

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending December 16, 2022

The Defendant's Name Appears  
First in Capital Letters

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

**KEY  
PRESIDENT JUDGE  
THOMAS G. PARISI - (TGP)**

**JUDGE JEFFREY K. SPRECHER - (JKS)**

**JUDGE SCOTT E. LASH - (SEL)**

**JUDGE MADELYN S. FUDEMAN - (MSF)**

**JUDGE M. THERESA JOHNSON - (MTJ)**

**JUDGE JAMES M. LILLIS - (JML)**

**JUDGE ELENI DIMITRIOU GEISHAUSER  
- (EDG)**

**JUDGE PATRICK T. BARRETT - (PTB)**

**JUDGE J. BENJAMIN NEVIUS - (JBN)**

**JUDGE TINA M. BOYD - (TMB)**

**JUDGE JAMES E. GAVIN - (JEG)**

**JUDGE JILL GEHMAN KOESTEL - (JGK)**

**SENIOR JUDGE SCOTT D. KELLER - (SDK)**

**SENIOR JUDGE STEPHEN  
B.LIEBERMAN - (SBL)**

**SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)**

**SENIOR JUDGE JAMES M. BUCCI - (JMB)**

**SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)**

ALEXANDER, CONNOR - Synchrony Bank; 22 16228; Synchrony Bank, IPP.

GECIK, PATRICIA - Citibank NA; 22 9752; Michael J. Dougherty.

GOOCH, JACQUELINE - Capital One Bank (USA) N A; 22 690; Capital One Bank (USA) NA, IPP.

MEDINA, REYNALDO - Greiss, Lyle, Greiss, Melissa; 22 15732; Paul F. Troisi.

MIDLAND CREDIT MANAGEMENT INC - Danner, Stanley; 22 11695; S. Danner, IPP.

### Abuse

BURIAN-MILLER, ANTHONY - Burian-Miller, Kelsey; 22 16310; K. Burian-Miller, IPP. (JGK).

COLON, JOSE A - Cuevas, Nahomi; 22 16413; N. Cuevas, IPP. (JGK).

DEBOOTH, NORBERT SR - Debooth, Stacy Lee; 22 16270; S. Debooth, IPP. (TMB).

FIGUEROA, LUIS A SR - Figueroa, Miriam; 22 16267; M. Figueroa, IPP. (TMB).

FOSTER, JEREMY ETHAN - Dorney, Alyssa Marie; 22 16319; A. Dorney, IPP. (TMB).

GIBSON, TYKEER AKHEEM - Nevarez, Kiamani Ramiyah; 22 16498; K. Nevarez, IPP. (JGK).

KLEIN, STEFANI JOAN - Harvey, Joshua Allen, H, O Minor, H, S Minor; 22 16334; J. Harvey, IPP. (JGK).

LANDIS, CHRISTOPHER - Bergey, Nova; 22 16463; N. Bergey, IPP. (JGK).

MAURER, JAYLYNN KAY - Gonzalez, Jose Sein; 22 16286; J. Gonzalez, IPP. (TMB).

MILUSZEWSKI, MARTINE SUE - Thompson, Scott Richard; 22 16354; S. Thompson, IPP. (JGK).

MONTALVO, ERIC M - Jimenez, Juan; 22 16272; J. Jimenez, IPP. (TMB).

MURRAY, PATRICK ANDREW - Tumbarello, Kristian; 22 16400; K. Tumbarello, IPP. (TMB).

O'NEILL, HARRY IV - O'Neill, Melinda Faye; 22 16451; M. O'Neill, IPP. (TMB).

PANIKOWSKI, SALLY - Soowal, Robert, S, K Minor, S, P Minor, S, J Minor; 22 16306; R. Soowal, IPP. (TMB).

REGLA, JUAN MANUEL SUERO - Dedilone, Anny Rosy Torres; 22 16528; A. Dedilone, IPP.

SALAME-SERRANO, WILLIAM - Pilar, Josefa R Santos; 22 16284; J. Pilar, IPP. (TMB).

SCHIEFER, GREGORY - Alcantara, Esteffani; 22 16308; E. Alcantara, IPP. (TMB).

SHAW, JAMES M - Shaw, Elizabeth Sue; 22 16291; E. Shaw, IPP. (TMB).

SIMONS, KEVIN - Peterkin, Doram Jr, P, P Minor; 22 16287; D. Peterkin, IPP. (JEG).

VIAL, DENNIS - Kindt, Jessica; 22 16497; J. Kindt, IPP. (JGK).

WEAVER, RONALD STEVEN - Brickel, Jenna; 22 16276; J. Brickel, IPP. (TMB).

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ZAORSKI, PAUL - Vogrin, Joanne Marie; 22 16482; J. Vogrin, IPP. (TMB).

**Assessment Appeal**

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - The Metropolitan LLC; 22 16336; Joshua M. Nyman. (SEL).

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Stigora, Joseph A, Stigora, Cynthia M.; 22 16491; Larry W. Miller Jr. (SEL).

**Complaint**

MCGONIGAL, CHRISTOPHER - Balthaser Mountain Preserve LLC; 22 16355; Joan E. London. (JEG).

**Confidential Information Form**

WORKS AT WYOMISSING LLC (THE), XTREME AIR AT WYOMISSING LLC - Raub, Jennifer, R, A; 22 13973; Carin A. O'Donnell.

**Contract - Buyer Plaintiff**

COTTO, BENJAMIN - Bank Of America NA; 22 16499; Robert L. Baroska III. (JEG).

**Contract - Debt Collection: Credit Card**  
DILONE, CHAVELLY M - Wells Fargo Bank NA; 22 16322; Timothy A. Cirino. (JEG).

MCDERMOTT, MATTHEW - American Express National Bank; 22 16301; Jordan W. Felzer. (JEG).

MOYER, KOREY - American Express National Bank; 22 16302; Jordan W. Felzer. (JEG).

PIERSON, SUSAN R - Discover Bank; 22 16288; Andrew D. Loewy. (JEG).

**Contract - Debt Collection: Other**

ANDRE, KAYLI MICHELLE - First Commonwealth Federal Credit Union; 22 16300; Michael R. Nesfeder. (JEG).

BUSCH-HODGSON, JASON MICHAEL - First Commonwealth Federal Credit Union; 22 16323; Michael R. Nesfeder. (JEG).

FINNEY, ALEINA M - Ford Motor Credit Company LLC; 22 16520; Yale D. Weinstein. (MSF).

GREEN, ELIZABETH - Goldman Sachs Bank USA; 22 16490; Andrew D. Loewy. (JBN).

RABENOLD, JOSEPH ANTHONY - First Commonwealth Federal Credit Union; 22 16282; Michael R. Nesfeder. (JEG).

**Contract - Other**

SAM ZOOK DADDY'S RENTALS - Santos, Michael Baez; 22 16309; M. Santos, IPP. (JEG).

**Custody**

HIGHLEY, LOGAN - Weidenhammer, Dawson; 22 16311; Susan K. Quirits. (JEG).

HILBERT, MATTHEW - Clemens, Linda; 22 16332; David T. Schnarrs. (JEG).

HILL, DYLAN - Carter, Destiny; 22 16458; Richard G. Jacoby Jr. (SEL).

MCGOWAN, JASON R - McGowan, Morgan J; 22 16494; Frederick R. Mogel. (EDG).

**Divorce**

BRITTO, RIENSIL D BETANCES - Cruz, Yarelis C Reyes; 22 16530; Y. Cruz, IPP. (SEL).

CHICU, GEORGE - Chicu, Andrea; 22 16452; Lisa D. Gentile. (JGK).

D'AMICO, JASON - D'Amico, Amanda; 22 16264; Joseph A. Guillama. (SEL).

DONKEL, ANGEL - Donkel, Alex; 22 16330; Todd A. Mays. (JEG).

FOCHT, JEFFREY J - Focht, Julie L; 22 16460; Joseph T. Bambrick Jr. (JEG).

GONZALEZ, STEFFANIE - Karpen, Rachel; 22 16357; Margaret McDonough. (SEL).

HARPER, KENDELL - Cervantes, Meghan; 22 16316; Rebecca Ann Smith. (JGK).

KRAMER, RANDOLPH S - Kramer, Kristen M; 22 16536; Timothy T. Engler. (EDG).

LANDRAU MELENDEZ, MIGUEL ANGEL - De Santana, Milagros Cuello; 22 16488; M. De Santana, IPP. (TMB).

LIGHT, RONDELL - Light Boltz, Angela; 22 16328; Rebecca Ann Smith. (SEL).

NIEVES, WILFREDO - Feliciano, Miriam D; 22 16289; George A. Gonzalez. (JGK).

ORTIZ BERNIER, OSVALDO - Serrano Ortiz, Idalia; 22 16483; I. Serrano Ortiz, IPP. (JEG).

QUINONES, STELLA - Ralat, Ricardo; 22 16257; Roarke Aston. (JEG).

RENTAS, MIGUEL - Santiago, Yolanda; 22 16262; Joseph A. Guillama. (TMB).

SANTIAGO, AMARILIS ORTIZ - Rivera, Luis Daniel Camacho; 22 16277; Bernard Mendelsohn. (JEG).

SHEERIN, TAMMY A - Sheerin, Eric C; 22 16531; Thomas L. Klonis. (JEG).

SOLDO, RICHARD - Soldo, Nichelle; 22 16260; Todd A. Mays. (JEG).

SPENCER, ROBERT A - Spencer, Margaret J; 22 16321; Dawn M. L Palange. (TMB).

VESIC, BORICA - Vesic, Kristina M; 22 16305; Kristen L. Doleva-Lecher. (JGK).

WILLIAMS, KAREN L - Williams, John E Jr; 22 16315; Amanda O'Driscoll. (JEG).

**Divorce - Custody Count Complaint**

D'AMICO, JASON - D'Amico, Amanda; 22 16265; Joseph A. Guillama. (SEL).

**Magisterial District Justice Appeal**

GONZALEZ, AMALIA - Skyline View Realty LLC; 22 16454; Skyline View Realty LLC, IPP. (JEG).

HIX, MARGIE, HIX, MATTHEW - Reading And Northern Re Co; 22 16275; Reading And Northern Re Co, IPP. (JEG).

TROXEL, EDWIN E - Wertman, Faith; 22 16312; Carmen R. Stanziola. (JEG).

**Miscellaneous - Other**

BIMBO BAKERIES USA - Grandstrom, Sharon Lee; 22 16279; S. Grandstrom, IPP. (JEG).

GIANNOTTI, GIOVANNI - South Heidelberg Township; 22 16283; Colin J. MacFarlane. (JEG).

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HOFFMAN, RYAN, HOFFMAN, LORI - Oliviero, Michael A; 22 16363; Larry W. Miller Jr. (JEG).

**Miscellaneous - Replevin**

GELEFF, JERRY, EXETER UNDERGROUND (THE), EXETER EXAMINER (THE), JERRY GELEFF MEDIA - Exeter Township; 22 16476; J Chadwick Schnee. (JEG).

**Petition**

HERNANDEZ, MARCELIS - Animal Rescue League Of Berks County; 22 16461; Rebecca Glenn-Dinwoodie. (JEG).

PADOT - Peterman, William Jr; 22 16273; W. Peterman, IPP. (JBN).

**Petition to Transfer Structured Settlement Payment**

METROPOLITAN LIFE INSURANCE COMPANY - Law First Finance LLC; 22 16313; Sharon L. Gray. (JEG).

**Professional Liability - Medical**

ASSURED CARE, INC, GRANDVIEW MANOR, JOHN DOE (S) I-X, JOHN DOE(S) XI-XX - Sheetz, Kevin T, Kahl, Debra M, Sheetz, Terry; 22 16485; Thomas F. Sacchetta. (JEG).

**Real Property - Mortgage Foreclosure: Residential**

ACOSTA FELIZ, MIGUEL - Crosscountry Mortgage LLC; 22 16459; Carolyn Treglia. (MSF).

BRADY, GEORGE F JR, UNKNOWN TRUSTEE AND OR BENEFICIARIES, UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, BRADY, GEORGE F, BRADY, BARBARA A, GEORGE F BRADY AND BARBARA A BRADY REVOCABLE LIVING TRUST AGREEMENT DATED 5/25/2000 (THE) - Beltway Capital LLC, Western Run Capital Management Trust; 22 16280; Erin Larabee. (MSF).

DE LOS SANTOS, NICOLAS, VARGAS, SANTA T - Lpp Mortgage Inc; 22 16540; Meredith Wooters. (MSF).

GASTON, BRUCE E, GASTON, STACEY L - Deutsche Bank National Trust Company; 22 16484; Carolyn Treglia. (MSF).

PAULEY, JACK JR - Midfirst Bank; 22 16457; Meredith Wooters. (MSF).

SELDOW, MICHAEL - Amerihome Mortgage Company LLC; 22 16320; Carolyn Treglia. (MSF).

SUAREZ, FERNANDO - Wilmington Savings Fund Society Fsb, Stanwich Mortgage Loan Trust I; 22 16281; Jill M. Fein. (MSF).

**Tort Motor Vehicle**

HAGUE, DAVID - Welmaker, Kelvin Jr; 22 16304; Aaron B. Gorodetzer. (JEG).

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MEMBRENO, EBER, FIRSTENERGY CORP, METROPOLITAN EDISON COMPANY, ABC COMPANIES 1-5 - Sanchez Tineo, Daniela; 22 16427; Jonathon D. Marx. (JEG).

NGUYEN, KRISTINE - Ortiz-Perez, Felipe; 22 16285; Gary R. Brod. (JEG).

**Tort Other**

CHIEFFO, JOSEPH J, CHIEFFO, DEBRA L, CHIEFFO, CHRISTINE, CHIEFFO, SAMUEL, MATZ, ANDREW - M, B A, Kolb, Anitra M; 22 16335; Thomas J. Newell. (JEG).

**Tort Premise Liability**

211 DOUGLAS STREET LLC - Sierra, Michael, Garcia, Katiria, Sierra, Eden; 22 16326; Kenneth Millman. (JEG).

CITY OF READING, READING PARKING AUTHORITY, READING PUBLIC LIBRARY - Reber, John Sr; 22 16486; Marc Sigal. (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 January 6, 2023 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Third and Final Publication**

Case Number: 18-18779  
Judgment Amount: \$228,430.71  
Attorney: Catherine Aponte, Esq.  
TO BE SOLD AS PROPERTY OF: Allyn Folk

ALL THOSE CERTAIN LOTS OR PARCELS of land, situate in the Borough of Wernersville, County of Berks and State of Pennsylvania, being more particularly bounded and described as follows:

**PURPART NO.1**

ALL THAT CERTAIN lot or parcel of land, situated in the Borough of Wernersville in the County of Berks, and State of Pennsylvania, Being Lot No. 100, on plan of building lots known as EAST WERNERSVILLE ALLOTMENT, subdivided by Rines and DeVere, and recorded in the Recorder's Office of Berks County, in Plan book No. 7, page 13.

Bounded and described as follows, to wit:

On the North by Lot No. 99;  
On the South by Lot No. 101;  
On the East by Bucks Street; and  
On the West by Lot No. 118, on the Plan.

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CONTAINING in front forty feet (40') and in depth one hundred and twenty feet (120'), and in the rear forty feet (40') more or less.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground, situated in the Borough of Wernersville, in the County of Berks, and the State of Pennsylvania, being Lot No. 101 on Plan of building Lots known as EAST WERNERSVILLE ALLOTMENT, subdivided by Rines and DeVere, and recorded in the Recorder's office of Berks County, in Plan Book No. 7, page 13.

Bounded and described as follows, to wit:

On the North by Lot No. 100 on the Plan;

On the South by Lot No. 102 on the Plan;

On the East by Bucks Street; and

On the West by Lot No. 118 on the Plan;

CONTAINING in front forty feet (40') and in depth of equal width one hundred and twenty feet (120').

Purpart No. 1 and Purpart No. 2 comprising premises numbered and known as 120 Bucks Street, in the Brough of Wernersville, Berks County, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF ALLYN FOLK A/K/A ALLYN JAMES FOLK

No. 18-20292

Judgment Amount: \$369,940.19

Attorney: Jill M. Fein, Esquire

**LEGAL DESCRIPTION**

All that certain lot or piece of ground, Hereditaments and Appurtenances, Situate in Caernarvon Township, Berks County, Pennsylvania bounded and described according to a Final Plan of "Pennwood Farms" Phase IV, drawn by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, dated August 21, 1998 and last revised November 25, 1998, said Plan recorded in Plan Book 245 page 29, Berks County records as follows:

Beginning at a point of compound curve on the Southerly side of Quarry View Drive (50 feet wide), said point being the arc distance of 42 71 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Easterly side of Morgan Dale Court (50 feet wide); thence extending from said point of beginning along the Southerly side of Quarry View Drive Eastwardly along the arc of a circle curving to the right having a radius of 900.00 feet the arc distance of 103 59 feet to a point, a corner of Lot No 95 on said Plan, thence extending along same South 08 degrees 12 minutes 05 seconds East 115.00 feet to a point, a corner of Lot No. 97 on said Plan; thence extending along same South 85 degrees 15 minutes 58 seconds West 131 93 feet to a point of curve on the Easterly side of Morgan Dale Court; thence extending along same the 2 following courses and distances (1) Northwardly along the arc of a circle curving to the left having a radius of 925.00 feet the arc distance of 55 98 feet to

a point of tangent, and (2) North 08 degrees 12 minutes 05 seconds West 46 39 feet to a point of curve on the Easterly side of Morgan Dale Court; thence leaving the Easterly side of Morgan Dale Court along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 42 71 feet to the first mentioned point and place of beginning.

Containing 16,036 square feet.

Being Lot 96 on the abovementioned Plan.

Being the same premises which Wooldridge Construction Company of PA, Inc. a PA Corp., by Indenture dated November 12, 2001 and recorded in the Recorder of Deeds, in and for the County of Berks, aforesaid, in Record Book Volume 3538 page 431, granted and conveyed unto Paul Taylor and Michelle A. Taylor, husband and wife, in fee.

PROPERTY ADDRESS: 109 Quarry View Drive, Morgantown, PA 19543

PARCEL#35532004516990

TO BE SOLD AS THE PROPERTY OF PAUL TAYLOR,

Case Number: 19-18280

Judgment Amount: \$173,081.43

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 situated on the northwestern corner of the intersection of Fairview Drive and Spruce Street in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, being Lot No. 11 as shown on a map or plan of building lots known as Fairview Manor, as laid out by Lawrence W. Fenstermacher, in December 1957; bounded on the north by property now or late of Jacob K. Hartman and Susanna R. Hartman, his wife, on the east by the aforesaid Spruce Street (53 feet wide), on the south by the aforesaid Fairview Drive (53 feet wide), and on the west by Lot No. 10, and being more fully bounded and described as follows, to wit,

BEGINNING at a corner in the western topographical building line of Spruce Street and at the beginning of a curve connecting the western topographical building line of the aforesaid Spruce Street with the northern topographical building line of Fairview Drive, thence in a southwesterly direction by the aforesaid curve bearing to the right, having a radius of thirty feet (30'), a central angle of ninety (90 deg.), a tangent distance of thirty feet (30') and a distance along the arc of forty-seven feet one and one-half inches (47' 1-1/2") to a corner at a point of tangency in the northern topographical building line of Fairview Drive, thence in a westerly direction along same, a distance of seventy feet (70') to a corner; thence leaving and making a right angle with the aforesaid Fairview Drive and in a northerly direction along Lot No. 10 a distance of

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one hundred fifty-nine feet (159') to a corner in line of property now or late of Jacob K. Hartman and Susanna R. Hartman, his wife; thence in an easterly direction along same and along the northern side of a five feet (5') wide reservation for public utilities, making a right angle with the last described line, a distance of one hundred feet (100') to a corner in the western topographical building lien of the aforesaid Spruce Street; thence in a southerly direction along same, making a right angle with the last described line, a distance of one hundred twenty-nine feet (129') to the place of BEGINNING.

CONTAINING fifteen thousand seven hundred six and eight-tenths (15,706.8) square feet.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

BEING KNOWN AS: 405 FAIRVIEW DRIVE KUTZTOWN, PA 19530

PROPERTY ID: 2014029696

TITLE TO SAID PREMISES IS VESTED IN GREG J. YERGER AND DENISE A. YERGER, HIS WIFE BY DEED FROM GREG J. YERGER, DATED DECEMBER 26, 2003 RECORDED FEBRUARY 4, 2004 IN BOOK NO. 3984 PAGE 2243

To be sold as the Property of: GREG J. YERGER AND DENISE A. YERGER

Case No. 20-18044

Judgment Amount: \$162,076.96

Attorney: Marc A. Hess, Esquire / Henry & Beaver LLP

**PREMISES A**

TRACT 1 - ALL THAT CERTAIN lot or ground in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, being Lot 8, Block F as shown on the plan of Wyomissing Heights recorded in Plan Book 2, Page 39, bounded and described as follows:

ON the North by Franklin Street (formerly Continental Avenue); ON the East by lands now or late of The Real Estate Title Insurance and Trust Company of Philadelphia; ON the South by Grape Street (formerly an alley); ON the West by Lot 7, Block F as shown on the plan. CONTAINING in front on Franklin Street 25 feet and in depth of equal width to Grape Street 150 feet.

TRACT 2 - ALL THAT CERTAIN lot of ground in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, being an unnumbered lot in Block F as shown on the plan of Wyomissing Heights recorded in Plan Book 2, Page 39, bounded and described as follows:

CONTAINING in front on Franklin Street (formerly Continental Avenue) 17 feet 9-1/8 inches and extending in depth along Lot 8, Block F as shown on the plan, 150 feet to Grape Street (formerly an alley), and extending in an Easterly direction along Grape Street, 100 feet, more or less, and extending Northwestwardly along lands now or late of the Wyomissing Area School District, 172 feet 7-1/2 inches to Franklin Street.

**PREMISES B**

ALL THAT CERTAIN triangular lot of ground situate on the southern side of Franklin Street, between Fourth and Fifth Avenues, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the southern building line of Franklin Street, a corner of other property of the West Reading Fire Company #1, said corner being 217 feet 9-1/8 inches East of the southeast building corner of Fifth Avenue and Franklin Street; thence along property of the West Reading Fire Company #1 in a Southeastwardly direction, making an interior angle of 60 degrees 20 minutes with Franklin Street, a distance of 57 feet 6-1/2 inches to a corner; thence Northwardly along other property of the West Reading School District, making an interior angle of 29 degrees 40 minutes with the last described line, a distance of 50 feet to the southern building line of Franklin Street; thence Westwardly along the southern building line of Franklin Street making an interior angle of 90 degrees with last described line, a distance of 26 feet 5-1/2 inches to the place of BEGINNING. CONTAINING 712 square feet.

EXCEPTING THEREOUT AND THEREFROM Premise A - Tract 2 and Premises B the following described parcel:

ALL THAT CERTAIN parcel of ground situate on the southerly side of Franklin Street, between Fourth and Fifth Avenues, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern topographical building line of Franklin Street (60 feet wide), said point being 234 feet 2-7/8 inches East on the southeast building corner of Fifth Avenue and Franklin Street; thence leaving the southern topographical building line of Franklin Street and in a Southerly direction along property now or late of West Reading Fire Company #1, at right angles to Franklin Street, a distance of 150 feet to a point on the northerly building line of Grape Street (19 feet 10-1/4 inches wide); thence in an Easterly direction along the northerly building line of Grape

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Street, at right angles to the last described line, a distance of 68 feet 11-1/2 inches to a point on the building line; thence leaving Grape Street in a Northwesterly direction along property now or late of the School District of the Borough of West Reading, by a line forming an interior angle of 60 degrees 20 minutes with the last described line, a distance of 115 feet 01 inch to a point; thence in a Northerly direction along the same, by a line forming an interior angle of 209 degrees 40 minutes with the last described line and formerly an interior angle of 90 degrees with the southern topographical building line of Franklin Street, a distance of 50 feet to a point on the building line of Franklin Street; thence in a Westerly direction along Franklin Street, a distance of 12 feet to the place of BEGINNING. CONTAINING in area 4,648 square feet of land.

BEING THE SAME PREMISES which S&F Real Estate Group, LLC, a Pennsylvania limited liability company, by Deed dated April 30, 2014, and recorded May 1, 2014 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2014013497, granted and conveyed unto BM2 Investments, LLC, a Pennsylvania limited liability company.

KNOWN AS: 430 Franklin Street, West Reading, Pennsylvania  
Tax Parcel No. 93530606295731X01  
TO BE SOLD AS PROPERTY OF: BM2 Investments, LLC

point in line of Lot No. 61; thence extending along Lot No. 64 South 48 degrees 41 minutes 29 seconds East a distance of 2 93 feet to a point; thence continuing along Lot No. 64 and long Lot No 20 as said lot is shown on the aforementioned revised plan of Richmond Commons Section No. 2 South 44 degrees 52 minutes 05 seconds West a distance of 120.00 feet to a point of curve in the Northeasterly building line of Spring Street along the arc of a curve deflecting to the right having a radius of 119 81 feet a central angle of 1 degree 09 minutes and 00 seconds a distance along the arc of said curve of 2 41 feet to the place of Beginning.

CONTAINING in area 8,928 16 square feet of land.

BEING THE SAME PREMISES WHICH Vernon R. Heckman and Anna M. Heckman, Husband and Wife, by deed dated 4/3/1998 and recorded in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2927, Page 23, granted and conveyed unto Vernon R. Heckman and Anna M. Heckman, husband and wife and Rita M. Iezzi.

PARCEL ID: 44-5431-14-34-3852  
TO BE SOLD AS PROPERTY OF: Erin E. McFarland

Case Number: 21-12771  
Judgment Amount: \$98,127.30  
Attorney: Dana Marks, Esq.

Case Number: 21-01170  
Judgment Amount: \$176,376.00  
Attorney: Jacqueline F. McNally, Esquire

PURPART NO. 1

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE ON THE SOUTH-EAST SIDE OF THE MACADAM TOWNSHIP ROAD T-512 LEADING FROM ROBESONIA TO BERNVILLE IN THE TOWNSHIP OF NORTH HEIDELBERG, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED IN AC- CORDANCE WITH A SURVEY ON MARCH 29, 1969, BY GEORGE W. KNEHR, REGIS- TERED PROFESSIONAL SURVEYOR NO. 5260-E OF READING, PENNSYLVANIA, AS FOLLOWS, TO WIT:

BEGINNING AT A SPIKE IN THE CENTER LINE OF THE MACADAM TOWNSHIP ROAD T- 512 LEADING FROM ROBESONIA TO BERNVILLE, SAID SPIKE BEING THE SOUTH- WESTERNMOST CORNER OF THE HEREIN DESCRIBED PREMISES; THENCE ALONG RESIDUE PROPERTY BELONGING TO OTTO F. SCHNEE AND MARY SCHNEE, HIS WIFE, THE NEXT THREE (3) FOLLOWING COURSES AND DISTANCES, VIZ: (1) ALONG OR NEAR THE CENTER LINE OF T-512, NORTH FORTY-SIX DEGREES FIFTY-TWO MINUTES EAST N. 46° 52' E.) ONE HUNDRED FORTY THREE AND EIGHT ONE -HUNDREDTHS FEET (143.08") TO A SPIKE IN THE CENTER LINE OF SAID T-512. (2) LEAVING SAID T- 512,

ALL THAT CERTAIN lot or parcel of land, being Lot No. 62, as said lot is shown on the Plan of that Development of building lots as laid out by Weber Constructions, Inc., and known as Richmond Commons, Section No. 3, said plan being recorded in Plan Book 34, Page 30, Berks County Records, said lot or parcel of land, also being a portion of Lot No. 19, as said lot is shown on the revised plan of the Development of building lots as laid out by Weber Construction, Inc., and known as Richmond Commons, Section No. 2, said revised plan being recorded in Plan Book 33, Page 43, Berks County Records, situated on the Northeasterly side of Spring Street between Forest Street and Westfield Plan, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly building line of Spring Street said point being on the division line between Lot No. 62 and 63 as said lots are shown on the aforementioned plan of Richmond Commons Section No. 3; thence leaving the Northeasterly building line of Spring Street and Extending along Lot No. 63 by a line radial to the curve in the Northeasterly building line of Spring Street North 46 degrees 16 minutes 55 seconds East a distance of 119, 81 feet to a

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PASSING THROUGH AN IRON PIN 18.46' FROM THE LAST DESCRIBED CORNER AND PASSING THROUGH ANOTHER IRON PIN 228.06' FROM THE NEXT DESCRIBED CORNER, SOUTH SEVENTY TWO DEGREES FIFTEEN MINUTES EAST (S. 72° 15' E.) FOUR HUNDRED FIFTEEN AND FORTY SEVEN ONE-HUNDREDTHS FEET (415.47') TO AN IRON PIN AND (3) SOUTH SEVENTEEN DEGREES FORTY FIVE MINUTES WEST (S.17° 45' W.) ONE HUNDRED TWENTY FIVE FEE (125.00') TO AN IRON PIN IN LINE OF PROPERTY BELONGING TO JESSEE C. BENYISH AND BERTHA M. BENYISH, HIS WIFE; THENCE ALONG SAME, NORTH SEVENTY TWO DEGREES FIFTEEN MINUTES WEST (W. 72° 15' W.) FOUR HUNDRED EIGHTY FIVE AND NINE ONE-HUNDREDTH- FEET (485.09') TO THE PLACE OF BEGINNING. THE LEFT DESCRIBED LINE PASSES THROUGH AN IRON PIN 18.84' FROM THE PLACE OF BEGINNING.

CONTAINING ONE AND TWO HUNDRED NINETY-TWO ONE-THOUSANDTHS OF AN ACRE (1.292 ACRES).

BEING THE SAME PREMISES WHICH FRANK W. SCHNEE AND DORIS A. SCHNEE, HIS WIFE, BY THEIR DEED DATED JANUARY 1, 1980 AND RECORDED AT DEED BOOK VOLUME 1788, PAGE 837, BERKS COUNTY RECORDS GRANTED AND CON-VEYED UNTO OTTO L. SCHNEE AND ELIZABETH J. SCHNEE, HIS WIFE. AND THE SAID ELIZABETH J. SCHNEE DIED JANUARY 12, 2000 WHEREUPON TITLE TO THE SAID PREMISES BECAME VESTED IN OTTO L. SCHNEE ABSOLUTELY.

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE OFF THE SOUTH- EAST SIDE OF MANBECK ROAD, T-512, BEING PARCEL "A" OF "SCHNEE ADD -ON PLAN" RECORDED IN PLAN BOOK VOL. 222, PAGE 75, BERKS COUNTY RECORDS, LOCATED IN THE TOWNSHIP OF NORTH HEIDELBERG, COUNTY OF BERKS, COMMON- WEALTH OF PENNSYLVANIA, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN LINE OF LANDS OF NOW OR LATE JESSE C. AND BERTHA M. BENYISH LOCATED SOUTH 66 DEGREES 15 MINUTES 06 SECONDS EAST 437.42 FEET FROM A POINT IN THE CARTWAY OF THE AFORESAID MANBECK ROAD, T-512; THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG LOT 2 OF THE ABOVE MENTIONED PLAN NORTH 23 DEGREES 45 MINUTES 02 SECONDS EAST 125.02 FEET TO A POINT IN COMMON WITH PARCEL B AND LOT 1 OF THE ABOVE MENTIONED PLAN; THENCE

EXTENDING ALONG SAID LOT 1 THE TWO FOLLOWING COURSES AND DISTANCES, TO WIT: (1) SOUTH 66 DEGREES 15 MINUTES 06 SECONDS EAST 47.75 FEET TO A POINT; (2) SOUTH 23 DEGREES 45 MINUTES 02 SECONDS WEST 23 DEGREES 45 MINUTES 02 SECONDS WEST 125.02 FEET TO A POINT IN LINE OF LANDS OF AFORESAID NOW OR LATE JESSE C. AND BERTHA M. BENYISH; THENCE ALONG THE SAME NORTH 66 DEGREES 15 MINUTES 06 SECONDS WEST 47.75 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 5,969.58 SQUARE FEET.

THIS EXCEPTION BEING THE SAME PREMISES WHICH OTTO L. SCHNEE AND ELIZABETH J. SCHNEE, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO KEVIN B. MOORE AND CHRISTINE HARTMAN MOORE, BY DEED DATED 1999 AND RECORDED IN DEED BOOK VOLUME PAGE BERKS COUNTY RECORDS.

PURPART NO. 2

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE ON THE SOUTHEAST SIDE OF MANBECK ROAD, TOWNSHIP ROAD T-512, AND KNOWN AS "PARCEL B" OF "SCHNEE ADD -ON PLAN" RECORDED IN PLAN BOOK VOLUME 222, PAGE 75, BERKS COUNTY RECORDS, LOCATED IN THE TOWNSHIP OF NORTH HEIDELBERG, COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CARTWAY OF MANBECK ROAD T-512, SAID POINT BEING A COMMON CORNER OF LOT 2 ON THE ABOVE MENTIONED PLAN TO WHICH THE HEREIN DESCRIBED PROPERTY WILL BE PART; THENCE ALONG THE SAID CARTWAY NORTH 40 DEGREES 34 MINUTES 42 SECONDS EAST 54.44 FEET TO A COMMON CORNER OF LOT 2 ON THE ABOVE MENTIONED PLAN; THENCE EXTENDING ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCES TO (1) SOUTH 69 DEGREES 56 MINUTES 38 SECONDS EAST 345.58 FEET TO A POINT; (2) SOUTH 23 DEGREES 45 MINUTES 02 SECONDS WEST 71.66 FEET TO A COMMON CORNER WITH AFORESAID LOT 2 ON SAID PLAN; THENCE ALONG THE SAME NORTH 66 DEGREES 15 MINUTES 06 SECONDS WEST 367.72 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 21,441.08 SQUARE FEET.

TO BE SOLD AS PROPERTY OF: Matthew M. Schnee

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NO. 21-15044

Judgment: \$102,054.01

Attorney: Kristen D. Little, Esquire

ALL THAT CERTAIN two story brick mansard roof dwelling house No. 524, and the lot of ground on which the same is erected, situate on the South side of Douglas Street, between Fifth and Church Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded

On the North by said Douglas Street;

One the East by property of Lucretia Nagel:

On the South by a four feet wide alley; and

On the West by property of Elmer A. Burkhardt.

Containing in front or width, East and West twenty-two and one half feet and in depth extending Southward of that width, one hundred feet.

Being the same premises which Mary K. Arndt, widow by said Indenture dated October 19, 1973, and recorded October 22, 1973 in the Recorder's Office of aforesaid County, in Deed Book Volume 1640. Page 1164, granted and conveyed unto Charles C. Coleman and Geraldine J. Coleman, his wife, in fee.

Property Address: 524 Douglass Street, Reading, Pennsylvania 19601

Tax ID/Parcel No. 14530759840575

BEING THE SAME PREMISES which Geraldine J. Coleman, a widow by right of survivorship by deed dated October 21, 2013 and recorded December 24, 2013 in the Office of the Recorder of Deeds of Berks County, Pennsylvania as instrument number 2013052795 granted and conveyed unto Geraldine J. Coleman, an unmarried woman, in fee.

AND THE SAID Geraldine J. Coleman departed this life on or about December 10, 2019. On December 20, 2019, John T. Forry was appointed Executor of the Estate of Geraldine J. Coleman deceased.

TAX PARCEL NO 14530759840575

BEING KNOWN AS 524 Douglass Street, Reading, PA 19601

Residential Property

To be sold as the property of John T. Forry, Esquire, Executor of the Estate of Geraldine J. Coleman, deceased

No. 22-02564

Judgment: \$132,666.53

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain two-story brick dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the East side of Margaret Street, being known as house No. 821 Margaret Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being more particularly

bounded and described as follows, to wit:

BEGINNING at a point on the eastern building line of Margaret Street, 143.63 feet South of the building line intersection at the southeast corner of Margaret Street and East Wyomissing Boulevard; thence continuing along the eastern building line of Margaret Street in a southerly direction, forming an arc, curving to the left, having a radius of 662.42 feet, a distance of 52.93 feet to a point in line of other property now or late of Thun Investment Company; thence in an easterly direction along the same, forming an interior tangent angle of 76 degrees 53 minutes 02 seconds with the last described arc, a distance of 312.79 feet to a point in line of property now or late of The Reading Trust Company; thence along same in a northerly direction, forming an interior angle of 88 degrees 41 minutes with the last described line, a distance of 51.02 feet to a point; thence in a westerly direction along other property now or late of Thun Investment Company, forming an interior angle of 91 degrees 19 minutes with the last described line, a distance of 108.56 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 TWO-STORY DWELLING HOUSE KNOWN AND NUMBERED AS: 821 MARGARET STREET, READING, PA 19611

Mapped Pin: 5306-46-15-3283

Parcel ID: 18530646153283

Account #: 18485050

BEING THE SAME PREMISES WHICH Lily Ponce, by Deed dated September 5, 2017 and recorded September 6, 2017, in the Office of the Recorder of Deeds of Berks County, Pennsylvania, Instrument No. 2017-032745, granted and conveyed unto David W. Hurst.

TO BE SOLD AS THE PROPERTY OF DAVID W. HURST

Docket #22-02842

Judgment Amount: \$393,614.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF AMITY, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF WOODS EDGE, PHASE 2A, DRAWN BY THOMAS R. GIBBONS & ASSOCIATES, PROFESSIONAL SURVEYORS, ENGINEERS & PLANNER, DATED APRIL 6, 1998, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 231, PAGE 7, AS FOLLOWS, TO WIT:



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BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF THE CUL-DE-SAC AT THE TERMINUS OF HIGHLAND COURT, SAID POINT BEING A CORNER OF LOT NO. 100 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 100 SOUTH 51 DEGREES 41 MINUTES 18 SECONDS EAST 96.61 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SUBDIVISION OF WOODS EDGE, PHASE 2B; THENCE EXTENDING ALONG SAID LANDS SOUTH 25 DEGREES 53 MINUTES 45 SECONDS WEST 192.94 FEET TO A POINT, A CORNER OF LOT NO. 102 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 47 DEGREES 06 MINUTES 14 SECONDS WEST 187.52 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF HIGHLAND COURT (50 FEET WIDE); THENCE EXTENDING ALONG SAME NORTH 42 DEGREES 53 MINUTES 46 SECONDS EAST 110.51 FEET TO A POINT OF CURVE ON THE SOUTHEASTERLY SIDE OF THE CUL-DE-SAC AT THE TERMINUS OF HIGHLAND COURT; THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 11.50 FEET THE ARC DISTANCE OF 11.90 FEET TO A POINT OF REVERSE CURVE; AND (2) NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 60.00 FEET THE ARC DISTANCE OF 66.90 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 101 AS SHOWN ON THE ABOVE MENTIONED PLAN.

Thereon erected a dwelling house known as:  
 106 Highland Court  
 Douglassville, PA 19518  
 Tax Parcel #24536604821804  
 Account: 24001430  
 See Instrument # 2010015537  
 Sold as the property of:

BURT GAUTHIER and CALISTA GAUTHIER

No. 22-03288  
 Judgment: \$275,647.35  
 Customers Bank v. Frutos Real Estate Partners, LLC, et al.

Attorney: Phillip D. Berger, Esquire  
 Berger Law Group, P.C.  
 919 Conestoga Road, Bldg. 3, Suite 114  
 Rosemont, PA 19010  
 (610) 668-0800

**LEGAL DESCRIPTION**

ALL THAT CERTAIN three story apartment house and the tract or piece of ground on which the same is erected, situate in the Township

of Muhlenberg, (formerly the Borough of Temple), County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwestern intersection of Kutztown Road, formerly Main Street, and Mount Laurel Street; thence westwardly at a right angle with said Kutztown Road and along the northern line of said Mount Laurel Street 150 feet 6-5/8 inches to a point at the bend of Mt. Laurel Street; thence along the Northern line of Mt. Laurel Street making an exterior angle of 139 degrees 25 minutes with the first line, 22 feet to a point at the Northeast corner of Mt. Laurel Street and Spruce Alley; thence at a right angle Northwardly along the Eastern line of said Spruce Alley 60 feet to a corner of a lot now or late of Augustus M. Bortz; thence at a right angle Eastwardly along the Southern line of the said lot now or late of Augustus M. Bortz, 141 feet 9-3/8 inches to the western line of Leesport Avenue; thence Southeastwardly along the said Western line of Leesport Avenue making an interior angle of 93 degrees 5 minutes 142 feet 9-7/8 inches to a point at the intersection of Leesport Avenue and Kutztown Road; thence along the Western line of Kutztown Road, making an interior angle of 136 degrees 20 minutes 20 feet 2 inches to the place of beginning.

Being the same premises which Jeffrey M. Rushing by Deed dated 2/14/2012 and recorded 2/27/2012 in Berks County at Instrument No. 2012007568 conveyed unto Frutos Real Estate Partners, LLC, in fee

Property known as 5008 Leesport Avenue, Temple, Pennsylvania

BEING Parcel No. 66-5309-08-97-2910

To be sold as the property of Frutos Real Estate Partners, LLC

Case Number: 22-04258  
 Judgment Amount: \$87,165.74  
 Attorney: Dana Marks, Esq.

ALL THAT CERTAIN TWO AND ONE-HALF STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERRECTED, SITUATE ON THE NORTH SIDE OF WOODVALE AVENUE (FORMERLY COTTON STREET), WEST OF TWENTIETH STREET, AS LAID OUT ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF MOUNT PENN, AND BEING NO. 1975 WOODVALE AVENUE, IN THE BOROUGH OF MOUNT PENN, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID WOODVALE AVENUE, 163 FEET 6 INCHES WEST OF THE NORTHWEST CORNER OF TWENTIETH STREET AND WOODVALE AVENUE; THENCE NORTH ALONG PROPERTY NOW OR LATE OF

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GEORGE H. FELIX ON A LINE AT RIGHT ANGLES WITH WOODVALE AVENUE, A DISTANCE OF 110 FEET TO A 20 FEET WIDE ALLEY; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 14 FEET 4 INCHES TO A POINT; THENCE SOUTHWARD ALONG PROPERTY NOW OR LATE OF GEORGE H. FELIX, ON A LINE AT RIGHT ANGLES WITH WOODVALE AVENUE AND FORMING THE CENTER OF A JOINT PASSAGE WAY FROM FRONT TO REAR, A DISTANCE OF 110 FEET TO A POINT ON THE NORTH LINE OF WOODVALE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID WOODVALE AVENUE, A DISTANCE OF 14 FEET 4 INCHES TO THE PLACE OF BEGINNING.

CONTAINING IN FRONT ON SAID WOODVALE AVENUE 14 FEET 4 INCHES, AND IN DEPTH OF EQUAL WIDTH 110 FEET TO SAID 20 FEET WIDE ALLEY

TO BE SOLD AS PROPERTY OF: Charles A. Souden, Jr. and Bobbi Jo Lynn Souden

Case Number: 22-09009

Judgment Amount: \$94,602.64

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

Attorneys for Plaintiff

A Florida professional limited liability company

ALL THAT CERTAIN PLOT OR PARCEL OF LAND SITUATE IN EXETER TOWNSHIP, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM REIFFTON TO NEVERSINK STATION AND KNOWN AS NEVERSINK ROAD, SAID POINT BEING A CORNER IN COMMON OF PROPERTY OF CHARLES M. HAFER AND THE HEREIN DESCRIBED PREMISES; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE MIDDLE OF THE SAID PUBLIC ROAD, THE DISTANCE OF 95.03 FEET TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION ALONG PROPERTY OF DEBORAH O. AND DANIEL H. MCCOY BY A LINE MAKING AN INTERIOR ANGLE OF 91 DEGREES 38 MINUTES WITH THE LAST DESCRIBED LINE, THE DISTANCE OF 162.79 FEET TO A POINT, THENCE IN A NORTHEASTERLY DIRECTION ALONG OTHER PROPERTY OF A. OTIS HARTLINE, ET AL., BY A LINE MAKING AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES WITH THE LAST DESCRIBED LINE, THE DISTANCE OF 93.44 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG

PROPERTY OF THE AFOREMENTIONED CHARLES M. HAFER BY A LINE MAKING AN INTERIOR ANGLE OF 90 DEGREES 14 MINUTES WITH THE LAST DESCRIBED LINE, THE DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING

THE ANGLE BETWEEN THE FIRST DESCRIBED LINE AND THE LAST DESCRIBED LINE BEING 87 DEGREES 50 MINUTES

CONTAINING 0.25 ACRES

BEING THE SAME PREMISES WHICH STEVEN M. FRANCKOWIAK AND LINDA L. FRANCKOWIAK, BY DEED DATED 5/22/2002 AND RECORDED 5/29/2002 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA IN RECORD BOOK 3541, PAGE 2357, GRANTED AND CONVEYED UNTO STEVEN M. FRANCKOWIAK

BEING KNOWN AS: 38 W NEVERSINK RD, READING, PA 19606

PROPERTY ID: 43532609157546

TITLE TO SAID PREMISES IS VESTED IN BRIAN A. MCBRIDE AND ERICA L. MCBRIDE, HUSBAND AND WIFE BY DEED FROM STEVEN M. FRANCKOWIAK, DATED JULY 15, 2005 RECORDED SEPTEMBER 22, 2005 IN BOOK NO. 4670 PAGE 2411

To be sold as the property of Brian A. McBride; Erica L. McBride.

Case Number: 22-9267

Judgment Amount: \$53,087.98

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN TWO STORY MANSARD ROOF BRICK DWELLING HOUSE AND LOT OF GROUND UPON WHICH IS THE SAME IS ERECTED, SITUATED ON THE SOUTH SIDE OF DOUGLASS STREET, BETWEEN SECOND AND THORN STREETS BEING NUMBER "TWO HUNDRED EIGHT" (208) DOUGLASS 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 DOUGLASS STREET;

ON THE EAST BY PROPERTY NOW OR LATE OF P. F. BRADBURY;

ON THE SOUTH BY A TWELVE FEET WIDE ALLEY; AND

ON THE WEST BY PROPERTY NOW OR LATE OF JOHN R. MILLER.

CONTAINING IN FRONT ON SAID DOUGLASS STREET, TWENTY-TWO (22) FEET, AND IN DEPTH TO SAID TWELVE

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FEET WIDE ALLEY, ONE HUNDRED TWENTY FEET, SIX INCHES (120' 6").

BEING KNOWN AS: 208 DOUGLASS STREET READING, PA 19601

PROPERTY ID: 14-5307-58-64-3544

TITLE TO SAID PREMISES IS VESTED IN JASON A. TERRELL AND DAWN L. TERRELL BY DEED FROM JASON A. TERRELL, DATED NOVEMBER 8, 2007 RECORDED NOVEMBER 9, 2007 IN BOOK NO. 05254 PAGE 1874

DAWN L. TERRELL DEPARTED THIS LIFE ON OR ABOUT MARCH 30, 2015

TO BE SOLD AS THE PROPERTY OF: JASON A. TERRELL A/K/A JASON TERRELL

Case Number: 22-10058

Judgment Amount: \$149,142.57

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

**PREMISES A:**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Robeson, County of Berks, Commonwealth of Pennsylvania, known as Lot No. 140, Section No. 1 as shown by plan of Green Hills, surveyed by Earle H. Frankhouser, C.E., said plan being recorded in the Recorder's Office of Berks County, in Plan Book Volume 5 page 20, which plan is expressly made a part of this instrument.

**PREMISES B:**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Robeson, County of Berks, Commonwealth of Pennsylvania, known as Lot No. 139, Section No. 1, as shown by plan of Green Hills, surveyed by Earle W. Frankhouser, C.E., said plan being recorded in the Recorder's Office of Berks County, in Plan Book Volume 8 page 20, which plan is expressly made a part of this instrument

BEING KNOWN AS: 101 S BRYANT AVE BIRDSBORO, PA 19508

PROPERTY ID: 73531418424350 & 73531418424224

TITLE TO SAID PREMISES IS VESTED IN GEOFFREY E. BROWN BY DEED FROM GEORGE R. MILLER, EXECUTOR OF THE ESTATE OF SHIRLEY D. MILLER, A/K/A SHIRLEY DORIA MILLER, DECEASED, DATED JUNE 12, 2019 RECORDED JUNE 18, 2019 IN INSTRUMENT NO. 2019019313

TO BE SOLD AS THE PROPERTY OF GEOFFREY E. BROWN

Docket #22-10217

Judgment Amount: \$152,392.68

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE ON THE EASTERLY SIDE OF LAKE STREET. BETWEEN SOUTH CHURCH STREET AND FRONT STREET, IN THE BOROUGH OF MOHNTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER MARKED BY AN ARROW CUT IN THE CONCRETE CURB ON THE EASTERLY TOPOGRAPHICAL CURB LINE OF LAKE STREET, SAID ARROW CUT BEING A DISTANCE OF 185.94 FEET, MEASURED NORTHERLY ALONG THE SAID EASTERLY TOPOGRAPHICAL CURB LINE FROM THE NORTHEASTERLY TOPOGRAPHICAL CURB CORNER OF LAKE AND SOUTH CHURCH STREETS; THENCE CONTINUING ALONG THE EASTERLY TOPOGRAPHICAL CURB LINE OF LAKE STREET; NORTH 05 DEGREES 25 MINUTES EAST, A DISTANCE OF 40 FEET TO AN IRON PIN; THENCE LEAVING LAKE STREET AND ALONG RESIDUE PROPERTY OF CARL S. MILLER AND RUTH N. MILLER, HIS WIFE, THE FOLLOWING TWO COURSES AND DISTANCES; (1) SOUTH 84 DEGREES 35 MINUTES EAST, A DISTANCE OF 149 FEET TO AN IRON PIN AND (2) SOUTH 05 DEGREES 25 MINUTES WEST, A DISTANCE OF 40 FEET TO AN IT-ON PIN A CORNER OF NUMBER 15 LAKE STREET, PROPERTY OF LESTER J. BARE AND LOIS E. BARE, HIS WIFE; THENCE ALONG THE SAME, NORTH 84 DEGREES 35 MINUTES WEST, A DISTANCE OF 149 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.960 SQUARE FEET OF LAND

Thereon erected a dwelling house known as: 21 Lake Street

Mohnton, PA 19540

Tax Parcel #65439518410431

Account: 65023800

See INSTRUMENT #2021012704

Sold as the property of:

JOSE B. BERMUDEZ-DEJESUS AKA JOSE B. BERMUDEZ

NO. 22-10623

Judgment: \$131,039.77

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground together with a three story brick and frame dwelling erected thereon, situated on the Northern side of East High Street (66 feet wide) between

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Front Street and Water Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and being more fully described as Lot No. 1 of a Plan recorded in Plan Book Volume 143, page 31, Berks County records:

BEGINNING at a point in the Northern topographical building line of East High Street, thence in a Northern direction forming an interior angle with the Northern topographical building line of East High Street and along property of Forrest H. Fink and Mary E. Fink, his wife, a distance of one hundred sixty-six and seventy-nine hundredths (166.79) feet to an iron pipe in line of Lot No. 3; thence in an Eastern direction forming an interior right angle with the last described line and along the same a distance of fifteen and eighty-three hundredths (15.83) feet to an iron pipe; thence in a Southern direction forming an interior angle with the last described line continuing along Lot No. 2, a distance of one hundred sixty-six and seventy-nine hundredths (166.79) feet to a point in the aforesaid Northern topographical building line of East High Street; thence in a Western direction forming an interior right angle with the last described line along the Northern topographical building line of East High Street, a distance of fifteen and eighty-three hundredths (15.83) feet to the place of beginning.

TAX PARCEL NO 95433707693051

BEING KNOWN AS 21 East High Street, Womelsdorf, PA 19567

Residential Property

To be sold as the property of Joel Raifsnider

Case Number: 22-11255

Judgment Amount: \$27,444.38

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

Attorneys for Plaintiff

A Florida professional limited liability company

#### Legal Description

ALL THAT CERTAIN two story brick dwelling house and lot of ground, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point of West Walnut Street, in line of property now or late of Alvin K. Leshar, and extending thence along the same westward thirty-five feet (35') to a point, thence southward one and one-half feet (1-1/2') to a point, thence westward one hundred twenty-five feet (125'), more or less, to a point in an alley; thence along the same southward nineteen feet (19') to a point in line of property now or late of Catherine E. Angstadt; thence along the same eastward, passing through the middle of a foot or arch alley between the two adjoining dwelling houses, one hundred sixty-five feet (165'), more or less, to said West Walnut Street, and thence along the same northward twenty and one-half feet (20-1/2) to the place of beginning.

BEING the northern of said two contiguous dwelling houses and lots of ground  
BEING PARCEL NUMBER 5443-08-87-1938

BEING THE SAME PREMISES which Leona R. Deisher by Deed dated February 8, 1990 and recorded in Berks County in Record Book 2121, page 1226, granted and conveyed unto Jack M. Arak, in fee.

BEING KNOWN AS: 135 WEST WALNUT STREET KUTZTOWN, PA 19530

PROPERTY ID: 55-4430-08-87-1938

TITLE TO SAID PREMISES IS VESTED IN KEITH R. KULL BY DEED FROM JACK M. ARAK, DATED November 11, 2005 RECORDED December 13, 2005 IN BOOK NO. 4732 PAGE 2063 INSTRUMENT NUMBER: 2005076738.

TO BE SOLD AS PROPERTY OF: KEITH R. KULL

C.C.P. BERKS COUNTY,  
NO. 22-12220

Judgment - \$71,138.20  
Matthew C. Fallings, Esquire,  
Attorney for Plaintiff

ALL THAT CERTAIN place, parcel or tract of land situate on the western side of a thirty three (33') wide public road leading from the property of Martin Blimline to a Macadam Township Road in the Township of Brecknock, County of Berks and State of Pennsylvania, bounded on the north by property belonging to Earl Youtz and Elizabeth L. Youtz, his wife on the east by the aforesaid thirty three feet (33') wide public Road and on the south and west by property belonging to Earl Youtz and Elizabeth L. Youtz, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the western right of way line of a thirty three feet (33') wide public road leading from property of Martin Blimline to a Macadam Township Road, the aforesaid point of Beginning being the most northwestern corner of the herein described property and being a corner of property belonging to Earl Youtz and Elizabeth L. Youtz, his wife; thence along the aforesaid western right of way line of the Public Road the three (3) following courses and distances. viz: (1) south two degrees forty two minutes west (s. 2° 42' w.) a distance of thirty seven and seventy seven one hundredths feet (37.77') to a corner, (2) south eighteen degrees fifty seven minutes west (s. 18° 57' w.) a distance of one hundred fifty nine and eight one hundredths feet (159.08') to a corner; and (3) south one degree seventeen minutes west (s. 1° 17' w.) a distance of two and fifty one hundredths feet (2.51') to a corner marked by an iron pin, thence leaving the aforesaid public road and along property belonging to Earl Youtz and Elizabeth L. Youtz, his wife, the three (3) following courses and distances, viz:

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(1) passing through an iron pin seventy four and forty four one hundredths feet (74.44') from the last described corner, north eighty eight degrees forty three minutes west (n. 8° 43' w.) a distance of two hundred feet (200') to a corner marked by an iron pin; (2) north fifteen degrees twenty minutes east (n. 15° 20' e.) a distance of two hundred two and eighty five one hundredths feet (202.85') to a corner marked by an iron pin; and (3) passing through an iron pin one hundred feet (100') from the last described corner, south eighty seven degrees eighteen minutes east (s. 87° 18' e.) a distance of two hundred feet (200') to the place of BEGINNING.

CONTAINING ninety one one hundredths (0.91) acres.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining.

PROPERTY ADDRESS: 79 Tritch Lane, Reading a/k/a Sinking Spring, PA 19608

PARCEL NO. 34438403324550

BEING the same premises which Michael J. Shellenberger, individually, and Jesse Beamesderfer, individually, and Michael Shellenberger, Executor under the Last Will and Testament of Marlene M. Beamesderfer, deceased by Deed dated August 14, 2003 and recorded in the Office of Recorder of Deeds of Berks County on August 27, 2003 at Book 3850, Page 1369 granted and conveyed unto Michael J. Shellenberger and Beverly V. Shellenberger.

TO BE SOLD AS THE PROPERTY OF Beverly V Shellenberger and Michael J Shellenberger.

No. 22-12541

Judgment: \$72,466.85

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two and one half story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Wayne Avenue, East of Lake View Drive, being house numbered 721 Wayne Avenue, in the Borough of West Reading, County of Berks, and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point in the North property line of Wayne Avenue, thence the N.E. intersection corner of Wayne Avenue and Lake View Drive bears S. 88°- 04' W., eighty-nine inches (89.0"), for the S.W. corner of this survey; thence No. 88°-04' E., with said North line of Wayne Avenue, a distance of thirty-seven feet four inches (37' 4") to the S.E. corner of this survey and S.W. corner of house lot #717; thence N. 1°-56' W. with dividing line between this survey and said house lot #717, a distance of seventy-nine feet six and three fourths inches (79' 6-3/4") to the South line of a 9' 6" wide Alley, for the N.E. corner of this survey; thence N. 86°-30' W., with said South line of Alley, a distance of thirty-seven feet six inches (37' 6") to the N.W.

corner of this survey and N.E. corner of house lot #723; thence S. 1°-56' E. with the dividing line between this survey and said house lot #723, a distance of eighty-three feet one and one half inches (83' 1-1/2") to the beginning.

BEING the same premises which Tamara A. Miller, by Deed dated July 30, 2003 and recorded on August 11, 2003, in the Berks County Recorder of Deeds Office at Deed Book Volume 3833 at Page 1731, granted and conveyed unto Susan J. Bowman.

TAX PARCEL NO. 93530605098403

ACCOUNT: 93146400

TO BE SOLD AS THE PROPERTY OF Susan J. Bowman

22-12648

JUDGMENT: \$202,644.97

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being Lot No. 8 as shown on the Final Plan of "Fairview Farms", recorded in Plan Book Volume 141, page 17, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the curve in the Southerly right of way line of Sunny Court (53.00 feet wide), said point being a corner in common with Lot No 7 as shown on said Final Plan of "Fairview Farms", THENCE leaving the Southerly right of way line of Sunny Court and extending along said Lot No. 7 by a line radial to the curve in the Southerly right of way line of Sunny Court, to be described last, South 05 degrees 30 minutes 42 seconds East, a distance of 496.55 feet to a corner marked by an iron pin, a corner in common with Lot No. 10 of said plan, thence extending along said Lot No. 10, North 67 degrees 43 minutes 15 seconds West, a distance of 416.84 feet to a point, a corner in common with Lot No. 9 of said plan, thence extending along said Lot No. 9, North 26 degrees 53 minutes 50 seconds East, a distance of 387.80 feet to a point on the aforementioned curve in the Southerly right of way line of Sunny Court, thence extending in a Northeasterly direction along the Southerly right of way line of Sunny Court, being along the arc of a curve deflecting to the left, having a radius of 526.50 feet, a central angle of 17 degrees 47 minutes 44 seconds, and a distance along the arc of 163.53 feet to the point of beginning

CONTAINING in area 2.75 acres of land

BEING PIN NO 4480-04-83-6699

BEING THE SAME PREMISES which Relocation Advantage LLC, by Deed dated 02/14/2005 and recorded 05/19/2005 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4584, Page 975, granted and conveyed unto Brian T Kohl and Mandy L Kohl, in fee.

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Tax Parcel: 27448004836699  
Premises Being: 109 SUNNY COURT,  
Leesport, PA 19533  
TO BE SOLD AS THE PROPERTY OF  
BRIAN T KOHL; MANDY L. KOHL

Docket #22-12739  
Judgment Amount: \$98,081.35  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN TWO AND ONE-HALF STORY BRICK AND FRAME DWELLING HOUSE AND LOT OR PIECE OF GROUND UPON WHICH THE SAME ERECTED, SITUATE ON THE NORTH SIDE OF RUTH STREET, BEING KNOWN AS NO. 39 RUTH STREET, IN THE BOROUGH OF ROBESONIA, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHERN BOUNDARY LINE OF RUTH STREET; THENCE EAST ALONG SAID RUTH STREET TWENTY FEET (20') TO A POINT; THENCE NORTH ALONG LAND NOW OR LATE OF FRANCIS WENRICH ONE HUNDRED FIFTY FEET (150') TO A POINT IN THE SOUTHERN BOUNDARY LINE OF OAK ALLEY; THENCE WEST ALONG THE SOUTHERN BOUNDARY LINE OF SAID OAK ALLEY TWENTY FEET (20') TO A POINT; THENCE SOUTH ALONG LOT NOW OR LATE OF GEORGE BRIGEL ONE HUNDRED FIFTY FEET (150') TO THE PLACE OF BEGINNING.

CONTAINING IN FRONT ON SAID RUTH STREET TWENTY FEET (20') AND IN DEPTH OF EQUAL WIDTH ONE HUNDRED FIFTY FEET (150').

Thereon erected a dwelling house known as:  
39 West Ruth Avenue  
Robesonia, PA 19551  
Tax Parcel #74434716945979  
Account: 74047600  
See INSTRUMENT #2017009175  
Sold as the property of:  
NICHOLAS B. LINDBOM

Case No. 22-13577  
Judgment Amount: \$39,194.87  
Attorney: Marc A. Hess, Esquire / Henry & Beaver LLP

ALL THAT CERTAIN lot or piece of ground together with a two-story brick, tin roof dwelling house, garage building and bottling plant erected thereon, situate on the North side of Elm Street, No. 823, at the northeast corner of Cedar and Elm Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by a ten (10) feet wide alley; on the East by property now or late of Samuel Bard; on the South by said Elm Street; and on the West by said Cedar Street.

CONTAINING in front on said Elm Street, East and West, twenty (20) feet and in depth of equal width, North and South, to said ten (10) feet wide alley; one hundred five (105) feet.

BEING the same premises which Douglas A. Mehrkam by Deed dated October 21, 2008, and recorded October 30, 2008, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Deed Book 5435, Page 666 granted and conveyed unto Windsor Industries, Inc.

KNOWN AS: 823 Elm Street, Reading, Pennsylvania.

Tax Parcel No. 5307-76-91-7977

TO BE SOLD AS PROPERTY OF: Windsor Industries, Inc.

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, February 4, 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.

**ACTION TO QUIET TITLE**

**First and Final Publication**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - QUIET TITLE  
No. 22-15078  
ASSIGNED: JAMES E. GAVIN, J.

BROTHERS H&M INVESTMENTS, LLC,  
Plaintiff  
vs.  
MIRACIA RICHARD & MARIE ANTOINE,  
Defendants

NOTICE TO: Defendants, Miracia Richard and Marie Antoine, TAKE NOTICE THAT, Plaintiff, Brothers H&M Investments, LLC, has filed an action in the aforesaid Court as of the above number, seeking quiet title to 253 North 5th Street, Reading, Pennsylvania (the "Property"). Defendants owned the Property at the time it was sold at sale sheriff to the Plaintiff. Petitioner requests the Court exercise its power to enter

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an Order granting quiet title in favor of Plaintiff against the property located at 253 North 5th Street, Reading, Pennsylvania.

**NOTICE**

If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections to the claims set forth against you 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 by the court without further notice for the relief requested by the Plaintiff. You may lose money or property or any other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Berks County Lawyer Referral Service  
Berks County Bar Association  
544 Court Street,  
Reading, PA 19601  
(610) 375-4591  
www.berksbar.com

**AVISO**

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted. Usted debe llevarle esta demanda su abogado inmediatamente. Si no tiene abogado o si no tiene el dinero suficiente para pagar tal servicio, vaya en persona o llame por teléfono a la oficina cuya dirección se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal. **SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN**

CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

Servicio de Recomendación para Contratar Abogados

Colegio de Abogados del Condado Berks  
544 Court Street, PO Box 1058  
Reading, PA 19603  
(610) 375 - 4591  
www.berksbar.com

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Accounts Recovery Bureau, Inc.**, a Pennsylvania corporation, with an address of at 645 Penn Street, 4th Floor, Reading, PA 19601, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

1. All claims against corporation must be made in writing and include the claim amount, basis and origination date.

2. All claims must be sent attention: Kadent Corporation, Attn: C. Anthony Shippam, 301 North Market Street, Wilmington, Delaware 19801.

3. The deadline for submitting claims is February 20, 2023.

4. Any claims that are not received by the corporation prior to the date above will not be recognized

5. The corporation may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to the claimant  
**STEWART MANAGEMENT COMPANY**  
301 N Market St #2529  
Wilmington, DE 19801

Notice is hereby given that the shareholders and directors of **GLENN ASSOCIATES, INC.**, a Pennsylvania corporation, with an address of R.D. #1, Hereford, PA, 18056, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Christopher P. Mullaney, Esq.**  
MULLANEY LAW OFFICES,  
598 Main Street,  
P.O. Box 24  
Red Hill, PA 18076-0024  
(215) 679-7931

Notice is hereby given that the shareholders and directors of **Kadent Healthcare Corporation**, a

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Pennsylvania corporation, with an address of 645 Penn Street, 4th Floor, Reading, PA 19601, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

1. All claims against corporation must be made in writing and include the claim amount, basis and origination date.

2. All claims must be sent attention: Kadent Corporation, Attn: C. Anthony Shippam, 301 North Market Street, Wilmington, Delaware 19801.

3. The deadline for submitting claims is February 20, 2023.

4. Any claims that are not received by the corporation prior to the date above will not be recognized

5. The corporation may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to the claimant

#### STEWART MANAGEMENT COMPANY

301 N Market St #2529  
Wilmington, DE 19801

Notice is hereby given that the shareholders and directors of **Orlando & Strahn, P.C.**, a Pennsylvania Professional Corporation, with an address of 5341 Perkiomen Avenue, Reading, PA 19606, Berks County, PA, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Christopher Garrell, Esq.**  
**Orlando Law Offices, P.C.**

2901 St. Lawrence Avenue, Suite 202  
Reading, PA 19606

Notice is hereby given that the shareholders and directors of **Linton & Distasio, P.C.**, a Pennsylvania professional corporation, with an address of P.O. Box 3588, Reading, PA 19606 and 8500 Allentown Pike, Blandon, PA 19510, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Anthony R. Distasio, Esq.**  
**Linton & Distasio, P.C.**

P.O. Box 3588  
Reading, PA 19606

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## 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 **Fromm Holdco, Inc.**

The Articles of Incorporation have been filed on December 16, 2022.

**Charles J. Phillips, Esq.**

**BARLEY SNYDER**

2755 Century Boulevard  
Wyomissing, PA 19610-3346

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The name of the proposed corporation is **REGIONAL SPINE AND PAIN CARE, PC**

The name of the proposed corporation is **TBOP Acquisition Company.**

**Edward C. Hogan, Esq.**

STEVENS & LEE,  
111 N. Sixth Street  
Reading, PA 19601

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## AUDIT LIST

### Second and Final Publication

#### AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**January 3, 2023**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **January 4, 2023** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BRILL, JOYCE H., Betsy H. Sprow, Extx.,  
Mark R. Sprow, Esq.

HOFFMAN, KATHLEEN ANN a/k/a  
HOFFMAN, KATHLEEN A. - Cynthia E.  
Mammarella,, Extx., Robin S. Levengood, Esq.



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RUTH, MICHAEL J. - Jessica A. Zimmerman, Extx., Jill M. Scheidt, Esq.

Last day for filing Accounts for February 2023 is December 30, 2022.

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

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-13164

NOTICE IS HEREBY GIVEN that the Petition of Cody Delron Doyle Culzac was filed in the above named Court, praying for a Decree to change their name to ISA CODY DOYLE.

The Court has fixed December 30, 2022, at 8:30 a.m. in Courtroom "7B" 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. 2022-13275

CASCADE FUNDING MORTGAGE TRUST HB7, Plaintiff

vs.

MARGUERITE HARNER AND/OR OCCUPANTS, Defendant(s)

**NOTICE TO THE DEFENDANTS:**

You are hereby notified that Cascade Funding Mortgage Trust HB7 filed a Complaint in Ejectment with regard to 12 Peach Drive a/k/a RD#1 Box 276 Peach Drive, Boyertown, PA 19512 endorsed with a Notice to Defend against you at No 2022-13275 in the Civil Division of the Court of Common Pleas of Berks County, PA wherein plaintiff seeks possession of said property.

IF YOU WISH TO DEFEND YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS

BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE 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 RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Berks Lawyer Referral Service  
Berks County Bar Association  
544 Court Street, P.O. Box 1058  
Reading, PA 19603  
(610) 375-4591

PLAINTIFF'S ATTORNEY:  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454  
215-855-9521

**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**

**DEMCHYK, BARBARA K., dec'd.**

Late of Maxatawny Township.  
Executor: STEPHEN J. DEMCHYK, JR.,  
c/o ATTORNEY: JEFFREY P. OUELLET, ESQ.,  
APPEL, YOST & ZEE LLP,  
33 North Duke Street,  
Lancaster, PA 17602

**FARLEY, JOSEPHINE M. also known as FARLEY, JOSEPHINE MAE, dec'd.**

Late of Cumru Township.  
Executrix: ELIZABETH ANN VOLK.  
c/o ATTORNEY: CHRISTINA M. BRAY, ESQ.,  
BRENNAN & FOLINO,  
2 Woodland Road,  
Wyomissing, PA 19610

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**FITZ, GEORGE S., dec'd.**

Late of 1 Reading Drive, Apt. 44,  
Borough of Wernersville.  
Administrator: STEPHEN S. FITZ,  
122 Lockwood Dr.,  
Morgantown, WV 26508.

**KASUNIC, PATRICIA J., dec'd.**

Late of Longswamp Township.  
Executrix: AUDREY M. HAMMEN.  
c/o FITZPATRICK, LENTZ & BUBBA, P.C.,  
Two City Center,  
645 W. Hamilton Street, Suite 800,  
Allentown, PA 18101

**LAWRENCE, LINDA A., dec'd.**

Late of 105 Linden St.,  
City of Reading.  
Administrator: PAUL A. LAWRENCE, JR.,  
105 Linden St.,  
Douglassville, PA 19518.  
ATTORNEY: AMANDA O'DRISCOLL, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**MATZ, JOHN JAY also known as**

**MATZ, J. JAY, dec'd.**  
Late of 455 Hill Rd.,  
Douglassville.  
Executor: TODD J. MATZ.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**MELL, RICHARD M., dec'd.**

Late of 8 Weiser Court,  
Borough of Womelsdorf.  
Executor: SCOTT R. MELL,  
286 Spies Church Rd.,  
Reading, PA 19606.  
ATTORNEY: JOHN J. GRENKO, ESQ.,  
519 Walnut Street,  
Reading, PA 19601

**MEYER, MARGARET, dec'd.**

Late of Rockland Township.  
Executor: JEFFREY MEYER,  
49 Bowers Rd.,  
Mertztown, PA 19539.  
ATTORNEY: PHILIP J. EDWARDS, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**MIHAIITA, LAURENTIU, dec'd.**

Late of 4421 Green Tree Rd.,  
Exeter Township.  
Executrix: ALINA MIHAIITA,  
519 Carsonia Ave.,  
Reading, PA 19606.  
ATTORNEY: THOMAS A. ROTHERMEL,  
ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**REPINSKY, JEFFREY A., dec'd.**

Late of 51 Golf Course Rd.,  
Borough of Birdsboro.  
Executors: AMY L. HATFIELD and  
JEFFREY A. REPINSKY, II.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

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

Late of 557 E. Linden St.,  
Borough of Fleetwood.  
Executrix: AMY E. MILLER.  
c/o ATTORNEY: JACOB T. THIELEN,  
ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**SCHULTZ, TERRY L., dec'd.**

Late of Longswamp Township.  
Executrix: AMY JO SKENA,  
1693 Foss Ave.,  
Orlando, FL 32814.  
ATTORNEY: KENNETH E. PICARDI,  
ESQ.,  
YERGEY.DAYLOR.ALLEBACH.  
SCHEFFEY.PICARDI,  
1129 E. High Street,  
Pottstown, PA 19464

**SHELLAWAY, CLEORA M., dec'd.**

Late of Borough of Boyertown.  
Executor: DWIGHT SHELLAWAY.  
c/o ATTORNEY: CHRISTOPHER P.  
MULLANEY, ESQ.,  
MULLANEY LAW OFFICES,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076

**SHOLLENBERGER, DOROTHY, dec'd.**

Late of Borough of Wyomissing.  
Executrix: BONNE B. RIEFENSTAHL,  
52 New Hope Blvd.,  
Oley, PA 19547.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,

BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**SHULTZ, LEON H., dec'd.**

Late of City of Reading.  
Administrator, C.T.A.: SEAN J. O'BRIEN,  
ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**SNYDER, CYNTHIA S., dec'd.**

Late of North Heidelberg Township.  
Administrator, C.T.A.: KEVIN J. SNYDER,  
JR.,  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

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**SNYDER, SR., KEVIN J. also known as****SNYDER, KEVIN J., dec'd.**

Late of North Heidelberg Township.  
 Administrator, C.T.A.: KEVIN J. SNYDER, JR.  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**Second Publication****ADAMS, LAWRENCE A., dec'd.**

Late of Exeter Township.  
 Executor: LARRY A. ADAMS and  
 MARK A. ADAMS.  
 c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
 LAW OFFICES OF TIMOTHY B. BITLER,  
 3115 Main Street,  
 Birdsboro, PA 19508

**ADAMS, SCOTT S., dec'd.**

Late of Borough of Hamburg.  
 Executrix: MARLENE J. ADAMS,  
 230 Forge Dam Rd.,  
 Hamburg, PA 19526.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**BAARSEN, ROY K., dec'd.**

Late of Exeter Township.  
 Executor: MICHAEL A. BACH,  
 12 Colorado Ave.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 DERR, HAWMAN & DERR,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**BAIR-GRUBB, PAMELA J., dec'd.**

Late of 118 South Miller St.,  
 Borough of Shillington.  
 Executrix: GWEN S. ENGLER,  
 222 Montrose Blvd.,  
 Shillington, PA 19607.  
 ATTORNEY: LAUREN BUTTERWORTH, ESQ.,  
 LAUREN P. BUTTERWORTH, ESQUIRE, PLLC,  
 P.O. Box 113,  
 Adamstown, PA 19501

**BAUS, DONALD M., dec'd.**

Late of City of Reading.  
 Administratrix: RUTH A. BAUS,  
 122 Crestmont St.,  
 Reading, PA 19611.  
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**BOLES, JOHN B., dec'd.**

Late of 1714 Pear St.,  
 City of Reading.  
 Administratrix: REVEREND ERNESTINE E. BOLES.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**BURKHOLDER, LEROY also known as****BURKHOLDER, LEROY A., dec'd.**

Late of 4170 Hunters Run Blvd.,  
 Exeter Township.  
 Executor: TERRY BURKHOLDER,  
 191 Scotland Dr.,  
 Reading, PA 19606.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**DALY, JOSEPH M., dec'd.**

Late of 184 Heather Lane,  
 Spring Township.  
 Executrix: SHARON M. DALY.  
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
 KOZLOFF STODT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**ERNST, JANET also known as****ERNST, JANET L., dec'd.**

Late of Temple.  
 Executor: RODNEY P. ERNST.  
 ATTORNEY: DAVID W. CROSSON, ESQ.,  
 CROSSON RICHETTI & DAIGLE, LLC  
 609 W. Hamilton St., Suite 210,  
 Allentown, PA 18101

**FINN, IRMA L., dec'd.**

Late of 1011 Berks Rd.,  
 Township of Bern.  
 Executrix: DARLENE F. KEPLEY,  
 145 Monroe St.,  
 Denver, PA 17517.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**GANTER, RALPH C., dec'd.**

Late of 1106 Van Reed Rd.,  
 Bern Township.  
 Executor: RALPH C. GANTER, JR.,  
 1715 Centre Ave.,  
 Reading, PA 19601,  
 BEVERLY SNYDER,  
 983 Victory Circle,  
 Reading, PA 19605 and  
 STACY F. GANTER,  
 1106 Van Reed Rd.,  
 Reading, PA 19605.  
 ATTORNEY: CARMEN R. STANZIOLA, ESQ.,  
 LAW OFFICE OF CARMEN R.  
 STANZIOLA, LLC,  
 219 E. Lancaster Avenue,  
 Shillington, PA 19607

**GRANDE, FIORINO, dec'd.**

Late of 145 N. Fairwood Ave.,  
 Lower Heidelberg Township.  
 Administrators, C.T.A.: LAURA GRANDE  
 and  
 GIANFRANCO GRANDE.  
 c/o ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STODT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

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**GRILL, LINDA KAY, dec'd.**

Late of Cumru Township.  
 Executor: COUNSEL TRUST COMPANY  
 D/B/A FOUNDERS FIDUCIARY  
 SERVICES.  
 c/o ATTORNEY: SARAH RUBRIGHT  
 MCCAHOE, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19601

**HIMMELBERGER, MARIE S. also known as  
HIMMELBERGER, MARIE SUSAN,  
dec'd.**

Late of Alsace Township.  
 Executrix: LOIS A. WARNER,  
 1368 Wingate Ave.,  
 Reading, PA 19607.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**JOHNSON, EMMA L., dec'd.**

Late of Cumru Township.  
 Executor: KRISTOFER L. JOHNSON.  
 c/o ATTORNEY: STEPHEN G. WELZ, ESQ.,  
 LAW OFFICES OF STEPHEN G. WELZ, P.C.,  
 999 Berkshire Boulevard, Suite 290,  
 Wyomissing, PA 19610

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

Late of The Highlands,  
 2000 Cambridge Ave.,  
 Borough of Wyomissing.  
 Executor: WILLIAM T. JONES,  
 11 Wyndham Hill Dr.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**KOVAL, MARLENE, dec'd.**

Late of 10 Goldfinch Dr.,  
 Borough of Wyomissing.  
 Executors: LESLIE KOVAL DOWLING  
 and  
 STEVEN M. KOVAL.  
 c/o ATTORNEY: J. WILLIAM WIDING,  
 III, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KUNKLE, RONALD DAVID also known as  
KUNKLE, RONALD D., dec'd.**

Late of Borough of Hereford.  
 Administrators, C.T.A.: JAMES L.  
 KUNKLE,  
 1 Doolin Ln.,  
 Rehobeth Beach, DE 19971 and  
 MICHAEL M. RUSSO,  
 3140 Sheffield Pl.,  
 Holland, PA 18966.  
 ATTORNEY: JEFFREY C. KARVER, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512

**MCCARTHY, JR., MICHAEL J., dec'd.**

Late of Bethel Township.  
 Executor: JOHN R. MCCARTHY,  
 641 Bootleg Rd.,  
 Bernville, PA 19506.  
 ATTORNEY: ELIZABETH ROBERTS  
 FIORINI, ESQ.,  
 FIORINI LAW, P.C.,  
 150 W. Penn Avenue,  
 Womelsdorf, PA 19567

**MENGEL, EMMA JEAN also known as  
MENGEL, JEAN, dec'd.**

Late of 20 Westview Terrace,  
 Borough of Womelsdorf.  
 Executrix: PAMELA J. GROSSNICKLE,  
 107 South Miller St.,  
 Shillington, PA 19607.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 REBECCA BATDORF STONE, ESQ., P.C.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607

**MILLER, MARIAN I., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: KAREN L. MILLER.  
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Floor,  
 Reading, PA 19603

**MILLER, MARY F., dec'd.**

Late of 205 Lahoma Lane,  
 City of Reading.  
 Executor: TERRY F. MILLER,  
 205 Lahoma Lane,  
 Reading, PA 19601.  
 ATTORNEY: J. CHRISTOPHER  
 FROELICH, ESQ.,  
 116 East Penn Avenue,  
 Robesonia, PA 19551-0101

**O'MALLEY, JR., JAMES W., dec'd.**

Late of 86 Christine Dr.,  
 City of Reading.  
 Executor: JAMES W. O'MALLEY III,  
 406 Hutchins Dr.,  
 Maple Glen, PA 19002.  
 ATTORNEY: ROBERT D.  
 KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

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

Late of Borough of Wyomissing.  
 Executors: ERIC G. PEFFEL and  
 MICHAEL S. PEFFEL.  
 c/o ATTORNEY: MICHAEL J. GOMBAR,  
 JR., ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610-1221

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**REINERT, DARLENE H., dec'd.**

Late of 38 Ridge St.,  
Richmond Township.  
Executors: CRICKÉTT D. HEPNER,  
15 Schmeck Lane,  
Temple, PA 19560 and  
DARREN J. REINERT,  
P.O. Box 1361,  
Wrightwood, CA 92397.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19601

**RIEGEL, ANNA B., dec'd.**

Late of Albany Township.  
Executor: DAVID RIEGEL,  
130 Roth Rd.,  
Kempton, PA 19529.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**SANDS, MARIE A., dec'd.**

Late of 2566 Cleveland Ave.,  
Spring Township.  
Executors: SUSAN M. LOVE,  
381 Firethorn Lane,  
Sinking Spring, PA 19608 and  
TODD A. WEBER,  
2566 Cleveland Ave.,  
West Lawn, PA 19609.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**SCHAEFFER, VIOLET E., dec'd.**

Late of Maiden creek Township.  
Executors: SCOTT A. SCHAEFFER,  
3309 Fairfield St.,  
Laureldale, PA 19605 and  
JEFFREY R. SCHAEFFER,  
130 Beacon Hill Rd.,  
Temple, PA 19560.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

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

Late of Cumru Township.  
Executrix: ANGELA S. SPATZ,  
1023 Rill Rd.,  
Reading, PA 19606.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**THOMAS, JANE E., dec'd.**

Late of 409 Green Lane,  
Bern Township.  
Executor: LEROY G. FREY,  
409 Green Lane,  
Reading, PA 19601.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**TOTH, BETTY LOU, dec'd.**

Late of 1152 Ben Franklin Highway,  
Douglassville.  
Executor: ERIC M. TOTH.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**VAN ART, MARY E., dec'd.**

Late of 244 Beckley St.,  
Borough of Wernersville.  
Executor: RANDALL L. VAN ART.  
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**WUNDERLICH, WOLFGANG, dec'd.**

Late of 908 Summit Chase Dr.,  
City of Reading.  
Administratrix: ROSA RIVAS-CORTEZ,  
821 N. 11th St.,  
Reading, PA 19604.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
HUCKABEE, WEILER & LEVENGOOD, P.C.,  
213 E. Lancaster Avenue,  
Shillington, PA 19607

**ZEPPO, SHIRLEY M. also known as****ZEPPUS, SHIRLEY MAE, dec'd.**

Late of 215 W. 38th St.,  
Exeter Township.  
Executor: CHRISTOPHER M. MONOS,  
1634 W. Thistle Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**Third and Final Publication****ADAMS, RONALD W., dec'd.**

Late of 268 Birch Hill Rd.,  
Borough of Shoemakersville.  
Executors: GRETCHEN E. ADAMS,  
712 Rosemont Court,  
Wyomissing, PA 19610 and  
Tabitha M. Crockett,  
922 Main St.,  
Shoemakersville, PA 19555.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

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**BENJAMIN, EDNA M., dec'd.**

Late of 8 Ash Lane,  
 Oley Township.  
 Administratrix: TINA A. BOHN-HODGE,  
 8 Ash Lane,  
 Oley, PA 19547.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**CUCINOTTA, VIOLET V., dec'd.**

Late of Muhlenberg Township.  
 Executrix: ANNMARIE C. BOTCH,  
 1108 Laurelee Ave.,  
 Reading, PA 19605.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**DONNELLI, CAROL JEAN also known as**

**DONNELLI, CAROL J., dec'd.**  
 Late of 631 Park Rd.,  
 Borough of Fleetwood.  
 Executor: MARK E. DONNELLI,  
 620 State St.,  
 Mertztown, PA 19539.  
 ATTORNEY: MICHAEL IRA STUMP,  
 ESQ.,  
 207 East Main Street, Suite 100,  
 Macungie, PA 18062

**FEIGHT, RICHARD H. also known as**

**FEIGHT, RICHARD HOWARD, dec'd.**  
 Late of Douglass Township.  
 Executrix: RONDA KAY KEISER.  
 c/o ATTORNEY: SUPRIYA G. PHILIPS,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 East High Street,  
 Pottstown, PA 19464

**GLIMP, JR., ERNEST, dec'd.**

Late of 1121 Whitner Rd.,  
 City of Reading.  
 Executrix: VALERIE L. WHITE,  
 1410 Lorraine Rd.,  
 Reading, PA 19604.  
 ATTORNEY: JOANN L. RUCHLEWICZ,  
 ESQ.,  
 1716 Olive St.,  
 Reading, PA 19604

**HEIMBACH, JANET M., dec'd.**

Late of 228 Woodland Dr.,  
 Borough of Leesport.  
 Executrix: PAMELA L. HEIMBACH,  
 228 Woodland Dr.,  
 Leesport, PA 19533.  
 ATTORNEY: CARMEN R. STANZIOLA,  
 ESQ.,  
 LAW OFFICE OF CARMEN R.  
 STANZIOLA, LLC,  
 219 E. Lancaster Avenue,  
 Shillington, PA 19607

**HESS, NORMAN F., dec'd.**

Late of 2929 Marcor Dr.,  
 Borough of Sinking Spring,  
 Spring Township.  
 Executor: ERIC L.V. HESS,  
 2929 Marcor Dr.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**MADL, EDWARD L., dec'd.**

Late of City of Reading.  
 Administrator: CHARLES A.J. HALPIN,  
 III, Esq.,  
 The Land Title Building,  
 100 South Broad St., Ste. 1830,  
 Philadelphia, PA 19110.

**MCKNIGHT, CAROLYN M., dec'd.**

Late of 307 Orchard View Rd.,  
 Exeter Township.  
 Executrix: APRIL LYNN GOTTSCHALL,  
 68 Wedge Lane,  
 Reading, PA 19607.  
 ATTORNEY: PAUL T. ESSIG, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**MILLER, JANE K., dec'd.**

Late of Brecknock Township.  
 Executor: ERIC MILLER,  
 306 Mitchell Ave.,  
 Reading, PA 19605.  
 ATTORNEY: DAWN M.L. PALANGE,  
 ESQ.,  
 PALANGE, ENDRES & MARK P.C.,  
 720 Centre Ave.,  
 Reading, PA 19601

**NOLL, JR., MEDWIN C., dec'd.**

Late of Bethel Township.  
 Executors: CRYSTAL M. NORRIS,  
 P.O. Box 14413,  
 Norfolk, VA 23518 and  
 MYKALYIA R. NORRIS,  
 7668 Lancaster Ave.,  
 Myerstown, PA 17067.  
 ATTORNEY: KENNETH C. SANDOE,  
 ESQ.,  
 STEINER & SANDOE ATTORNEYS AT  
 LAW, LLC,  
 36 West Main Avenue,  
 Myerstown, PA 17067-1121

**O'BRIEN, MICHAEL F., dec'd.**

Late of 1904 Van Reed Rd., Apt. D13,  
 City of Reading.  
 Executor: DENNIS O'BRIEN,  
 51 Devonshire Dr.,  
 Wyomissing, PA 19610.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

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**PHILLIPS, MARY ANN, dec'd.**

Late of 134 Kremmerer Rd.,  
Borough of Shoemakersville.  
Executors: ROBERT D. RUPP,  
134 Kemmerer Rd.,  
Shoemakersville, PA 19555 and  
SHERYL M. STAMM,  
802 Shoemaker Ave.,  
Shoemakersville, PA 19555.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

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

Late of 1011 Berks Rd.,  
Bern Township.  
Executrix: MARCIA ANN PRICE.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SCHULTZ, TERRENCE JOHN also known as****SCHULTZ, TERRENCE J., dec'd.**

Late of Lower Alsace Township.  
Executrix: ERICA MUSKET.  
c/o ATTORNEY: FRANQUI-ANN  
RAFFAELE, ESQ.,  
375 Morris Rd.,  
P.O. Box 1479,  
Lansdale, PA 19446-0773

**TOTH, JOSEPH, dec'd.**

Late of Tilden Township.  
Executor: JOSEPH G. TOTH.  
c/o ATTORNEY: JOSEPH G. TOTH, ESQ.,  
BAER ROMAIN & GINTY, LLP,  
1288 Valley Forge Rd., Suite 63,  
Phoenixville, PA 19460

**TYSON, JR., HAROLD, dec'd.**

Late of City of Reading.  
Executrix: JEAN M. TYSON,  
859 Schuylkill Ave.,  
Reading, PA 19601-2319.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**YERGEY, SR., PAUL RAYMOND, dec'd.**

Late of Longswamp Township.  
Executor: CHRISTOPER ERIC YERGEY.  
c/o ATTORNEY: DANIELLA A. HORN,  
ESQ.,  
KLENK LAW, LLC,  
2202 Delancey Pl.,  
Philadelphia, PA 19103

**YOCOM, BETTY K., dec'd.**

Late of Borough of Boyertown.  
Executor: DOUGLAS N. YOCOM.  
c/o ATTORNEY: HEIDI B. MASANO,  
ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**ZIMMERMAN, PAUL L., dec'd.**

Late of 2125 Elizabeth Ave.,  
Muhlenberg Township.  
Executrix: KATHY J. VARGA,  
2201 Deerfield Dr.,  
Katy, TX 77493.  
ATTORNEY: BRETT M. FEGELY, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**TRUST NOTICES****Third and Final Publication****REGEN ERIK THOR-STRATEN SPECIAL  
NEEDS AND MEDICARE SET-ASIDE  
TRUST**

Regen Erik thor Straten, late of Hamburg Borough, Berks County and Bethlehem City, Lehigh County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Arden Trust Company, Trustee, c/o Kim D. Fetrow, Esq., 1001 Conshohocken State Rd. Ste. 1-300, West Conshohocken, PA 19428. Or to its Atty.: Kim D. Fetrow, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd. Ste. 1-300, West Conshohocken, PA 19428

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