premise Liability**

- PRICE RITE, PRICE RITE OF READING, PRRC INC, WAKEFERN FOOD CORPORATION, DOES, JOHN - Lynce, Rachelle; 22 14339; Andrew C. Smialowicz. (MSF).

- QUIRKY SHAWNS BEAUTY SHOPPE, HAN, JONG - Fisher, Diane; 22 14332; Alexander H. Kipperman. (MSF).

- SADOWSKI, WALTER T, SADOWSKI, THOMAS W - Acevedo, Janet; 22 14296; Marc I. Simon. (JEG).

**SHERIFF'S SALES**

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **November 10, 2022** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit.

**Second Publication**

Docket #20-00061  
Judgment Amount: \$16,613.20  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** two and one half Story brick dwelling house and the lot or piece of ground on which the same is erected situate on the north side of Cotton. Street, between Sixteenth and Seventeenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house being City No. 1627 Cotton Street, and said lot being more particularly bounded and described as follows, to wit:

- ON the North by a ten feet wide alley;
- ON the East by property of Claude A. Wesner and wife;
- ON the South by said Cotton Street; and
- ON the West by property of Samuel M. Glassmoyer and wife.

**CONTAINING** in front on said Cotton Street, 12 feet 4 inches and in depth North and South of equal width to said 10 feet wide alley 100 feet.

**TOGETHER** with the free and uninterrupted use forever as a passageway and water course of the said ten feet wide alley on the North in common with the owners and occupiers of the land adjacent to said alley.

Thereon erected a dwelling house known as:  
1627 Cotton Street  
Reading, PA 19606  
Tax Parcel #16531632470853  
Account: 16334725  
See Deed Instrument #: 2021020990  
Sold as the property of: DOMINGO A. DIAZ

20-00740  
JUDGMENT: \$111,900.72  
ATTORNEY: BROCK & SCOTT PLLC

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot or parcel of ground situate in Muhlenberg Township, Berks County, Pennsylvania bounded and described according to a sketch plan for Record of the Sabatucci

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Subdivision recorded in Plan Book 239 Page 54, Berks County Records, as follows:

BEGINNING at a point on the title line in the bed of Sefranka Road (T-617) a corner in common with Lot 1 on the abovementioned Plan, thence leaving the bed of Sefranka Road and along Lot 1 the following two courses and distances. (1) North 85 degrees 33 minutes 48 seconds West a distance of 28.94 feet to a point; and (2) North 84 degrees 09 minutes 31 seconds West a distance of 113.11 feet to a point; thence still along Lot 1 and along Lot 2 on the abovementioned Plan South 04 degrees 36 minutes 05 seconds West a distance of 155.62 feet to a point on line of lands now or late of The Housing Authority of the County of Berks; thence along the same North 85 degrees 23 minutes 55 seconds West a distance of 271.52 feet to a point on line of lands now or late of Empire Steel Castings, Inc.; thence along the same North 06 degrees 59 minutes 52 seconds East a distance of 181.50 feet to a point a corner in common with lands now or late of Nelson E. Trate and Elsie Trate, his wife, thence along said lands South 84 degrees 09 minutes 31 second East a distance of 360.50 feet to a point; thence South 85 degrees 02 minutes 38 seconds East a distance of 40.72 feet to a point on the title line in the bed of Sefranka Road, thence along the tile line in the bed of Sefranka Road South 85 degrees 55 minutes 15 seconds East a distance of 20.61 feet to a point, the place of beginning.

CONTAINS 1.161 acres (gross) and 1.148 acres (net).

BEING Lot 3 on the abovementioned Plan

TITLE TO SAID PREMISES IS VESTIN IN Jason E. Ziats and Tammy L. Brown, by Deed from Frank P. Sabatucci, Date 06/20/2000, Recorded 06/22/2000, in Book 3211, Page 668. Tax Parcel: 66531913130593001

Premises Being: 4540 Sefranka Road a/k/a 4540 A Sefranka Road, Temple, PA 19560

TO BE SOLD AS THE PROPERTY OF: JASON E ZIATS; TAMMY L BROWN A/K/A TAMMY L ZIATS.

Case Number: 21-11795  
Judgment Amount: \$149,581.17  
Attorney: Dana Marks, Esq.

ALL THAT CERTAIN lot or piece of ground, situate in Richmond Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the public road, Legislative Route No. 06139, extending between U.S. Route 222 and Virginville, said point being in the Northerly line of lands now or late of M.O. Hill and corner common to lands now or late of Bobbie D. Miller, formerly M.O. Hill; thence along the center line of said Legislative Route No. 06139, North 78 degrees 55 minutes West, 100.00 feet to a corner; thence along lands now or late of Warren J. Merts, formerly M.O. Hill, and passing through an iron pin distant 16.5 feet from the center line of

Legislative Route No. 06139, North 11 degrees 05 minutes East, 324.44 feet to an iron pin in the Southerly line of lands now or late of Kaplan; thence along same, South 76 degrees 45 minutes East, 100.07 feet to an iron pin; thence along lands now or late of Bobbie D. Miller, formerly M.O. Hill, South 11 degrees 05 minutes West, 320.66 feet the point and place of Beginning; the last mentioned bearing passing through an iron pin distance 16.5 feet from the center line of Legislative Route No. 06139.

CONTAINING: 32,200 plus or minus square feet. BEING Tax Parcel Number 72543302760992

BEING the same premises which Ernest R. Mertz, deceased and Arline P. Mertz, Trustees of the Mertz Family Trust dated June 6, 2000 by Deed dated June 17, 2014 and recorded in the Official Records of Berks County on July 3, 2014 in Deed Book Volume As Instrument Number 2014021327, Page delete, as Instrument granted and conveyed unto Eric R. Mertz.

Tax Parcel Number: 72-5433-02-76-0992  
Judgment Amount: \$149,581.17

Premise Being: 604 Crystal Cave Road, Kutztown, PA 19530

Seized and sold as the property of Eric R. Mertz, Judgment Number 21-11795 (U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust v Eric R. Mertz).

Attorney for Plaintiff: Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530

TO BE SOLD AS PROPERTY OF: Eric R Mertz

Prothonotary # 21-13185

Judgment: \$49,715.19

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 02-5306-36-97-8704

ALL THAT CERTAIN TWO-STORY BRICK DWELLING AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF SPRING GARDEN STREET, BETWEEN CULVERT AND LAUREL STREETS, BEING COMMONLY KNOWN AS NO. 464 SPRING GARDEN STREET, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF GEORGE L. GERHARD, BEING NO. 462 SPRING GARDEN STREET; ON THE SOUTH BY PROPERTY NOW OR LATE OF GEORGE L. GERHARD, BEING NO. 466 SPRING GARDEN STREET; ON THE EAST BY SAID SPRING GARDEN STREET; AND ON THE WEST BY A THREE FEET WIDE ALLEY.

CONTAINING IN FRONT ON SAID SPRING GARDEN STREET, TWELVE (12) FEET AND IN DEPTH ALONG THE NORTH LINE OF SAID PROPERTY, FIFTY (50)



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FEET ONE AND SEVENTY-EIGHTHS (01-78) INCHES, AND IN DEPTH ALONG THE SOUTH LINE OF SAID PROPERTY FORTY-NINE (49) FEET ELEVEN AND THREE EIGHTHS 11-3/8) INCHES, AND IN WIDTH OF BREADTH ALONG THE THREE FEET WIDE ALLEY TWELVE (12) FEET.

BEING KNOWN AS: 464 SPRING GARDEN STREET, READING, PENNSYLVANIA 19602.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH JULIS AND ALICE JULIS, HUSBAND AND WIFE BY DEED FROM MARY BETH HENNIGAN DATED JUNE 5, 1995 AND RECORDED JUNE 19, 1995 IN DEED BOOK 2642, PAGE 859. THE SAID JOSEPH JULIS DIED ON APRIL 19, 2018 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE ALICE JULIS BY OPERATION OF LAW THE SAID ALICE JULIS DIED ON DECEMBER 7, 2019 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN WANDA HARGIS, KNOWN SURVIVING HEIR OF ALICE JULIS, BONNIE MOHN, KNOWN SURVIVING HEIR OF ALICE JULIS, ROSALIE DEBLASE, KNOWN SURVIVING HEIR OF ALICE JULIS, CARL EBERSOLE, KNOWN SURVIVING HEIR OF ALICE JULIS, AND UNKNOWN SURVIVING HEIRS OF ALICE JULIS BY OPERATION OF LAW.

TO BE SOLD AS THE PROPERTY OF WANDA HARGIS, KNOWN SURVIVING HEIR OF ALICE JULIS, BONNIE MOHN, KNOWN SURVIVING HEIR OF ALICE JULIS, ROSALIE DEBLASE, KNOWN SURVIVING HEIR OF ALICE JULIS, CARL EBERSOLE, KNOWN SURVIVING HEIR OF ALICE JULIS, AND UNKNOWN SURVIVING HEIRS OF ALICE JULIS

No. 21-13210

Judgment: \$205,378.52

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN tract of vacant land SITUATE in Township of Hereford, County of Berks and Commonwealth of Pennsylvania, bounded as follows, to wit.

BEGINNING at a railroad spike set in the middle of the pavement of LR06014, leading from Scisholtzville to Shimerville, it being on west most corner of the Nevada Homesites Subdivision, thence in and along the same North 50 degrees East, 114 feet to a railroad spike set in the pavement of LR06014; thence along the Southern boundary of Lot No. 2 South 49 degrees 47 minutes East, 202.92 feet to an iron pin: thence along the lands of Camp Serranova Inc., South 50 degrees West, 106 feet to an iron pin found; thence along the same North 52 degrees West, 204.46 feet to the point of beginning.

EXCEPTING (1) a thirty foot right of way along the first course; (2) a ten foot wide easement

along the third and fourth Courses, for utilities. CONTAINING 0.505 acres.

BEING the same premises which Jeremy W. Yellets and Angela Yellets, husband and wife, by Deed dated June 30, 2005 and recorded on September 26, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4672 at Page 1284, as Instrument No. 2005056957, granted and conveyed unto Peter J. Faraco a/k/a Pete J. Faraco and Colleen Rodenberger, as joint tenants with the right of survivorship.

BEING KNOWN as 79 Saint Peters Road, Macungie, PA 18062

TAX PARCEL NO. 52549204821118

ACCOUNT: 52019020

TO BE SOLD AS THE PROPERTY OF Pete J. Faraco and Colleen Rodenberger

NO. 21-14712

Judgment: \$68,530.20

Attorney: Christopher A. DeNardo, Esquire

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF BERKS, STATE OF PENNSYLVANIA, TO-WIT:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE TWO STORY BRICK DWELLING HOUSE ERECTED THEREON, SITUATED ON THE NORTHEAST CORNER OF SOUTH NINETEENTH STREET AND FAIRVIEW AVENUE, BEING HOUSE NO. 1901 FAIRVIEW AVENUE, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERN BUILDING LINE OF FAIRVIEW AVENUE, WITH THE EASTERN BUILDING LINE OF SOUTH NINETEENTH STREET;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN BUILDING LINE OF SOUTH NINETEENTH STREET A DISTANCE OF 120 FEET TO A POINT ON THE SOUTH SIDE OF A 20 FEET WIDE ALLEY;

THENCE IN AN EASTERLY DIRECTION ALONG SAME A DISTANCE OF 29.25 FEET TO A POINT A CORNER, BEING HOUSE NO. 1903 FAIRVIEW AVENUE;

THENCE IN A SOUTHERLY DIRECTION, PASSING THROUGH THE MIDDLE OF A PARTY WALL BETWEEN THE PREMISES HEREIN DESCRIBED AND PREMISES ADJOINING ON THE EAST A DISTANCE OF 120 FEET TO A POINT IN THE NORTHERN BUILDING LINE OF FAIRVIEW AVENUE;

THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN BUILDING LINE OF FAIRVIEW AVENUE A DISTANCE OF 29.25 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which

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Malcolm S. Hall and Jean Fisher Hall, and Cyrus M. Elliott and Joy F. Elliott, by deed dated September 20, 1971 and recorded on October 05, 1971 in the office of the recorder of deeds in Berks County, Pennsylvania at book 1595 and page 413 conveyed unto Werner A. Radies and Edith J. Radies, in fee.

AND THE SAID Werner A. Radies departed this life on or about September 30, 1999 thereby vesting title unto Edith J. Radies, by operation of law.

TAX PARCEL NO 16531641575232

BEING KNOWN AS 1901 Fairview Avenue assessed as 1901 Fairview Street, Reading, PA 19606

Residential Property

To be sold as the property of Edith J. Radies

No. 21-15106

Judgment Amount: \$69,210.82

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

Being County Parcel No. 67534919511276

ALL THAT CERTAIN PARCEL OF LAND IN VILLAGE FRIDENSBURG, TOWNSHIP OF OLEY, BERKS COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK RC 05065 PAGE 0203 ID#67-5349-19-51-1276, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM LARAY C MOYER TO BRENDA K MOYER SINGLE, DATED 01/26/2007 RECORDED ON 01/30/207 IN BOOK REC 05065, PAGE 0203 IN BERKS COUNTY RECORDS, COMMONWEALTH OF PA.

PROPERTY TO BE SOLD: 13 WATER STREET, OLEY, PA 19547

TO BE SOLD AS THE PREMISES OF BRENDA K MOYER

No. 21-16026

Judgment: \$96,598.65

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain lot or piece of ground, together with any improvements erected thereon, being No. 148 North Fourth Street, situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania:

BEGINNING at a point on North Fourth Street in line with lot now or late of Elmer Correll; thence West 180 feet along land of Elmer Correll to Apple Tree Alley; thence south along said alley, 20 feet to lot conveyed to Eva M. Moyer; thence eastwardly along said lot of Eva M. Moyer, 180 feet to North Fourth Street; thence North along said North Fourth Street, 20 feet to the place of beginning. Containing In front, 20 feet and of equal width in depth 180 feet, more or less.

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: 148 NORTH 4TH STREET, HAMBURG, PA 19526 Mapped PIN: 4495-17-01-6000 Parcel ID: 46449517016000 Account #: 46-031700BEING THE SAME PREMISES WHICH Scott E. Hay, by deed dated January 15, 2015 and recorded January 16, 2015 at Berks County Instrument No. 2015-001773, granted and conveyed unto Elise C. Nash. TO BE SOLD AS THE PROPERTY OF ELISE C. NASH.

Docket #21-16406

Judgment Amount: \$141,802.97

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, being House No. 84 Mountain Boulevard in the Borough of Wernersville, County of Berks, and Commonwealth of Pennsylvania, and known as Lot No. 4, Block "B" on the plan of "Bryn Mawr Estates, Section 1" recorded in Plan Book 31 page 53, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwest line of Mountain Boulevard, said point being 163.16 feet northwest from a point of curve on Lot No. 1 and being on the division line between Lot No. 4 and No. 3; thence along said Lot No. 3 in a southwesterly direction by a line being perpendicular with the southwest line of Mountain Boulevard, the distance of 120.00 feet; thence along a reserved business area as shown on the abovementioned plan and along land now or late of Eisenhauer Imported Cars, Inc., in a northwesterly direction by a line making an interior angle of 90 degrees with the last described line, the distance of 80.00 feet to Lot No. 5; thence along same in a northeasterly direction, by a line making an interior angle of 90 degrees with the last described line, the distance of 120.00 feet to a point on the southwest line of Mountain Boulevard; thence along same in a southeasterly direction, by a line making an interior angle of 90 degrees with the last described line, the distance of 80.00 feet to Lot No. 3, being the place of BEGINNING. The last described line making an interior angle of 90 degrees with the first described line.

Thereon erected a dwelling house known as: 84 Mountain Boulevard Wernersville, PA 19565

Tax Parcel #90436605188797

Account: 90017275

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See Deed INSTRUMENT NUMBER: 2015020401

Sold as the property of: ERIC PURCELL

No. 22-2859

Judgment: \$168,752.72

Attorney: Stephen M. Hladik, Esquire

ALL those certain lots or pieces of ground together with the one-story bungalow thereon erected, situate in the Township of Spring, County of Berks and State of Pennsylvania, (as shown by the Map or Plan surveyed by WM. H. Dechant, C. E and bearing date April 1914, said Map or Plan having been duly recorded in Plan Book 2 page 44, Berks County Records) and being further known as Lot Nos. 402, 404 and 406 on Lincoln Avenue, in said Plan known as West Wyomissing, said lots bounded and described as follows:

On the North by said Lincoln Avenue;

On the East by Harrison Avenue;

On the South by a twelve (12) feet wide alley; and

On the West by Lot No. 408.

HAVING a total frontage on said Lincoln Avenue of sixty (60) feet, more or less, and extending in depth of equal width one hundred twenty-five (125) feet, more or less to said twelve (12) feet wide alley.

BEING Known as 2400 Lincoln Avenue, West Lawn, PA 19609

BEING the same premises which Bonnie L. Paine, by Deed dated July 29, 2011 and recorded on August 2, 2011, in the Berks County Recorder of Deeds Office as Instrument No. 2011028530, granted and conveyed unto Scott M. Adamski.

TAX PARCEL NO. 80438616940351

ACCOUNT: 80102400

TO BE SOLD AS THE PROPERTY OF Scott M. Adamski

Case Number: 22-3007

Judgment Amount: \$ 214,161.07

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot of land known s Lot #32 of the Phase 2 Fairmont Avenue Redevelopment Plan prepared by Tarson, LLC dated 5/18/2017, located in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania and being recorded in Instrument #2017035662.

Being Part of Premises C which Germano Amadio and Rita Amadio, husband and wife by Deed dated 11/12/2013 and recorded 11/21/2013 in Berks County in Instrument #2013048894 conveyed unto MF Incorporated, in fee.

BEING KNOWN AS: 4882 MOUNT VERNON ST TEMPLE, PA 19560

PROPERTY ID: 66531909161909  
TITLE TO SAID PREMISES IS VESTED IN HANSEL JOSE CRUZ-COLLADO BY DEED FROM MF INCORPORATED INC DATED 05/24/2019 RECORDED 05/29/2019 INSTRUMENT NO. 2019016726

TO BE SOLD AS PROPERTY OF:  
HANSEL CRUZ-COLLADO

No. 22-3285

Judgment: \$77,650.05

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Robeson Street, being numbered 1151, between Eleventh and Twelfth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of said Robeson Street, 30 feet 10 inches from the northwest corner of Twelfth and Robeson Streets; thence northward along line of property now or late of George Alexander, 100 feet to a 10-foot wide alley; thence westward along the southern line of said alley, 14 feet 6 inches to the East line of property now or late of John Spies; thence southward along the East line of property of said John Spies, 100 feet to the northern building line of Robeson Street; thence eastward along the northern building line of said Robeson Street, 14 feet 6 inches to the place of beginning.

CONTAINING in front on said Robeson Street East and West 14 feet 6 inches, and in depth of that width North and South, 100 feet to said 10-foot alley.

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: 1151 ROBESON STREET, READING, PA 19604 Mapped PIN: 5317-38-16-5383 Parcel ID: 13531738165383 Account #: 13617950 BEING THE SAME PREMISES WHICH Tavarez Flip Home, LLC, by deed dated January 11, 2019 and recorded January 16, 2019, Berks County Recorder of Deeds Office, Instrument No. 2019-001516, granted and conveyed unto Esteban Donato; TO BE SOLD AS THE PROPERTY OF ESTEBAN DONATO UNDER BERKS COUNTY JUDGMENT NO. 22-3285.

22-03695

JUDGMENT: \$47,092.64



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ATTORNEY: BROCK & SCOTT PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with a two story mansard roof brick dwelling house thereon erected, being No. 649 Tulpehocken Street, situate on the East side of Tulpehocken Street, between West Greenwich and West Oley 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 James B. Brossman; On the East by a fifteen feet (15') wide alley; On the South by property now or late of James B. Brossman; and On the West by said Tulpehocken Street.

CONTAINING in front on said Tulpehocken Street, a width of twelve feet and ten inches (12' 10"), and a depth of like width of one hundred thirty-one feet and six inches (131' 6") to said fifteen feet (15') wide alley.

SUBJECT, NEVERTHELESS, to the joint use of a joint alley-way with the owner or occupiers of the property adjoining on the North, said alley-way extending Eastward between the house from Tulpehocken Street the depth of the main building.

BEING the same premises which Doris A. Reidinger by Deed bearing date November 21, 2005 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Deed/Record Book 4767 page 1472 granted and conveyed unto Leonides Hernandez, in fee.

Tax Parcel: 15530763337647

Premises Being: 649 Tulpehocken St, Reading, PA 19601

**TO BE SOLD AS THE PROPERTY OF LEONIDES HERNANDEZ**

Docket No. 22-9575

Judgment: \$57,030.60

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

**PURPART NO. 1**

ALL THAT CERTAIN lot or piece of ground upon which is erected, a two-story frame dwelling house being No. 421 Linden Street, situate on the East side of said Linden Street, between Buttonwood and Green Streets, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by property now or late of

Barbara Barth;

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

On the South by other property now or late of Sarah J. Martin; and

On the West by said Linden Street.

CONTAINING in front on said Linden Street, in width or breadth, fifteen feet (15') and in depth or length of equal width or breadth, one hundred and five feet (105') to said ten feet wide alley.

**PURPART NO. 2**

ALL THAT CERTAIN lot or parcel of land with the improvements thereon erected, situate on the East side of Linden Street, between Buttonwood Street and Green Street, Map 66 in the City of Reading, Berks County, Pennsylvania, bounded:

On the North by property now or late of Thomas E. and Carrie R. Murray;

On the East by a 10 feet wide alley;

On the South by property now or late of George and Mary T. Linninger; and

On the West by Linden Street.

Containing in front on Linden Street, 16' more or less, and in depth 105' irregular, more fully described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the East side of Linden Street, in said City of Reading, bounded:

On the North by property of John Stark;

On the South by property of John Reitz;

On the East by a ten feet wide alley; and

On the West by said Linden Street.

CONTAINING in front on said Linden Street, sixteen feet three and three eighth inches and in depth along the southern line, East and West, one hundred and five feet, more or less, to said ten feet wide alley, and in depth along the northern line East and West, one hundred and ten feet, more or less, to said ten feet wide alley and in width along said ten feet wide alley fifty four feet, more or less.

BEING the same property conveyed to Antonio Lara Frutos who acquired title by virtue of a deed from Richard R. Frantz, Executor of the Estate of Edith F. Frantz, deceased, dated February 23, 2009, recorded March 6, 2009, at Instrument Number 2009009201, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 421-423 LINDEN STREET, AKA 421 LINDEN STREET, READING, PA 19604.

Parcel No.: 11531714225639

Account: 11454625

See Instrument Number: 2009009203

**TO BE SOLD AS THE PROPERTY OF ANTONIO LARA FRUTOS**

Case Number: 22-10002

Judgment Amount: \$54,035.75

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff

A Florida professional limited liability company

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Legal Description

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and lot of ground, situate on the North side of Bernhart Avenue No. 107, in The Village of Hyde Park, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Bernhart Avenue, eighteen feet (18') six inches (6") West from the Northwest corner of Bernhart Avenue and ten feet (10') wide alley; thence Northwardly along the property of John Becker one hundred twenty feet (120') to a ten feet (10') wide alley; thence Westwardly along said alley twenty feet (20') to a point; thence Southwardly along property of Uriss Hartman one hundred twenty feet (120') to said Bernhart Avenue; thence Eastwardly along said Bernhart Avenue twenty feet (20') to the PLACE OF BEGINNING.

The improvements thereon being known as 107 Bernhart Avenue, Reading, Pennsylvania - 19605.

BEING KNOWN AS: 107 BERNHART AVE READING, PA 19605

PROPERTY ID: 66530816944205

TITLE TO SAID PREMISES IS VESTED IN SANDIE M. CARPENTER BY DEED FROM YENNGUYENAND A/K/A YENM.NGUYEN, DATED September 23, 2002 RECORDED September 30, 2002 IN BOOK NO. 3611 PAGE 755

TO BE SOLD AS THE PROPERTY OF: SANDIE M CARPENTER.

Case No. 22-10046

Judgment Amount: \$97,250.18

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of portion of Laurel Springs made for P.C. Yerger Corp. by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated June 25, 1982, as follows, to wit:

BEGINNING at an interior point, said point being measured the five following courses and distances from a point at the intersection of the beds of Holly Drive and Azalea Way: (1) South 30° West through the bed of Azalea Way, 176.52 feet to a point in bed of same; (2) North 63° 57' 56" West, 79.84 feet to a point, a corner of Building 72 Lot 1 on said Plan; (3) North 51° 22' 6" West, 33.43 feet to a point, a corner of Building 72 Lot 1 on said Plan; (4) North 38° 37' 54" East along Building 72 Lots 1, 2 and 3 the distance of 69.57 feet to a point, a corner of Building 72 Lot 3 on said Plan; (5) South 51° 22' 6" East, 4 feet to the point of beginning,

said point being a corner of lands now or late of Neversink Road, Inc.; thence extending from said point of beginning along lands North 38° 37' 54" East, 23.17 feet to a point, a corner of Building 72 Lot 5 on said Plan; thence extending along same South 51° 22' 6" East, 33.43 feet to a point in line of lands now or late of Neversink Road, Inc.; thence extending along said lands the three following courses and distances: (1) South 38° 37' 54" West, 11.09 feet to a point, a corner; (2) South 51° 22' 6" East, 4 feet to a point, a corner; (3) South 38° 37' 54" West, 12.08 feet to a point, a corner of lands now or late of Neversink Road, Inc.; thence extending partly along said lands and partly along Building 72 Lot 3 North 51° 22' 6" West, 37.43 feet to the first mentioned interior point and place of BEGINNING.

CONTAINING 823 square feet of land. BEING Building 72 Lot 4 as shown on the above-mentioned Plan.

TOGETHER with all the easements granted in Declaration of Easement dated December 21, 1977 by Neversink Road, Inc. and recorded in Miscellaneous Book 346, Page 950 and supplemental thereto recorded in Miscellaneous Book 357, Page 1285, Berks County records.

BEING THE SAME PREMISES which Jose Mata by Deed dated July 25, 2006 and recorded July 31, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4933, Page 1, granted and conveyed unto William D. Goodwin and Susan C. Goodwin.

William D. Goodwin departed this life on March 21, 2003.

Susan C. Goodwin departed this life on April 3, 2021.

BEING KNOWN AS 72-4 Azalea Way, Reading, PA 19606.

TAX PARCEL NO. 43-5325-06-39-5131

ACCOUNT:

See Deed Book 2061 Page 868

To be sold as the property of Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Susan C. Goodwin, Deceased

Case Number: 22-10427

Judgment Amount: \$ 189,663.24

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN parcel of ground situate in Albany Township, Berks County, Pennsylvania, bounded and described in accordance with a plan dated January 20, 1975, made by Belvin H. Seidel, Registered Surveyor, as follows, to wit:

BEGINNING at a spike set in the bed of Traffic Route T-814, set on the line between Berks County and Lehigh County, and being a point in line of Lot #13 as laid out on a plan known as Bel-Lynn Acres, as filed in Lehigh County Plan Volume 14, page 75; thence extending from said

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point of beginning and running along the county line between Lehigh County and Berks County along said Lot #13, South 44 degrees 26 minutes 55 seconds East, 426.19 feet to a point in line of land now or late of James Fusselman, Jr.; thence along the land now or late of James Fusselman Jr., South 65 degrees 12 minutes West, 509.59 feet to a 4inch iron post; thence North 34 degrees 37 minutes West, 330 feet to an iron pin, thence North 78 degrees 42 minutes 07 seconds West, 109.34 feet to a point; thence extending mostly through the bed of Traffic Route 814 on a course of North 63 degrees 48 minutes 37 seconds East the distance of 510.24 feet to the first mentioned point and place of BEGINNING.

CONTAINING 4.36 acres, be the same more or less, and being all of the land in Berks County to the South of Traffic Route 814, which Paul E. Deysher and Lila A. Deysher, his wife, by deed dated May 5, 1975, recorded in Berks County on May 9, 1975 in Deed Book 1670, page 1164, granted conveyed unto Farming Ridge, Inc., in fee

BEING KNOWN AS: 279 QUAKER CITY RD KEMPTON, PA 19529

PROPERTY ID: 5428-00-18-4205

TITLE TO SAID PREMISES IS VESTED IN JOSEPH E. HEILMAN, JR. AND PATRICIA K. HEILMAN, HUSBAND AND WIFE BY DEED FROM ROBERT H. HOLBER, ESQUIRE, CHAPTER 7 TRUSTEE APPOINTED FOR BRIAN D. FUSSELMAN, BY ORDER OF THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA, DATED NOVEMBER 12, 2003 DATED 11/25/2033 RECORDED 12/16/2003 IN BOOK NO. 3948 PAGE 62. PATRICIA L. HEILMAN DIED ON OR ABOUT 02/16/2016.

TO BE SOLD AS PROPERTY OF: JOSEPH E. HEILMAN, JR.

NO. 2022-11787

JUDGMENT: \$254,508.55

CHARLES N. SHURR, JR., ESQUIRE

ALL THAT CERTAIN lot of ground or piece of land, with the brick dwelling house thereon erected, situate on the West side of South Fifth Street, between Chestnut and Spruce Streets, being No. 238 South Fifth Street, in the City of Reading, County of Berks and State of Pennsylvania bounded and described as follows, to wit:

On the North by property now or late of Abner S. Deysher;

On the East by said South Fifth Street;

On the South by properties now or late of A. Harper Raiguel, John W. Meigs, Julia Hantscht, the Estate of Louisa K. Henry, deceased, Ann E. Raudenbush and Morris H. McDonough; and

On the West by Wood Street.

BEING the same premises which Garden Hills Investments, Inc. by Deed dated 05/18/2018 and

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recorded 05/21/2018 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, as Instrument No. 2018016515, granted and conveyed unto Elm St, LLC.

BEING KNOWN AS 238 South Fifth Street, Reading, Pennsylvania 19602.

TAX PARCEL NUMBER: 04-5306-35-78-6684

ACCOUNT NO. 04083775

See Instrument No. 2018016515

TO BE SOLD as the property of ELM ST, LLC

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, December 9, 2022 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ACTION TO QUIET TITLE**

**First and Final Publication**

RICK STOCK LAW

By: Edwin L. Stock, Esquire  
Attorney ID No. 43787

50 N. 5th Street, 4th Floor  
Reading, Pennsylvania 19601  
(610) 372-5588

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 22-12021

**BRUCE R. WALLACE AND KAREN A. WALLACE**, Plaintiff

vs.

**ANY AND ALL UNKNOWN HEIRS OR ASSIGNS OF WILLIAM PENN**, Defendant

**ACTION TO QUIET TITLE**

**NOTICE TO DEFEND AND CLAIM RIGHTS**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to

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the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS.

Lawyers Referral Service of the Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
Telephone: (610) 375-4591

Extx., Russell E. Farbiarz, Esq.

MANGER, ROBERT A. - Mark E. Eppig and Diane Fredrikis, Admrs., Latisha B. Schuenemann, Esq.

MILLER, RUSSELL MARK - Dennis P. Miller, Exr., Andrew S. George, Esq.

MOHN, JR., THEODORE - Christopher C. Muvdi, Esq., Exr., Michael J. Gombar, Jr., Esq.

RUHE, ELIZABETH K. a/k/a RUHE, BETTE K. - Robert C. Ruhe, Exr., Jonathan B. Batdorf, Esq.

SCHANNAUER, CLAYTON BARD - Kristine A. Schannauer, Admx., Brian F. Boland, Esq.

WINTERSTEIN, CAROLA. - Barbara Rossi, Admx., Andrew S. George, Esq.

WIXON, GERALD H. - Michael A. Wixon, Exr., Rebecca Batdorf Stone, Esq.

Last day for filing Accounts for December 2022 is November 7, 2022.

Larry Medaglia  
Register of Wills and  
Clerk of the Orphans' Court  
Berks County, Pennsylvania

## 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 (November 1, 2022) 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 November 2, 2022 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

COLLINS, ELEANOR S. - John Kirk Collins, Co-Exr., Michael J. Gombar, Jr., Esq.

DROMIE, RALPH F. - Karen I. Becker, Extx., Gilbert M. Mancuso, Esq.

FRANTZ, SR., WILLIAM C. - William C. Frantz, Jr. and Patrice A. Withrow, Exrs., Andrew S. George, Esq.

FREY, SHIRLEY E. - Jeffrey Frey, Exr., Robert R. Kreitz, Esq.

KISSINGER, KENNETH A. - Traci L. Kissinger, Extx., J. William Widing, III, Esq.

KLEIN, JR., FREDERICK H. - Julia H. Klein,

## 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

#### **BENNECOFF, BERTHA A., dec'd.**

Late of Lutheran Home at Topton,  
1 South Home Ave.,  
Borough of Topton.  
Administrator: GLENN C. BENNECOFF,  
111 Staple Hill Ct.,  
Sinking Spring, PA 19608.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

#### **BLACK, KENNETH M., dec'd.**

Late of Centre Township.  
Executrix: CONNIE L. DIETRICH,  
103 West Broad St.,  
Shillington, PA 19607.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

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**BOKUS, RAYMOND C., dec'd.**

Late of Borough of Shillington.  
 Executrix: CHARLOTTE HRICISAK.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**BUSH, GERALD A., dec'd.**

Late of 139 Old Swede Rd.,  
 Amity Township.  
 Executor: DAVID A. BUSH.  
 c/o ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**CEVALLOS ALAY, SERGIO also known as  
CEVALLOS ALAY, SERGIO A. and  
CEVALLOS-ALAY, SERGIO**

**ALEJANDRO, dec'd.**  
 Late of City of Reading.  
 Administrator: SAMANTA GERALDI  
 CEVALLOS-ANDRADE.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**CROSSETT, DAVID W., dec'd.**

Late of Ruscombmanor Township.  
 Executor: TIMOTHY R. CROSSETT.  
 c/o ATTORNEY: ANTHONY R.  
 DISTASIO, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**DETURK, DONALD H., dec'd.**

Late of 79 Wedge Lane,  
 City of Reading.  
 Executor: ROBERT D. DETURK,  
 316 South 4th St.,  
 P.O. Box 230,  
 Gratz, PA 17030.  
 ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY P.C.,  
 11 East Lancaster Ave.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**DINH, ERIC PHI, dec'd.**

Late of 19 North Ninth St., Second Floor,  
 City of Reading.  
 Administratrix: JUDY QUINONES.  
 c/o ATTORNEY: SUSAN N. DENARO,  
 ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**FREY, GEORGE ROBERT, dec'd.**

Late of Exeter Township.  
 Executor: STEPHEN R. FREY.  
 c/o ATTORNEY: CHRISTOPHER C.  
 MUVDI, ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

**FRICK, SHIRLEY J., dec'd.**

Late of Alsace Township.  
 Executrix: LINDA L. RICHARDS.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES,  
 P.C.,  
 534 Court Street,  
 Reading, PA 19601

**HELLWIG, DELORES A., dec'd.**

Late of 9731 Longswamp Rd.,  
 Mertztown,  
 Township of Longswamp.  
 Executrices: SUSAN J.H. STIFF,  
 2150 State St.,  
 Alburts, PA 18011 and  
 CONNIE L. FATATKO,  
 327 Clover St.,  
 Mertztown, PA 19539.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**HERTZOG, VIRGINIA M., dec'd.**

Late of 3450 Mountain Rd.,  
 Borough of Hamburg.  
 Administratrix, C.T.A.: SHARON KNERR,  
 87 Kutz Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**HEYDT, SHIRLEY D., dec'd.**

618 Rhoads Ave.,  
 Late of Borough of Boyertown.  
 Executors: BRENDA L. MEITZLER and  
 JAMES L. HEYDT, JR.  
 c/o ATTORNEY: NICOLE MANLEY,  
 ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**HOHL, RUTH L. also known as**

**HOHL, RUTH, dec'd.**  
 Late of Borough of Temple.  
 Executrix: BETTY A. EPLER.  
 c/o ATTORNEY: CHRISTOPHER WOLF,  
 ESQ.,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**LOY, ALICE E. also known as**

**LOY, ALICE, dec'd.**  
 Late of Borough of Wernersville.  
 Executrix: LINDA M. GEIGER  
 434 Bingaman St.,  
 Reading, PA 19602.  
 ATTORNEY: KAREN L. WOLFE, ESQ.,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Ave.,  
 Philadelphia, PA 19144



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**MADEIRA, LILLIAN M., dec'd.**

Late of 417 Stevens Ave.,  
Borough of Bernville.  
Executors: ERIC R. MADEIRA,  
236 McCoy Lane,  
Leesport, PA 19533 and  
PHILIP H. MADEIRA,  
7125 Route 183,  
Bethel, PA 19507.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**MILLER, RICHARD JEFFREY, dec'd.**

Late of Brecknock Township.  
Administrator: FORREST DONOVAN  
MILLER,  
38 Hardwood Lane,  
Brecknock Township, PA 19540.  
ATTORNEY: JANA R. BARNETT, ESQ.,  
1238 Cleveland Avenue,  
Wyomissing, PA 19610-2102

**PRICE, MIRIAM L., dec'd.**

Late of Heidelberg Township.  
Executrices: CATHRYN M. PRICE,  
177 Steeple Dr.,  
Robesonia, PA 19551 and  
VANESSA L. PRICE,  
177 Steeple Dr.,  
Robesonia, PA 19551.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**READDY, RICHARD E., dec'd.**

Late of Exeter Township.  
Executrix: DIANNE C. KONNICK,  
36 Glennola Dr.,  
Mohnton, PA 19540.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**ROSENBERGER, CARL K. also known as  
ROSENBERGER, CARL KENNETH,  
dec'd.**

Late of 3 Katie Lane,  
Borough of Mohnton.  
Administratrix: MARGARET A.  
MARSHALL.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**ROULSTON, JANICE G. also known as  
ROULSTON, JANICE GILBERT, dec'd.**

Late of Brecknock Township.  
Executrix: LINDSEY M. ROULSTON.  
c/o ATTORNEY: MICHAEL J. GOMBAR,  
JR., ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**SCHAEFFER, ROBIN D., dec'd.**

Late of Borough of Mohnton.  
Executrix: CAROL A. SCHAEFFER,  
41 Chestnut St.,  
Mohnton, PA 19540.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**SCHWARTZ, SCOTT ALLEN, dec'd.**

Late of 255 Owens Place,  
Exeter Township.  
Administratrix: LAUREN SCHWARTZ,  
255 Owens Place,  
Birdsboro, PA 19508.  
ATTORNEY: MAHLON J. BOYER, ESQ.,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**SHOOK, HARRY KENNETH also known  
as****SHOOK, H. KENNETH, dec'd.**

Late of 15441 Kutztown Rd.,  
Borough of Kutztown.  
Administrators: JANNETTE SHOOK  
REYNOLDS,  
15441 Kutztown Rd.,  
Kutztown, PA 19530 and  
WILLIAM KENNETH SHOOK,  
14311 Reese Blvd. A2-339,  
Huntersville, NC 28078.  
ATTORNEY: DENNIS M. TWIGG, ESQ.,  
HOFFMAN, COMFORT, OFFUTT, SCOTT  
& HALSTAD, LLP,  
24 North Court St.,  
Westminster, MD 21157

**SMITH, CORRINE E., dec'd.**

Late of 7 Jefferson St.,  
Mertztown,  
Township of Longswamp.  
Executor: CLAUDE I. SMITH,  
52 Schock Rd.,  
Lenhartsville, PA 19534.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**STAUFFER, SANDRA L., dec'd.**

Late of 1307 Dogwood Dr.,  
Spring Township.  
Executor: TODD M. STAUFFER.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**UBERTI, ESTHER H., dec'd.**

Late of 321 Bachmoll Rd.,  
Tilden Township.  
Executors: LARRY J. UBERTI and  
GALE A. UBERTI.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

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**WEINSTEIGER, DENISE L., dec'd.**

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

**WOLFGANG, PHYLLIS P., dec'd.**

Late of Borough of Boyertown.  
 Administratrix: SCOTT WOLFGANG.  
 c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
 LAW OFFICES OF RICHARD T.  
 CURLEY, P.C.,  
 50 E. Philadelphia Avenue,  
 P.O. Box 357,  
 Boyertown, PA 19512

**ZOSCHKE, DAVID A., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: DEBRA M. DILLMAN,  
 1608 Farr Rd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**Second Publication****ADAM, THELMA A., dec'd.**

Late of 1234 Green Hills Rd.,  
 Robeson Township.  
 Executor: ANDREW TEVIS,  
 1717 White Bear Rd.,  
 Birdsboro, PA 19508.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**ENGLE, RICHARD A., dec'd.**

Late of Exeter Township.  
 Executors: DAVID G. ENGLE,  
 70 Overlook Dr.,  
 Reading, PA 19607 and  
 DEBRA L. TICE,  
 2712 S. Pine Grove St.,  
 Jonestown, PA 17038.  
 ATTORNEY: BRET M. WIEST, ESQ.,  
 BUZGON DAVIS LAW OFFICES,  
 525 South Eighth Street,  
 P.O. Box 49,  
 Lebanon, PA 17042

**ESTOCK, RONALD A., dec'd.**

Late of Maiden creek Place,  
 105 Dries Rd.,  
 City of Reading.  
 Executrix: KELLI HECK,  
 71 Faith Dr.,  
 Mohrsville, PA 19541.  
 ATTORNEY: KATHY S. GEES-LARUE, ESQ.,  
 1158 Stinson Drive,  
 Reading, PA 19605

**FITGERALD, MARIAN M., dec'd.**

Late of Borough of Blandon.  
 Executor: CAROL A. MERTZ,  
 439 Sharadin Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: SAMUEL A. GOODLEY, III, ESQ.,  
 434 West 4th Street,  
 Quarryville, PA 17566

**HUBER, DOROTHY E., dec'd.**

Late of Borough of Birdsboro.  
 Executor: THOMAS M. HUBER.  
 c/o ATTORNEY: WILLIAM F. COLBY,  
 JR., ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19601

**KHATEEB, DEBRA W., dec'd.**

Late of Union Township.  
 Administratrix: DINA KHATEEB,  
 508 Hopewell St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: SARAH RUBRIGHT  
 MCCAHERN, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19601

**LAFEVER, MAY A., dec'd.**

Late of Maiden creek Township.  
 Executor: JOHN R.H. IDE,  
 60 Sunset Lane,  
 Hamburg, PA 19526.  
 ATTORNEY: SARAH RUBRIGHT  
 MCCAHERN, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19601

**LAPE, IRENE D., dec'd.**

Late of 223 Olive St.,  
 Borough of West Reading.  
 Executor: JEFFREY S. MILKINS,  
 6 Foxhall Lane,  
 Palm Coast, FL 32137.  
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY P.C.,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**MAGGIO, SUE D. also known as  
MAGGIO, SUE ELLA, dec'd.**

Late of 97 Center Rd.,  
 Union Township.  
 Executrix: LEIGH ANNE LANDIS.  
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**OHLINGER, SR., CARL L., dec'd.**

Late of Spring Township.  
 Executor: BRIAN D. OHLINGER.  
 c/o ATTORNEY: ANDREW S. RUSNIAK,  
 ESQ.,  
 MCNEES WALLACE & NURICK LLC,  
 570 Lausch Lane, Suite 200,  
 Lancaster, PA 17601

**SCHMIDT, ROLF D., dec'd.**

Late of 9 Heideberg Dr.,  
 Borough of Wernersville.  
 Executor: ROLF A. SCHMIDT.  
 c/o ATTORNEY: J. WILLIAM WIDING,  
 III, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

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**WEBER, CHARLOTTE C., dec'd.**

Late of City of Reading.  
 Executor: JEROME P. WEBER,  
 506 Madison St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**WEIR, ROBERT L. also known as**

**WEIR, ROBERT LUIS and**  
**WEIR, JR., ROBERT L., dec'd.**  
 Late of Berks County.  
 Executrix: DONNA HOCK.  
 c/o ATTORNEY: CHRISTOPHER H.  
 MEINZER, ESQ.,  
 MLO Associates,  
 516 Main Street,  
 Pottsville, PA 18073

**WIEST, MILDRED R. also known as**

**WIEST, MILDRED RUTH, dec'd.**  
 Late of Borough of Topton.  
 Executrix: DEANNE HAMILTON,  
 501 Walnuttown Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: HENRY M. KOCH, JR., ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street, P.O. Box 8514,  
 Reading, PA 19603

**WILTROUT, BETTY M., dec'd.**

Late of 73 Hertzog School Rd.,  
 Rockland Township.  
 Executor: RICK C. WILTROUT and  
 PERRY L. WILTROUT.  
 c/o ATTORNEY: PAUL H. HERBEIN, ESQ.,  
 PAUL H. HERBEIN ATTORNEY AT LAW P.C.,  
 2601 Centre Avenue,  
 Reading, PA 19605

**Third and Final Publication****AHRENS, MARGARET ANNE also known as**

**AHRENS, MARGARET A., dec'd.**  
 Late of 1911 James St.,  
 Borough of Sinking Spring.  
 Executor: MATTHEW A. AHRENS,  
 1310 Whitfield Blvd.,  
 West Lawn, PA 19609.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 REBECCA BATDORF STONE, ESQ., P.C.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607-2633

**BEALER, PATRICIA, dec'd.**

Late of 94 Bowers Rd.,  
 Mertztown,  
 Maxatawny Township.  
 Executor: RAYMOND S. BEALER,  
 94 Bowers Rd.,  
 Mertztown, PA 19539.  
 ATTORNEY: JOHN T. FORRY, ESQ.,  
 FORRY ULLMAN,  
 540 Court Street,  
 P.O. Box 542,  
 Reading, PA 19603

**BOSOLD, DEE A. also known as**

**BOSOLD, DEE ANN, dec'd.**  
 Late of City of Reading.  
 Executrix: LYNDSEY M. HINKLE,  
 2309 Fairview St.,  
 Reading, PA 19609.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**BOTTS, JR., BENJAMIN J., dec'd.**

Late of Alsace Township.  
 Executrix: WENDY I. KOCH,  
 392 Second Ave.,  
 Phoenixville, PA 19460.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High St.,  
 Pottstown, PA 19464

**BOYER, ROBERT W., dec'd.**

Late of 2211 Raymond Ave.,  
 City of Reading.  
 Executors: MEGAN C. FEGELY,  
 2042 Reading Blvd.,  
 West Lawn, PA 19609 and  
 BARRY LEE HUEY, III,  
 709 S. Temple Blvd.,  
 Temple, PA 19560.  
 ATTORNEY: BRETT M. FEGELY, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**CHARNIGO, FRANCES M., dec'd.**

Late of Borough of Wernersville.  
 Executors: CAROL A. ALLOCCO,  
 13 Sky Hollow Dr.,  
 Menands, NY 12204 and  
 ROBERT J. CHARNIGO,  
 1007 N. Church Rd.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: TIMOTHY C. BITTING, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**DOUGHERTY, JR., THOMAS J., dec'd.**

Late of Amity Township.  
 Executor: JAMES J. DOUGHERTY.  
 c/o ATTORNEY: WILLIAM L.  
 LANDBURG,  
 WISLER PEARLSTINE, LLP,  
 Blue Bell Executive Campus,  
 460 Norristown Rd., Suite 110,  
 Blue Bell, PA 19422-2323

**FAIR, SANDRA LYNN also known as**

**FAIR, SANDRA L. and**  
**FAIR, SUNNIE, dec'd.**  
 Late of 406 Alleghenyville Rd.,  
 Borough of Mohnton.  
 Administrator: BRIAN D. EMERICH.  
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
 GEORGEADIS SETTLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

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**FRAZIER, ROGER JAMES, dec'd.**

Late of Amity Township.  
 Administratrix: MICHELLE FRAZIER,  
 4 Pheasant Lane,  
 Mohnton, PA 19540.  
 ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
 BARLEY SNYDER, LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**GRAMPP, FRED GILBERT also known as GRAMPP, FRED G., dec'd.**

Late of District Township.  
 Executrix: SUSAN A. GRAMPP.  
 c/o ATTORNEY: SHANNON LAYMON-  
 PECORARO, ESQ.,  
 CELA AND HOOK LAW CENTER, P.C.,  
 295 Bendix Road, Suite 170,  
 Virginia Beach, VA 23452

**GUSS, STEPHEN M. also known as GUSS, STEPHEN MORRIS, dec'd.**

Late of Union Township.  
 Executrix: SUSAN M. BALDWIN.  
 c/o ATTORNEY: JESSICA R. GRATER, ESQ.,  
 MONASTRA & GRATER, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464

**HALL, TERI M., dec'd.**

Late of 9 Colin Court,  
 Exeter Township.  
 Executrix: BONNIE BROWN BOWERS,  
 1730 Cedar Top Rd.,  
 Reading, PA 19607.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 REBECCA BATDORF STONE, ESQ., P.C.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607-2633

**HAMILTON, HARRY J., dec'd.**

Late of 110 Shockley Dr.,  
 Borough of Birdsboro.  
 Executor: WALTER HAMILTON.  
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**HAMILTON, JR., EDWARD R., dec'd.**

Late of 2545 N. 5th St.,  
 City of Reading.  
 Administratrix: ERICA C. HAMILTON,  
 316 E. Walnut St.,  
 Kutztown, PA 19530 and  
 RACHAEL C. HAMILTON,  
 1552-1 Catasauqua Rd.,  
 Bethlehem, PA 18017.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**HANSON, SANDRA H., dec'd.**

Late of 1 Heidelberg Dr.,  
 Borough of Wernersville.  
 Executrix: CYNTHIA L. HANSON.  
 c/o ATTORNEY: BRIAN JOSEPH  
 BOLAND, ESQ.,  
 KOZLOFF STOUTD ATTORNEYS,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**HECKMAN, ERNEST E., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: SUSAN L. KAUFFMAN.  
 c/o ATTORNEY: MICHAEL J. GOMBAR,  
 JR., ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

**HIMMELBERGER, SCOTT L., dec'd.**

Late of 1726 Pear St.,  
 City of Reading.  
 Executor: ROBERT R. KREITZ.  
 c/o KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**JORDAN, JOSEPH B. also known as JORDAN, JOSEPH BRUCE, dec'd.**

Late of Washington Township.  
 Executrix: DOROTHY VIRGINIA  
 JORDAN.  
 c/o ATTORNEY: LARRY SCOTT  
 AUERBACH,  
 1000 Easton Rd.,  
 Abington, PA 19001

**KIEBACH, JUNE R., dec'd.**

Late of Borough of Wernersville.  
 Executrices: ANITA L. GUENTHER,  
 102 East Penn Avenue,  
 Wernersville, PA 19565 and  
 TINA M. MILLER,  
 512 Black Run Road,  
 Bloomsburg, PA 17815.  
 ATTORNEY: ELIZABETH ROBERTS  
 FIORINI, ESQ.,  
 FIORINI LAW, P.C.,  
 1150 W. Penn Avenue,  
 Womelsdorf, PA 19567

**LOTT, JANET, dec'd.**

Late of Borough of Boyertown.  
 Executrix: MICHELLE HARTMAN.  
 c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
 LAW OFFICES OF RICHARD T.  
 CURLEY, P.C.,  
 50 E. Philadelphia Avenue,  
 P.O. Box 357,  
 Boyertown, PA 19512

**MENSCH, HELEN MAE, dec'd.**

Late of Hereford Township.  
 Administrators: WENDY S. SMEDLEY,  
 DARYL L. MENSCH and  
 HOLLY A. LASH.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**MOYER, DALE R., dec'd.**

Late of South Heidelberg Township.  
 Executrix: KIMBERLY L. KISSLING.  
 c/o ATTORNEY: MICHAEL J. GOMBAR,  
 JR., ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

10/27/2022

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**PARRIS, JOSHUA BLAKEMORE, dec'd.**

Late of 818 N. 2nd St.,  
City of Reading.  
Administrator: FREDERIC JOSEPH PARRIS.  
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**PETERMAN, RICHARD L., dec'd.**

Late of Earl Township.  
Executor: GEORGE A. MILLER.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**RABER, BEATRICE B., dec'd.**

Late of 1 Reading Drive,  
Lower Heidelberg Township.  
Executors: RICHARD W. RABER,  
7 Chestnut Lane,  
Damariscotta, ME 04543 and  
JAMES A. RABER,  
222 Pershing Blvd.,  
Reading, PA 19607.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**RADER, FAY A., dec'd.**

Late of Borough of Boyertown.  
Executrix: NADINE K. LYDIC,  
60 Hilcrest Dr.,  
Boyertown, PA 19512.  
ATTORNEY: JOSEPH K. KOURY,  
OWM LAW,  
41 E. High St.,  
Pottstown, PA 19464

**REESER, TIMOTHY ROBERT, dec'd.**

Late of Union Township.  
Executrix: EILEEN REESER,  
35 N. Main St.,  
Douglassville, PA 19518.  
ATTORNEY: JEFFREY C. KARVER, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**RIVERA, CARMEN, dec'd.**

Late of 325 W. Greenwich St.,  
City of Reading.  
Administratrix: MARIA RIVERA-YOUNG,  
6581 Sweet Laurel Run,  
Sugar Hill, GA 30518.  
ATTORNEY: LARRY W. MILLER, JR., ESQ.,  
MILLER LAW GROUP, PLLC,  
25 Stevens Avenue,  
West Lawn, PA 19609

**SAUER, JR., JOHN C., dec'd.**

Late of 56-5 Holly Drive,  
City of Reading,  
Exeter Township.  
Executrix: CHRISTINE E. COOK,  
16229 York Rd.,  
Monkton, MD 21111.  
c/o ATTORNEY: GILBERT M.  
MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**SECHRIST, THOMAS C., dec'd.**

Late of Spring Township.  
Executrix: WENDY E. WHITE,  
7075 Lovers Lane,  
Kempston, PA 19529.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SNYDER, GERTRUDE G., dec'd.**

Late of Borough of Bally.  
Executor: JOHN H. SNYDER.  
c/o ATTORNEY: NICOLE MANLEY,  
ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**WESNER, CHARLES S., dec'd.**

Late of 125 Holly Rd.,  
Tilden Township.  
Executor: BRUCE WESNER,  
240 Skyline Dr.,  
Shoemakersville, PA 19555.  
c/o ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

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**FICTITIOUS NAME**

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

**Elite Team Pro Shop** with its principal place of business at 25 Stone Hill Dr., Mohnton, PA 19540.

The name and address of the person owning or interested in said business is: XLCDC Development, LLC, 25 Stone Hill Dr., Mohnton, PA 19540.

The application was filed on October 14, 2022.

**Christopher C. Muvdi, Esq.**

**Masano Bradley, LLP**

1100 Berkshire Boulevard, Suite 201  
Wyomissing, PA 19610-1221

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**Fern Drive Studio** with its principal place of business at 52 Fern Dr., Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Oily Hounds, LLC, 52 Fern Dr., Boyertown, PA 19512.

The application was filed on October 7, 2022.

**Jamie V. Ottaviano, Esq.**



10/27/2022  
YERGEY.DAYLOR.ALLENBACH.SCHEF-  
FEY.PICARDI,  
1129 East High Street,  
P.O. Box 776  
Pottstown, PA 19464

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## TRUST NOTICES

### Second Publication

#### **THE LEE A. MILLER IRREVOCABLE TRUST DATED DECEMBER 6, 2019**

Lee A. Miller late of Wyomissing Borough,  
Berks County, PA

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

**Trustee:** Karen M. Neri

66 Upland Road  
Reading, PA 19609

**Trustee's Attorney:** Scott C. Painter, Esq.  
906 Penn Avenue, Suite 1  
Wyomissing, PA 19610

### Third and Final Publication

#### **HECKMAN FAMILY TRUST DTD 04/18/99**

All persons having claims or demands against  
the Heckman Family Trust dated April 18, 1999,  
to make known the same and all persons indebted  
to the decedent to make payment without delay to:

**Trustee:** Susan L. Kauffman

c/o Masano Bradley  
1100 Berkshire Blvd., Suite 201  
Wyomissing, PA 19610

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#### **THE REED FAMILY REVOCABLE TRUST DATED APRIL 7, 2011**

Judith A. Reed, late of Cumru Township,  
Berks County, PA

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

**Trustee:** Suzanne E. Lott

204 Charles Blvd.  
Reading, PA 19608

**Trustee's Attorney:** Scott C. Painter, Esq.  
906 Penn Avenue, Suite 1  
Wyomissing, PA 19610

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