

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending August 4, 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 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)

### Abuse

ADAMES, ARISMENDY - Henriquez, Anny; 23 12231; A. Henriquez, IPP. (JAB).  
ALEXANDER, BENJAMIN J - Brossman, Lori; 23 12045; L. Brossman, IPP. (TMB).  
BAIDOO, BENJAMIN - Baez, Diana Carolina; 23 12106; D. Baez, IPP. (JMB).  
BORLODAN, BRIAN M - Borlodan, Brianna N; 23 12279; B. Borlodan, IPP. (JAB).  
BUSCH, WILLIAM KYLE DAVID - Busch, Samantha L; 23 12043; S. Busch, IPP. (TMB).  
ESCOBAR, KEVIN O - Cuenca, Veronica M; 23 12059; V. Cuenca, IPP. (TMB).  
GLOVENSKI, RICKY J - Glovenski, Debra A; 23 12156; D. Glovenski, IPP. (TMB).  
HARRELL, MICHAEL R - Fiori, Angela; 23 12182; A. Fiori, IPP. (JGK).  
JARVIS, DYLAN - Howe, Michaela Adina; 23 12046; M. Howe, IPP. (TMB).  
JOHNSON, HARVEY - Allen, Elaine M; 23 12074; E. Allen, IPP. (JAB).  
LEON, CAROLYN LUYANDO - Rivera, Meralys; 23 12058; M. Rivera, IPP. (TMB).  
LEON, JULIO FRED - Quirindongo, Cynthia; 23 12088; C. Quirindongo, IPP. (JAB).  
LUCENA, DENYSHA M TORRES - Santiago, Darius C; 23 12180; D. Santiago, IPP. (JMB).  
MAYOR, CHRISTOPHER - Hernandez, Isela A; 23 12108; I. Hernandez, IPP. (JMB).  
MEDINA JR, ROBERT - Ramos, Ashley Vega; 23 12133; A. Ramos, IPP. (JMB).  
OSWALD, DAVID - Gettle, Ashley; 23 12057; A. Gettle, IPP. (TMB).  
RICCHIUTI, IRENE - Ricchiuti, William J; 23 12063; W. Ricchiuti, IPP. (TMB).  
RICCHIUTI, WILLIAM J - Ricchiuti, Irene; 23 12040; I. Ricchiuti, IPP. (TMB).  
RIVERA, SANTIAGO - Andrade, Rhina; 23 12062; R. Andrade, IPP. (TMB).  
ROHRBACH, RONALD ALLEN - Yellets, Chelze A; 23 12071; C. Yellets, IPP. (JAB).  
SINCHI, JOSE F GUIRACOGCHA - Aguilar, Grecia Y Amaro; 23 12105; G. Aguilar, IPP. (JAB).  
SNYDER, IV, GEORGE WESLEY - Haywood, Chrystal; 23 12038; C. Haywood, IPP. (TMB).  
SNYDER, TODD CALVIN - Luckenbill, Rochelle Ann; 23 12160; R. Luckenbill, IPP. (JGK).  
TAYLOR, KEVIN - Gosnell, Kathleen; 23 12091; K. Gosnell, IPP. (JMB).  
THOMASON, BRIAN L - Campbell, Crysten C; 23 12072; C. Campbell, IPP. (TMB).  
THORMES, BRAYAN - Laboy, Tatiana M; 23 12217; T. Laboy, IPP. (JEG).  
VEGUILLA, ANTHONY - Manges, Amanda; 23 12029; A. Manges, IPP. (TMB).

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**Arbitration Award**

SCHUSTER, PETER, SCHUSTER, LINDSEY  
- Heikal, Abdel Rahman; 19 502; A. Heikal,  
IPP.

**Complaint**

CHERAN INC - Digregorio, Marco; 23 5160;  
James E. Crossen III.

COLLAZO, ANGELISE N, DIAMONDS  
HOOKAH LOUNGE, AC PROMOTIONS  
LLC, PILAT, STANLEY P, PILAT,  
BONNIE J, STABON MANOR P C H  
INC, STABON POND WALK IN BINGO  
- Rodriguez, Nancy A, Duran, Albert III; 22  
16217; Veronica N. Hubbard.

HELMAN, TERRENCE M - Digregorio,  
Marco; 23 4652; James E. Crossen III.

READING HOSPITAL, TOWER HEALTH,  
LAWSON, HERMAN C, TOWER  
HEALTH MEDICAL GROUP, MCBRIDE,  
WILLIAM C, MOSS, KELLY N, PARK,  
SUSAN S, BAUM, HEATHER R -  
Readinger, Jr., Terry L, Readinger, Heidi; 23  
2270; Nathan M. Murawsky.

TUCCI, II, MICHAEL J, AUSTIN,  
HECKMAN - Leiva-Avila, Edgardo, Leiva,  
Ivonne D; 23 4101; Gregg R. Durlafsky.

**Contract - Debt Collection: Credit Card**

ALVARADO, RICARDO R - JPMorgan Chase  
Bank N A; 23 12120; Julie E. Goodchild.  
(MSF).

APONTE, TANIA - JPMorgan Chase Bank N  
A; 23 12117; Julie E. Goodchild. (JEG).

CASTRO, VICTOR - Cavalry Spv I LLC; 23  
12186; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (JBN).

DIAZ, DICIANA M - Discover Bank; 23  
12098; Andrew D. Loewy. (MSF).

DIAZ, LUIS A - Cavalry Spv I LLC; 23 12185;  
David J. Apothaker, Kimberly F. Scian,  
Derek A. Moatz. (MSF).

ENCARNACION, MIGUEL - Cavalry Spv I  
LLC; 23 12215; David J. Apothaker. (JEG).

FIGUEROA, BRANDYANN - JPMorgan  
Chase Bank N A; 23 12052; Robert M.  
Kline. (JEG).

FORNEY, RYAN C - Discover Bank; 23  
12178; Michael J. Dougherty. (JBN).

GONZALEZ, EDWIN - Cavalry Spv I LLC;  
23 12322; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (JBN).

HAFER, JASON G - JPMorgan Chase Bank N  
A; 23 12324; Robert M. Kline. (MSF).

KEIM, TODD A - Wells Fargo Bank N A; 23  
12122; Nicole M. Francesc. (JBN).

KERNIZAN, FELISHA - Cavalry Spv I LLC;  
23 12315; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (MSF).

LADO, KRISTI B - JPMorgan Chase Bank N  
A; 23 12304; Robert M. Kline. (JEG).

MANGOLD, LINDA S - Bank Of America N  
A; 23 12278; Bryan J. Polas. (JEG).

MINNICH, JOSHUA - Cavalry Spv I LLC;  
23 12184; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (JEG).

MISKO, RYAN - Cavalry Spv I LLC; 23  
12191; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (JEG).

NELSON, ERIC E - Discover Bank; 23 12135;  
Michael J. Dougherty. (JBN).

PAPE, REBECCA L - Cavalry Spv I LLC; 23  
12219; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (MSF).

PARKS, MEGAN M - Cavalry Spv I LLC;  
23 12321; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (MSF).

PHILLIPS, MICHAEL V - U S Bank National  
Association; 23 12297; U S Bank National  
Association, IPP. (MSF).

ROSARIO, CARMEN - Cavalry Spv I LLC;  
23 12116; David J. Apothaker. (JBN).

TERRERO, FRANK - Cavalry Spv I LLC; 23  
12345; David J. Apothaker. (MSF).

WENRICH, HUNTER G - Cavalry Spv I LLC;  
23 12222; David J. Apothaker, Kimberly F.  
Scian, Derek A. Moatz. (JBN).

WILLIAMS, SHIRLEY - American Express  
National Bank; 23 12298; Jordan W. Felzer.  
(JBN).

**Contract - Debt Collection: Other**

ESTRADA, LUIS A MORALES - Riverfront  
Federal Credit Union; 23 12075; Eden R.  
Bucher. (MSF).

GARCIA, LUIS ANGEL - Acceptance  
Insurance Company Inc; 23 12073; Andrew  
Sklar. (JEG).

HORNING, MICHAEL D - Goldman Sachs  
Bank USA; 23 12295; Andrew D. Loewy.  
(JBN).

**Contract - Other**

BRIANO'S ITALIANO LLC, MILLER,  
BRIAN - Ferraro Foods Inc; 23 12051;  
Gregory J. Allard. (JBN).

H&H CONSTRUCTION SERVICES PA  
LLC - Delta T Mechanical LLC; 23 12200;  
Salvatore Folino. (MSF).

PROGRESSIVE ADVANCED INSURANCE  
COMPANY - Deangelis, Michael; 23  
12054; Kenneth Millman. (MSF).

SCHWARTZ, NICOLE, GUENTHER,  
ELIZABETH - Discover Bank; 23 12293;  
Andrew D. Loewy. (MSF).

**Custody**

ANDUJAR, VALERIE - Simo, Kelvin; 23  
12181; Scott N. Jacobs. (SEL).

BAEZ, JUAN G - Reyes, Sacha L Sanchez; 23  
12165; S. Reyes, IPP. (JGK).

BUCHER, BRIAN - Maggio, Ashley E; 23  
12276; Joseph A. Guillama. (JEG).

CASTILLO, TERESA - Castillo, Stephanie; 23  
12039; Peter J. Dolan. (JEG).

CHRISTNER, OWEN CHRISTOPHER  
- Gibson, Tina M; 23 12153; Joseph A.  
Guillama. (JGK).

LUPO, DAVID B - Harvey, Kristen; 23 12303;  
Nicolas F. Meter. (SEL).

PERALTA, YOHENNY RAMIREZ - Aybal,  
Juan; 23 12112; Douglas S. Wortman.  
(SEL).

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RANIERI, JONATHON - Dutil, Alaina; 23 12349; Denise Sebald Lamborn. (SEL).

REYES, JENNIFER M - Frazier, Edward; 23 12085; E. Frazier, IPP. (JEG).

SNYDER, IV, GEORGE - Haywood, Chrystal; 23 12050; C. Haywood, IPP. (TMB).

VELEZ, JR, FRANKIE - Velez, Yolanda; 23 12139; David G. Campbell. (TMB).

WALB, BRITTANY ANN - Vargas-Ortega, Luis Raul; 23 12102; L. Vargas-Ortega, IPP. (JEG).

WEAVER, PAIGE E - Leister, Nicholas A; 23 12190; Robert E. Angst. (SEL).

**Divorce**

BERNARD, TRACY CASSEL - Bernard, Jeffrey J; 23 12087; Martin P. Mullaney. (TMB).

BOLTZ, SHANE - Kline, Rachel; 23 12174; Todd A. Mays. (JGK).

CURVAS, ANTONIO DEJESUS - Gomez, Cindy A; 23 12172; Joseph T. Bambrick Jr. (JGK).

DELY, JEAN R - Dely, Marie E; 23 12100; Zachary A. Morey. (JEG).

DZUGAN, WILLIAM - Dzugan, Laura; 23 12149; Kirsten B. Miniscalco. (JEG).

FRISINA, CHARLES S - Kelly, Keri M; 23 12101; Sara R. Haines Clipp. (JGK).

KRICK, KELLY JO - Krick, Joshua D; 23 12111; Richard G. Jacoby Jr. (SEL).

MURGA-COLON, AILEEN - Torres-Rodriguez, Gerson J; 23 12188; Joseph A. Guillama. (JEG).

MUSSER, LARRY - Musser, Debra; 23 12070; Todd A. Mays. (JGK).

REMBIS, JR, RICHARD A - Rembis, Kristi; 23 12021; Todd A. Mays. (SEL).

RODRIGUEZ, YAHAIRA - Rodriguez, David; 23 12069; Bernard Mendelsohn. (JEG).

SANCHEZ, GENARO DE JESUS - Sanchez, Jennifer Orozco; 23 12077; J. Sanchez, IPP. (JEG).

SANTOS-ORTIZ, WILFREDO - Santos, Edith; 23 12224; Bernard Mendelsohn. (JGK).

SITES, MAURA - Sites, Curtis; 23 12086; Kristen L. Doleva-Lecher. (SEL).

TREGGAR, JENNIFER - Tregear, George; 23 12210; Todd A. Mays. (SEL).

**Divorce - Custody Count Complaint**

BOLTZ, SHANE - Kline, Rachel; 23 12175; Todd A. Mays. (JGK).

DZUGAN, WILLIAM - Dzugan, Laura; 23 12150; Kirsten B. Miniscalco. (JEG).

**Magisterial District Justice Appeal**

JT ROWAN - Cartmell, III, William David; 23 12048; W. Cartmell, IPP. (MSF).

SMITH, DIANE - Simple Property Management LLC; 23 12132; Simple Property Management LLC, IPP. (MSF).

VASQUEZ, JAVIER, COLON, NISHIA - Johnson, Leroy; 23 12064; L. Johnson, IPP. (MSF).

**Miscellaneous - Other**

PENNSYLVANIA PUBLIC UTILITY COMMISSION - Harrigan, David, Harrigan, Morgana; 23 12346; Gary Schafkopf. (JBN).

**Miscellaneous - Replevin**

DOUBLE MJ TRANSPORTATION INC - Navitas Credit Corporation; 23 12099; Jack M. Seitz. (JBN).

DOUBLE MJ TRANSPORTATION INC - Navitas Credit Corporation; 23 12104; Jack M. Seitz. (JEG).

**Petition for Protection from PFI/SVP**

RAPISARDA, PHILIP - Scholl, Brandon, S, R; 23 12226; B. Scholl, IPP. (JAB).

VEGUILLA, ANTHONY - Savignac, Tracy A; 23 12032; T. Savignac, IPP. (JEG).

**Professional Liability - Medical**

SURGICAL INSTITUTE OF READING - Waller, Nancy; 23 12092; Derek R. Layser. (JEG).

**Real Property - Ejectment**

ALOE 9-5 LLC, EDGE SELF SERVICE, STEINKE, KELLY, STEINKE, ERIC, MITTEN, JACLYN, MITTEN, BENJAMIN - Stuffed, Jr., Claude H, Stuffed, Tina M, Stuffed, Eron N; 23 12164; Rich Raiders. (JBN).

**Real Property - Mortgage Foreclosure: Residential**

BATEZEL, ALECIA - Cws Investments Inc; 23 12274; Jillian L. Nolan Snider. (MSF).

GATHERS, NICOLE D - Bank Of New York Mellon Trust Company N A (the), All Permitted Successors And Assigns, JPMorgan Chase Bank; 23 12090; Karin Schweiger. (MSF).

JORDAN, WILLIAM, JORDAN, STEPHANIE - Freedom Mortgage Corporation; 23 12176; Carolyn Treglia. (MSF).

KROMMES, DEBRA S, KROMMES, KEITH K - U S Bank National Association, Cim Trust, Mortgage Backed Notes; 23 12078; Adrienna Hunsberger. (MSF).

LAIRD, JR, JAMES A, THE UNITED STATES OF AMERICA - Carrington Mortgage Services LLC; 23 12280; Jill M. Fein. (MSF).

MOORE, MACHELLE A - Freedom Mortgage Corporation; 23 12113; Karin Schweiger. (MSF).

MOYER, SANDRA D - Utilities Employees Cu; 23 12115; Heather Riloff. (MSF).

**Real Property - Quiet Title**

M23 LLC, DEVOUGH, CHRISTOPHER, KING I G A MARKETS INC, ANY UNKNOWN PERSONS HAVING OR CLAIMING AN INTEREST IN, CERTAIN PARCEL OF LAND IN HAMBURG BOROUGH BERKS COUNTY PENNSYLVANIA - American Legion 637 Behler-Hein; 23 12114; Daniel Hong. (MSF).

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**Tort Intentional**

DUBBLE’S GERMAN MOTORS - Pricharda, Michael; 23 12089; M. Pricharda, IPP. (JBN).

**Tort Motor Vehicle**

BONILLA, NANCY, RAMOS, MILADY - Gaylord, Ariel; 23 12060; Andrew C. Smialowicz. (JBN).

CARPENTER, CHRISTOPHER, DP TRANSPORT LLC - State Farm Mutual Automobile Insurance Company; 23 12107; Travis L. McElhane. (MSF).

DEY, SUMMER - Lovato, Brandie; 23 12061; Tobi A. Russeck. (JEG).

DVORSHOCK, TYLER - Chimelis Velez, Joshua; 23 12109; Brian Ruditys. (JBN).

FINNEY, LINDA D - Morales, Luz J Figueroa, F, R A; 23 12296; Brandon Swartz. (JEG).

HAYWOOD, SKIP, LEVARI TRUCKING CO LLC - Hogan, Jolean; 23 12211; Benjamin J. Mayerson. (JBN).

JUAREZ, GUILLERMO GASPAR - Perez-Felix, Ramon L; 23 12124; Richard T. Kupersmith. (JEG).

JUAREZ, GUILLERMO GASPAR, MEJIAS-SANCHEZ, BRENDA A - Perez-Felix, Ramon L; 23 12170; Richard T. Kupersmith. (JEG).

LOTTIG, ALEXANDER J - State Farm Mutual Automobile Insurance Company; 23 12110; Travis L. McElhane. (JEG).

SANCHEZ, LOURDES M, OMAR, LUIS - Wensell, Rodney L; 23 12177; Brandon Swartz. (MSF).

SHOTZBARGER, JILLIAN - Garcia, Omar Cruz; 23 12300; Charles Jay Schleifer. (MSF).

SILVA, CARMELO FLORES, ESTRADA, JONATHAN ZAMUDIO, COLIN, AMERICA PANIAGUA - Gil, Esteban; 23 12302; Bernardo Carbajal II. (JBN).

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY - Wagner, Jr., Barry L, Wagner, Donna A; 23 12299; Andrew F. Fick. (JEG).

**Tort Other**

PEIFER, ELIZABETH E, PEIFER, ELIZABETH E, ESTATE OF ALAN M PEIFER - Peifer, Jr, Andrew M, Bogdanova-Peifer, Maria; 23 12137; Joel A. Ready. (MSF).

**Tort Premise Liability**

PENN STATE HEALTH ST JOSEPH - Pedraza, Awilda; 23 12306; Rebecca A. Sweeney. (MSF).

SCHAEFFER, HEATHER, DIXON, SERENA, BENFIELD, STEPHEN, DOE PROPERTY MANAGER, JOHN, DOE TENANT, JOHN, JOHN DOE WATER COMPANY - Codner, Gary; 23 12068; Joel J. Kofsky. (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 **September 8, 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:

**First Publication**

Case Number: 19-13642  
Judgment: \$93,138.13

Attorney: Judith T. Romano, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick mansard roof dwelling house thereon erected, situate on the East side of South Fifteenth Street, between Cotton and Fairview Streets, being No. 513, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Oscar Boyer; on the South by a ten feet wide alley; on the East by a three feet wide alley; and on the West by said South Fifteenth Street.

CONTAINING in front along said South Fifteenth Street, a width of 15 feet 08 inches, and in depth of equal width to said three feet wide alley, 82 feet.

BEING PARCEL ID 1653-16-31-373637

BEING THE SAME PREMISES WHICH Al-Lin Homes, by Deed dated May 2, 2006, and recorded on May 19, 2006 in the Office of the Recorder of Deeds of Berks County in Book 04881 at Page 0889, granted and conveyed unto Nixon Feliz and Daysi Reyes.

TO BE SOLD AS PROPERTY OF: Nixon Feliz and Daysi Reyes

Legal Description  
No. 20-1923

Judgment: \$135,216.91

Attorney: Patrick J. Wesner, Esquire

ALL THAT CERTAIN tract or place of land together with the frame dwelling house thereon erected situate in Douglass Township, Berks County, Pennsylvania, bounded end described as follows, to wit:

Beginning at a corner in the center of a road leading from Reading to Boyertown, in a line of lands of now or late Jacob S. Livingood, thence along the center of said road North Seventy-four and three quarter degrees West one hundred and nine and four tenth feet to a corner in a line of

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Charles M. Reinert's land; thence along the same North fifteen and one-fourth degrees East seven hundred and ninety-one and three fifths feet to a corner of land of Charles M. Reinert; thence along the same South seventy degrees East one hundred and ten feet to a corner of land of now or late Jacob R. Herb; thence along the same, South fifteen and one-quarter degrees West eight hundred end eight and one-tenth feet to a corner in the center of the road leading from Reading to Boyertown, the place of beginning.

Containing Three (3) acres, more or less.

Parcel: 41-5386-10-26-5762

Commonly known as: 969 S Reading Avenue, Boyertown, PA 19512

TITLE TO SAID PREMISES IS VESTED IN Alfred R. Recke and Joanne M. Recke, his wife, by deed from Michelle M. Zieser and Deane R. Zieser, her husband and Marilyn M. Frey and Larry P Frey, her husband and Michael M. Bower and Karen E. Bower, his wife and Marsha M. Painter and John D. Painter, Sr., her husband and John Vendetti, single, dated 9/18/2004 and recorded on 09/30/2004 by the Berks County Recorder of Deeds Office, as Instrument No. 41620956. Alfred R. Recke is deceased and by operation of law the property is solely vested in Joann M. Recke.

To be sold as the property of Joann M. Recke.

20-03396

Judgment: \$201,348.00

Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Pike Township, Berks County, Pennsylvania bounded and described according to a Minor Subdivision Plan for David K. Jones and Clarabelle Jones, drawn by John T. Aston, Registered Surveyor dated October 6, 1987 and last revised December 8, 1987, said Plan recorded in Berks County in Plan Book 152, page 60, as follows, to wit:

BEGINNING at a p.k. spike on the title line in the bed of Club Road (T-620) (33 feet wide) said point being a corner of residue lands now or late of David E. Jones and Clarabelle Jones; thence extending from said point of beginning along said residue lands and crossing the Northwesterly side of Club Road North 38 degrees 02 minutes 22 seconds West 345.85 feet to an iron pin (set) in line of lands now or late of Richard C. and Allia J. Morgan; thence extending along said lands the 2 following courses and distances, (1) North 58 degrees 29 minutes 10 seconds East 39.45 feet to an iron pipe (found) a corner, and (2) North 44 degrees 36 minutes 48 seconds West 51.93 feet to a stone (found), a corner of lands now or late of Paul C. and Alicia M. Marburger; thence extending along said lands North 38 degrees 53 minutes 12 seconds East 236.27 feet to an iron pipe (found), a corner of lands now or late of Mamie Hafer; thence extending along said lands

and crossing the Northwesterly side of Club Road South 37 degrees 53 minutes 47 seconds East 371.94 feet to a spike (found) on the title line in the bed of Club Road, said spike being in line of lands now or late of Randall A. and Lori I. Hoch; thence extending along said lands the 2 following courses and distances, (1) recrossing the Northwesterly side of Club Road South 52 degrees 06 minutes 13 seconds West 199.01 feet to an iron pipe (found), a corner and (2) recrossing the Northwesterly side of Club Road South 43 degrees 52 minutes 03 seconds East 81.25 feet a spike (found) on the title line in the bed of Club Road; thence extending in and along same South 32 degrees 37 minutes 17 seconds West 76.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 2.166 acres of lands

BEING Lot No. 1 as shown on the above mentioned Plan.

BEING the same premises which Robert Casey Jones and Mary Olga Jones, husband and wife by Deed bearing date October 03, 2002 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Deed Book 3641 Page 1868 granted and conveyed unto Dennis M. Hicks and Donna J. Hicks, husband and wife, in fee.

Tax Parcel: 71-5369-04-52-7767

Premises Being: 190 Club Rd, Oley, PA 19547

To be sold as the property of: Dennis M. Hicks and Donna J. Hicks.

Case Number: 21-16590

Judgment Amount: \$171,370.50

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground situate in Maidencreek Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Blandon Meadows IV, Phase 4, Part 3, drawn by Ludgate Engineering Corporation, Engineers, Surveyors, Planners, dated 11/17/1987 and last revised 12/29/1988, said Plan recorded in Berks County in Plan Book 161 page 19, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sonner Lane (53 feet wide), said point being a corner of Lot No. 155 on said Plan; thence extending from said point of beginning along Lot No. 155 South 49 degrees 21 minutes 15 seconds West 174.70 feet to a point, a corner of Lot No. 178 on said Plan; thence extending along same and partly along Lot No. 177 North 32 degrees 11 minutes 00 seconds West 81.40 feet to a point, a corner of Lot No. 157 on said Plan; thence extending along same North 53 degrees East 167.52 feet to a point on the Southwesterly side of Sooner Lane; thence extending along

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same South 37 degrees 00 minutes 00 seconds East 70.00 feet to the first mentioned point and place of Beginning.

CONTAINING 12,895 feet of land.

BEING Lot No. 156 as shown on the abovementioned plan.

PROPERTY ADDRESS:

342 SOONER LANE

BLANDON, PA 19510

PARCEL NUMBERS: 61542117003716

BEING KNOWN AS: 342 SOONER LANE  
BLANDON, PA 19510

PROPERTY ID: 61542117003716

TITLE TO SAID PREMISES IS VESTED IN MARISSA L. PRINTZ BY DEED FROM CRAIG M. JOHNSTON DATED 04/22/2011 RECORDED 05/06/2011 INSTRUMENT NO. 2011017334.

TO BE SOLD AS THE PROPERTY OF: MARISSA L. PRINTZ A/K/A MARISSA PRINTZ; ZACARY K. MOUNTZ.

NO. 22-3152

Judgment: \$158,089.60

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground together with the one-story cement block dwelling house with basement garage thereon erected, lying on the Westerly side of the macadam Township Road T-353 leading Northwardly to Seyfert's Station, situate in the Township of Robeson, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the Westerly side of said township road, being a corner of property belonging to Richard C. Balatgek and Barbara, his wife; thence leaving said township road and extending along said property belonging to Richard C. Balatgek and Barbara, his wife, South fifty-four degrees twenty-three minutes West (S. 54° 23' W.) a distance of two hundred seven and twenty-three one-hundredths feet (207.23') to an iron pipe in line of property belonging to Henry H. Deturk and Lila, his wife; thence along the same, North thirty-two degrees twenty-eight minutes West (N. 32° 28' W.) a distance of seventy-one and thirty-seven one-hundredths feet (71.37') to a point; thence extending along residue property belonging to Richard W. Deck, of which the herein described lot was a part, North fifty-seven degrees fifty-two minutes forty-five seconds East (N. 57° 42' 45" E.) a distance of two hundred thirteen and ninety-two one-hundredths feet (213.92') to a point on the Westerly side of said township road; thence extending along the Westerly side of said township road South twenty-five degrees forty minutes East (S. 25° 40' E.) a distance of fifty-nine and ten one-hundredths feet (59.10') to the place of beginning.

CONTAINING in area 13,665.13 square feet.

BEING THE SAME PREMISES WHICH

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CHARLES A. ENFIELD, SR. and DOLLIE T. ENFIELD, his wife, by Deed dated 8/8/1972 and recorded 8/9/1972 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Deed Book 1613, Page 298, granted and conveyed unto JOHN A. MINGIONE, JR. and JOAN A. MINGIONE, his wife.

PARCEL # 73532513026801

FOR INFORMATIONAL PURPOSES ONLY: Being known as 186 Seyfert Drive, Birdsboro, PA 19508

BEING THE SAME PREMISES which John A. Mingione, Jr. and Joan A. Mingione, husband & wife, by Deed dated July 4, 2016 and recorded August 5, 2016 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2016027260 granted and conveyed unto Melissa S. Wickliffe in fee.

TAX PARCEL NO 73532513026801

BEING KNOWN AS 186 Seyfert Drive, Birdsboro, PA 19508

Residential Property

To be sold as the property of Melissa S. Wickliffe.

22-03316

Judgment: \$50,356.01

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground, being Lot No.79 and eight feet (8') of the Northwestern part of Lot No. 80 on Plan of Lots laid out by Martin M. Hamish, known as "Reading Heights," said Plan recorded in the Recorder's Office at Reading, Berks County, Pennsylvania in Plan Book Vol. 3, page 31, upon which is erected a two-story brick dwelling house situate on the Southwest side of and known as No. 20 Arlington Street, between Lancaster and Fem Avenues, in the City of Reading, Berks County, Pennsylvania more particularly bounded and described as follows:

BEGINNING at a point, a corner of said Arlington Street and a twenty feet (20') wide common alley; thence extending Southeastwardly along the Southwestern side of said Arlington Street thirty-three feet ten and three-eighths inches (33', 10-3/8") to a point; thence extending Southwestwardly in a straight line through said Lot No. 80, a distance of seventy-six feet nine and five-eighth inches (76'9-5/8") more or less, to a ten feet (10') wide common alley; thence extending Northwestwardly along the Northeast side of said ten feet (10') wide common alley a distance of nine feet one and one-eighths inches (9' 1-1/8") more or less, to a corner of said ten feet (10') wide common alley and the aforesaid twenty feet (20') wide common alley, a distance of seventy-nine feet six and one-eighth inches (79' 6-1/8") to the place of Beginning.

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TOGETHER with the right to use, in common with others entitled thereto, the said ten feet (10') wide common alley and the said twenty wide common alley adjacent to the hereinbefore described premises.

PURPART NO. 2.

ALL THAT CERTAIN narrow strip or piece of ground situate on the Western side of Arlington Street, South of Lancaster Avenue, in the Eighteenth Ward in the City of Reading, Berks County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Western side of Arlington Street a sixty feet (60') wide street as laid out on the topographic survey of the City of Reading, said point being thirty-three feet ten and three eighths inches (33' 10-3/8") South of the Southwest corner of the said Arlington Street and a twenty feet (20') wide alley, said point being also a corner in common of property hereinbefore described and property of Lester Clark; thence in a Westerly direction along the present division line between the above mentioned properties and by a line at right angles to the aforementioned Western side of the said Arlington Street, the distance of fifty-one feet and no inches (51' 0") to a point; thence in a Southerly direction along property now or late of Lester Clark and by a line at right angles to the last described line and by a line parallel to the aforementioned Western side of the said Arlington Street, the distance of two feet and eight and three-eighths inches (2' 8-3/8") to a point; thence in an Easterly direction along property of Lester Clark and by a line making an interior angle of eighty-nine (89) degrees and fifteen (15) minutes with the last described line, the distance of fifty-one feet no inches (51' 0") to a point in the aforementioned Western side of the said Arlington Street; thence in a Northerly direction along the said Western side of the said Arlington Street and by a line making an interior angle of ninety (90') degrees and forty-five (45) minutes with the last described line, the distance of two feet and one-half inch (2' 0-1/2") to the place of Beginning.

CONTAINING one hundred twenty and eighty-seven hundredths (120.87) square feet.

BEING PIN NUMBER: 5306-50-65-4421

Being the same premises which Dean A. Focht and Gail D. Focht, by Deed dated August 21, 2001 and recorded August 27, 2001 in the Office of the Recorder of Deeds in and for the County of Berks, in Book 3386, Page 1761, granted and conveyed unto Melody R. Maurer, in fee.

On or about December 28, 2021, Melody Maurer departed this life, thereby vesting her interest in the property unto Darryl Maurer, Noel C. Maurer and Unknown Heirs.

Tax Parcel: 18-5306-50-65-4421

Premises Being: 20 Arlington Street, Reading, PA 19611

TO BE SOLD AS THE PROPERTY OF: DARRYL MAURER, IN HIS CAPACITY

AS HEIR OF MELODY R. MAURER A/K/A MELODY ROBIN MAURER, DECEASED; NOEL C. MAURER, IN HER CAPACITY AS HEIR OF MELODY R. MAURER A/K/A MELODY ROBIN MAURER DECEASED; UNKNOWN HEIRS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MELODY R. MAURER A/K/A MELODY ROBIN MAURER, DECEASED.

No. 22-9303

Judgment: \$286,826.98

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN plot or piece of ground, together with the dwelling house thereon erected, known as No. 1540 Dauphin Avenue, situate on the South side of said Dauphin Avenue, West of Wyoming Avenue, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in said South side of said Dauphin Avenue, said point being four hundred seventy-five (475) feet West of the Southwest corner of said Dauphin Avenue and said Wyoming Avenue; thence West along said South side of said Dauphin Avenue, forty-five (45) feet to a point; thence South along a line at right angles to said last described line a parallel to and five (5) feet East of the Eastern line of Lot No. 62 in Block 16, one hundred fifteen (115) feet to a point in a twelve (12) feet wide alley; thence East along said alley and at right angle to said last described line, a distance of forty-five (45) feet to a point in the dividing line between Lots Nos. 59 and 60, Block 16; thence North in a line at right angles to said twelve (12) feet wide alley and along the Western side of Lot No. 59 a distance of one hundred fifteen (115) feet to a point, the place of BEGINNING.

Said Plot of ground comprises the entire Lot No. 60 and the easternmost twenty (20) feet of Lot No. 61, in Block 16, as shown by the map or plan of Wyomissing surveyed by William H. Dechant, C.E. and having date of June, 1896, said map or plan having been duly recorded in the Recorder's Office of Berks County in Plan Book Volume 1, page 1.

CONTAINING in front a total width or breadth of forty-five (45) feet and extending in length or depth of equal width one hundred fifteen (115) feet to said twelve (12) feet wide alley.

BEING THE SAME PREMISES which David J. Batdorf and Wendy Fleischmann, Co-Executors of the Estate of Elizabeth A. Fleischmann, Deceased, by Deed dated February 12, 1998 and recorded on February 18, 1998, in the Berks County Recorder of Deeds Office at Deed Book Volume 2910 at Page 1932, as Instrument No. 199808483, granted and conveyed unto Andrew L. Foss and Linda A. Foss, husband and wife.

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Being Known as 1540 Dauphin Avenue,  
Wyomissing, PA 19610  
TAX PARCEL NO. 96439611577424  
MAP PIN NO. 439611577424  
ACCOUNT NO. 96018700  
TO BE SOLD AS THE PROPERTY OF  
Andrew L. Foss and Linda A. Foss.

22-10122

Judgment: \$112,768.23  
Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the stucco and single semi-bungalow type dwelling house thereon erected, situate on the southern side of Fairview Avenue, between Twenty-Fifth and Twenty-Third Streets (No. 2450 Fairview Avenue) in the Borough of Mt. Penn, as shown on the topographical survey of said Borough about June 1920 in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of William Beard, said corner being the southern building line of Fairview Avenue 75 feet 7 inches West of a point of curve in said southern building line of Fairview Avenue forming the beginning of the southwestern building line of aforesaid Twenty-Fifth Street; thence southwardly at right angles to Fairview Avenue along said property now or late of Harvey J. Bernhardt a distance of 140 feet to the northern building line of Grandview Avenue as placed on the topographical survey of said Borough of Mt. Penn about June 1920; thence eastwardly along the northern building line of Grandview Avenue at right angles to the last described line a distance of 48 feet to a corner of property now or late of Harvey J. Bernhardt, of which the herein described premises were a part; thence northeastwardly along the same making an interior angle of 98 degrees 41 minutes with Grandview Avenue a distance of 72 feet 10-1/8 inches to a corner; thence northwardly still along the same property making an interior angle of 174 degrees 30 minutes with the last described line a distance of 68 feet 1-1/4 inches to a corner in the aforesaid southern building line of Fairview Avenue 12 feet 9 1/2 inches West of the aforesaid point of curve at said southern building line of Fairview Avenue forming the beginning of the southwestern building line of Twenty-Fifth Street; thence westwardly along the southern building line of said Fairview Avenue, making an interior angle of 86 degrees 49 minutes with the last described line a distance of 62 feet 9-1/2 inches to the place of Beginning.

CONTAINING 7,992 and 1/2 square feet.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways,

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

Being the same premises which J. Ronald Santangelo, by Deed dated 04/14/2017 and recorded 06/14/2017, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2017021510, granted and conveyed unto J. Ronald Santangelo and Bonnie J. Santangelo, his wife, in fee.

Tax Parcel: 64-5316-12-87-9086

Premises Being: 2450 Fairview Avenue, Reading, PA 19606

To be sold as the property of: J. Ronald Santangelo and Bonnie J. Santangelo

22-10872

Judgment: \$99,045.60  
Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate on the South side of Girard Avenue (formerly "Street"), in the Village of Hyde Park, Muhlenberg Township, Berks County, Pennsylvania, together with the building and improvements thereon erected, being more particularly bounded and described as follows, to wit:

Lots Nos. 14 and 15 as laid out on the Plan of Lots by J. Henry Miller, recorded April 15, 1930 in Plan Book Vol. 5A, Page 21, Berks County Records, being bounded on the North by Girard Avenue (Street); on the East by Pennsylvania Avenue; on the South by an alley; and on the West by Lot No. 16 on said Plan of Lots mentioned above.

PARCEL ID: 5308-12-95-2985

KNOWN AS: 100 GIRARD AVE

Being the same premises which Ronald R. Miller and Linda Miller, by Deed dated 08/05/1986 and recorded 08/07/1986, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1904, Page 1164, granted and conveyed unto Ronald R. Miller, in fee.

AND the said Ronald R. Miller passed away on or about September 25, 2021, thereby vesting title of the mortgaged premises unto Sharon K. Miller.

Tax Parcel: 66530530-12-95-2985

Premises Being: 100 Girard Ave, Reading, PA 19605

To be sold as the Property of: Sharon K. Miller.



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Docket #22-11639  
Judgment Amount: \$89,717.54  
Attorney: KML Law Group, P.C.

See Deed Book 4600, Page 1463,  
INSTRUMENT #2005032289  
Sold as the property of:  
KIMBERLY S MORRIS

LEGAL DESCRIPTION

ALL THAT CERTAIN MESSAGE AND TRACT OF GROUND. TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SHOWN AS LOT NO. 1, SITUATE IN PIKE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN "MOYER" DATED NOVEMBER 3, 1978, BY WARREN F. GIFT, R.S., AND RECORDED IN PLAN BOOK 87, PAGE 11, AS FOLLOWS:

BEGINNING AT A PIN IN THE BED OF MOUNTAIN MARY ROAD, T-636. SAID PIN MARKING THE WESTERLY CORNER OF LANDS NOW OR LATE OF EDWARD W. HANTWERKER; THENCE LEAVING SAID ROAD AND BY HANTWERKER SOUTH 66 DEGREES 24 MINUTES 20 SECONDS EAST 462.00 FEET TO AN IRON PIN IN LINE OF LENDS NOW OR LATE OF BARLOW E. GAGE; THENCE BY GAGE SOUTH 51 DEGREES 14 MINUTES 40 SECONDS WEST 214.25 FEET TO A POINT; THENCE BY LOT NO. 2 OF SAID SUBDIVISION THE THREE FOLLOWING COURSES AND DISTANCES: (1) NORTH 67 DEGREES 57 MINUTES 40 SECONDS WEST 103.90 FEET TO A PIN; (2) SOUTH 82 DEGREES 02 MINUTES 20 SECONDS WEST 142.66 FEET TO A PIN; (3) PASSING THROUGH A PIN ON LINE 28.00 FEET FROM THE LINE TERMINUS NORTH 67 DEGREES 57 MINUTES 40 SECONDS WEST 175.00 FEET TO A SPIKE IN THE CENTERLINE OF MOUNTAIN MARY ROAD; THENCE BY THE CENTERLINE OF SAID ROAD THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 23 DEGREES 12 MINUTES 30 SECONDS EAST 89.14 FEET TO A SPIKE; (2) NORTH 32 DEGREES 53 MINUTES 30 SECONDS EAST 100.83 FEET TO A POINT IN LINE OF LENDS NOW OR LATE OF LUDOVICO LACHINE AND MICHAEL F. GIORGIO; THENCE BY SAME AND LEAVING SAID ROAD SOUTH 68 DEGREES 37 MINUTES 30 SECONDS EAST 28.36 FEET TO A PIN; THENCE BY LANDS NOW OR LATE OF LACHINE AND GIORGIO AND REENTERING MOUNTAIN MARY ROAD NORTH 19 DEGREES 15 MINUTES 30 SECONDS EAST 82.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.302 ACRES

Thereon erected a dwelling house known as: 202 Mountain Mary Road aka R.D. 4 Box 526 Mountain Mary Road Boyertown, PA 19512 Tax Parcel #71537900333623 Account: 71027925

Case Number: 22-11755  
Judgment Amount: \$54,187.57  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability company

Legal Description

All that certain lot or piece of ground, situate in the Township of Hereford, County of Berks, Commonwealth of Pennsylvania, as shown on a Subdivision Plan prepared for Victor Riccobono by Chambers Associates, Ind., dated January 4, 1989, last revised April 27, 1989 and recorded in Plan Book 162, Page 42, more fully bounded and described as follows, to wit:

Beginning at a point on the ultimate right of way line of Seisholtzville-Hereford Road (S R 1010) said point also being the common corner of Lot No. 2 and Lot No. 1 on the aforementioned Plan, thence along the ultimate right of way line of Seisholtzville-Hereford Road (S R 1010) the Two following courses and distances, (1) along the arc of a circle curving to the left with a radius of 405 feet and a distance of 51.66 feet to a point of tangent (2) North 72 degrees 12' 45" East 442.34 feet to a point a corner of Lot No. 1 and Lot No. 5, thence along the line of Lot No. 5 South 20 degrees 09' 43" East 648.65 feet to a point, a corner of Lot No. 1 and Lot No. 3, thence extending along Lot No. 3, South 69 degrees 50' 17" West 510.15 feet to a point a corner of Lot No. 1 and Lot No. 2, thence along Lot No. 2 North 20 degrees 08' 11" East 192.01 feet to the point and place of beginning.

Being the same parcel conveyed to Bryant C. Wiedecke and Christine Wiedecke from Christine Wiedecke, by virtue of a Deed dated 01/07/2008, recorded 01/15/2008, in Deed Book 05288, Page 2468, as Instrument No. 2008002696 County of Berks, State of Pennsylvania.

Assessor's Parcel No: 6401-01-46-4851

Parcel: 6401-01-46-4851

Property address: 3318 SEISHOLTZVILLE RD

BARTO, PA 19504

PROPERTY ID: 6401-01-46-4851

TITLE TO SAID PREMISES IS VESTED IN **BRYANT C. WIEDECKE AND CHRISTINE WIEDECKE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM CHRISTINE WIEDECKE DATED 01/07/2008 RECORDED 01/15/2008 BOOK 05288 PAGE 2468. BRYANT C. WIEDECKE DIED ON OR AROUND 06/24/2014.**

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Case No. 22-11831  
Judgment Amount: 153,226.14  
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

All that certain lot together with two (2) dwelling houses and other improvements erected thereon, situate on the northwesterly side of Unger’s Lane, T-656 and the northeasterly side of Weisstown Road, T-613 in Colebrookdale Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and plat #1853-2436 dated 7/26/1977, and Albert G Newbold, R. P. E., as follows:

Beginning at a point in the bed of Unger’s Lane, T-656; said point being the easterly corner of the herein described lot and being in a line of lands now or late of Unger’s Fruit Farms Inc.; thence by the bed of Unger’s Lane the 2 following courses and distances; (1) South 25 degrees 08 minutes 20 seconds West 245 85 feet to a point; (2) South 35 degrees 12 minutes West 336.60 feet to a point in the intersection of Unger’s Lane with Weisstown Road, T-613; thence by the bed of Weisstown Road North 60 degrees 30 minutes West 438.90 feet to a corner of lands now or late of Irwin Gruber; thence by the same the 2 following courses and distances; (1) North 21 degrees 30 minutes East 82.50 feet to a point; (2) North 46 degrees 08 minutes 20 seconds East 626.39 feet to a corner in a line of lands now or late of Unger Fruit Farms, Inc.; thence by the same South 40 degrees 53 minutes 40 seconds East 303.33 feet to the point of beginning.

Containing 5.768 acres.

Excepting and Reserving thereout and therefrom all that certain lot or piece of ground with a dwelling house erected thereon situate in Colebrookdale Township, Berks County, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the public road leading from State Highway Traffic Route No. 100 to State Highway Traffic Route No. 73 (said point being 150 feet Southwest of a line of lands of Daniel Unger) thence along said road south 24 degrees 30 minutes West 61 feet to a corner of other lands of Nelson G. Yoder and wife; thence along the same North 65 degrees 30 minutes West 150 feet to a corner; thence North 24 degrees 30 minutes East 61 feet to a corner; thence South 65 degrees 30 minutes East 150 feet to the place of beginning.

Containing 33.6 perches.

Also excepting and reserving thereout and therefrom all that certain tract or strip of land, together with the improvements erected thereon, situate in Colebrookdale Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan “Yore” dated 7/26/77 by Albert G Newbold, P. E. as follows:

Beginning at a point in the bed of Unger’s

Lane, T 656, said point being 141.95 feet distant from a point marking a corner of lands now or late of Unger Fruit Farms, Inc., measured South 25 degrees 08 minutes 20 seconds West; thence by the bed of Unger’s Land South 25 degrees 08 minutes 20 seconds West, 12.03 feet to a point; thence by other lands of the grantee North 60 degrees 26 minutes 30 seconds West 150.00 feet to a point; thence by Lot No 2 of other lands of the grantor North 28 degrees 46 minutes 30 seconds East 12.00 feet to a point; thence by same South 60 degrees 26 minutes 30 seconds East 149.24 feet to the place of beginning.

Containing 1,794 square feet.

Being the same property conveyed to James A Dodson by deed from Thomas C Griffen and Greta S Griffen recorded January 23 2009 in Instrument No 2009002799

Property Address: 1124 Weisstown Road, Boyertown, PA 19512

APN 38-5387-08-88-3482

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

Being the same premises which Thomas C. Griffen and Greta S. Griffen, by Deed dated 12/11/2008 and recorded 01/23/2009, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2009002799, granted and conveyed unto James A. Dodson, in fee.

Tax Parcel: 38-5387-08-88-3482

Premises Being: 1124 Weisstown Rd, Boyertown, PA 19512

22-12727

Judgment: \$423,557.44

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WASHINGTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO FINAL PLAN OF GEHRINGER FARM, DATED FEBRUARY 11, 2004, LAST REVISED AND RECORDED IN INSTRUMENT NO. 2012007394, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF THE CUL DE SAC OF TIFFANY CIRCLE, A CORNER OF LOT NO. 7 ON SAID PLAN; THENCE EXTENDING FROM SAID BEGINNING POINT AND ALONG TIFFANY CIRCLE ON THE ARC OF A CIRCLE CURVING TO

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THE LEFT HAVING A RADIUS OF 60 FEET THE ARC DISTANCE OF 65.98 FEET TO A POINT, A CORNER OF LOT NO. 132 ON SAID PLAN; THENCE LEAVING TIFFANY CIRCLE AND EXTENDING ALONG LOT NO. 132, NORTH 39 DEGREES 21 MINUTES 59 SECONDS WEST, 175.90 FEET TO A POINT, A CORNER; THENCE EXTENDING NORTH 37 DEGREES 19 MINUTES 36 SECONDS EAST, 179.50 FEET TO A POINT, A CORNER; THENCE EXTENDING SOUTH 52 DEGREES 2 MINUTES 55 SECONDS EAST, 173.10 FEET TO A POINT, A CORNER OF LOT NO. 7 AFORESAID; THENCE EXTENDING ALONG LOT NO. 7, SOUTH 23 DEGREES 38 MINUTES 23 SECONDS WEST, 178.69 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF THE CUL DE SAC OF TIFFANY CIRCLE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING LOT NO. 131 ON SAID PLAN

PARCEL NO.: 89-5398-02-88-2096

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS, WAYS, STREETS, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THEM, THE SAID GRANTORS, AS WELL AT LAW AS IN EQUITY, OF, IN AND TO THE SAME.

Being the same premises which Mark A. Stover and Tanya M. Pronkowitz, Husband and Wife, by Deed dated 08/26/2015 and recorded 09/02/2015, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2015030941, granted and conveyed unto Mark A. Stover, as Sole Owner.

Tax Parcel: 89-5398-02-88-2096

Premises Being: 17 Tiffany Circle, Barto, PA 19504

To be sold as the Property of: Mark Stover

Case Number: 22-13805

Judgment Amount: \$76,599.67

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

Attorneys for Plaintiffs

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate at the southwest corner of North Eleventh and Union Streets, being No. 1532 North Eleventh Street,

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

On the North by said Union Street;

On the East by said North Eleventh Street;

On the South by property now or late of Howard J. Stupp and Flora E. Stupp; and

On the West by a fifteen feet (15') wide alley, CONTAINING in front or width, North and South, along said North Eleventh Street, Thirty-three feet, three inches (33' 3") more or less, and in depth, one hundred feet (100') to said fifteen (15') wide alley.

BEING THE SAME PREMISES which Fern M. Rappert and Mary E. Lucia, by Indenture dated 02-22-91 and recorded 02-25-91 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 2193 page 1629, granted and conveyed unto Brad E. Wily. PARCEL: 17-5317-21-18-0930

Property Address:

1532 N 11TH ST

READING, PA 19604

BEING KNOWN AS: 1532 N 11TH ST READING, PA 19604

PROPERTY ID: 17-5317-21-18-0930

TITLE TO SAID PREMISES IS VESTED IN JOHN W DUNN BY DEED FROM BRAD E. WILY DATED 07/28/2004 RECORDED 08/20/2004 BOOK 4132 PAGE 1324 INSTRUMENT NO. 65182

Case Number: 22-14375

Judgment Amount: \$80,557.57

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground lying on the Northerly corner of Hearthstone Drive and Executive Circle, both 60' wide streets, said lot being known as Lot No. 811 of Subdivision "A" of Section No. 4 of Crestwood Plan of Lots, laid out by Richard H. Rimby, dated August 29, 1969, and recorded in Berks County Records in Plan Book No. 32 Page 59, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the curve of the Northeastern building line of Hearthstone Drive, being a corner between Lots numbered 811 and 812 of said Plan of Lots; thence leaving said building line of Hearthstone Drive and extending in a Northeasterly direction along said Lot No. 812 belonging to now or late Theodore W. Faust, Jr., and Joyce L., his wife, known as #37 Hearthstone Drive, by a line radial to the curve in the said building line of Hearthstone Drive, a distance of ninety-three and zero one-hundredths feet (93.00') to a point, a corner between Lots

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numbered 812 and 810 of said Plan of Lots; thence extending in a Southeasterly direction along said Lot No. 810, belonging to the now or late John E. Larkin and Dolores P., his wife, and known as #5 Executive Circle, by a line making an interior angle of one hundred eleven degrees thirteen minutes fourteen seconds (111 degrees 13' 14") with last described line, a distance of ninety-four and seven one-hundredths feet (94.07') to a point in the Northwestern building lien of Executive Circle; thence extending in a Southwesterly direction along said building line of Executive Circle, by a line making a right angle with the last described line, a distance of seventy-five and zero one-hundredths feet (75.00') to a point of curve connecting said building line of Executive Circle with the aforesaid Northeastern building line of Hearthstone Drive; thence extending in a Westerly direction along the arc of a curve deflecting to the right, having a radius of thirty and zero one-hundredths feet (30.00'), a central angle of ninety degrees (90 degrees), a distance along the arc of forty-seven and twelve one-hundredths feet (47.12') to a point of compound curve in the Northeastern building line of Hearthstone Drive; thence extending in a Northwesterly direction along said building line of Hearthstone Drive, being along the arc of a curve deflecting to the right, having a radius of two hundred seventy and zero one-hundredths feet (270.00'), a central angle of twenty-one degrees thirteen minutes fourteen seconds (21 degrees 13' 14"), a distance along the arc of one hundred and zero one-hundredths (100.00') to the place of BEGINNING.

BEING the same premises conveyed to Edward J. Waltman and Patricia M. Waltman, husband and wife, by Deed from Granville M. Rundle, filed for record 05/09/2007, in Book 5131, Page 894.

Property Address:  
6 Executive Circle  
Reading, PA 19606  
Parcel ID: 43-5233-17-11-2594

BEING KNOWN AS: 6 EXECUTIVE CIRCLE READING, PA 19606  
PROPERTY ID: 43-5233-17-11-2594

TITLE TO SAID PREMISES IS VESTED IN EDWARD J. WALTMAN AND WAYNE E. WALTMAN BY DEED FROM EDWARD J. WALTMAN DATED 10/16/2018 RECORDED 10/16/2018 INSTRUMENT NO. 2018035945. EDWARD J. WALTMAN DIED ON OR AROUND 10/22/2020.

Docket #22-14701  
Judgment Amount: \$160,769.68  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THOSE TWO CERTAIN TRACTS OR PIECES OF GROUND, TOGETHER WITH THE BUILDINGS THEREON ERECTED, SITUATE

IN THE VILLAGE OF FARMINGTON, IN LONGSWAMPTOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

**TRACT NO. 1**

BEGINNING AT A STONE SET FOR A CORNER; THENCE BY A PRIVATE ROAD NORTH 85-3/4 DEGREES EAST 30 FEET TO A STONE IN LINE OF PROPERTY OF LATE OF JOHN TREICHLER, NOW URIAH BIERY ESTATE; THENCE ALONG THE SAME NORTH 4-1/4 DEGREES WEST 150 FEET TO A STONE; THENCE BY A 12 FEET WIDE ALLEY SOUTH 85-3/4 DEGREES WEST 30 FEET TO A STONE; THENCE BY PROPERTY LATE OF MOSES BATZ, NOW AUGUST BAUER, SOUTH 4-1/4 DEGREES EAST 150 FEET TO THE PLACE OF BEGINNING.

**TRACT NO. 2**

BEGINNING AT A POINT IN A DIRECT LINE WITH THE PARTY LINE BETWEEN THE PROPERTIES OF SOLON BAUER AND CARL MERKEL ON THE SOUTH SIDE OF A 12 FEET DRIVEWAY, SOUTH 4-1/4 DEGREES EAST A DISTANCE OF 80 FEET TO AN IRON PIPE; THENCE ALONG THE PUBLIC ROAD LEADING TO MAXATAWNY 95 FEET TO A POINT; THENCE ALONG THE SOUTH SIDE OF SAID 12 FEET DRIVEWAY, NORTH 85-3/4 DEGREES EAST 50 FEET TO THE PLACE OF BEGINNING.

Thereon erected a dwelling house known as:  
7 Depot Lane  
Mertztown, PA 19539  
Tax Parcel #59547404727540  
Account: 59056210  
See Deed Book , Page INSTRUMENT #2019019986

Sold as the property of:  
DANIEL SERBIA

Docket #22-15013  
Judgment Amount: \$37,486.00  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF NORTH ELEVENTH STREET, BETWEEN GREENWICH AND OLEG STREETS, BEING NO. 636 NORTH ELEVENTH STREET, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED:

ON THE NORTH BY PROPERTY NOW OR LATE OF PHILIP ASSETO AND NANCY ASSETO, HIS WIFE, KNOWN AS NO. 638 NORTH ELEVENTH STREET; ON THE EAST BY SAID NORTH ELEVENTH STREET; ON

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THE SOUTH BY PROPERTY NOW OR LATE OF GEORGE H. ADAMS AND HELEN E. ADAMS, HIS WIFE, KNOWN AS NO. 634 NORTH ELEVENTH STREET; AND ON THE WEST BY A TEN FEET WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID NORTH ELEVENTH STREET, FIFTEEN (15) FEET, AND IN DEPTH OF UNIFORM WIDTH, EXTENDING EAST AND WEST, TO SAID TEN FEET WIDE ALLEY, ONE HUNDRED FOURTEEN (114) FEET, MORE OR LESS.

Thereon erected a dwelling house known as: 636 North Eleventh Street Reading, PA 19604

Tax Parcel #12531753130828

Account: 12167875

See Deed Book Vol 2806, Page 1290

Sold as the property of:

The Unknown Heirs of SANDRA L. BURKHART Deceased, LISA JOHNSON Solely in Her Capacity as Heir of SANDRA L. BURKHART AKA SANDRA LEE BURKHART, Deceased and VIRGINIA KLINE Solely in Her Capacity as Heir of SANDRA L. BURKHART AKA SANDRA LEE BURKHART, Deceased

Docket #22-15371

Judgment Amount: \$109,821.12

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

All that certain two story brick and stucco dwelling house and the lot or piece of ground whereon the same is erected, situate on Raymond Street, beyond Bernhart Avenue (being No. 216 Raymond Street), in Muhlenberg Township, County of Berks, and Commonwealth of Pennsylvania, as shown by the map or plan compiled from plans of N. M. Davis by F. H. Shaw, C. E., and bearing date 1910 and recorded in the Recorder's Office of Berks County in Plan Book No. 3, page 12, and being the southern 13 feet of Lot No 47 and the entire 20 feet of Lot No. 48 in said Plan of Hyde Villa, bounded and described as follows, to-wit:

On the South by Lot No. 49;

On the West by a ten foot wide alley;

On the North by property now or late of Edward K. Tobias; and

On the East by Raymond Street

Containing in front on said Raymond Street 33 feet, more or less, and in depth of equal width, 120 feet, more or less, to said ten feet wide alley, and being the southern house of twin houses.

Thereon erected a dwelling house known as:

216 Raymond Street

Reading, PA 19605

Tax Parcel #66530816848100

Account: 66388900

See Deed Book 05113, Page 0806

Sold as the property of:

SHARON BIBBUS

#### LEGAL DESCRIPTION

Docket No. 22-16540

Judgment: \$283,173.00

Attorney: Meredith H. Wooters, 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, together with the improvements thereon erected, situate at the Southeast corner of Oak Street and Elizabeth Avenue, in the Borough of Laureldale, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to-wit:

Beginning at a point formed by an intersection of the southern side of Elizabeth Avenue with the eastern side of Oak Street, said intersection having an interior angle of 73 degrees 29 minutes; thence in an easterly direction along the southern side of Elizabeth Avenue, a distance of 93.41 feet to a point; thence in a southerly direction, at right angles to the southern side of Elizabeth Avenue a distance of 113.05 feet to a point; thence in a Westerly direction by a line making an interior angle of 106 degrees 31 minutes to last described line, a distance of 57.41 feet to the eastern side of Oak Street; thence in a northerly direction along the same, at right angles to last described line a distance of 134.93 feet to Elizabeth Avenue, the place of beginning.

#### Purpart No. 2:

All that certain lot or piece of ground situate on the southern side of Elizabeth Avenue, East of Oak Street, in the Borough of Laureldale, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to-wit:

Beginning at a point in the southern side of Elizabeth Avenue, 93.41 feet East of the southeast corner of Oak Street and Elizabeth Avenue; thence in an easterly direction along the southern side of Elizabeth Avenue, a distance of 60.00 feet to a point; thence in a southerly direction, at right angles to Elizabeth Avenue, a distance of 95.26 feet to a point, thence in a westwardly direction, by a line making an interior angle of 106 degrees 31 minutes with the last described line, a distance of 62.51 feet to a point; thence in a northerly direction, by a line making an interior angle of 73 degrees 29 minutes with the last described line, a distance of 113.05 feet to the southern side of Elizabeth Avenue, the place of beginning.

Being the same property conveyed to Nicolas De Los Santos and Santa T. Vargas, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Miguel A. Diaz and Gloria T. Diaz, husband and wife, dated April

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12, 2007, recorded May 1, 2007, at Instrument Number 2007025816, and recorded in Book 05125, Page 0083, Office of the Recorder of Deeds, Berks County, Pennsylvania.

Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2016-025529, granted and conveyed unto Luis M. Berrios, Jr. and Amanda Colon (also known as Amanda Berrios).

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2100 ELIZABETH AVENUE, READING, AKA LAURELDALE, PA 19605.

TO BE SOLD AS THE PROPERTY OF AMANDA BERRIOS FKA AMANDA COLON AND LUIS M. BERRIOS, JR.

Parcel No.: 57531918305524

Account: 57048650

See Deed Book Volume 05125, Page 0083

23-01504

Judgment: \$343,891.71

Attorney: Brock & Scott, PLLC

TO BE SOLD AS THE PROPERTY OF NICOLAS DE LOS SANTOS AND SANTA T. VARGAS, HUSBAND AND WIFE

LEGAL DESCRIPTION

PURPART NO. 1:

ALL THOSE CERTAIN three (3) lots or pieces of ground as shown on Plan of "Montrose", laid out in April 1925 by William H Dechant & Sons, filed in the Recorder's Office of Berks County, in Plan Book No. 2, page 55, situate in the Township of Cumru, County Berks County and State of Pennsylvania, being Lots Nos. 802, 803 and 804, bounded and described as follows, to wit:

On the Southwest by Ardmore Avenue;

On the Northwest by Lot No. 805;

On the Northeast by a fifteen feet (15); wide alley; and

On the Southeast by Lot No. 801

CONTAINING in front on Ardmore Avenue sixty feet (60'), and in depth of equal width, one hundred thirty feet (130') to said fifteen feet (15') wide alley.

PURPART NO. 2

ALL THOSE CERTAIN three (3) lots or pieces of ground on plan of "Montrose", as laid out in April 1925, by William H Dechant & Sons, and a plan thereof filed in the Recorder's Office of Berks County and State of Pennsylvania, being Lots Nos. 805, 906 and 807, bounded and described as follows:

On the Southwest by Ardmore Avenue

On the Northwest Clair Street

On the Northeast by a fifteen (15) feet wide alley, and

On the Southeast by a lot No. 804

CONTAINING in front on Ardmore Avenue sixty-five (65) feet and in depth of equal width to said fifteen (15) feet wide alley, one hundred thirty (130) feet.

Being the same premises which Nicholas H. Yatron and Margaret E. Yatron, husband and wife, by Deed dated 10/04/2018 and recorded 10/12/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.: 2018035611, granted and conveyed unto Wendolyn M. Douglas and Jurt D. Fritz, in fee.

Tax Parcel: 39-4395-05-08-5416

Premises Being: 119 Ardmore Ave, Reading, PA 19607

To be sold as the Property of: **KURT D FRITZ; WENDLOLYN M DOUGLASS**

No. 23-00667

Judgment: \$142,279.81

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain lot or piece of ground together with the one and one-half story brick dwelling and garage erected thereon being No. 619 Euclid Avenue, situate on the Northern side of Euclid Avenue, between Sixth Avenue and Seventh Avenue, in the Township of Muhlenberg, Berks County, Pennsylvania, being further known as the eastern 14 feet of Lot No. 113, all of Lot No. 114, and the western 22 feet of Lot No. 115, as shown on the Plan of Lots of Nathan B. Leshar, said Plan being recorded in Plan Book Vol. 8, page 22, Berks County records, more particularly bounded and described as follows to wit:

BEGINNING at a point in the northern side of Euclid Avenue, 155.80 feet East of the eastern side of Sixth Avenue; thence in a northerly direction at right angles to the last described line a distance of 120 feet to a point in the southern side of a 20-foot wide alley; thence in an easterly direction along the same at right angles to the last described line a distance of 76 feet to a point; thence in a southerly direction at right angles to the last described line a distance of 120 feet to a point in the northern side of Euclid Avenue; thence in a westerly direction along the same at right angles to the last described line a distance of 76 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: 619 EUCLID AVENUE, TEMPLE, PA 19560

Mapped PIN: 5309-12-86-1532

Parcel ID: 66530912861532

Account #: 66830219

BEING THE SAME PREMISES WHICH Heather M. Fritz, by Deed dated July 18, 2016 and recorded July 25, 2016 in the Office of the

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C.C.P. BERKS COUNTY, NO. 23-02232  
Judgment - \$172,629.74  
MATTHEW C. FALLINGS, Esquire,  
Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE EASTERN HALF OF A STONE TWIN DWELLING ERECTED THEREON, SITUATE IN THE VILLAGE OF GRESHVILLE, DOUGLASS TOWNSHIP, BERKS COUNTY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ABOUT THE MIDDLE OF THE CONCRETE ROAD LEADING FROM READING TO BOYERTOWN, THENCE ALONG THE SAME NORTH 78 DEGREES EAST 74 FEET AND 7 INCHES TO A CORNER OF LANDS OF CHARLES SCHARI, THENCE ALONG THE SAME SOUTH 17 DEGREES EAST 138 FEET AND 7 INCHES TO A CORNER OF LANDS OF CHARLES SCHARI, THENCE ALONG THE SAME SOUTH 17 DEGREES EAST 138 FEET AND 7 INCHES TO A CORNER OF LANDS OF ALTE IRVIN MAURER, THENCE ALONG THE SAME SOUTH 78 DEGREES WEST 86 FEET TO A CORNER OF LANDS OF AHRNON HOUCK, THENCE ALONG THE SAME THROUGH THE MIDDLE OF THE PARTITION WALL NORTH 12-1/2 DEGREES WEST 138 FEET AND 2 INCHES TO THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1008 READING AVENUE, BOYERTOWN, PENNSYLVANIA, 19512

TAX PARCEL: 41538609159842

BEING the same premises which ELLEN E. CLEAVER AND MELISSA R. ANTRIM, MARRIED by Deed dated December 4, 2003 and recorded in the Office of Recorder of Deeds of Berks County on February 12, 2004 at Book 3991, Page 22 granted and conveyed unto DAVID M. ANTRIM AND MELISSA R. ANTRIM, HUSBAND AND WIFE.

No. 23-03358  
Judgment: \$110,199.94  
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground with the 1-1/2 story brick dwelling house erected thereon, being No. 320 Clifton Avenue said lot being composed of the Westerly part or portion of Lot No. 324, as shown on the plan of "Brookline" said plan being recorded in Plan Book Vol. 8, page 21, Berks County records, situate on the Southerly side of Clifton Avenue between Brookline Plaza and McClellan Street in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made by A. E. Naylor, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the Southerly building line of a 50 feet wide Avenue known as Clifton Avenue as laid out on the Topographical survey of the City of Reading, said iron pin being distant 199 feet measured in a Northwesterly direction along the arc of a curve in the Southerly building line of Clifton Avenue, from the intersection of the said Southerly building line of Clifton Avenue and the Northerly building line of a 60 feet wide street known as McClellan Street as laid out on the Topographical survey of the City of Reading; thence in a Southwesterly direction along a line radial to the said curve in the Southerly building line of Clifton Avenue and along the residue portion of Lot 324 a distance of 138.67 feet to an iron pin in the Northerly line of Lot 329, angle of 129 degrees 17 minutes 47 seconds with the last described line, a distance of 26.01 feet to an iron pin in the Easterly line of Lot 320; thence in a Northerly direction along the Easterly line of Lot 320 and forming an interior angle of 90 degrees with the last described line, a distance of 24.94 feet to an iron pin in the Southeast corner of Lot No. 323; thence in a Northeasterly direction along the Easterly line of Lot 323 and forming an interior angle of 146 degrees 41 minutes 49 seconds with the last described line, a distance of 133.96 feet to an iron pin in the Southerly building line of Clifton Avenue, said line being radial to the curve in the Southerly building line of Clifton Avenue; thence along the Southerly building line of Clifton Avenue in a Southeasterly direction along a line curving to the right having a radius of 480 feet a distance along the arc of 50 feet to an iron pin the place of beginning.

BEING THE SAME PREMISES which Mary F. Konczewski, by Deed dated July 15, 1996 and recorded on July 29, 1996, in the Berks County Recorder of Deeds Office at Deed Book Volume 2752 at Page 759, as Instrument No. 199635410, granted and conveyed unto Miguel A. Ortega and Bonnie L. Ortega, husband and wife, and Crescencia Rivera. The said Crescencia Rivera departed this life on or about June 7, 1997, thereby vesting title to Miguel A. Ortega and Bonnie L. Ortega, by operation of law. The said Miguel A. Ortega departed this life on or about August 17, 2020, thereby vesting title to Bonnie L. Ortega, by operation of law.

Being Known as 320 Clifton Avenue, Reading, PA 19611

TAX PARCEL NO. 18530663331662

MAP PIN NO. 530663331662

ACCOUNT NO. 18322375

TO BE SOLD AS THE PROPERTY OF  
Bonnie L. Ortega

NO. 23-03934  
Judgment: \$89,782.36  
Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of land together with a two story brick dwelling house

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with mansard roof thereon erected, situate on South Franklin Street, in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania, and known as No. 34 South Franklin Street, bounded and described as follows, to wit:

BEGINNING at a point on the building line of South Franklin Street and running thence by property now or late of Thomas Will and known as 32 South Franklin Street, partly through the middle of the partition wall of this and the adjoining brick dwelling home, South 43 1/4 degrees East, 108 feet to a corner at a four foot wide alley; thence South 46 3/4 degrees West, 14 feet 1 inch to a corner of premises now or late of Philip Neere, and known as 36 South Franklin Street and running thence along the same, North 43 1/4 degrees West 108 feet to a point on the building line of said South Franklin Street; thence along the same, North 46 3/4 degrees East, 14 feet, 1 inch to a place of BEGINNING.

BEING Parcel #33538720906105

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 34 South Franklin Street, Boyertown, PA 19512

BEING THE SAME PREMISES which Joel Pilgert, by Deed dated July 19, 2016 and recorded July 20, 2016 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2016025111 granted and conveyed unto Richard M. Kucharek and Christine Kucharek in fee.

TAX PARCEL NO 33538720906105

BEING KNOWN AS 34 South Franklin St, Boyertown, PA 19512

Residential Property

To be sold as the property of Richard M. Kucharek a/k/a Richard Kucharek and Christine Kucharek

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, October 6, 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.

**ARTICLES OF INCORPORATION**

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

The name of the proposed corporation is **Winning Direction, Inc.**

The Articles of Incorporation have been filed on August 2, 2023.

The purposes for which it is being organized are: To manage and operate horse stables.

**TERKANIAN LAW, LLC**

2001 County Line Rd.  
Warrington, PA 18976

**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: **MOHNTON CUMRU LIONS CLUB FOUNDATION**

The purposes for which it was organized are: to solicit and otherwise raise money to fund the aims and goals of the Mohnton Cumru Lions Club.

**Jason A. Ulrich, Esq.**

Gross McGinley,  
33 S. 7th St.,  
P.O. Box 4060  
Allentown, PA 18105-4060

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-10916

NOTICE IS HEREBY GIVEN that the Petition of Caden William Coutz was filed in the above named Court, praying for a Decree to change their name to CADAN WILLIAM CLEMENTS.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" 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.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-10003



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NOTICE IS HEREBY GIVEN that the Petition of CARLO ALLEN NOBLE-DAVIS was filed in the above named Court, praying for a Decree to change their name to CARLO ALLEN WOELLNER-DAVIS.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" 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.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-10002

NOTICE IS HEREBY GIVEN that the Petition of CHIARA MARIE NOBLE was filed in the above named Court, praying for a Decree to change their name to CHIARA MARIE WOELLNER.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" 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.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-10036

NOTICE IS HEREBY GIVEN that the Petition of Devan Olivia Macknight was filed in the above named Court, praying for a Decree to change their name to DEVAN OLIVIA KANJORSKI.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-14622

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff vs.

MARLA S. GIERINGER, IN HER CAPACITY AS HEIR OF GEORGE E. WEIDA; ET AL. Defendants To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE E. WEIDA Defendant(s), 251 GREENWICH STREET KUTZTOWN, PA 19530

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, 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. 22-14622, seeking to foreclose the mortgage secured on your property located, 251 GREENWICH STREET KUTZTOWN, PA 19530.

**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 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

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
NO. 23-05269  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

Finance of America Reverse LLC, Plaintiff  
vs.  
Unknown Surviving Heirs of Linda Bauer,  
Defendant

**TO: Unknown Surviving Heirs of Linda Bauer**

Premises subject to foreclosure: 173 Greshville Road, Boyertown, Pennsylvania 19512.

NOTICE

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 notice 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.

**Lawyer Referral Service,  
Berks County Bar Association,  
544-546 Court Street,  
Reading, Pennsylvania 19601,  
www.berksbar.org  
(610) 375-4591.**

McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff,  
1420 Walnut St., Ste. 1501,  
Phila., PA 19102,  
215-790-1010

**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**

**BARRELL, RODNEY D., dec'd.**

Late of 112 Sunday Rd.,  
Greenwich Township.  
Executrix: GRETCHEN M. BARRELL,  
112 Sunday Rd.,  
Kutztown, PA 19530.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**BROWN, GLORIA S. also known as BROWN, GLORIA SMOKER, dec'd.**

Late of 5485 Perkiomen Ave.,  
City of Reading.  
Executor: JEFFREY S. BROWN,  
829 Broadcasting Rd.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**GRIM, JONATHAN AARON, dec'd.**

Late of Borough of Kutztown.  
Administratrix: JESSICA A. GRIM.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**HARTOS, GEORGE RONALD, dec'd.**

Late of 391 W. Benjamin Franklin Hwy.,  
Amity Township.  
Executor: GEORGE T. HARTOS,  
417 St. Anns Circle,  
Phoenixville, PA 19460.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HUDSPITH, SHIRLEY A. also known as HUDSPITH, SHIRLEY ARLENE, dec'd.**

Late of Exeter Township.  
Executrix: CHERYL A. STACHE,  
54 Sycamore Dr.,  
Reading, PA 19606.  
ATTORNEY: FREDERICK M. NICE, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**KRIZE, KATINA, dec'd.**

Late of Borough of Wyomissing.  
Executrix: NIKKI KRIZE.  
c/o ATTORNEY: SARA R. HAINES CLIPP, ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Road, Suite 101,  
Wyomissing, PA 19610

**LUCARELLI, ALICE, dec'd.**

Late of Borough of Boyertown.  
Executrices: DAWN HYDOCK and  
DIANE MCGLINCHEY.  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
MONASTRA & GRATER, LLC,  
400 Creekside Drive, Suite 409,  
Pottstown, PA 19464

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**MARDERNESS, EDNA E., dec'd.**

Late of Marion Township.  
 Executrix: BEVERLY S. BROSSMAN,  
 145 West Park St.,  
 Newmantown, PA 17073.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**MOSE, DOROTHY I. also known as  
MOSE, DOROTHY IRENE, dec'd.**

Late of Muhlenberg Township.  
 Executors: STEVEN S. MOSER and  
 SHARON L. KREITZ.  
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**OWENS, ROGER R., dec'd.**

Late of Borough of Wyomissing.  
 Executor: LARRY D. OWENS,  
 431 August Drive, East,  
 Sinking Spring, PA 19608.  
 ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**PISCO, KATHLEEN MARIE, dec'd.**

Late of 122 Halsey Ave.,  
 Spring Township.  
 Administrator: DAVID PISCO,  
 122 Halsey Ave.,  
 West Lawn, PA 19609.  
 ATTORNEY: JOSEPH T. BAMBRICK, JR.,  
 ESQ.,  
 529 Reading Avenue,  
 West Reading, PA 19611

**RAUCH, LEO H. also known as****RAUCH, LEO HARRISON, dec'd.**

Late of 13 Five Points Rd.,  
 Hereford Township.  
 Executrix: VIRGINIA SNYDER,  
 13 Five Points Rd.,  
 Macungie, PA 18062.  
 ATTORNEY: MICHAEL IRA STUMP, ESQ.,  
 207 East Main Street, Suite 100,  
 Macungie, PA 18062

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

Late of Lower Heidelberg Township.  
 Executor: JACK ROBERTS,  
 307 West Grant St.,  
 Lancaster, PA 17603.  
 ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**ROUSIS, RENEE E., dec'd.**

Late of Borough of Bally.  
 Executor: JEREMIAH D. ROUSIS.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**ROUTE, LUTHER H., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: ROSEMARY M. ROUTTE.  
 c/o ATTORNEY: STEPHEN G. WELZ,  
 ESQ.,  
 LAW OFFICES OF STEPHEN G. WELZ,  
 P.C.,  
 999 Berkshire Boulevard, Suite 290,  
 Wyomissing, PA 19610

**RUSNAK, CYNTHIA L., dec'd.**

Late of Spring Township.  
 Executor: BENJAMIN J. RUSNAK.  
 c/o ATTORNEY: MICHAEL J. RIGHI,  
 ESQ.,  
 BITLER LAW, P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508

**RYE, PALLE, dec'd.**

Late of 2000 Cambridge Ave., #704,  
 Borough of Wyomissing.  
 Executors: PETER RYE and  
 BIRGITTE H. SORENSEN.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUDET,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**SCHAEFFER, KATHLEEN MARIE, dec'd.**

Late of Borough of Birdsboro.  
 Administrators: JAGGER and SKYLER  
 SCHAEFFER,  
 25 Annon St.,  
 Birdsboro, PA 19508.  
 ATTORNEY: LATISHA B.  
 SCHUENEMANN, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STOCK, JR., WILLIAM C., dec'd.**

Late of City of Reading.  
 Administrator, C.T.A.: JEAN A. DEGLER,  
 104 Bernhart Ave.,  
 Reading, PA 19605.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**WATERS, ARTHUR WILLIAM, dec'd.**

Late of Jefferson Township.  
 Administratrix: BARBARA L. ROTZ,  
 105 Jefferson Court,  
 Bernville, PA 19506.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**WETZEL, STEVEN J., dec'd.**

Late of Borough of Bechtelsville.  
 Administrator: DYLAN J. WETZEL,  
 2061 Swamp Pike, Apt. B,  
 Gilbertsville, PA 19525.  
 ATTORNEY: VICTOR M. FREDERICK,  
 IV, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512

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**Second Publication****ANDERSON, MARY JANE also known as  
ANDERSON, MARY J., dec'd.**

Late of Longswamp Township.  
Executors: RUSSELL J. ANDERSON and  
RUTH MANMILLER.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**ARTERS, JOHN K., dec'd.**

Late of Exeter Township.  
Administratrix: DIANE M. ARTERS.  
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
LAW OFFICES OF TIMOTHY B. BITLER,  
3115 Main Street,  
Birdsboro, PA 19508

**BECKNER, DIANE L. also known as  
BECKNER, DIANE LOUISE, dec'd.**

Late of City of Reading.  
Administratrix: CAROLYN KLINE,  
9665 Granary Place,  
Bristow, VA 20136.  
ATTORNEY: TIMOTHY T. ENGLER, ESQ.,  
STEINER & SANDOE,  
36 West Main Avenue,  
Myerstown, PA 17067

**BERGER, ARLAN C., dec'd.**

Late of 140 Kunkel Rd.,  
Maxatawny Township.  
Executors: GLENN A. BERGER,  
4046 Friedensburg Rd.,  
Oley, PA 19547 and  
KEITH A. BERGER,  
191 Schock Rd.,  
Lenhartsville, PA 19534.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**BURKHART, JOHN R., dec'd.**

Late of Cumru Township.  
Executrix: KAREN L. STEWARD,  
816 Cameron St.,  
Reading, PA 19607.  
ATTORNEY: THOMAS C. RENTSCHLER, ESQ.,  
RENTSCHLER LAW LLC,  
34 West Lancaster Avenue,  
Reading, PA 19607

**D'ALESSANDRO, BARTOLOMEO R., dec'd.**

Late of Borough of Birdsboro.  
Executors: MARCO D'ALESSANDRO and  
MORENO D'ALESSANDRO.  
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
BITLER LAW P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**ESCHELMAN, ROBERT L., dec'd.**

Late of Borough of Wyomissing.  
Executor: DAVID J. ESCHELMAN.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**GEORGE, JAMES also known as  
GEORGE, JIM, dec'd.**

Late of City of Reading.  
Executor: MARGUERITE A. JANSEN.  
c/o ATTORNEY: STACEY W. BETTS,  
ESQ.,  
75 Main St.,  
Mount Joy, PA 17552

**GRUBE, RITA F., dec'd.**

Late of Muhlenberg Township.  
Executrix: CYNTHIA A. BOGER,  
600 Leesport Ave.,  
Leesport, PA 19533.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**KERN, ROXIE M. also known as  
KERN, ROXIE M.J., dec'd.**

Late of 115 E. High St.,  
Borough of Topton.  
Executor: KIM R. BORRELL,  
204 W. Barkley St.,  
Topton, PA 19562.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**KISLING, MARIE S., dec'd.**

Late of 11 Tedway Ave.,  
Greenwich Township.  
Executors: PAUL COHN,  
18 Timberline Dr.,  
Wyomissing, PA 19610 and  
ROBERT SPROESSER,  
11 Tedway Ave.,  
Kutztown, PA 19530.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHOON, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**KOPALA, ANNA V., dec'd.**

Late of City of Reading.  
Executor: EDWARD M. LESSIG.  
c/o ATTORNEY: MICHAEL J. RIGHI,  
ESQ.,  
LAW OFFICES OF TIMOTHY B.  
BITLER,  
3115 Main Street,  
Birdsboro, PA 19508

**MEYER, VIRGINIA B., dec'd.**

Late of The Heritage at Green Hills,  
400 Tranquility Ln.,  
Cumru Township.  
Executrix: CAROL M. BAUSHER,  
1542 Dauphin Ave.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

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**MONT, DAVID T., dec'd.**

Late of Borough of Mt. Penn.  
 Administrators: ANN M. GUZOWSKI,  
 520 N. 13th St.,  
 Reading, PA 19604 and  
 MICHAEL J. MONT,  
 922 N. 26th St.,  
 Reading, PA 19606.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 ESQ.,  
 RENTSCHLER LAW LLC,  
 34 West Lancaster Avenue,  
 Reading, PA 19607

**PERRY, CAROL A., dec'd.**

Late of Maiden creek Township.  
 Executrix: LAUREN FROST.  
 ATTORNEY: GLADYS E. WILES, ESQ.,  
 SNYDER & WILES, P. C.,  
 7731 Main Street,  
 Fogelsville, PA 18051

**POPP, MARGARET E., dec'd.**

Late of 3000 Windmill Rd.,  
 Borough of Sinking Spring.  
 Executrix: SUZANNE M. SHEIDY,  
 430 Calyn Court,  
 Shillington, PA 19607.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**SAUL, DONALD, dec'd.**

Late of 49 Clarence Ave.,  
 Borough of Shoemakersville.  
 Executors: BRUCE R. SAUL,  
 544 Birch Hill Rd.,  
 Shoemakersville, PA 19555 and  
 KATHY A. LOEB,  
 4106 Stoudts Ferry Bridge Rd.,  
 Reading, PA 19605 and  
 CRAIG W. SAUL,  
 252 Forest Lane,  
 Shoemakersville, PA 19555.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

**SETLEY, MICHAEL A., dec'd.**

Late of Borough of Wyomissing.  
 Executor: MATTHEW M. SETLEY.  
 c/o ATTORNEY: MICHAEL RIGHLI, ESQ.,  
 BITLER LAW P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508

**SPATZ, MARY J., dec'd.**

Late of Oley Township.  
 Executor: JEFFREY A. SPATZ.  
 ATTORNEY: DAVID L. ALLEBACH, JR.,  
 ESQ.,  
 YERGEY.DAYLOR.ALLEBACH.  
 SCHEFFEY.PICARDI,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**STEINIGER, ROBERT PETER, dec'd.**

Late of Amity Township.  
 Executor: WILLIAM R. STEINIGER,  
 1313 Pike Lake Dr.,  
 New Brighton, MN 55112-2457.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 101,  
 Reading, PA 19606

**UPDEGRAFF, ROBERT EUGENE, dec'd.**

Late of 1107 Elm St.,  
 City of Reading.  
 Administrator: DAVID L. FREES,  
 324 Reading Ave.,  
 Shillington, PA 19607.  
 ATTORNEY: JONATHAN B. BATDORF,  
 ESQ.,  
 JONATHAN B. BATDORF, ESQ., P.C.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**WALTER, MARGARET M., dec'd.**

Late of 2000 Cambridge Ave., Apt. 719,  
 Borough of Wyomissing.  
 Executor: DAVID L. GOULD,  
 61290 Fire Barrel Dr.,  
 La Quinta, CA 92253.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**Third and Final Publication****BOWERS, MAE A., dec'd.**

Late of City of Reading.  
 Administrator: DOUGLAS BOWERS.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**CREGAR, BARBARA A., dec'd.**

Late of 530 Church Lane Rd.,  
 Exeter Township.  
 Executor: BRIAN K. CREGAR.  
 c/o ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**DAMORE, GARY H., dec'd.**

Late of 1488 Cedar Top Rd.,  
 Cumru Township.  
 Executors: DEVYN G. DAMORE,  
 1025 Hunters Rd.,  
 Mohnton, PA 19540 and  
 JUSTIN A. DAMORE,  
 150 Leisure Court,  
 Wyomissing, PA 19610.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Blvd.,  
 Wyomissing, PA 19610

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**GERHART, ROSEMARY A. also known as GERHART, ROSEMARY ANN, dec'd.**  
Late of Washington Township.

Executrix: BETH ANN SCHUTT.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HERRERA, JOSE D., dec'd.**

Late of 322 North 13th St.,  
City of Reading.  
Administrator: RONNY HERRERA.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**HOUC, CATHERINE, dec'd.**

Late of 168 Houck Rd.,  
Ruscombmanor Township.  
Executors: DONALD RICHARD HOUC, JR. and  
ANDREA L.B. WEIST.  
ATTORNEY: AMY J. MILLER, ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**KITTERMAN, LARRY M., dec'd.**

Late of Spring Township.  
Executrices: MICHELE ROSSI and  
JENNIFER FLANNERY.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**KLISCHER, DARLENE KAY also known as KLISCHER, DARLENE K. also known as KLISCHER, DARLENE EISTER and KLISCHER, DARLENE E., dec'd.**

Late of Amity Township.  
Administratrix: ELIZABETH AILEEN  
RANDOM,  
105 Serena Lane, Apt. A,  
Hershey, PA 17033.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**MILLER, DOROTHY A., dec'd.**

Late of 209 Tranquility Lane,  
City of Reading.  
Executrix: LISA A. STOYKO,  
9 Greystone Lane,  
Mohnton, PA 19540.  
ATTORNEY: CHRISTOPHER J.  
HARTMAN, ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**O'BRIAN, JR., HAROLD S., dec'd.**

Late of 2126 Inverness Court,  
Borough of Wyomissing.  
Executors: JONATHAN O'BRIAN and  
ANDREW O'BRIAN.  
c/o ATTORNEY: JOEL S. LUBER, ESQ.,  
Cira Centre, 13th Floor, 2929 Arch St.,  
Philadelphia, PA 19104

**PAGAN, JR., RADAMES, dec'd.**

Late of City of Reading.  
Administratrix: WANDA I. PAGAN,  
237 Reed St.,  
Reading, PA 19601.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**RAZZANO, RICHARD G., dec'd.**

Late of 501 Oak Hill Lane,  
Borough of Wyomissing.  
Executor: DAVID R. RAZZANO,  
603 Grill Ave.,  
Shillington, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**SCHWENK, CARLTON B. also known as SCHWENK, BRUCE, dec'd.**

Late of Berks County.  
Executrix: CRISTINE SCHWENK.  
c/o ATTORNEY: CHRISTOPHER H.  
MEINZER, ESQ.,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073

**SNYDER, MADLYN J., dec'd.**

Late of Robeson Township.  
Executrix: JUDITH A. SNYDER.  
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**SWIERCZEWSKI, STANLEY J., dec'd.**

Late of Exeter Township.  
Executrix: TAMMY A. AUMAN.  
c/o ATTORNEY: CAROLYN M.  
MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**TIRADO, HARRY JOEL also known as**

**TIRADO, HARRY, also known as ROSARIO, HARRY JOEL, and TIRADO, HARRY JOEL ROSARIO, dec'd.**  
Late of City of Reading.  
Administrator: ALEXANDRA ROSARIO.  
c/o ATTORNEY: ERIC R. STRAUSS, ESQ.,  
WORTH, MAGEE & FISHER, P.C.,  
2610 Walbert Avenue,  
Allentown, PA 18104

**TRYTHALL, RICHARD R., dec'd.**

Late of Exeter Township.  
Executor: GARY A. TRYTHALL,  
256 Candy Rd.,  
Mohnton, PA 19540.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

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**WAGNER, MABEL E., dec'd.**

Late of Borough of Wyomissing.  
 Administrator: MICHAEL AUMAN,  
 31 Brookfield Dr.,  
 Fleetwood, PA 19522.  
 ATTORNEY: KENNETH C. SANDOE,  
 ESQ.,  
 STEINER & SANDOE ATTORNEYS,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**WARNER, JOANN A., dec'd.**

Late of Borough of Wyomissing.  
 Executor: W. JEFFREY CARR,  
 100 North Park Rd., Apt. #1368,  
 Wyomissing, PA 19610.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 DERR, HAWMAN & DERR,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**WERTZ, DOROTHY A., dec'd.**

Late of 105 Dries Rd.,  
 City of Reading.  
 Executors: CHERYL L. FAUST,  
 520 Birch Hill Rd.,  
 Shoemakersville, PA 19555 and  
 DARYL J. WERTZ,  
 254 Winterhill Rd.,  
 Bernville, PA 19506.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**YATRON, BARBARA ANN, dec'd.**

Late of Spring Township.  
 Executrix: AMY L. SAVANT,  
 214 Hill Rd.,  
 Wernersville, PA 19565.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

The application was filed on July 6, 2023.

**Christina Hartmann  
 for Tina's Ventures, LLC**  
 31 Club Rd.  
 Oley, PA 19547

**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:*

**Toss of the Town** with its principal place of business at 110 East Philadelphia Ave., Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Christina Hartmann for Tina's Ventures, LLC, 31 Club Rd., Oley, PA 19547.

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