

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending August 2, 2024

The Defendant's Name Appears
First in Capital Letters

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

PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

PEACE AND HARMONY HOUSE - Surratt, Michael; 23 16472; M. Surratt, IPP.

Abuse

ARROYO, JOSE REYMUNDO NARVAEZ - Arroyo, Lina M Narvaez; 24 13044; L. Arroyo, IPP. (TMB).

BALAGUER, JOSUE D - Delacruz, Darlene M; 24 12795; D. Delacruz, IPP. (JDB).

BOYD, BYRON J - Peterson, Shawna M; 24 12856; S. Peterson, IPP. (JDB).

BROWN, CHRISTOPHER H - Griffith, Deborah M; 24 12820; D. Griffith, IPP. (JDB).

COLON, YASMARIE - Rivera, Luis D Camacho; 24 13053; L. Rivera, IPP. (TMB).

CORNEJO, JUAN IVIS FRUTOS - Guzman, Carolina Ramirez; 24 12792; C. Guzman, IPP. (JDB).

DECARLO, VINCENT M - Spitler, Laci Lyn; 24 12794; L. Spitler, IPP. (JDB).

EDGAR, RICHARD ROBERT - Horning, Holly Vera; 24 12884; H. Horning, IPP. (JMB).

GOMERA, MICHAEL - Miura, Salisha A; 24 13057; S. Miura, IPP. (TMB).

GREENE, SHIRLIANGEL MEAGHAN - Numbers, Joshua Martin; 24 12859; J. Numbers, IPP. (JMS).

HAAS, DAVID ANTHONY - Haas, Alison Dessa; 24 12935; A. Haas, IPP. (JMB).

HECK, SHAWN WESLEY - Heck, Norlina Ann; 24 12885; N. Heck, IPP. (JMB).

HODGES, SR, GUY ANDREW - Hodges, Wendy S; 24 12938; W. Hodges, IPP. (JMB).

HOLMES, CHARLEEN ASHLEY - Muller, Edward W; 24 12813; E. Muller, IPP. (JDB).

JACKSON, JESSICA - Jackson, Betty M; 24 12850; B. Jackson, IPP. (JMS).

JAMISON, VERONICA M - Hedgepeth, Anthony A; 24 12818; A. Hedgepeth, IPP. (JDB).

LEON, ALEXANDER RODRIGUEZ - Cintron, Keren Soheiry Herrera; 24 13030; K. Cintron, IPP. (TMB).

LOPEZ, ERICKSON ALFONSO DELACRUZ - Minier, Emely A Morla; 24 12891; E. Minier, IPP. (JMB).

MORA, JOHNNY E - Perez, Marilyn; 24 12994; M. Perez, IPP. (TMB).

PAREDES, MELISSA CARRIE - Colon Jr, Miguel A; 24 12936; M. Colon, IPP. (JMS).

PETERSON, SHAWNA M - Boyd, Byron J; 24 12861; B. Boyd, IPP. (JDB).

PONZIO, JOSEPH A - Ponzio, Megan L; 24 13055; M. Ponzio, IPP. (JMS).

ROTHSCHILD, SETH MOSES - Diaz, Tashera Rivera; 24 12821; T. Diaz, IPP. (JDB).

SAILER, DAVID M - Ebert, Amber M; 24 13007; A. Ebert, IPP. (TMB).

SANCHEZ, LUIS - Ramos, Marylou; 24 12960; M. Ramos, IPP. (TMB).

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SEIVERLING, FANTASIA - Leandry, Tairish A Pagan; 24 12995; T. Leandry, IPP. (TMB).
 SMITH, KIMBERLY ANN - Watkins, Tora M; 24 12796; T. Watkins, IPP. (JDB).
 VAUGHN, NATHAN MICHAEL - Vaughn, Ashleigh Victoria; 24 12867; A. Vaughn, IPP. (JMS).
 VELEZ, JULIAN - Bautista, Andrea Ponce Deleon; 24 13042; A. Bautista, IPP. (TMB).
 VELEZ, JULIAN B - Molano, Julianna A; 24 12887; J. Molano, IPP. (JMB).
 WALKER, DAMARI - Escobosa, Marie Cruz, T. O O; 24 12786; M. Escobosa, IPP. (JDB).
 WATKINS, TORA M - Smith, Kimberly Ann Christian; 24 12790; K. Smith, IPP. (JDB).
 WELLER, TANJA - Flammer, Stephanie N; 24 12889; S. Flammer, IPP. (JMB).

Appearance - Plaintiff

INGRAM, BREYONKA - Housing Authority Of The County Of Berks; 24 12148; S Whitney Rahman.

Arbitration Award

SURRATT, MICHAEL - Peace And Harmony House; 23 16472; Peace And Harmony House, IPP.

Complaint

BLACKBURY, VERONICA M - Fernandez, Jose; 24 11915; Edwin L. Stock.
 PENKSE LEASING AND RENTAL COMPANY, PENSKE TRUCK LEASING CO L P, PENSKE TRUCK LEASING CORPORATION, XYZ COMPANIES 1-5, JOHN/JANE DOES 1-5 - Move Army LLC; 24 4795; Grant P. Bloomdahl.
 RODRIGUEZ, JOANNA, SANRIDGE, ANTOINE - Lorenzo, Andrey; 24 12253; George A. Gonzalez.
 SMITH, ERIN - River Run Meadows Apartments; 24 11798; Robert S. Cronin Jr.
 WALMART STORE FACILITY #: 5239, WALMART SUPERCENTER FACILITY #: 5239, WAL-MART STORES EAST LP FACILITY #: 5239 - Soto-Torres, Mary; 24 5000; Steven D. Brown.
Contract - Debt Collection: Credit Card
 ANDROSAVICH, GEORGE - JPMorgan Chase Bank N A; 24 12943; Sean P. Stevens. (JEG).
 ANGELO, DEREK - JPMorgan Chase Bank N A; 24 13021; Sean P. Stevens. (JEG).
 ARMBUSTER, DONNA M - Discover Bank; 24 12948; Kirsten R. Armstrong. (JBN).
 AUMAN, SCOTT E - Midland Credit Management Inc; 24 12955; Jonathan P. Cawley. (MSF).
 BECKER, WILLIAM - Discover Bank; 24 12949; Kirsten R. Armstrong. (JEG).
 BROWNMILLER, DEBRA - JPMorgan Chase Bank N A; 24 13040; Sean P. Stevens. (JBN).
 CAMPHAUSEN, ASHLEY - American Express National Bank; 24 12801; Jordan W. Felzer. (JEG).
 CARRASCO, HARON E - Discover Bank; 24 12950; Kirsten R. Armstrong. (MSF).

CESAR, POLANCO - Midland Credit Management Inc; 24 12952; Jonathan P. Cawley. (JBN).
 DIAZ, NAYELIE M - Wells Fargo Bank N A; 24 12831; Nicole M. Francese. (MSF).
 FEDOROVSKY, VADIM - Bank Of America N A; 24 13062; Bryan J. Polas. (JEG).
 FORYS, EDYTA T - Citibank NA; 24 12941; Michael J. Dougherty. (MSF).
 FRUTOS, CORINA - JPMorgan Chase Bank N A; 24 12826; Ian M. Lauer. (MSF).
 HOUCK, ADAM L - Wells Fargo Bank N A; 24 13038; Jacob L. Wertz. (MSF).
 JOHNSON, ERIN H - Wells Fargo Bank N A; 24 13035; Nicole M. Francese. (JBN).
 JORGE, KELLEY L - Wells Fargo Bank N A; 24 12888; Nicole M. Francese. (MSF).
 KEHL, VALERIE - JPMorgan Chase Bank N A; 24 12944; Sean P. Stevens. (MSF).
 LOHR, THOMAS A - Wells Fargo Bank N A; 24 13063; Jacob L. Wertz. (MSF).
 MILLAR, ROBERT R - Discover Bank; 24 12956; Kirsten R. Armstrong. (JBN).
 MITCHELL, KEBBA, MITCHELL, KENNETH P - Southwood Financial Trust I; 24 12993; Michael J. Dougherty. (JEG).
 MOORE, KRISTY - JPMorgan Chase Bank N A; 24 13047; Sean P. Stevens. (JBN).
 NEPTUNE, KEVIN - Discover Bank; 24 12954; Kirsten R. Armstrong. (JEG).
 RICHARDSON, TY - Discover Bank; 24 12990; Kirsten R. Armstrong. (MSF).
 SANTANA PORTES, MILCIADES - JPMorgan Chase Bank N A; 24 12828; Ian M. Lauer. (JBN).
 SCHUCKER, EMILY - JPMorgan Chase Bank N A; 24 12802; Ian M. Lauer. (MSF).
 SCOTTMANGA, MUKHEH - Citibank N A; 24 13019; Sean P. Stevens. (MSF).
 SNYDER, GARY R - JPMorgan Chase Bank N A; 24 12812; Ian M. Lauer. (JBN).
Contract - Debt Collection: Other
 BLESSING, ELIZABETH - Adams, Matthew; 24 12822; M. Adams, IPP. (MSF).
 HANSON, NICOLE - Pagaya Ai Debt Selection Grantor Trust 2020 3; 24 12880; Frederic I. Weinberg. (JEG).
 MCKENZIE, KANDISE H, MCKENZIE, MILLS - Credit Acceptance Corporation; 24 12939; Gregg L. Morris. (JBN).
Contract - Other
 ALLSTATE FIRE AND CASUALTY INSURANCE COMPANY - State Farm Mutual Automobile Insurance Company; 24 12829; Robert W. Allen. (JEG).
 CT INSTALL AMERICA LLC - Korp, James, Korp, Jamie; 24 13059; Gary A. Brienza. (MSF).
 FCA US LLC - Butzer, Bradley; 24 13020; Robert M. Silverman. (JBN).
 GODIVA CHOCOLATIER INC - Hapag-Lloyd (America) LLC, Hapag-Lloyd Aktiengesellschaft Hamburg; 24 12942; Matthew B. Weisberg, Gary Schafkopf. (JBN).

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HOLMES, PATRICIA - First Portfolio Ventures II LLC; 24 12940; Demetrios H. Tsarouhis. (JEG).

MARRERO, JORGE - Velocity Investments LLC; 24 13067; Demetrios H. Tsarouhis. (JEG).

ORTIZ, FRANCISCO - Alternative Lending Holdings Trust II; 24 12878; Frederic I. Weinberg. (JBN).

PARRA, ILEIN - Pagaya Ai Debt Selection Grantor Trust 2021 I; 24 12877; Frederic I. Weinberg. (MSF).

PLATINUM CAFE & LOUNGE INC - Employers Preferred Insurance Company; 24 12957; Lloyd Markid. (JEG).

RG TRANSPORTATION LLC - Berkley Casualty Company; 24 12833; Matthew B. Weisberg, Gary Schafkopf. (JEG).

S POLLACK INC, POLLACK, JUDY - Koch, Barbara; 24 13022; Philip J. Edwards. (MSF).

SCHEIPE, ANGELA - Velocity Investments LLC; 24 13061; Demetrios H. Tsarouhis. (JBN).

TAZMANIA TRUCKING LLC, ARNALDO ALICEA - Transport Funding LLC; 24 13041; Thomas Dominczyk. (JEG).

WALKER, CHANTEL - Velocity Investments LLC; 24 13036; Demetrios H. Tsarouhis. (JEG).

Custody

BREA, LEANDRO - Gibbs, Jasmin; 24 12791; J. Gibbs, IPP. (SEL).

CANON, VALERIE D - Jefferson, Todd; 24 12892; William R. A Rush. (JMS).

GIBBS, JASMIN - Sierra, Leandro Brea; 24 12873; Joseph A. Guillama. (SEL).

LEWIS, CHRISTEL E - Lewis, Shawn M; 24 12881; Timothy B. Bitler Jr. (JMS).

LEWIS, JODI-ANN G - Smith, Brady V; 24 12875; Michael R. McFarlin. (JDB).

POTTHOFF, TRAVIS S - Leibelsperger, Haley; 24 13031; Ryan W. McAllister. (JDB).

RAMOS, MARIA DE JESUS RODRIGUEZ - Jimenez, Angel Manuel Velazquez; 24 13058; Stephanie D. Rauch-Mannino. (JDB).

VARGAS, LILIANA - Rodriguez, Ronald X; 24 13060; Michael D. Daurich. (SEL).

YOUNG, SANDRA - Pena, Rosa; 24 12869; Douglas S. Wortman. (JMS).

Divorce

ADAMS, BRENT ALAN - Adams, Sukmaya; 24 12835; Bernard Mendelsohn. (JDB).

ANGELL, ERIC - Angell, Melissa; 24 12803; Andrew J. Skomorucha. (SEL).

AVALOS, IVAN - Plancarte, Estela A; 24 12784; E. Plancarte, IPP. (JMS).

BASABE, KIRIAN - Cardona-Torres, Luis Antonio; 24 12959; Bernard Mendelsohn. (JEG).

BEZ, SABRINA - Estremera, Marisol; 24 12840; George A. Gonzalez. (JMS).

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BINGAMAN, GLENN - Bingaman, Crystal; 24 12817; Rebecca L. Bell. (JEG).

MAMNICKI, WITOLD - Mamnicki, Dawn; 24 12947; Eric J. Fabrizio. (JDB).

MANKEY, JEFFREY BRYAN - Mankey, Tammy Jo; 24 12862; Osmer S. Deming. (SEL).

PAPADAKIS, CHRISTOPHER E - Papadakis, Martha E; 24 13029; Rebecca Batdorf Stone. (SEL).

PIZARRO, JR, ANGEL - Pizarro, Luz M; 24 12778; L. Pizarro, IPP. (SEL).

SPEARMAN, BRIAN - Dinnini, Heather; 24 12937; Dawn M. L Palange. (JMS).

TAHUILAN, FILIPE - Tahuilan, Mary Louise; 24 13043; Mary C. Favinger. (JDB).

WALBORN, CAITLIN - Walborn, Eric; 24 12961; Nicole Plank. (JMS).

Divorce - Custody Count Complaint

WALBORN, CAITLIN - Walborn, Eric; 24 12962; Nicole Plank. (JMS).

Magisterial District Justice Appeal

LUDWIG, GARY - Selwood, Diane; 24 12823; D. Selwood, IPP. (JBN).

VALERIO, MIGUEL DE JESUS - Reading Housing Authority; 24 12963; Reading Housing Authority, IPP. (JBN).

Miscellaneous - Replevin

YOUNGE, JERMIN, WOOD, HENERATE - Bowey, Randy; 24 12843; R. Bowey, IPP. (MSF).

Professional Liability - Medical

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF READING LLC, ENCOMPASS HEALTH REHABILITATION HOSPITAL OF READING LLC, ENCOMPASS HEALTH CORPORATION - Rios, Eugene; 24 12934; Christopher J. Culleton. (JEG).

Real Property - Ejectment

TIRADO, MARIA MALAVE - Sostre, Luis N Correa; 24 13068; Benjamin J. Lewis. (MSF).

Real Property - Mortgage Foreclosure: Commercial

JR BUSINESS SERVICES LLC, VERUS SECURITIZATION TRUST 2021-R3 - Wilmington Savings Fund Society; 24 13028; Patrick J. Wesner.

Real Property - Mortgage Foreclosure: Residential

BUSKARITZ, ANN L - Citizens Bank National Association; 24 12890; Daniel J. Capecci. (MSF).

HETRICK, BARTON M - Hsbc Bank USA National Association, Sequoia Mortgage Trust 2004-10 Mortgage Pass-through Certificates; 24 12834; Adrienna Hunsberger. (MSF).

JOHNSON, MATTHEW L, JOHNSTON, LISA - Lakeview Loan Servicing LLC; 24 12989; Mehmet Basoglu. (MSF).

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MILLER, WADE T, MILLER, AMY L - Deutsche Bank National Trust Company, Morgan Stanley Mortgage Loan Trust 2005-7 Mortgage Pass-through Certificates Series 2005-7; 24 12886; Adrienna Hunsberger. (MSF).

MOSER, DIANNA J, MOSER, STEVEN C - Pennymac Loan Services LLC; 24 12846; Jill Manuel-Coughlin. (MSF).

MUNOZ, LEANDRO FLORES, PICHARDO-GARCIA, BTESAYDA - Amerihome Mortgage Company LLC; 24 12879; Kayleigh Zeron. (MSF).

RAIFSNIDER, JOEL - Carrington Mortgage Services LLC; 24 12988; Samantha Gable. (MSF).

SANDOVAL, LUIS, SANDOVAL, MICHELE - Newrez LLC; 24 12827; E Edward Qaqish. (MSF).

SKIPPER, STEVEN A II, UNKNOWN HEIRS (THE), SKIPPER, STEVEN A - Bank Of New York Mellon (the), JPMorgan Chase Bank N A, Certificateholders Of Popular Abs Inc Mortgage Pass-through Certificates Series 2006-a; 24 12883; Matthew C. Fallings. (MSF).

SPECHT, SCOTT A - American Neighborhood Mortgage Acceptance Company LLC; 24 12991; Karin Schweiger. (MSF).

THOMAS, JENNIFER A, UNITED STATES OF AMERICA (THE) - Towd Point Master Funding Trust 2021-pml; 24 13037; Kaitlin D. Shire. (MSF).

WALTMAN, WAYNE E - Fifth Third Bank National Association; 24 12967; Kayleigh Zeron. (MSF).

Real Property - Other

ARNDT, BRADLEY E - Weller, Tanja; 24 12863; Michael M. Monsour. (JBN).

PERROTTO BUILDERS LTD, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA - Dooley & Kretschman; 24 13025; Paul A. Bucco. (JEG).

Real Property - Quiet Title

NEWPHER, H ROTH, REIFF, MARTHA N, NEWPHER, MARK, NEWPHER, CHRISTOPHER, NEWPHER, MARGARET, NEWPHER, SAMUEL - Newpher, Erik; 24 13032; Nicole Plank. (MSF).

Tort Motor Vehicle

CHEIS, GEORGE H, ECM TRANSPORT LLC - Allstate Fire And Casualty Insurance Company, Koch, Nicholas C, Passamonte, Angela; 24 12825; Kenneth B. Gear. (JEG).

CRANDALL, STEPHEN A - Anderson, Tiara; 24 13087; Todd B. Jacobs. (JBN).

DIAZ, KELVIN MIGUEL NUNEZ, ESTRELLA, BEZAIRA - Susano, Wander Perez; 24 13046; Valerie A. Pedicone. (MSF).

GRUBER, CHARLES - Readinger, Harold, Readinger, Tangi; 24 12965; Stephen T. Carpenito, Stephen T. Carpenito. (JEG).

JOHNSON, ASHLEY, JOHNSON, ROBERT - Taylor, Alexis; 24 12860; Andrew C. Smialowicz. (MSF).

SHAKESPEARE, GENE - Marte, Aively; 24 12876; Kenneth Millman. (JEG).

SOJA, ERICK MICHAL - Rios, III, Abel; 24 12992; Yekaterina Koelsch. (JBN).

WELGM INC, WELGM INC - Southern Insurance Company Of Virginia, Fisher, Rodney; 24 12958; Eugene Bederman. (MSF).

Tort Other

HEALTHBRIDGE MANAGEMENT INC - Erie Insurance Exchange, Retro Photo LLC; 24 12845; Gary Schafkopf, Matthew B. Weisberg. (JBN).

PINNMANCO LLC, PINNACLE TRANSPORT GROUP INC - Yambo, Rafael A, Yambo, Tonya L; 24 12857; J Christopher Froelich. (JEG).

Tort Premise Liability

BOARDMAN, GREG, BOARDMAN, JENNIFER - Swavely, M Suzie; 24 13023; Michael M. Monsour. (JBN).

PRRC INC - Cruz, Yaneiri Mercedes; 24 13050; Farhan S. Ali. (JEG).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **September 6, 2024** 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

Docket #17-19158
Judgment Amount: \$250,976.52
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, parcels or pieces of land, lying, situated and being in the Township of Muhlenberg, County of Berks and State of Pennsylvania, and being more particularly described as Lots No. 30, 31, 32, 33, 34 and 35 of Section "N" of "Muhlenberg Manor", said lots being bounded:

On the North by Lots 16 through 21 inclusive, for a distance of one hundred twenty (120) feet;
On the East by Lot No. 29, a distance of one hundred ten (110) feet;

On the South by Laurel Avenue, for a distance of one hundred twenty (120) feet; and

On the West by Lot No. 36, for a distance of one hundred ten (110) feet.

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ALL as shown and laid out on a certain Plan of Lots known and entitled as "Muhlenberg Manor Plan of Building Lot", Muhlenberg Township, Berks County, Pennsylvania, and which said Plan being on record with the Recorder of Deeds in and for the County of Berks and State of Pennsylvania.

Thereon erected a dwelling house known as:
4807 Wentzel Avenue
Temple, PA 19560
Tax Parcel #66531910267113
Account: 66429001
See Deed Book 1763, Page 1116
Sold as the property of:
GRACE A. GREER

Prothonotary # 18-10818

Judgment: \$132,887.74

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 24-5365-13-13-1998

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Rosecliff Pointe Subdivision, drawn by Thomas R. Gibbons & Associates, Inc., dated February 6, 2001 and last revised March 21, 2001, said Plan recorded in Berks County in Plan Book 250 page 16, Berks County records, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Rosecliff Drive (60 feet wide), said point being the arc distance of 33.77 feet measured along the arc of a circle curving to the right, having a radius of 21.50 feet from a point of curve on the northwesterly side of Overlook Pointe (50 feet wide); thence extending from said point of beginning along the northeasterly side of Rosecliff Drive North 66 degrees 56 minutes 19 seconds West 119.46 feet to a point, a corner of Lot No. 154 on said Plan; thence extending along same North 23 degrees 03 minutes 41 seconds East 120.00 feet to a point, a corner of Lot No. 156 on said Plan; thence extending along same North 59 degrees 22 minutes 47 seconds East 73.30 feet to a point on the southwesterly side of Overlook Pointe; thence extending along same South 30 degrees 37 minutes 13 seconds East 57.82 feet to a point of curve on the southwesterly side of Overlook Pointe; thence extending southeastwardly, southwardly, and southwestwardly along the southwesterly, westerly, and northwesterly side of Overlook Pointe along the arc of a circle curving to the right, having a radius of 125.00 feet, the arc distance of 117.12 feet to a point of tangent on the northwesterly side of Overlook Pointe; thence extending along same South 23 degrees 03 minutes 41 seconds West 22.60 feet to a point of curve on the northwesterly side of Overlook Pointe; thence leaving the northwesterly side of Overlook Pointe along the arc of a circle curving to the right, having a radius of 21.50 feet, the arc distance of 33.77 feet to the first mentioned point and place of beginning.

CONTAINING 19,774 square feet of land.

BEING Lot 155 as shown, on the abovementioned Plan.

Being known as: 315 ROSE CLIFF DRIVE, DOUGLASSVILLE, PENNSYLVANIA 19518.

Title to said premises is vested in Robert L. Wiggins, III a/k/a Robert L. Wiggins and Stephanie S. Wiggins by deed from Forino Co., L.P. a Pennsylvania limited partnership, successor by name change and merger to Forino Developers Co., by its Attorney-in-Fact, John G. Smith dated June 3, 2002 and recorded July 2, 2002 in Deed Book 3560, Page 1467 Instrument Number 2002044827.

TO BE SOLD AS THE PROPERTY OF
ROBERT L. WIGGINS, III A/K/A ROBERT
L. WIGGINS AND STEPHANIE S. WIGGINS

Case No. 22-03210

Judgment Amount: \$198,076.78

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Reading Avenue in the sub-division of West Wyomissing, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, said lot being further known as all of Lots Nos. 845 and 843 and the Eastern half of Lot No. 841, Reading Avenue, as shown on said Plan of West Wyomissing, which Plan is duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 2, page 44, said lot being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin in the Northern line of Reading Avenue (50 feet wide) in the subdivision of West Wyomissing, said point being a corner in common between Lot No. 847 and Lot No. 845, and said point or place of beginning being 500 feet West of the Northwestern Corner of said Reading Avenue and Yost Avenue as they are shown on the said Plan of West Wyomissing; thence Westwardly along the northern line of Reading Avenue, a distance of 50 feet to a point marked by an iron pin, a corner of property now or formerly of Wayne P. Rigg and Kathryn M. Rigg, husband and wife; thence Northwardly along same by a line making a right angle with the line of Reading Avenue, said line being 10 feet East of the Western line of Lot No. 841, a distance of 120 feet to a point marked by an iron pin in line of Lot No. 836 Portland Avenue by a line making a right angle with the last described line, a distance of 50 feet to a point marked by an iron pin corner of Lot No. 847, property now or formerly of Leonard Drexel; thence Southwardly along the same by a line making a right angle with the last described line a distance of 120 feet to the place of BEGINNING. The last described line making a right angle with the line of Reading Avenue.

BEING THE SAME PREMISES which Karim Davidson and Reynelle Davidson, husband and

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wife and Albert Robinson and Katisha Robinson, husband and wife and Deanne Pineiro, by Deed dated 06/05/2019 and recorded 06/14/2019 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2019018911, granted and conveyed unto Luis M. Rivera, as sole owner, in fee.

Tax Parcel: 80-43-9610-26-5857

Premises Being: 1925 Reading Avenue, Reading, PA 19609

To be sold as the property of: Luis M. Rivera

22-03334

Judgment- \$129,380.42

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

PREMISES A - PURPART NO. 1

TRACT 1:

ALL THAT CERTAIN three story brick dwelling house and lot of ground upon which the same is erected, situate on the South side of Main Street, in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a stake in line of the land of the Philadelphia and Reading Railroad Company; thence along the same South 21-1/2 degrees East 200 feet to a stake; thence along lands now or late of Kate Collins and land now or late of the late Samuel H. Lenhart, deceased, South 56-3/4 degrees West 94 feet 9 inches to a stake; thence along land now or late of Samuel K. Lenhart, North 27-1/2 degrees West 196 feet to a stake; thence along said Main Street, North 56-3/4 degrees, East 115-1/2 feet to the place of beginning.

TRACT 2:

ALL THAT CERTAIN stable and lot of ground upon which the same is erected, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the North side of a 10 feet wide alley; thence North along property now or late of Kate Collins, et al, 120 feet more or less to an iron pin; thence West along Tract No. 1 herein and property now or late of Samuel K. Lenhart, 45 feet to an iron pin; thence South 18 degrees, East 104.8 feet along property now or late of Samuel K. Lenhart to an iron pin on the North side of said 10 feet wide alley; thence in an Eastern direction along the North side of said 10 feet wide alley, 48 feet 9 inches to the place of beginning.

PREMISES A - PURPART NO. 2

ALL THAT CERTAIN lot or piece of land located at the Southwest corner of Main Street and Lee Street and being Lot No. 4 on the "Josephine

H. Trois Minor Subdivision" recorded in Plan Book 157, Page 11, Berks County Records, and situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point of curve of a curve connecting the South topographical building line of Main Street 42 feet wide with the West topographical building line of Lee Street, said point being the Northernmost corner of the herein described Lot No. 4; thence extending in a Southeasterly direction along said curve deflecting to the right having a radius of 10 feet, having a central angle of 101 degrees 22 minutes 05 seconds, having a tangent of 12.21 feet, having a chord of 15.47 feet and a chord bearing of South 68 degrees 18 minutes 57.5 seconds East a distance along the arc of 17.69 feet to the point of tangent on the West topographical building line of Lee Street; thence extending in a Southeasterly direction along the West topographical building line of Lee Street on a line tangent to the last described curve and bearing South 17 degrees 37 minutes 55 seconds East a distance of 77.36 feet to a point, a corner of Lot No. 1 on the above mentioned recorded plan; thence extending in a Southwesterly direction along lot No. 1 on a line bearing South 72 degrees 22 minutes 05 seconds West a distance of 106.66 feet to a point in line of property belonging to Charles J. Trois and Josephine (erroneously stated as Joseph in prior deed) H. Trois, his wife; thence extending in a Northwesterly direction along, property belonging to Charles J. Trois and Josephine (erroneously stated as Joseph in prior deed) H. Trois, his wife, on a line bearing North 20 degrees 36 minutes 50 seconds West a distance of 67.51 feet to a point on the South topographical building line of Main Street; thence extending in a Northeasterly direction along the South topographical building line of Main Street on a line bearing North 61 degrees East a distance of 100.17 feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN lot or piece of land located on the West side of Lee Street and being Lot No. 1 on the "Josephine H. Trois Minor Subdivision" recorded in Plan Book 157, Page 11, Berks County Records, and situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West topographical building line of Lee Street; thence extending in a Southeasterly direction along the West topographical building line of Lee Street South 17 degrees 37 minutes 55 seconds East a distance of 100 feet to a point, a corner of lands now or late of Scott E. Roseberry and Veronica Rosa, his wife; thence extending in a Southwesterly direction along same on a line bearing South 72 degrees 45 minutes 52 seconds

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West a distance of 101.50 feet to a point in line of property belonging to Charles J. Trois and Josephine H. Trois, his wife; thence extending in a Northwesterly direction along property belonging to Charles J. Trois and Josephine H. Trois, his wife on a line bearing North 20 degrees 36 minutes 50 seconds West a distance of 99.43 feet to a point a corner in common with Lot No. 4; thence extending in a Northeasterly direction along Lot No. 4 on a line bearing North 72 degrees 22 minutes 05 seconds East a distance of 106.66 feet to the place of beginning.

Being part of the same premises which Consolidated Rail Corporation, a Pennsylvania Corporation, by Deed dated 8/24/1983 and recorded 11/1/1988 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2035 Page 704 granted and conveyed unto Josephine H. Trois.

Being the same premises which Josephine H. Trois, by Charles E. Trois, her Agent, by Deed dated 2/23/2018 and recorded 3/28/2018 in Berks County in Instrument No. 2018009928 conveyed unto Matthew R. Hummel and Rebecca J. Hummel, husband and wife, in fee.

Being the same premises which Matthew R. Hummel and Rebecca J. Hummel by Deed dated 5/25/2018 and recorded 5/25/2018 in Berks County in Instrument No. 2018017285 conveyed unto Sangha Brothers, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING THE SAME PREMISES which Sangha Brothers LLC, by Deed dated 11/22/2019 and recorded 11/26/2019 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2019041507, granted and conveyed unto Robert A. Norris and Kimberly Smollar, in fee.

Tax Parcel: 92449007585900 & 92449007585993

Premises Being: 216 Main Street & Lee Street, Leesport, PA 19533

To be sold as the property of Robert A. Norris and Kimberly Smollar

Docket #22-15372

Judgment Amount: \$109,529.56

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house No. 1129 and the lot or piece of ground situated on the North Side of Spring Street, between Locust and North Twelfth Streets, in the City of Reading aforesaid, bounded on the North by a 5 feet wide alley, on the East by property now or late of Adam Windbigler being No. 1131 Spring Street, on the South by said Spring Street; and on the West by property now or late of Edwin K. Marsinger, being No. 1127 Spring Street.

CONTAINING in front 13 feet and in depth 100 feet.

Subject to easements, restrictions, and covenants of record, if any.

Thereon erected a dwelling house known as:

1129 Spring Street

Reading, PA 19604

Tax Parcel #13531746154739

Account: 13641575

See Deed Book Instrument #30741293

Sold as the property of:

BONNIE E. BROAD AKA BONNIE DEGLER AKA BONNIE BROAD and EDWIN N. BROAD

Berks County No. 23-05170

Judgment Amount: \$30,053.84

Attorney: Powers Kim, LLC

All that certain two story brick and slate mansard roof dwelling house and all those certain lots, tracts or parcels of land and premises upon which the same is erected, as hereinafter particularly described, situated, lying and being in the City of Reading, Berks County, and State of Pennsylvania, being lots Nos 5 and 6 in Block 1 on plan of Building Lots known as "Glenside", drawn and surveyed by William H. Dechant, C.E., being known as 1146 Schuylkill Avenue, Reading, Pennsylvania, bounded and described as follows, to wit:

Northerly by lot No. 4; Easterly by Schuylkill Avenue; Southerly by lot No. 7; and Westerly by a fifteen (15) feet wide alley; said two lots containing in width in front on Schuylkill Avenue forty feet (40') and in depth of equal width one hundred and twenty feet (120') to said fifteen (15) feet wide alley.

BEING THE SAME PREMISES which Gloria J. Chioli, by her Attorney-in-Fact, Dennis Chioli, by Deed dated 12/29/1992 and recorded in the Office of the Recorder of Deeds of Berks County on 1/8/1993 in Deed Book Volume 2378, Page 1289, granted and conveyed unto Andre L. Simon. Andre L. Simon Departed this life on 10/6/2022.

BEING KNOWN AS: 1146 Schuylkill Avenue a/k/a 1146 Schuylkill Avenue, Reading, Pennsylvania 19601.

TAX PARCEL NO. 19-5307-39-26-6411

See Deed Book 2378 Page 1289

To be sold as the property of Andre L. Simon a/k/a Andre Louis Simon, Deceased.

C.C.P. BERKS COUNTY, NO. 23-11698

Judgment - \$363,065.31

Matthew C. Fallings, Esq.,

Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF SUNSET KNOLL, DRAWN BY VITILLO CORPORATION,

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DATED 3/22/2001 AND LAST REVISED 8/21/2001 SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 254 PAGE 3, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF BUCKHEAD LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 80 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 80 SOUTH 28 DEGREES 42 MINUTES 22 SECONDS WEST 120.00 FEET TO A POINT A CORNER OF OPEN SPACE ON SAID PLAN; THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES, (1) NORTH 70 DEGREES 35 MINUTES 27 SECONDS WEST 66.24 FEET TO A POINT, A CORNER, AND (2) NORTH 03 DEGREES 06 MINUTES 27 SECONDS EAST 120.57 FEET TO A POINT OF CURVE ON THE SOUTHERLY SIDE OF BUCKHEAD LANE; THENCE EXTENDING EASTWARDLY AND SOUTHEASTWARDLY ALONG THE SOUTHERLY AND SOUTHWESTERLY SIDE OF BUCKHEAD LANE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 120.18 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 11,322 SQUARE FEET OF LAND.

BEING LOT NO. 81 AS SHOWN ON THE ABOVEMENTIONED PLAN.

PARCEL NO.: 24536603305235

PROPERTY ADDRESS: 256 Buckhead Lane, Douglassville, PA 19518

BEING the same premises which FORINO CO., L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, BY ITS ATTORNEY-IN-FACT, JOHN G. SMITH by Deed dated September 27, 2007, and recorded in the Office of Recorder of Deeds of Berks County on October 9, 2007, at Book 5236, Page 952 granted and conveyed unto JOHN L. STRADFORD AND NICOLE M. STRADFORD, HUSBAND AND WIFE.

TO BE SOLD AS THE PROPERTY OF John L. Stradford and Nicole M. Stradford

Case Number: 23-14776

Judgment Amount: \$428,691.20

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

Attorneys for Plaintiff

A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land and the building thereon located on the Northwesterly side of Niantic Road A-0975 (required R/W 33 feet ultimate R/W 60 feet) and on the Northwesterly side of a private road, situated in Washington Township, Berks County,

Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA., Plan No. 1188-1C, dated July 14, 1983 as last revised, recorded in Plan Book Volume 143, page 47, Berks County records, being Lot 1 herein.

BOUNDED on the Northwest and Northeast by Lot 6 of the said plan, and on the Southeast by a private road, the land of Michael J. and Judith E. Butler, and by the other land of Leslie J. and Veronica C. McConnell, and on the Southwest by Niantic Road and by remaining land of Leslie J. and Veronica C. McConnell, being more fully described as follows:

BEGINNING at a point in the centerline of Niantic Road, a corner of this and Lot 6 on the said plan; thence from the point of beginning, along Lot 6, the next 2 courses and distances to wit: (1) leaving Niantic Road, North 48 degrees 40 minutes East 1032.00 feet to a point, a corner; (2) South 42 degrees 33 minutes 07 seconds East 501.28 feet to a point on the Northwesterly side of a private road, in the line of the land of Michael J. and Judith B. Butler, and on the Washington Township/Berks County-Douglass Township/Montgomery County line, a corner of this and Lot 6; thence along the Northwesterly side of the private road, along the land of Michael J. and Judith B. Butler, the next two courses and distances to wit: South 38 degrees 25 minutes 55 seconds West 550.25 feet to an iron pipe found, a corner. The line running along the Washington Township/Berks County-Douglass Township/Montgomery County line: South 53 degrees 38 minutes 21 seconds West 49.58 feet to an iron pin found, a corner of this and other land of Leslie J. and Veronica C. McConnell; thence along the other land of Leslie J. and Veronica C. McConnell, the next three courses and distances to wit: (1) leaving the private road, North 32 degrees 33 minutes 04 seconds West 200.44 feet to an iron pin found, a corner; (2) South 53 degrees 38 minutes 21 seconds West 200.00 feet to an iron pin found, a corner; (3) South 32 degrees 33 minutes 04 seconds East 200.44 feet to an iron pin found on the Northwesterly side of a private road, in the line of the land of Michael J. and Judith B. Butler; thence along the land of Michael J. and Judith B. Butler, the next two courses and distances to wit: (1) South 53 degrees 38 minutes 21 seconds West 219.02 feet to an iron pin set, a corner. The line running along the Northwesterly side of the private road, and passing over an iron pipe found 37.80 feet from the first mentioned point; (2) South 86 degrees 33 minutes 12 seconds West 112.20 feet to a P.K. nail set in the centerline of Niantic Road, in the line of the land of Leslie J. and Veronica C. McConnell, a corner. The line running along the southerly side of the private road; thence along the centerline of Niantic Road, along the remaining land of Leslie J. and Veronica C. McConnell, North 35 degrees 00 minutes 41 seconds West 492.41 feet to the point of beginning.

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PROPERTY ADDRESS: 424 NIANTIC RD BARTO, PA 19504

PARCEL NUMBER: 89-6309-03-40-1605

TITLE TO SAID PREMISES IS VESTED IN FABIO E. LEGGIO, AN UNMARRIED MAN BY DEED FROM CARMELO LEGGIO AND JOLE LEGGIO, HUSBAND AND WIFE DATED 11/07/2022 RECORDED 11/09/2022 INSTRUMENT #2022043927

Case Number: 23-17843
Judgment Amount: \$120,075.17
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the Northern side of Upland Avenue between Arlington and Crestmont Streets, being Number 219 Upland Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described, as follows, to wit

BEGINNING at a corner in the Northern Building Line of said Upland Avenue 145 feet 9-3/8 inches West from the Northwest building corner of Arlington Street and Upland Avenue; thence North along the property now or late of Robert M. Harsbster, and parallel to Arlington Street, making an interior angle of 90 degrees with Upland Avenue for a distance of 100 feet to the Southern side of a 10 feet wide alley, thence East along said alley parallel with the Upland Avenue, making an interior angle of 90 degrees with the last described line for a distance of 12 feet 9-1/8 inches to a corner in line of property now of late of Robert M. Harbster, thence South along the same and parallel with Arlington Street, making an interior angle of 90 degrees with the last described line for distance of 100 feet to a corner in the Northern building line for a distance of 12 feet 8-1/8 inches to the place of Beginning.

Being the same premises which Brandi Snyder by Deed dated 4/13/2021 and recorded 4/16/2024 in Berks County Recorder of Deeds as Instrument Number 2021019398 conveyed unto Reginald Myers and Christel Myers, a married couple.

TO BE SOLD AS THE PROPERTY OF: REGINALD MYERS & CHRISTEL MYERS

24-00006

Judgment- \$138,958.57
Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land being Lot No. 2 as shown on Plan of Ranor Court laid out by R. Norman Fry and recorded in Plat Book Volume 29, page 15, Berks County Records and situate on the Northwest corner of Brumbach Street and Ranor Court in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, more fully

bounded and described as follows, to wit:

BEGINNING at the point of curve of the curve connecting the West topographical building line of Brumbach Street (50 feet wide) with the North topographical building line of Ranor Court (50 feet wide);

THENCE extending in a southwesterly direction along said curve connecting the West topographical building line of Brumbach Street with the North topographical building line of Ranor Court and deflecting to the right having a radius of twenty (20') feet having central angle of ninety degrees (90°) having a tangent of twenty feet (20.00') and a distance along the arc of thirty-one feet and forty-two hundredths of one foot (31.42') to the point of tangent;

THENCE extending in a westerly direction along the North topographical building line of Ranor Court a distance of forty-four feet and thirty-six hundredths of one foot (44.36') to a point of curve;

THENCE extending in a westerly direction along the North topographical building line of Ranor Court along a curve deflecting to the left having a radius of three hundred sixty-three feet and sixty-three hundredths of one foot (363.63') having a central angle of eight degrees (8°) zero minutes (00') nineteen seconds (19'') and a distance along the arc of fifty feet and seventy-nine hundredths of one foot (50.79') to a point;

THENCE extending in a northerly direction along the dividing line between Lots Nos. 2 and 4 and along the centerline of a ten feet (10.00') wide reservation for Public Utilities making an interior tangent angle of eighty-one degrees (81°) fifty-nine minutes (59') forty-one seconds (41'') a distance of seventy-three feet and fifty-four hundredths of one foot (73.54') to a point, a corner in common with Lot No. 3;

THENCE extending in an extending in an easterly direction along Lot No. 3 making an interior angle of ninety degrees (90°) with the last described line a distance of one hundred fifteen feet (115.00') to a point on the West topographical building line of Brumbach Street;

THENCE extending in a southerly direction along the West topographical building line of Brumbach Street making an interior angle of ninety degrees (90°) with the last described line a distance of fifty feet (50.00') to a point of curve, the place of BEGINNING.

BEING the same premises which Russell W. Merkel and Elaine J. Merkel, by Deed dated 7/12/2016 and recorded 7/22/2016 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2016025453, granted and conveyed unto Lindsey Wargo, as sole owner, in fee.

Tax Parcel: 81532611562858
Premises Being: 26 BRUMBACH ST, Reading, PA 19606

To be sold as the property of: Lindsey Wargo

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24-315
 Judgment: \$239,127.10
 Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the one-story single brick dwelling house known as No. 135 Madison Avenue, being the easterly 10' of Lot No. 10, all of Lots Nos. 11 and 12 and the westerly 10' of Lot No. 13 as shown on a Plan of lots laid out by Lloyd W. Schlegel and Fred H. Ludwig, in November 1925, said Plan recorded in Plan Book 5, page 19, Berks County Records, situate on the northerly side of Madison Avenue, between Centre Street and Raymond Street, in the Village of "Hyde Park" Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly lot line of Madison Avenue (60' wide) westwardly a distance of 73' 4-1/2" from the westerly end of the curve having a radius of 137' 7" connecting said northerly lot line of Madison Avenue with the westerly lot line of Centre Street (60' wide);

THENCE extending in a westerly direction along the northerly lot line of Madison Avenue, a distance of 60' to a point;

THENCE extending in a northerly direction along the westerly 10' of Lot No. 10 forming a right angle with the northerly lot line of Madison Avenue, a distance of 160' to a point on the southerly side of a 20' wide alley;

THENCE extending in an easterly direction along the southerly side of said 20' wide alley forming a right angle with the last described line, a distance of 60' to a point,

THENCE extending in a southerly direction along the easterly 10' of Lot No 13 forming a right angle with the southerly side of said 20' wide alley, a distance of 160' to the place of beginning. The last described line forming a right angle with the northerly lot line of Madison Avenue.

BEING the same premises which Thomas B. Ross, Guardian of the Estate of Dorothy L. Ross, an Incapacitated Person, by Deed dated 1/12/2007 and recorded 1/17/2007 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5056, Page 289, and Instrument Number 2007003470, granted and conveyed unto Jose D. Mejia, in fee.

Tax Parcel: 66530816848793
 Premises Being: 135 Madison Ave, Reading, PA 19605

To be sold as the property of: Jose D. Mejia

Prothonotary number: 24-00354
 Judgement Amount: \$134,603.75
 Attorney Name: Nicole M. Francese

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two story brick mansard roof dwelling house thereon erected, being No. 619, situate on the East side of Tulpehocken Street, between West Greenwich and West Oley Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property No, 621, belonging to now or late of James 2B. Brossman;

On the South by other property now or late of James B. Brossman, being No. 617;

On the West by said Tulpehocken Street; and On the East by a fifteen feet wide alley.

SAID premises containing a frontage on said Tulpehocken Street of twelve feet (12) ten inches (10%) and a depth of equal width Eastward of one hundred and thirty-one feet (131) six inches (06), more or less to a fifteen feet wide alley.

PROPERTY ADDRESS: 619 TULPEHOCKEN STREET, Reading, PA 19601 19601 PARCEL# 15530764338520

To be sold as the property of ROUGHNECKS REALTY LLC

Case Number: 24-1064
 Judgment Amount: \$12,219.30
 Attorney: Jamie W. Goncharoff, Esq.

All that certain unit designated as Unit No. 4H of a condominium known as Penn Hills Condominium, located in the City of Reading, County of Berks and Commonwealth of Pennsylvania (the "condominium") which unit is located as the same is shown and designated on the Declaration of Condominium as recorded in the Office for the Recorder of Deeds of Berks County in Miscellaneous Book 397 page 88 and on the Plans thereto filed in Berks County Plan Book 128 page 29.

Being the same premises which Jacqueline Kopicki, by deed dated 6/11/2015 and recorded 6/11/2015 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument # 2015019614, granted and conveyed unto William Diaz.

PIN: 16531606396944C06
 TO BE SOLD AS PROPERTY OF: Peter Dolinsky, Jr.

C.C.P. BERKS COUNTY,
 NO. 24-01367
 Judgment - \$169,559.87
 Matthew C. Fallings, Esq.,
 Attorney for Plaintiff

ALL THAT CERTAIN PARCEL OF GROUND ON THE SOUTHEASTERN SIDE OF LINDEN STREET (50' WIDE) SITUATE IN THE BOROUGH OF FLEETWOOD, BERKS COUNTY, PENNSYLVANIA BEING KNOWN AS LOT #18 OF THE FINAL PLAN OF

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“CLOVER CROSSING” PHASE I RECORDED IN PLAN BOOK VOLUME 153, PAGE 41, BERKS COUNTY RECORDS PREPARED BY LUDGATE ENGINEERING CORPORATION, PLAN NO. D-1417, DATED APRIL 8, 1988 TOGETHER WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDEN STREET A CORNER OF LOT #19; THENCE ALONG LOT #19; SOUTH 28 DEGREES 51 MINUTES 05 SECONDS EAST 155.17' TO A POINT IN LINE OF LANDS OF READING COMPANY EAST PENN BRANCH RAILROAD; THENCE ALONG READING COMPANY EAST PENN BRANCH RAILROAD SOUTH 64 DEGREES 59 MINUTES 20 SECONDS WEST 33.50' TO A POINT A CORNER OF LOT #17; THENCE ALONG LOT #17; NORTH 28 DEGREES 51 MINUTES 05 SECONDS WEST 163.28' TO A POINT OF CURVATURE ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDEN STREET THENCE ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF LINDEN STREET BY A CURVE TO THE RIGHT HAVING AN INITIAL RADIUS BEARING OF SOUTH 19 DEGREES 41 MINUTES 05 SECONDS EAST A RADIUS OF 125.00' A CENTRAL ANGLE OF 16 DEGREES 05 MINUTES 30 SECONDS AND AN ARC LENGTH OF 35.12' TO A POINT THE PLACE OF BEGINNING.

CONTAINING 5,350 SQUARE FEET

BEING SUBJECT TO RESTRICTIVE NOTES AS SHOWN ON THE ABOVE REFERENCED PLAN

PARCEL NO.: 44544101054375

PROPERTY ADDRESS: 530 E. Linden St, Fleetwood, PA 19522-1618

BEING the same premises which Justin A. Windish and Stephanie J. Barndt, as joint tenants with the right of survivorship and not as tenants in common by Deed dated October 23, 2009, and recorded in the Office of Recorder of Deeds of Berks County on October 30, 2009, as Instrument# 2009050853 granted and conveyed unto Justin A. Windish and Stephanie J. Windish, husband and wife, as tenants by the entirety.

TO BE SOLD AS THE PROPERTY OF Justin A. Windish and Stephanie J. Windish A/K/A Stephanie J. Barndt

No. 24-01409

Judgment: \$221,584.29

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground, being Lot No. 3 on Plan of Broadacres, said Plan recorded in Plan Book Volume 34, Page 40, Berks County records, situate on the West side of

Township Road T-528, in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Township Road T-528, a corner of Lot No. 2; thence leaving said road and along Lot No. 2, South 76 degrees 27 minutes 30 seconds West, 287.01 feet to a point, in line of lands of Meredith W. Murray and Joyce L. Murray, his wife; thence along lands of the same, North 33 degrees 34 minutes 15 seconds West, 212.88 feet to a point, a corner of Lot No. 4; thence along Lot No. 4, North 76 degrees 27 minutes 30 seconds East, 359.92 feet to a point, in Township Road T-528; thence in said road, South 13 degrees 32 minutes 30 seconds East 200 feet to a point, the place of beginning.

CONTAINING 1.485 acres.

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: 166 VALLEY ROAD, BERNVILLE, PA 19506

Mapped PIN: 4452-00-87-4004

Parcel ID #: 28 4452 00 87 4004

Account #: 28001400

BEING THE SAME PREMISES WHICH Isaac Crockett, et ux., by Deed dated January 30, 2019 and recorded February 7, 2019, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2019-003944, granted and conveyed unto Joshua Cawthern.

TO BE SOLD AS THE PROPERTY OF JOSHUA CAWTHERN

Case Number: 24-02101

Judgment Amount: \$101,123.82

Attorney: Nicole M. Francese, Esquire, Orlans PC

ALL THAT CERTAIN two-story brick dwelling house. City No. 907, and the lot or piece of ground, situate on the East side of Locust Street, between Widsor and Spring Streets, in the City of Reading County of Berks and Commonwealth of Pennsylvania. bounded and described as follows, to wit:

On the North by property now or late of Fulalia Mohn;

On the South by ten feet wide alley;

On the East by a ten feet wide alley and

On the West by said Locust Street,

CONTAINING in front on said Locust Street 13 feet 4 inches, more or less, to the middle of a joint alley two feet wide and on the North side of said house, and a depth of equal width East and West 100 feet, more or less, together with the use of the said joint alley in common with the owner or owners of the adjoining house on the North.

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Tax ID / Parcel No. 13531746154352 Mapped Pin: 5317-46-15-4352 Acct No: 13-465525

Being the same premises which Carlos M. Rodriguez and Sonia Cruz, now known as Sonia Cruz Rodriguez by Deed dated July 3, 2004 and recorded July 30, 2004 in Berks County in Deed Book 4117, Page 34 conveyed unto Polanco Polanco and Biviana Reynoso, in fee.

Being the same premises which Polanco Polanco and Biviana Reynoso by Deed dated August 31, 2021 and recorded September 8, 2021 in Berks County as Instrument No. 2021044962 conveyed unto Roughnecks Realty, LLC, a Pennsylvania Limited Liability Company, in fee.

TITLE TO SAID PREMISES VESTED IN Roughnecks Realty, LLC, by Deed from Polanco Polanco and Biviana Reynoso, dated August 31, 2021, recorded September 8, 2021, as Instrument # 2021044962.

TO BE SOLD AS PROPERTY OF: Roughnecks Realty, LLC

No. 24-02442

Judgment: \$183,760.12

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two story brick store and apartment house and the lot or piece of ground upon which the same is erected, situate at the Southeast corner of Buttonwood and Locust Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Buttonwood Street;

ON the East by property now or late of Owen O'Reilly;

ON the South by an eight feet wide alley; and ON the West by said Locust Street.

CONTAINING in front on said Buttonwood Street, running East and West, fifteen feet three inches (15' 3") and in depth, running North and South, along said Locust Street, seventy one feet (71), more or less.

BEING the same premises which William Vitabile and Karen A. Vitabile, by Deed dated January 17, 2020 and recorded on February 10, 2020, in the Berks County Recorder of Deeds Office as Instrument No. 2020005096, granted and conveyed unto Shark Investments 1 LLC.

TAX PARCEL NO. 09-5317-70-12-4401

MAP PIN NO. 531770124401

ACCOUNT: 09280200

TO BE SOLD AS THE PROPERTY OF Shark Investments 1 LLC

No. 2024-02976

Judgment Amount: \$1,104,595.05

Attorney: Brandon D. Pack, Esquire

ALL THAT CERTAIN tract or piece of land with the improvements erected thereon, situate on the Western side of Township Road T-742, known as Walnut Road, in the Township of

Tilden, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at the corner marked by a spike in the center line of Township Road T-742, known as Walnut Road, in line of property now or late of Calvin L. Kauffman and Viola A. Kauffman, his wife, said corner being the most Southeastern corner of the herein described premises, thence leaving the aforesaid Township Road T-742, known as Walnut Road, and along property now or late of Calvin L. Kauffman and Viola A. Kauffman, his wife, the four (4) following courses and distances, viz

1. South seventy (70) degrees twenty-one (21) minutes forty-five (45) seconds West, a distance of four hundred eighty and forty-one hundredths (480.41) feet to a corner marked by a thirty (30) inch oak tree,

2. South thirty-four (34) degrees sixteen (16) minutes forty-five (45) seconds East, a distance of two hundred ninety-four and forty-three hundredths (294.43) feet to a corner marked by an iron pin;

3. South one (1) degree twenty-eight (28) minutes forty-five (45) seconds East, a distance of two hundred seventy-one and fifty-nine hundredths (271.59) feet to a corner marked by an iron pin, and

4. South forty-three (43) degrees fifty-one (51) minutes thirty (30) seconds West, a distance of five hundred fifty-eight and ninety-two hundredths (558.92) feet to a corner marked by an iron pin in line of other properties belonging to Metropolitan Edison Company.

thence along the same North twenty-four (24) degrees fifty-nine (59) minutes forty-five (45) seconds West, a distance of one thousand three hundred fifty-two and four hundredths (1,352.04) feet to a corner marked by a thirty-six (36) inch oak tree, thence continuing along the aforesaid property belonging to Pious E. Dietrich and Ida M. Dietrich, his wife, the five (5) following courses and distances, viz

1. North forty-one (41) degrees thirty-six (36) minutes zero (0) seconds East, a distance of seven hundred twenty-four and ninety-three hundredths (724.93) feet to a corner marked by an iron pin,

2. South eighty-four (84) degrees twenty-five (25) minutes fifteen (15) seconds West, a distance of sixty-five and eighty-four hundredths (65.84) feet to a corner marked by a walnut tree;

3. South fifty-nine (59) degrees five (5) minutes fifteen (15) seconds West, a distance of four hundred seventy-five and thirty-one hundredths (475.31) feet to a corner marked by a white oak tree,

4. North sixty-four (64) degrees fifty-five (55) minutes fifty-five (55) seconds West, a distance of four hundred sixty-one and thirty-seven hundredths (461.37) feet to a corner marked by a marble monument,

5. North forty-five (45) degrees eleven (11) minutes forty-five (45) seconds West, a

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distance of six hundred seventy-four and sixteen hundredths (674.16) feet to a corner marked by a willow tree stump,

Thence along property now or late of Asimakis Platanos and Despina Platanos, his wife, North seventy three (73) degrees thirty-two (32) minutes thirty (30) seconds East, a distance of one thousand six hundred sixty-one and sixty-four hundredths (1,661.64) feet to a corner marked by a steel pin, thence along property now or late of Ronald E. Oswald, Sr and Anna M. Oswald, his wife, South seven (7) degrees zero (0) minutes twenty-five (25) seconds East, a distance of six hundred forty-eight and seventy-three hundredths (648.73) feet to a corner marked by a marble monument, thence continuing along property now or late of Ronald E. Oswald, Sr, the three courses and distances, viz

1. North seventy-five (75) degrees five (5) minutes fifteen (15) seconds East, a distance of one hundred sixty-four and zero hundredths (164.00) feet to a corner marked by a marble stone,

2. North three (3) degrees thirteen (13) minutes thirty (30) seconds West, a distance of three hundred eighty-six and twenty-eight hundredths (386.28) feet to a corner marked by a steel pin; and

3. North eighty-six (86) degrees twenty-four (24) five (5) seconds East, a distance of five hundred twenty-eight and sixty-eight hundredths (528.68) feet to a corner marked by a railroad spike in the Township Road T-742, known as Walnut Road,

Thence in and along the aforesaid Township Road T-742, known as Walnut Road, the ten (10) following courses and distances, viz

1. South nineteen (19) degrees eight (8) minutes zero (0) seconds East, a distance of five hundred seventeen and thirty-nine hundredths (517.39) feet to a corner marked by a spike,

2. by a curve deflecting to the right having a radius of one hundred forty and zero hundredths (140.00) feet a central angle of sixty-six (66) degrees forty-nine (49) minutes zero (0) seconds, a distance along the arc of one hundred sixty-three and twenty-six hundredths (163.26) feet to a corner marked by a railroad spike,

3. South forty-six (46) degrees forty-seven (47) minutes thirty-five (35) seconds West, a distance of seventy-seven and thirty-five hundredths (77.35) feet to a corner marked with a spike,

4. South fifty-one (51) degrees nineteen (19) minutes twenty (20) seconds West, a distance of thirty-nine and two hundredths (39.02) feet to a corner marked by a spike,

5. South fifty-five (55) degrees thirty-eight (38) minutes forty-seven (47) seconds West, a distance of ninety-eight and ninety-nine hundredths (98.99) feet to a corner marked by a spike, thence

6. by a curve deflecting to the left having a radius of two hundred twenty-five and zero

hundredths (225.00) feet, a central angle of sixty-five (65) degrees forty-six (46) minutes thirty-three (33) seconds, a distance along the arc of two hundred fifty-eight and thirty hundredths (258.30) feet, a chord bearing of South twenty-two (22) degrees forty-five (45) minutes twenty-eight (28) seconds West, and a chord distance of two hundred forty-four and thirty-five hundredths (244.35) feet to a corner of a compound curve

7. by a curve deflecting to the left having a radius of eight hundred sixty-eight and thirty-five hundredths (868.35) feet, a central angle of thirteen (13) degrees forty-four (44) minutes forty-three (43) seconds, a distance along the arc of two hundred eight and thirty-two hundredths (208.32) feet, a chord bearing of South seventeen (17) degrees zero (0) minutes seven (7) seconds East and a chord distance of two hundred seven and eight-two hundredths (207.82) feet,

8. South twenty-three (23) degrees fifty-two (52) minutes twenty-nine (29) seconds East, a distance of five hundred twenty-four and eight hundredths (524.08) feet to a corner marked by a spike,

9. by a curve deflecting to the right having a radius of one thousand nine hundred thirty-eight and ninety hundredths (1938.90) feet, a central angle of five (5) degrees fifty-four (54) minutes eighteen (18) seconds, a distance along the arc of one hundred ninety-nine and eighty-two hundredths (199.82) feet, a chord bearing of South twenty (20) degrees fifty-five (55) minutes twenty (20) seconds East, and a chord distance of one hundred ninety-nine and seventy-four hundredths (199.74) feet to a corner; and

10. South seventeen (17) degrees fifty-eight (58) minutes eleven (11) seconds East, a distance of fifty and sixty-five hundredths (50.65) feet to the place of BEGINNING.

EXCEPTING AND RESERVING THE SAME PREMISES which William J. Byassee and Kimberly S. Byassee, husband and wife, be deed dated 4/5/90 and recorded 4/9/90 in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Records Book 2132, Page 324, conveyed unto John E. Berry and Gladys I. Berry, husband and wife, their heirs and assigns

FURTHER EXCEPTING AND RESERVING THE SAME PREMISES which William J. Byassee and Kimlerley S. Byassee, husband and wife, by deed dated 3/7/91 and recorded 4/6/90 in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Record Book 2135, Page 837, conveyed unto Board of Supervisors of the Township of Tilden, its successors and/or assigns

LESS AND EXCEPTING the property which Parker R. Biery and Margaret L. Biery and Mark B. Biery conveyed to Linda M. Wessner (1/3 interest), Troy R. Hatt (1/3 interest), and Kristi L. Wessner (1/3 interest), as joint tenants with the right of survivorship, as set forth in Record Book 2959, Page 1356

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ALSO LESS AND EXCEPTING the property which Parker R. Biery and Margaret L. Biery and Mark B. Biery conveyed to Richard C. W. Scheerer and Scheerer, Trustees of the Scheerer Family Trust dated the 22nd of July 1994, as set forth in Record Book 3227, Page 899

ALSO LESS AND EXCEPTING the property which Parker R. Biery and Margaret L. Biery and Mark B. Biery conveyed to Glenn M. Gibson, Grace E. Gibson and Scott A. Gibson, single person, 1/3 interest each as joint tenants with the right of survivorship, as set forth in Record Book 3355, Page 93.

PIN 84447404846536

BEING THE SAME PREMISES WHICH Steven J. Skoloda and Marlene A. Skoloda, by Deed dated March 17, 2023, and recorded March 20, 2003 in the Office for the Recorder of Deeds in and for the County of Berks and Commonwealth of Pennsylvania to Instrument No. 2023007924 granted and conveyed unto Simon K. Bicher.

PARCEL IDENTIFICATION NO: 84447404846536; TAX ID #: 139892

TO BE SOLD AS THE PROPERTY OF SIMON K. BICHER.

Docket #24-04110
Judgment Amount: \$93,089.54
Eden R. Bucher, Esquire

ALL THAT CERTAIN PARCEL OF GROUND on the South side of Faith Drive (54' wide) situate in Maiden creek Township together with improvements thereon erected, situate in Berks County, Pennsylvania, being known as Lot #66 of the Final Plan of "Maiden creek Estates, Phase V" recorded in Plan Book Volume 163, Page 11, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated March 6, 1989 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Faith Drive a corner of Lot No #67, thence along Lot #67 South 20 Degrees 10 Minutes 00 Seconds East, 135.00' to a point in line of the open space; thence along the open space, South 69 Degrees 50 minutes 00 Seconds West, 80.00' to a point a corner of Lot #65; thence along Lot #65; North 20 Degrees 10 Minutes 00 Seconds West, 135.00' to a point on the southern right-of-way line of Faith Drive, thence along the southern right-of-way of Faith Drive, North 69 Degrees 50 minutes 00 Seconds East 80.00' to a point and place of Beginning.

CONTAINING 10,800.00 Square Feet, More or Less.

BEING known and numbered as 309 Faith Drive, Blandon, PA 19510.

UNDER AND SUBJECT, nevertheless, to restrictions and conditions of record.

BEING THE SAME PREMISES that M & T Bank by Deed dated March 2, 2016 and recorded in the Office of the Recorder of Deeds in and for

Berks County on March 30, 2016 as Instrument Number 2016010125 granted and conveyed unto Ivy F. Wenrich.

TO BE SOLD AS THE PROPERTY OF IVY F. WENRICH .

CASE NUMBER: 24-04358
JUDGMENT AMOUNT: \$83,543.48
ATTORNEY: CHARLES N. SHURR, JR.,
ESQUIRE

ALL THAT CERTAIN two and one-half (2 ½) story brick dwelling with two story and one story brick additions, two (2) story barn, garage and other improvements, together with the lot or piece of ground upon which the same are erected, situate on the Northerly side of Pennsylvania Township Route No. 503, formerly Pennsylvania State Highway U.S. Route No. 422 between Myerstown and Womelsdorf, in the Village of Stouchsburg, Township of Marion, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Pennsylvania Township Route No. 503, in line of property now or late of Clayton W. Potteiger and Maggie S. Potteiger, his wife, said place of beginning being South seventy-three (73) degrees twenty-five (25) minutes East, one hundred twenty-four and twenty-six hundredths (124.26) feet from a point at the intersection of the Northerly side of Pennsylvania Township Route No. 503 with the Easterly side of Pennsylvania Township Route No. 496; thence extending along land now or late of Clayton W. Potteiger and Maggie S. Potteiger, his wife, North fifteen (15) degrees two and one-half (2 ½) minutes East, two hundred ninety-eight and seventy-eight hundredths (298.78) feet to a point on the Northerly side of a sixteen (16) feet wide alley; thence extending along the Northerly side of said sixteen (16) feet wide alley, being along other property now or late of Clayton W. Potteiger and Maggie S. Potteiger, his wife, South seventy-three (73) degrees twenty-five (25) minutes East, thirty and thirty-one hundredths (30.31) feet to a point; thence extending along property now or late of William H. Kintzer and Minnie E. Kintzer, his wife, the two (2) following courses and distances: (1) South fourteen (14) degrees ten and one-half (10 ½) minutes West two hundred fifty-two and sixty-eight hundredths feet to a point; (2) South sixteen (16) degrees forty-five and one-quarter (45 ¼) minutes West, forty-six and twenty-two hundredths (46.22) feet to a point on the Northerly side of Pennsylvania Township Route No. 503; thence extending along the Northerly side of Pennsylvania Township Route 503, North seventy-three (73) degrees twenty-five (25) minutes West, thirty-two and seventy-five hundredths (32.75) feet to the place of beginning.

CONTAINING in area nine thousand six hundred seventy-eight and nine hundred thirteen thousandths (9,678.913) square feet of land.

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BEING THE SAME PREMISES WHICH Deborah L. Bass and Letha Sue Higgins by Deed dated September 21, 2018 and recorded on October 2, 2018 in the Office of the Recorder of Deeds of Berks County to Instrument #2018034204 granted and conveyed unto Christine M. Nichlas.

BEING KNOWN AS

113 Main Street, Stouchsburg, Pennsylvania 19567

Parcel No. 62-4328-01-25-5254

TO BE SOLD as the property of Christine M. Nichlas

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 4, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-12816

NOTICE IS HEREBY GIVEN that the Petition of Cady Lynne Stratton was filed in the above named Court, praying for a Decree to change their name to ANIYA ANNALISE DOUGLAS.

The Court has fixed September 20, 2024, at 2:00 p.m. in Courtroom as posted for the Honorable Jill M. Scheidt, Berks County Services Center, Courtroom 4E, Reading, PA 19601, 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.

**Mary C. Favinger, Esq.
HRACHO & LANDIS**

727 Washington Street
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-15374

NOTICE IS HEREBY GIVEN that the Petition of Sarah Elizabeth Troyer was filed in the above named Court, praying for a Decree to change their name to TOBY BUNNY HIGHWATER.

The Court has fixed September 10, 2024, at 9 a.m. in Courtroom "4A" 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. 22-15463

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES SPMD 2004-A, Plaintiff

vs.

JENNIFFER JIMENEZ A/K/A JENNIFFER JIMINEZ, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PABLO JIMENEZ ZABALA A/K/A PABLO JIMINEZ ZABALA A/K/A PABLO ZABALA A/K/A PABLO J. ZABALA; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PABLO JIMENEZ ZABALA A/K/A PABLO JIMINEZ ZABALA A/K/A PABLO ZABALA A/K/A PABLO J. ZABALA; UNITED STATES OF AMERICA Defendant(s), 300 BECKLEY ST WERNERSVILLE, PA 19565.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES SPMD 2004-A, 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. 22-15463,

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seeking to foreclose the mortgage secured on your property located, 300 BECKLEY ST., WERNERSVILLE, PA 19565.

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
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

ESTATE NOTICES

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

First Publication

ABRAHAM, JOYCE LOUISE also known as ABRAHAM, JOYCE, dec'd.

Late of Borough of Wyomissing.
Executrix: SUSAN M. GEBAUER,
383 21st St.,
Avalon, NJ 08202.

ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BLACKBURN, BETH, dec'd.

Late of Spring Township.
Administrator: BETHANY BLACKBURN
DAVIS,
222 Club Valley Dr.,
East Falmouth, MA 02536.

ATTORNEY: WILLIAM R. BLUMER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

BOWERS, LINDA K., dec'd.

Late of Mertztown.
Executor: WAYNE H. LEINBACH
a/k/a WAYNE HARRY LEINBACH.
c/o ATTORNEY: SALLY L.
SCHOFFSTALL, ESQ.,
Schoffstall Elder Law,
2987 Corporate Court, Suite 200,
Orefield, PA 18069

BRENDLE, GLORIA M., dec'd.

Late of 103 Day Lily Dr.,
Spring Township.
Executrix: PATRICIA A. HAUSE,

1601 Dogwood Dr.,
West Lawn, PA 19609.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

DICKERSON, JR., THOMAS A., dec'd.

Late of Bethel Township.
Executrix: DRUCILLA MATTHEWS-BEACH,
4603 Seaside Rd.,
Exmore, VA 23350.

ATTORNEY: TIMOTHY T. ENGLER, ESQ.,
Steiner & Sandoe,
36 West Main Avenue,
Myerstown, PA 17067

FENSTERMACHER-BURKERT,

CYNTHIA LOUISE also known as FENSTERMACHER, CYNTHIA a/k/a BURKERT, CYNTHIA L a/k/a BURKERT, CYNTHIAL. FENSTERMACHER a/k/a BURKERT, CYNTHIA a/k/a BURKERT, CYNTHIA FENSTERMACHER a/k/a FENSTERMACHER, CYNTHIA L. a/k/a BURKERT, CYNTHIA F., dec'd.

Late of 536 Hawk Mountain Rd.,
Kempston.
Administrator: KORRI L. BURKERT,
4139 8th Ave.,
Temple, PA 19560.

ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

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GEHMAN, ROBERT E., dec'd.

Late of 111 Leisure Court,
Borough of Wyomissing.
Executrix: BRENDA MEYERS,
178 Hawthorne Court,
Wyomissing, PA 19610

HOH, MARY C., dec'd.

Late of Cumru Township.
Executor: CHRISTOPHER J. HOH.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

**KOCH, NEIL HENRY also known as
KOCH, NEIL H., dec'd.**

Late of Borough of Wernersville.
Executor: KEITH N. KOCH,
218 W. McGinnis Circle,
Norfolk, VA 23502.
ATTORNEY: GARY R. SWAVELY, JR., ESQ.,
38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

KRAMER, MARGARET G., dec'd.

Late of Borough of Boyertown.
Executors: PATRICIA A. STROOP,
1311 North Keim St.,
Pottstown, PA 19464 and
JAMES E. KRAMER,
2 Arrowhead Ave.,
Boyertown, PA 19512.
ATTORNEY: H. CHARLES MARKOFSKI, ESQ.,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue,
P.O. Box 369,
Gilbertsville, PA 19525-0369

**LISNEY, JAMES E. also known as
LISNEY, JAMES ERNEST, dec'd.**

Late of 336 Roosevelt Ave.,
Muhlenberg Township.
Executor: IVAN D. LISNEY,
87 Cornerstone Dr.,
Blandon, PA 19510.
ATTORNEY: MAUREEN A. GORMAN, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

LOBB, PATRICIA R., dec'd.

Late of Borough of Kutztown.
Executrix: LORI A. LOBB.
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
PLANK - FRANKOWSKI,
Four Park Plaza, Suite 205,
Wyomissing, PA 19610

MINGARI, ANGELA S., dec'd.

Late of 3 Thomas Place,
Borough of Sinking Spring.
Executor: VINCENZA MINGARI-
LAWRENCE,
730 Mohns Hill Rd.,
Sinking Spring, PA 19608.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

O'ROURKE, SHEILA A., dec'd.

Late of 2129 Fernwood Ave.,
City of Reading.
Executor: PAUL H DELUCA,
2535 Hallowell Rd.,
Huntingdon Valley, PA 19006.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

PAPPAS, KALLIOPE G., dec'd.

Late of Borough of Wyomissing.
Executor: EVAN G. PAPPAS,
41 Park Rd.,
Wyomissing, PA 19609.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
536 Court Street,
Reading, PA 19601

RATH, JÖNNELLE, dec'd.

Late of Borough of Boyertown.
Executors: SCOTT A. RATH and
LEONARD G. RATH.
c/o ATTORNEY: MARY C. CROCKER,
ESQ.,
1296 East High Street,
Pottstown, PA 19464

**SWISHER, THERESA M. also known as
SWISHER, THERESA MARIE, dec'd.**

Late of Borough of Birdsboro.
Executrix: STÉPHANIE A. AUSTIN.
c/o ATTORNEY: EMMAROSE M.
STROHL, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

TREGO, JR., KENNETH FRAZER, dec'd.

Late of City of Reading.
Administratrix: SHIRLEY HAMPTON.
c/o ATTORNEY: KRISTEN L. BEHRENS,
ESQ.,
DILWORTH PAXSON LLP,
1500 Market St., Ste. 3500E,
Philadelphia, PA 19102

WILSON, ANNETTA A., dec'd.

Late of Exeter Township.
Executrix: CAROL BRODBECK,
1887 Church Rd.,
York, PA 17408.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
536 Court Street,
Reading, PA 19601

Second Publication**BARLIP, ALICIA L., dec'd.**

Late of 246 South 4th St.,
Borough of Hamburg.
Administratrix: CHRISTINE A.
ENSIMINGER,
11 Poplar St.,
Alburtis, PA 18011.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 W. Main Street,
Kutztown, PA 19530-1712

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BOLL, GERALDINE D., dec'd.

Late of Borough of Wyomissing.
 Executor: WILLIAM H. MANN,
 7 Creekside Court,
 Gordonville, PA 17529.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

CAPOFERRI, REBEKAH ANN, dec'd.

Late of Spring Township.
 Administratrix: TIFFANY PATRICIA HUGHES,
 40 E. Court Blvd.,
 West Lawn, PA 19609.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

CULLER, ROSALIE N., dec'd.

Late of Heidelberg Township.
 Executrices: DOLORES A. CONSTABLE,
 258 Oakbrook Dr.,
 Birdsboro, PA 19508 and
 TAMMY JO ADAMS,
 55 Patience Lane,
 Ephrata, PA 17522.
 ATTORNEY: ELIZABETH ROBERTS FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

DUNCAN, THOMAS H., dec'd.

Late of 2036 Old Route 22,
 Windsor Township.
 Executor: RYAN DUNCAN.
 c/o ATTORNEY: CALLEN K. ELSLAGER, ESQ.,
 33 Robinhood Dr.,
 Efters, PA 17319

FOSTER, SR., GERALD H., dec'd.

Late of 217 Mountain View Rd.,
 Cumru Township.
 Executrix: RACHEL C. RODRIGUEZ,
 1860 White Oak Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

**GARL, SHIRLEY ANN also known as
GARL, SHIRLEY MASLEY, dec'd.**

Late of Borough of Leesport.
 Executor: ALLEN R. SHOLLENBERGER,
 2755 Century Blvd.,
 Wyomissing, PA 19610.
 ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

GEHMAN, GAIL A., dec'd.

Late of 302 Playground Dr.,
 Borough of West Reading.
 Administratrix: PHYLLIS M. STRICKLAND,
 4C Granite Dr.,
 East Earl, PA 17519.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

GROFF, RALPH L., dec'd.

Late of 281 Bachmoll Rd.,
 Borough of Hamburg.
 Administrator: MICHAEL S. GROFF,
 16 Woodland Dr.,
 Fleetwood, PA 19522.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

HANLEY, MICHAEL P., dec'd.

Late of Spring Township.
 Executrix: KATHLEEN M. HAMILTON,
 34265 Amelias Landing,
 Lewes, DE 19958.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**HARTLINE, ROBERT MICHAEL also
known as****HARTLINE, ROBERT, dec'd.**

Late of Albany Township.
 Executor: PATRICIA WILLIS, ASST. V.P.,
 BRYN MAWR TRUST CO.,
 1436 Lancaster Ave.,
 Berwyn, PA 19312.
 ATTORNEY: JANE K. ANASTASIA, ESQ.,
 LAW OFFICE OF JANE K. ANASTASIA,
 LLC,
 575 Horsham Rd, #D38, #350,
 Horsham, PA 19044-8777

JANSSEN, GUENTHER G., dec'd.

Late of 428 Playground Dr.,
 Borough of West Reading.
 Executor: MICHAEL D. JANSSEN,
 428 Playground Dr.,
 West Reading, PA 19611.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER,
 P.C.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

JOHNSON, ERNESTINE THELMA, dec'd.

Late of City of Reading.
 Executrix: STEPHANIE PATRICIA
 PURIFOY-HARVEY.
 c/o ATTORNEY: DAVID W. CROSSON,
 ESQ.,
 CROSSON & RICHETTI LLC,
 609 W. Hamilton St., Suite 301,
 Allentown, PA 18101

JOHNSON, KIM D., dec'd.

Late of 301 Elmer Circle,
 Muhlenberg Township.
 Executrix: DANA MURRAY.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

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LILAROSE, DIANE E., dec'd.

Late of 9 Reading Dr., Apt. 138,
South Heidelberg Township.
Executrices: SHERRY L. RUST and
ROBIN R. LILAROSE.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

LUCAS, SR., ANTHONY E., dec'd.

Late of Borough of Boyertown.
Administrator: ANTHONY LUCAS, JR.,
77 S. Grims Mill Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

MILLER, ADA A., dec'd.

Late of Heidelberg Township.
Executrices: LINDA STAUDT,
422 Reber's Bridge Rd.,
Sinking Spring, PA 19608 and
LAURA L. WIKE,
819 W. Penn Ave.,
Robesonia, PA 19551.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

MOYER, ERIC CHARLES, dec'd.

Late of Barto.
Administratrix: DEBRA MOYER.
c/o ATTORNEY: BRENDAN N. FITZGERALD, ESQ.,
JOYCE, CARMODY & MORAN, P.C.,
9 North Main St., Suite 4,
Pittston, PA 18640

OXENFORD, WILLIAM V., dec'd.

Late of 139 Old Swede Rd.,
Amity Township.
Executors: KATHY L. MCNEELY,
33 Horseshoe Dr.,
Douglassville, PA 19518 and
W. SCOTT OXFENFORD,
20781 W. Rattler Rd.,
Buckeye, AZ 85396.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

PAPPALARDO, SALVATORE J., dec'd.

Late of Keystone Villa Fleetwood,
Borough of Fleetwood.
Executrix: GINA MISTISHEN,
3309 N. 2nd St.,
Harrisburg, PA 17110.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

PIHANICH, DAISY M., dec'd.

Late of Amity Township.
Executor: JOSEPH PIHANICH, JR.,
1615 N. Valley Rd.,
Pottstown, PA 19464.
ATTORNEY: CAROLYN M. MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

PUGLIESE, ANTHONY P., dec'd.

Late of 9 Colin Court,
Exeter Township.
Executors: ALICIA M. ETTELE,
6213 Pond View Dr.,
Birdsboro, PA 19508 and
MARC A. PUGLIESE,
5105 Wandering Way.,
Wesley Chapel, FL 33544.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

REPPER, LAVERTA M., dec'd.

Late of 5501 Perkiomen Avenue,
City of Reading.
Executrix: BETH A. CUCCARO,
502 E. Second St.,
Birdsboro, PA 19508.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

RITZ, JR., TERRY J., dec'd.

Late of Hereford Township.
Administratrix: BEVERLY G. RITZ.
c/o ATTORNEY: MICHELLE M. FORSELL, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
570 Main Street,
Pennsburg, PA 18073

**SPEESE, DONNA MARIE also known as
SPEESE, DONNA M., dec'd.**

Late of Bern Township.
Executrix: EILEEN M. STEPHAN.
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

WEGMAN, LEVI M., dec'd.

Late of 509 Limekiln Rd.,
Oley Township.
Executor: GLENN M. WEGMAN,
500 Limekiln Rd.,
Oley, PA 19547.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**WEISS, JAMES P. also known as
WEISS, JAMES PATRICK, dec'd.**

Late of 557 Centre St.,
Muhlenberg Township.
Executrices: KATHY A. WEISS-SLEMMER and
HEATHER M. GAPINSKI.
46 Turning Leaf Way,
Reading, PA 19605

Third and Final Publication**BLEILER, LEROY E., dec'd.**

Late of 1 S. Home Ave.,
Topton.
Executrix: LORI R. DELONG,
766 Old Topton Rd.,
Mertztown, PA 19539.
c/o ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

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COLEMAN, ANTHONY G. also known as COLEMAN, SR., ANTHONY G. and COLEMAN, ANTHONY GRAY, dec'd.
Late of Hereford Township.
Administratrix: CYNTHIA A. WASHINGTON.
c/o ATTORNEY: MICHELLE M. FORSELL, ESQ., WOLF, BALDWIN & ASSOCIATES, P.C., 570 Main Street, Pennsburg, PA 18073

ELLISON, SR., RORY ANTHONY, dec'd.
Late of W. Windsor St., City of Reading.
Executor: JOSEPH T. BAMBRICK, JR., ESQ., 529 Reading Avenue, West Reading, PA 19611

FELLIN, CAROLYN A., dec'd.
Late of Borough of Wyomissing.
Executors: EUGENE J. FELLIN, III and LYNNE CAROL CONNOLLY.
c/o ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ., MASANO BRADLEY, LLP, 875 Berkshire Blvd., Suite 100, Wyomissing, PA 19610

GRIM, SARA M. also known as GRIM, SARA C. and GRIM, SARA MAE CASE, dec'd.
Late of Colebrookdale Township.
Executrix: KELLY G. CARAS, 100 Summit Dr., Phoenixville, PA 19460.
ATTORNEY: JEFFREY C. KARVER, ESQ., BOYD & KARVER, P.C., 7 East Philadelphia Avenue, Ste. 1, Boyertown, PA 19512

GUSCOT, JACQUELINE J., dec'd.
Late of 816 Broadcasting Rd., Borough of Wyomissing.
Executor: TREMAYNE JONES, 41 Arlington St., Reading, PA 19611.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ., ANTANAVAGE FARBIARZ, PLLC, 64 N. 4th Street, Hamburg, PA 19526

HEFFNER, HAROLD LLOYD also known as HEFFNER, HAROLD L., dec'd.
Late of Borough of Mertztown.
Executrix: DEBRA A. SURDOVAL, aka DEBRA ANN SURDOVAL.
c/o ATTORNEY: SALLY L. SCHOFFSTALL, ESQ., Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

HUGHES, SANDRA A. also known as HUGHES, SANDRA ANN, dec'd.
Late of 31 W. Washington St., Borough of Fleetwood.
Executrix: LORI A. AGUILERA, 824 N. 4th St., Reading, PA 19601.
ATTORNEY: JAMES E. SHER, ESQ., SHER & ASSOCIATES, P.C., 15019 Kutztown Road, Kutztown, PA 19530

KELLER, KENNETH A. also known as KELLER, KENNETH ARLAND, dec'd.
Late of 120 Kutz Rd., Rockland Township.
Administrators: DAVID A. KELLER and JESSICA L. HASSLER.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ., KOZLOFF STOUDET, 2640 Westview Drive, Wyomissing, PA 19610

MARSH, ESTHER F., dec'd.
Late of 1 Reading Dr., Lower Heidelberg Township.
Executor: DAVID MARSH, 3524 Pine Ave., Reading, PA 19606-2321.
ATTORNEY: GILBERT M. MANCUSO, ESQ., BRUMBACH, MANCUSO & FEGLEY P.C., 11 East Lancaster Ave., P.O. Box 500, Shillington, PA 19607-0500

MARTIN, JR., CHESTER A., dec'd.
Late of 101 Justa Rd., Borough of Wernersville.
Executrix: SUSAN M. GOOD, 101 Justa Rd., Wernersville, PA 19565.
ATTORNEY: J. CHRISTOPHER FROELICH, ESQ., 116 East Penn Avenue, Robesonia, PA 19551

NESTER, DERRICK L. also known as NESTER, DERRICK LEROY, dec'd.
Late of City of Reading.
Executor: JEFFREY N. LEVAN.
c/o ATTORNEY: JAY W. WALDMAN, ESQ., WALDMAN LAW GROUP, P.C., 501 N. Park Road, Wyomissing, PA 19610

RADERMACHER, JACQUELINE F., dec'd.
Late of 393 Park Rd., Borough of Fleetwood.
Administratrix: MARY A. MADEIRA, 393 Park Rd., Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ., KREITZ GALLEN-SCHUTT, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610

ROESELER, JACQUELYN G., dec'd.
Late of 501 Hoch Rd., Apt. 343, Maidencreek Township.
Executrix: LISA LOUISE RABENOLD.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ., KOZLOFF STOUDET, 2640 Westview Drive, Wyomissing, PA 19610

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RUTKOSKY, DOLORES M., dec'd.

Late of City of Reading.
 Executrix: HATTISHA G. ROGERS,
 312 Warsaw Ave.,
 East Norriton, PA 19401.
 ATTORNEY: GARY R. SWAVELY, JR.,
 ESQ.,
 38 North Sixth Street,
 P.O. Box 1656,
 Reading, PA 19603-1656

SHIMP, ANTHONY WAYNE, dec'd.

Late of 2066 Garfield Ave.,
 Spring Township.
 Executor: TODD A. SHIMP,
 3000 E. Galen Hall Rd.,
 Reinholds, PA 17569.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

WRIGHT, RUTH F., dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: FULTON BANK, N.A.,
 Attn: Lucia C. Sanchez,
 P.O. Box 7989,
 Lancaster, PA 17604.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

TRUST NOTICES**Second Publication****THE EDWIN L. ZELTZER IRREVO-
CABLE TRUST DATED SEPTEMBER 30,
2020**

Edwin L. Zeltzer, late of Lower Heidelberg Township, Berks County, PA.

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

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

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