

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending September 2, 2022

The Defendant's Name Appears  
First in Capital Letters

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

KEY  
PRESIDENT JUDGE  
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE PAUL M. YATRON - (PMY)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU GEISHAUSER  
- (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL - (JGK)

SENIOR JUDGE SCOTT D. KELLER - (SDK)

SENIOR JUDGE STEPHEN  
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

SENIOR JUDGE JAMES M. BUCCI - (JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

SNYDER, TAMMY L - Snyder, Michael J, M  
J Snyder Electric Inc; 18 3269; M. Snyder,  
IPP.

### Abuse

ARMSTEAD, KHALIL - Aloisio, Haley; 22  
12564; H. Aloisio, IPP. (TMB).

BRYAN, EVELYN - Bryan, Lloyd E; 22  
12548; L. Bryan, IPP. (TMB).

BRYAN, LLOYD E - Bryan, Evelyn; 22  
12547; E. Bryan, IPP. (TMB).

BUCHER, JAMIE - Campos, Samson A; 22  
12567; S. Campos, IPP.(TMB).

COOK-GARCIA, AIDAMARIE LENAE -  
Callender, Rawl Solomon; 22 12603; R.  
Callender, IPP. (JGK).

DAVIDHOWSER, AMANDA - Scolastico,  
Kent, S, M; 22 12730; K. Scolastico, IPP.  
(JGK).

DAVILA, MIGUEL - Marrero, Noelia; 22  
12577; N. Marrero, IPP. (TMB).

DEJESUS - PEREZ, JOSE LUIS - Coyle,  
Linda; 22 12650; L. Coyle, IPP. Jill (JGK).

DEVAUX, BONITA KEPNER - Ehrgood,  
Albert W; 22 12659; A. Ehrgood, IPP.  
(JGK).

DUARTE, CARWIN - Tavarez, Selena Jessica;  
22 12607; S. Tavarez, IPP. (TMB).

FRANTZ, HOWARD W - Frantz, Marie  
Neuen; 22 12731; M. Frantz, IPP. (JGK).

GULDNER, CARYN ELIZABETH - Guldner,  
Timothy John; 22 12658; T. Guldner, IPP.  
(TMB).

HOUCK, STEPHANI S - Sanchez, Jose  
Enrique; 22 12578; J. Sanchez, IPP. (TMB).

MAHONEY, JEREMIAH C JR - Miller, Susan  
M; 22 12675; S. Miller, IPP. (JGK).

MARTINEZ, BRYAN - Olacio, Minerva; 22  
12615; M. Olacio, IPP. (TMB).

MOYER, DEVON CHISTOFFER - Moyer,  
Haley Katherine; 22 12676; H. Moyer, IPP.  
(JGK).

NEWTH, CHRISTY LYNN - Grey, Joseph A;  
22 12749; J. Grey, IPP. (TMB).

OMEUS, PIERRICHARD - Fils, Marthe Y  
Toussaint; 22 12734; M. Fils, IPP. (JGK).

PATTON, LOGAN - Troup, Tara A G, G, A A;  
22 12767; T. Troup, IPP. (JGK).

REYES, PEGGY FERRER - Castro,  
Christopher; 22 12631; C. Castro,  
IPP. (TMB).

RIVERA, CORRIE AMBER - Twyan, Brian;  
22 12679; B. Twyan, IPP. (JGK).

ROBERTSON, JIMMIE LEE JR - Robertson,  
Tavia; 22 12552; T. Robertson, IPP. (TMB).

RODRIGUEZ, JOSE C - Garcia, Katherine M;  
22 12581; K. Garcia, IPP. (TMB).

ROTHERMEL, CHRISTIAN MICHAEL  
- Rothermel, Heather R; 22 12633; H.  
Rothermel, IPP. (JGK).

SELTZER, JOHN JR - Seltzer, Trisha K  
Reichert; 22 12732; T. Seltzer, IPP. (JGK).

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STAMM, BRADLEY THOMAS - Stamm, Sara Lynn; 22 12580; S. Stamm, IPP. (JGK).

STAPLES, JUSTIN L - Miller, Cedrique; 22 12602; C. Miller, IPP. (TMB).

STECKEL, VASHTI - Sherman, Ryan; 22 12559; R. Sherman, IPP. (TMB).

TIBBS, CHRISTOPHER LEE - Lopez, Tabatha Kimberly; 22 12680; T. Lopez, IPP. (JGK).

TINEO, GIOVANNY JESUS - De La Cruz, Lucia N; 22 12644; L. De La Cruz, IPP. (JGK).

TORRES, ANGELO - Morales, Olga I Colon; 22 12609; O. Morales, IPP. (JGK).

TURNER JR, THOMAS KERN - Grimaldi, Mary Jacqueline; 22 12562; M. Grimaldi, IPP. (TMB).

VAZQUEZ, MICHAEL ROBLES - Mendez, Zaira; 22 12652; Z. Mendez, IPP. (TMB).

VELEZ JR, FRANKIE - Velez, Yolanda; 22 12740; Y. Velez, IPP. (TMB).

VELEZ, YOLANDA - Velez Jr, Frankie; 22 12771; F. Velez, IPP. (TMB).

**Certified Copy of Foreign Custody Order**

BRAND, MATTHEW - Brand, Melissa; 22 12678; M. Brand, IPP.

**Contract - Buyer Plaintiff**

FETTERVILLE POLE BUILDINGS LLC - Bettenhausen, Matthew, Bettenhausen, Joelle; 22 12778; Michael C. Kochkodin. (JBN).

MIRACLE MOTORS INC - Blatt, Jordan Lee, Blatt, Heather M; 22 12611; Jason J. Schibinger. (JKS).

**Contract - Debt Collection: Credit Card**

CANDELARIO, JOSE A - US Bank National Association; 22 12746; Thomas J. Nolan. (JBN).

ECHEVARRIA, JORGE - U S Bank National Association; 22 12783; Thomas J. Nolan. (JKS).

**Contract - Debt Collection: Other**

JEPSEN, MAIKEN - Portfolio Recovery Associates LLC; 22 12775; Carrie Ann Gerding. (JKS).

**Contract - Other**

STATE FARM FIRE AND CASUALTY COMPANY - Dimariano, Kirsten, Dimariano, Dino; 22 12736; Martin A. Durkin. (JBN).

**Custody**

ALLEN, GIOVANNI CEPEDA, ALLEN, VIRGINIA - Allen, Monique; 22 12742; Scott N. Jacobs. (JEG).

BATISTA NUNEZ, WILSON - Beltran, Anyela; 22 12773; Margaret McDonough. (EDG).

BATTLE, REBECCA L - Davis Jr, Kerry; 22 12657; K. Davis, IPP. (TMB).

BUCHHEL, JASMIN L - Wright, Chad E; 22 12653; Mark E. Zimmer. (EDG).

COLON, JOLYSE M - Brown, Abraham Adam; 22 12573; Scott N. Jacobs. (JEG).

ECHEVARRIA, AUREMIO - Rivera, Jackeline; 22 12669; Joseph A. Guillama. (JEG).

GARCIA ALEMAN, CELIA LEONIDES, NINO GARCIA, JOSE - Mares, Carmen J, Garcia, Manuel Mares; 22 12729; C. Mares, IPP. (EDG).

GARCIA, AILEEN I - Garcia, Luis A; 22 12728; Ann E. Endres. (JEG).

HEATH JR, BOBBY RAY - Osorio, Evanez Marie; 22 12750; Joseph A. Guillama. (JEG).

KINLEY, ALAN - Marmer, Lindsey; 22 12681; Michael R. Lessa. (JEG).

OSORIO, EVANEZ M - Heath, Bobby; 22 12741; Ryan W. McAllister. (JEG).

POPLINSKI, SARAH L, CAICEDO, RAMIRO - Sumerfield, Allan, Sumerfield, Peggy; 22 12640; Larry W. Jr Miller. (SEL).

**Divorce**

BERRIOS, KAREN - Berrios Rodriguez, Angel; 22 12551; Bernard Mendelsohn. (EDG).

BUEHLER, MATTHEW J - Buehler, Christina M; 22 12641; Sara R. Haines Clipp. (EDG).

DIAZ, JAVIER - Diaz, Elizabeth; 22 12549; Bernard Mendelsohn. (EDG).

DILBECK, LINDSAY - Dilbeck, Michael; 22 12572; Mary C. Favinger. (TMB).

FELIZ, GERMAN E GUILLERMO - Ramierez, Johanna A Ramierez; 22 12726; J. Ramierez, IPP. (SEL).

FREY, LARRY P - Frey, Marilyn M; 22 12638; Jeffrey R. Boyd. (JGK).

HERNANDEZ, MARTIN - Aponte, Vilma Rivas; 22 12550; Bernard Mendelsohn. (JEG).

HINKEL, DAVID T - Hinkel, B Celeste; 22 12570; Gregory D. Henry. (JEG).

HOOVER, SHERI - Hoover, Levan O III; 22 12649; Jill M. Scheidt. (EDG).

KULP, ZACHARY - Pelissier, Whitney; 22 12744; W. Pelissier, IPP. (SEL).

PENGH, STEPHANIE - Pengh, Matthew B; 22 12733; Eric E. Winter. (EDG).

RUPPERT, JOANN - Ruppert, David Allen; 22 12748; D. Ruppert, IPP. (EDG).

SANCHEZ, FRANKLIN - Sanchez, Hilda; 22 12637; Richard G. Jacoby Jr. (TMB).

SMITH, CHELSEA SUE - Smith, William J; 22 12646; Michael D. Dautrich. (SEL).

TOORA, BERNADETTE D - Toora, Nirma; 22 12735; Mark E. Zimmer. (JEG).

TORRES, ANDY M - Torres, Ana M; 22 12639; Nikolas David Capitano. (SEL).

WILSON, DANIEL L - Wilson, Trina M; 22 12568; Rebecca Batdorf Stone. (JEG).

WITMAN JR, JAMES EDWIN - Witman, Kelley Lynn; 22 12655; K. Witman, IPP. (JEG).

YISRAEL, DANIELLE - Steffy, Mark A; 22 12654; Frederick R. Mogel. (JEG).

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**Divorce - Custody Count Complaint**

BUEHLER, MATTHEW J - Buehler, Christina M; 22 12642; Sara R. Haines Clipp. (EDG).  
SMITH, CHELSEA SUE - Smith, William J; 22 12647; Michael D. Dautrich. (SEL).

**Magisterial District Justice Appeal**

BENJAMIN, DESTANEE - Yocum, Sedona; 22 12743; S. Yocum, IPP. (MSF).  
BONILLA, ROSA - Opportunity House; 22 12670; Opportunity House, IPP. (MSF).  
JOHNSON, ERICA - Calvaresi, Anthony I; 22 12563; A. Calvaresi, IPP. (JBN).  
WOERNER, LESTER - Gray, Samuel; 22 12656; Graziella M. Sarno. (JBN).

**Miscellaneous - Other**

CHALMERS, ROBERT - Breneman, Nevin T; 22 12569; Eric J. Fabrizio. (JBN).  
MASON, BERNADETTE, WELL-PATH, CORRECT CARE SOLUTIONS, SMITH, PAM, LASCALZO, DR, BADDICK, PETER, WILLIAMS, JENNA, ATTORNEY GENERAL OF PENNSYLVANIA - Cox, Michael; 22 12651; M. Cox, IPP. (JKS).

**Praecepte to Proceed In Forma Pauperis**

VELEZ, JORGE LUIS ALVARADO - Velez, Christina Alvarado; 22 12725; C. Velez, IPP. (JEG).

**Real Property - Ejectment**

NIHART, MICHAEL, NIHART, AMANDA, OCCUPANTS - Wilmington Savings Fund Society Fsb As Trustee Of, Stanwich Mortgage Loan Trust F; 22 12677; Jill M. Fein. (JKS).

**Real Property - Landlord/Tenant Dispute**

K&J HOLDINGS GROUP INC, KNJPA LLC - Home Elite LTD, 5p LP, Lafayette Partners LP, 5th & Penn LP; 22 12782; Frank G. Murphy. (MSF).

PASKEL, MICHAEL - Levengood, Cindy S; 22 12583; Zachary D. Griffith. (MSF).

**Real Property - Mortgage Foreclosure: Residential**

GILBERT, JAMES R - Freedom Mortgage Corporation; 22 12745; Jeff Calcagno. (MSF).

KASTING, NANCY A, JOHANNES, JAMES R - Reverse Mortgage Funding LLC; 22 12608; Heather Riloff. (MSF).

KOHL, BRIAN T, KOHL, MANDY L - Santander Bank N A; 22 12648; Jeff Calcagno. (MSF).

LINDBOM, NICHOLAS B - Amerihome Mortgage Company LLC; 22 12739; Geraldine M. Linn. (MSF).

MAURER, DAVID H, MAURER, PATRICIA A, MELLEN, BOBBI J, MELLEN, BRYAN A - Loancare LLC; 22 12747; Andrew Marley. (MSF).

STOVER, MARK - Freedom Mortgage Corporation; 22 12727; Jeff Calcagno. (MSF).

WILLIAMS, WENDY - Towd Point Mortgage Trust 2019-3, US Bank National Association; 22 12574; Kenya Bates. (MSF).

**Real Property - Quiet Title**

LONG, CYRUS H, HEIRS SUCCESSORS AND ASSIGNS, HOUSEHOLD REALTY CORPORATION - BP Real Estate Investment Group LP; 22 12636; Kurt A. Blake. (MSF).

SCHOFIELD, WILLIAM, PRIEST, MAUREEN - Schoenly, Kenneth, Schoenly, Ruth; 22 12770; Joshua D. Macel. (MSF).

**Tort Motor Vehicle**

AGILE DISTRIBUTION LLC, CDN LOGISTICS INC, KING, ROY N - Gaspari, Alan A; 22 12610; John R. Badal. (MSF).

BERKS CAREER AND TECHNOLOGY CENTER EDUCATION FOUNDATION, BERKS BERKS TECHNICAL INSTITUTE INC, HELTZINGER, SETH, ERIE INSURANCE EXCHANGE, PROGRESSIVE CASUALTY INSURANCE COMPANY, PROGRESSIVE ADVANCED INSURANCE COMPANY - Davila, Ariel; 22 12612; Robert P. Snyder. (JBN).

CALDERON-ECHEVARRIA, ORIALYS M - New Jersey Manufacturers Insurance Company, Wickman, Kevin; 22 12768; Paul N. Sandler. (JBN).

CSAA GENERAL INSURANCE COMPANY - Griffin, Michael; 22 12634; Adam J. Sager. (JEG).

GONZALEZ, MELANIE - D'Andrea, Nicole; 22 12584; Brandon Swartz. (JKS).

HIESTAND, MARY - Carver, Richard; 22 12585; Barry J. Scatton. (JBN).

MILLER JR, GENE P, DOE, JOHN - Washel, Jennifer; 22 12565; Michael Adam Delaney. (MSF).

SPEICHER, CALEB G, SPEICHER, JUDITH G - Adams, Amie, Barr Adams, Tammy; 22 12762; Jordan A. Marzzacco. (MSF).

TAVERAS-CONCEPCION, FRANCISCO, LA MEXICANA EXPRESS SERVICE LLC - Demarco, Anthony J, Demarco, Jennifer; 22 12766; Stephen H. Price. (JKS).

**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 **October 7, 2022** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit..

**First Publication**

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18-17599

JUDGMENT \$189,765.29

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land, together with the building and improvements thereon erected, situate on the Southern side of Callery Drive, known as Lot No. 91 in the Development of Tree Tops, Phase I, as shown on a Plan prepared by C.L. Frantz, Inc., being drawing No. 6-35-17-D-3 and recorded in Plan Book Volume \_\_\_\_\_, page \_\_\_\_\_, Berks County records, and tract being situate in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the Southern right-of-way line of Callery Drive, said point being a common corner of Lot No. 90 and the herein described tract; thence in and along said right-of-way, South seventy-eight degrees eight minutes thirty-four seconds East, a distance of eighty-five feet to a steel pin; thence leaving said road and along common property line of Lot No. 92 in Tree Tops, Phase I and the herein described tract South eleven degrees fifty-one minutes twenty-six seconds West, South eleven degrees fifty- one minutes twenty-six seconds West, a distance of 102.38 feet to a steel pin; thence along the common property line of Lot No. 81 in Tree Tops, Phase II and the herein described tract the following two courses and distances, viz: (1) North seventy-eight degrees eight minutes thirty-four seconds West, a distance of 32.73 feet to a steel pin; (2) North eighty-four degrees forty minutes six seconds West, a distance of 43.85 feet to a steel pin; thence along the common property line of a portion of Lot No. 82 in Tree Tops, Phase II and the herein described tract, North eighty-four degrees forty minutes six seconds West a distance of 8.86 feet to a steel pin; thence along the common property line of Lot No. 90 and the herein described tract, North eleven degrees fifty-one minutes twenty-six seconds East, a distance of 108.37 feet to the point and place of Beginning.

CONTAINING in area 8,858.80 square feet BEING Parcel Number 5420-06-27-9924.

BEING THE SAME PREMISES which Richard R. Ranieri and Barbara R. Ranieri, by Deed dated 03/19/2013 and recorded 03/21/2013 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2013011497, granted and conveyed unto Hector L. Ruiz, Jr., in fee.

Tax Parcel: 61-5420-0627-9924

Premises Being: 228 CALLERY DRIVE, Blandon, PA 19510

To be sold as the property of Hector L. Ruiz, Jr.

ALL THAT CERTAIN LOT OR PIECE OR GROUND, TOGETHER WITH ONE AND ONE-HALF (1-1/2) STORY SINGLE BRICK DWELLING THEREON ERRECTED, BEING KNOWN AND AS HOUSE NO. 817 NORTH TWENTY-SIXTH STREET, AS SHOWN ON THE PLAN OF "PENNSIDE THIRD ADDITION", SAID PLAN BEING RECORDED IN PLAN BOOK VOLUME 5A, PAGE 32, BERKS COUNTY RECORDS, SITUATE ON THE SOUTHERLY SIDE OF NORTH TWENTY-SIXTH STREET, BETWEEN SWIEGART LANE AND NAVELLA AVENUE, IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA,

BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT-

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF NORTH TWENTY-SIXTH STREET (FIFTY FEET (50') WIDE, EASTWARDLY A DISTANCE OF 140.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY LOT LINE OF NORTH TWENTY-SIXTH STREET WITH THE EASTERLY LOT LINE OF SWEIGART LANE (THIRTY FEET (30') WIDE);

THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LOT LINE OF NORTH TWENTY-SIXTH STREET A DISTANCE OF 78.00 FEET TO A POINT;

THENCE EXTENDING ALONG LAND NOW OR LATE OF BERKSHIRE GREENS, INC., THE THREE (3) FOLLOWING DIRECTIONS AND DISTANCES: ( 1) IN A SOUTHERLY DIRECTION FORMING A RIGHT ANGLE WITH THE SOUTHERLY LTO LINE OF NORTH TWENTY-SIXTH STREET, A DISTANCE OF 100.00 FEET TO A POINT, (2) IN A WESTERLY DIRECTION FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE A DISTANCE OF 78.00 FEET TO A POINT AND (3) IN A NOTHERLY DIECTION FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING. THE LAST DESCRIBED LINE FORMING A RIGH T ANGLE WITH THE SOUTHERLY LOT LINE OF NORTH TWENTY-SIXTH STREET.

BEING KNOWN AND NUMBERED AS: 817 N. 26TH STREET, READING, PA 19606

BEING PARCEL NUMBER:23532717213810

BEING THE SAME PREMISES CONVEYED TO T. ROSE DAVIS, WIFE OF ELMER DAVIS, JR. FROM ELMER DAVIS, JR. AND T. ROSE DAVIS, HIS WIFE BY DEED DATED 1/6/76 AND RECORDED 1/12/76 IN BOOK 1684 PAGE 54.

Being known as: 817 N. 26TH STREET, READING, PENNSYLVANIA 19606.

Title to said premises is vested in T. Rose Bixler f/k/a T. Rose Davis by deed from ELMER

Prothonotary # 19-12942

Judgment: \$223,420.79

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 23532717213810

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DAVIS, JR and T. ROSE DAVIS, husband and wife, dated January 6, 1976 and recorded January 12, 1976 in Deed Book 1684, Page 54. The said T. Rose Bixler f/k/a T. Rose Davis died on February 18, 2020 without a will or appointment of an Administrator, thereby vesting title in Unknown Heirs of T. Rose Bixler f/k/a T. Rose Davis by operation of law.

TO BE SOLD AS THE PROPERTY OF UNKNOWN HEIRS OF T. ROSE BIXLER F/K/A T. ROSE DAVIS, DIANNE L. JOHNSON, KNOWN SURVIVING HEIR OF T. ROSE BIXLER F/K/A T. ROSE DAVIS, AND CYNTHIA A. STEIN, KNOWN SURVIVING HEIR OF T. ROSE BIXLER F/K/A T. ROSE DAVIS

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Docket #19-13307

Judgment Amount: \$44,313.50

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Windsor Street, between North Eleventh and Locust Streets, being No. 1121 Windsor Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by a ten feet wide alley;

On the East by property now or late of Samuel K. Snyder;

On the South by said Windsor Street; and

On the West by property now or late of Provident Building and Loan Association No. 2.

CONTAINING in front or width, East and West, on said Windsor Street, fourteen feet four inches (14' 4") and in depth extending North and South one hundred feet (100').

Thereon erected a dwelling house known as:

1121 Windsor Street

Reading, PA 19604

Tax Parcel #13531746152295

Account: 13689780

See Deed Book 4627, Page 1702

Sold as the property of: MARY E. MELO

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C.C.P. BERKS COUNTY, NO. 19-21447

Judgment - \$ 112,816.73

Kenya Bates, Esquire, Attorney for Plaintiff

ALL THAT CERTAIN three story stone front and brick dwelling house, together with the lot or piece of ground upon which the same is erected situate on the West side of and known as No. 936 North Fifth Street, between Windsor and Spring Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of said North Fifth Street, three hundred seven feet five inches (307'5") North

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from the Northwest corner of said North Fifth Street and Windsor Streets; thence West along property now or late of Robert B. Rasbridge one hundred fifteen feet (115') to the middle of a ten feet (10') wide alley; thence North along the middle of said ten feet (10') wide alley sixteen feet three inches (16'3") to a point in line of property now or late of Edward A. Feather; thence East along the same one hundred fifteen feet (115') to a point in the said Western building line of said North Fifth Street; thence South along the same sixteen feet three inches (16'3") to the place of beginning.

TOGETHER with the free and uninterrupted use forever of a join allay on the North side of the hereby conveyed premises in common with the owners and occupiers of the adjoining property on the North.

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

Parcel No.: 14530751757552 Map PIN 530751757552

BEING known as 936 North 5th Street, Reading, PA 19601

BEING the same premises which John R. Weller and Erin A. Weller by Deed dated November 29, 2005 and recorded in the Office of Recorder of Deeds of Berks County on January 27, 2006 at Book 4767, Page 442 granted and conveyed unto Jennifer Simmons Rodriguez a/k/a Jennifer Rodriguez.

TO BE SOLD AS THE PROPERTY OF Jennifer Simmons Rodriguez a/k/a Jennifer Rodriguez.

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No. 20-00964

Judgment Amount: \$102,931.65

Attorney: Jill M. Fein, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the West side of Marion Avenue, between Elizabeth Avenue and Queen Street in Rosedale, Township of Muhlenberg, now the Borough of Laureldale County of Berks and Commonwealth of Pennsylvania, being Lot No. 312 and the southern 12 feet of Lot No. 313 on plan of "Rosedale" recorded in Berks County records in plan book no. 2, page 13, bounded and described as follows, to wit:

ON the north by the northern 13 feet of Lot No. 313;

ON the east by Marion Avenue;

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ON the south by Lot No. 311 and on the west by Lots Nos. 323 and 324.

CONTAINING in front in width on Marion Avenue, thirty-seven feet (37') and in depth of uniform width one hundred fifty feet (150') to lots nos 323 and 324

BEING known as 3344 Marion Street, Reading, PA 19605

BEING THE SAME PREMISES WHICH Barbara J. Hewiett, by Deed Dated December 18, 2007 and recorded December 24, 2007, in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 05277, Page 2149, granted and conveyed unto Jesse Rivera and Feleasha Torres

PIN NO. 57531805199939

To be sold as the property of: Feleasha Torres and Jesse Rivera

Estate of Paul E. Kohl, Deceased by Deed dated November 15, 2010 and recorded November 16, 2010 at Instrument 2010045219 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania granted and conveyed unto Jere Alan Katz, Jr., in fee.

TAX PARCEL NO 39-53-05-1047-6160  
BEING KNOWN AS 924 High Boulevard, Reading, PA 19607  
Residential Property  
To be sold as the property of Jere Alan Katz, Jr.

LEGAL DESCRIPTION  
Docket No. 20-15539  
Judgment: \$100,397.79

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dieterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Holly N. Wolf, Esquire  
Joseph E. DeBarberie, Esquire

NO. 20-02952

Judgment: \$181,161.30

Attorney: Kristen D. Little, Esquire

ALL THAT CERTAIN tract or parcel of land, together with the one and one-half story single brick dwelling and garage to be thereon erected, situate on the northwesterly corner of Church Lane and Fritz Avenue, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit: beginning at an iron pin marking the intersection of the westerly lot line of Church Lane a forty foot (40') wide street and the northerly lot line of Fritz Avenue also a forty foot (40') wide street; thence along the said northerly lot line of Fritz Avenue south forty nine degrees thirty minutes west (S. 49° 30' W.) a distance of one hundred feet (100') to an iron pin, a corner of lands now or formerly of Pierce Boone; thence along said lands now or formerly of Pierce Boone north forty degrees thirty minutes west (N. 40° 30' W.) a distance of eighty feet (80') to a crosscut in concrete; thence along other lands of Herbert Bitting, of which the herein described premises was formerly a part north forty nine degrees thirty minutes east (N. 49° 30' E.) a distance of one hundred twenty one and eighty six hundredths feet (121.86') to an iron pin in the aforesaid westerly lot line of Church Lane; thence along the westerly lot line of said Church Lane south twenty five degrees twelve minutes forty five seconds east (S. 25° 12' 45" E.) a distance of eighty two and ninety three hundredths feet (82.93') to the place of beginning.

CONTAINING in area 8900 square feet of land.

AND CHURCH LANE IS NOW KNOWN AS HIGH BLVD.

PARCEL ID # 39-53-05-1047-6160

BEING KNOWN AS (for informational purposes only): 924 High Boulevard, Reading, PA 19607

BEING THE SAME PREMISES which Karen Quinley and Dennis Kohl co-executors for the

All that certain two story brick dwelling house and garage, and lot or parcel of land upon which the same is erected, situate in the Village of Stony Creek Mills along the Friedensburg Road in the Township of Lower Alsace in the County of Berks, Commonwealth of Pennsylvania, and being more particularly described as follows:

On the North by property of Frederick J. Knecktel Jr. (formerly by the Colonial Trust Company of Reading, Pennsylvania); on the East by Stony Creek Branch of the East Reading Electric Railway; on the South by property of Benjamin H. Kensey (formerly by the Colonial Trust Company of Reading, Pennsylvania), and on the West by said Friedensburg Road.

Containing in front on said Friedensburg Road 20 feet, and of that width on said Electric Railway, the Northern line being 149 feet in length and the Southern line going through the center of a party wall, being 151 feet and 2 inches in length.

Being the same property conveyed to Donald Riggins, a married man who acquired title by virtue of a deed from Donny (also known as Donald) Riggins and Marion Riggins, husband and wife, dated October 27, 2008, recorded December 9, 2008, at Instrument Number 2008-058865, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 1445 FRIEDENSBURG ROAD, READING, PA 19606.

Parcel No.: 23532710357653

Account: 23096650

See Deed Book 2008058865

TO BE SOLD AS THE PROPERTY OF DONALD RIGGINS, A MARRIED MAN

NO. 21-14124

Judgment: \$159,172.33

Attorney: Kristen D. Little, Esquire

The land referred to in this Instrument is described as follows:

ALL THAT CERTAIN lot with the buildings thereon situated In the Township of Rockland County of Berks and Commonwealth of Pennsylvania, shown on a plan of a survey by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 252-0A dated September 22, 1972, bounded on the North by Orchard Road T-593 on the East by Lot No. 2 the remaining land of Kermit R. Krammes and Helen Krammes on the South by the land now or late of Austin B. Readinger and on the West by the land of Clayton Conrad and Heddie Conrad, being more fully described as follows:

BEGINNING at an iron pin a corner of this and Lot No. 2 on the above mentioned plan being also in the bed of Orchard Road T-593 (33 feet wide); thence from the point of beginning along Lot No. 2 the remaining land of Kermit R. Krammes and Helen Krammes South 1 degree 53 Minutes 12 seconds West 546.07 feet to an iron pin a corner in the line of land of Austin B. Readinger the line passing over an iron pin 22.00 feet from the point of beginning; thence along the land of Austin B. Readinger the next two courses and distances, to wit: (1) South 70 degrees 28 minutes 15 seconds West 257.23 feet to a Birch tree in a stone wall a corner; (2) along a stone wall North 43 degrees 12 Minutes 44 seconds West 236.12 feet to an iron pin found a corner of this and the land of Clayton and Heddie Conrad; thence along the land of Clayton Conrad and Heddie Conrad North 12 degrees 00 minutes 10 seconds East 505.43 feet to a point near the Northerly side of Orchard Road the line passing over an iron pin found 27.30 feet from the point in the road; thence in and through the bed of Orchard Road and along the land of Charles V. Conrath and Florence Conrath and the land of Webster S. Sheetz and Esther H. Sheetz South 83 degrees 45 minutes 09 seconds East 318.86 feet to the point of BEGINNING.

CONTAINING 5.028 acres.

BEING PARCEL NUMBER: 5359-00-19-1931

BEING THE SAME PREMISES WHICH Leroy A. Wright and Holly L. Wright, by Deed dated 1/13/1995 and recorded 1/30/1995 in Berks County in Record Book 2610 page 1631, granted and conveyed unto Leroy A. Wright, in fee.

ALTA Commitment

AND THE SAID Leroy A. Wright passed away on or about June 8, 2020, thereby vesting title unto Amanda Wright, known heir of Leroy A. Wright, deceased, and any unknown heirs, successors or assigns of Leroy A. Wright, deceased.

No. 21-16093

Judgment Amount: \$136,477.51

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN frame dwelling, being House No. 37 North Chestnut Street, together with the lot of ground upon which the same is erected, situate along the easterly side of North Chestnut Street, between Wyomissing Avenue and Summit Street, In the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point in North Chestnut Street, in line of land now or formerly of Verna Cammauf; thence along Chestnut Street, North five (5) degrees West, thirty-five (35) feet to a point; thence partly crossing Chestnut Street and along the southerly side of Johns Place (17-foot wide), said line following the south side of a former 10-foot wide alley, North eighty-four (84) degrees twenty-four (24) minutes East, two hundred twenty-five (225) feet to a point on the westerly side of School Lane (26-foot wide), formerly known as School Alley; thence thirty-five (35) feet to an iron fence post; thence along the westerly side of School Lane, South five (5) degrees East, thirty-five (35) feet to an iron fence post; thence along land now or formerly of Verna Cammauf, South eighty-four degrees twenty-four (24) minutes West, two hundred twenty-five (225) feet to the place of Beginning.

BEING THE SAME PREMISES WHICH Irene N. Visser a/k/a Irene N. Erkens, by Deed Dated July 13, 2012 and recorded July 17, 2012, in the Office of the Recorder of Deeds in and for the County of Berks as Instrument Number 2012029275, granted and conveyed unto Matthew Joseph Griffis and Amy L. Griffis, husband and wife.

To be sold as the property of: Matthew Joseph Griffis and Amy L. Griffis

No. 21-17143

Judgment Amount: \$140,350.65

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground being Lot No. 95, together with the one story frame dwelling, situate along the Southerly side of Circle Drive, Southeasterly from Wood Lane in Section "A" of the Development of Jackson Meadows in Exeter Township, Berks County, Pennsylvania, said plan recorded in Berks County in Plan Book Vol. 14, Page 36 and said lot being more fully bounded and described as follows:

Beginning at a point in the Southerly building line of said Circle Drive, in line of Lot No. 96 of said Development; thence along same in a Southeasterly direction radial to a curve in said Southerly building line of Circle Drive, 124.86

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feet to a point in the rear of Lot No. 86 fronting on Mays Avenue of this development; thence partly along same and Lot No. 87 and partly of Lot No. 88, also fronting on said Mays Avenue, Southwesterly forming an interior angle of 50 degrees 14 1/2 minutes with the last described line, 154.30 feet to a point in line of Lot No. 94; thence along same in a Northerly direction forming an exterior angle of 107 degrees 32 1/4 minutes with the last described line and radial to said curved building line of Circle Drive, 90.97 feet to a point in said Southerly building line of Circle Drive; thence along the same in a Northeasterly direction by a curve to the left having a radius of 50 feet, 50 feet to the place of Beginning.

CONTAINING 9,125.5 square feet.

BEING THE SAME PREMISES WHICH Robert G. Kassas and Diana H. Kassass, as tenants by the entirety, by Deed Dated October 29, 2009 and recorded October 30, 2009, in the Office of the Recorder of Deeds in and for the County of Berks as Instrument Number 2009050875, granted and conveyed unto Barbara A. Bennett, his, her, their heirs, personal representatives, its successors and assigns.

PIN NO. 43533609167977

To be sold as the property of: PAUL R. ROGERS, ADMINISTRATOR OF THE ESTATE OF BARBARA A. BENNETT A/K/A BARBARA ANN ROGERS, DECEASED

NO.: 22-00683

JUDGMENT AMOUNT: \$ 251,938.48

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

ALL THAT CERTAIN tract or parcel of land lying on the Westerly side of South Nineteenth Street and on the southerly side of a proposed street known as Highland Street, situate partly in the City of Reading and partly in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Westerly building line of South Nineteenth Street (60 feet wide as shown on the Topographical Survey of the City of Reading), southwardly a distance of 730.00 feet from the intersection of the Westerly building line of South Nineteenth Street with the Southerly building line of Fairview Street, (50 feet wide as shown on the Topographical Survey of the City of Reading), thence continuing in a Southerly direction along the westerly building line of South Nineteenth Street, a distance of 850.00 feet more or less to a point in the Northern right of way line of the Neversink Mountain Gravity Railroad, thence extending in a Northwestwardly direction along the same the distance thereof to a point a corner of property now or late of Francis Brobst Estate, thence leaving said Northern right of way line

and extending in a Northeastwardly direction along said property the distance thereof to a point on the Northern side of the extension of South Eighteenth Street, thence extending in a Westwardly and Northwardly direction along the said extension of South Eighteenth Street along its irregular courses, the distance thereof to a point, the intersection of the Easterly building line of South Eighteenth Street with the center line of a proposed fifty feet wide street known as Highland Street, thence extending in a Easterly direction along said center line, a distance of 375 feet more or less to a point, thence extending along property now or late of Donald C. Himmelreich and Barbra A. Himmelreich, his wife, the two (2) following directions and distances: (1) leaving the center line of said proposed street known as Highland Street, and extending in a Southerly direction forming an interior angle of 90 degrees with the said center line, a distance of 125.00 feet to a point, (2) extending in an Easterly direction forming an interior angle of 90 degrees with the last described line, a distance of 105.00 feet to the place of beginning. The last described line forming an interior angle of 90 degrees with the Westerly building line of South Nineteenth Street.

CONTAINING in area 6.20 acres of land more or less.

BEING KNOWN: 800 S 19TH STREET READING, PA 19606

PROPERTY ID NO.: 16531641561398

TITLE TO SAID PREMISES IS VESTED IN CHARLES A. MILLER, JR. AND NANCY A. MILLER, HIS WIFE BY DEED FROM CLARENCE A. MILLER AND KATHERINE S. MILLER, HIS WIFE DATED 07/17/1964 RECORDED 07/17/1964 IN BOOK NO. 1449 PAGE 746

TO BE SOLD AS THE PROPERTY OF NANCY A MILLER.

22-02691

JUDGMENT: \$192,378.48

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate a short distance Westerly from the macadam State Highway leading from Baumstown to Daniel Boone Homestead in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin line of property belonging to now or late Harry B. Nagle and Mary E. Nagle, his wife, said corner being the southeastern corner of the herein described property and the southwestern corner of property belonging to now or late of William C. Moyer and Ceceleia A. Moyer, his wife, and being North seventy-six degrees fifty-



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five minutes zero seconds West (N. 76° 55' 00" W.), a distance of one hundred sixty-seven feet (167.00') measured along the northern property line of property belonging to Harry B. Nagle and Mary E. Nagle, his wife, from a spike in the center line of the aforesaid macadam State Highway; thence along property belonging to Harry B. Nagle and Mary E. Nagle, his wife, North seventy six degrees fifty-five minutes zero seconds West (N. 76° 55' 00" W.) one hundred forty feet (140.00') to a corner marked by an iron pin; thence along residue property belonging to Charles I. Moyer and Verna L. Moyer, his wife, the two (2) following courses and distances, viz: (1) crossing the western terminus of a twenty feet (20.00') wide driveway passing through an iron pin on line thirty feet (30.00') from the next described corner, North fifteen degrees thirty minutes zero seconds East (N. 15° 30' 00" E.) a distance of one hundred thirty feet (130.00') to a corner marked by an iron pipe; and (2) South seventy-six degrees fifty-five minutes zero seconds East (S. 76° 55' 00" E.) a distance of one hundred forty feet (140.00') to a corner marked by an iron pipe; thence along the same and re-crossing the aforesaid twenty feet (20.00') wide driveway along property belonging to now or late William C. Moyer and Cecelia A. Moyer, his wife, passing through an iron pin on line thirty feet (30.00') from the last described corner, South fifteen degrees thirty minutes zero seconds West (S. 15° 30' 00" W.) a distance of one hundred thirty feet (130.00') to the place of BEGINNING.

CONTAINING eighteen thousand one hundred eighty-three and eighty-five one-hundredths

(18,193.85) square feet.

#### PURPART NO. 2

ALL THAT CERTAIN piece, parcel, or tract of land situate a short distance westwardly from the macadam State Highway leading from Baumstown to Daniel Boone Homestead in the Township of Exeter, County of Berks, and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in line of property belonging to Harry B. Nagle and Mary E. Nagle, his wife, said corner being the southeastern corner of other property belonging to Robert M. Bosch and Lorraine Bosch, his wife, thence along property belonging to Harry B. Nagle and Mary E. Nagle, his wife, North seventy-six degrees fifty-five minutes zero seconds West (N. 76° 55' 00" W.) a distance of forty feet (40.00') to a corner marked by an iron pipe; thence along property belonging to Charles I. Moyer and Verna L. Moyer, his wife, the three (3) following courses and distances, viz: (1) North fifteen degrees thirty minutes zero seconds East (N. 15° 30' 00" E.) a distance of one hundred fifty feet (150.00') to a corner marked by an iron pipe, (2) South seventy-six

degrees fifty-five minutes zero seconds East (S. 76° 55' 00" E.) a distance of one hundred eighty feet (180.00') to a corner marked by an iron pipe, and (3) South fifteen degrees thirty minutes zero seconds West (S. 15° 30' 00" W.) a distance of twenty feet (20.00') to a corner marked by an iron pipe; thence along other property belonging to Robert M. Bosch and Lorraine Bosch, his wife, the two (2) following courses and distances, viz: (1) North seventy-six degrees fifty-five minutes zero seconds West (N. 76° 55' 00" W.) a distance of one hundred forty feet to a corner marked by an iron pipe, and (2) South fifteen degrees thirty minutes zero seconds West (S. 15° 30' 00" W.) a distance of one hundred thirty feet (130.00') to the place of beginning.

CONTAINING eight thousand seven hundred ninety-two and eighteen one-hundredths (8,792.18) square feet.

BEING THE SAME PREMISES which D&R Assets Management, LLC, by Deed dated 07/24/2015 and recorded 08/18/2015 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2015028710, granted and conveyed unto Brandon Rodolff and Stephanie Rodolff, husband and wife, in fee.

Tax Parcel: 43534514427895

Premises Being: 212 Daniel Boone Rd, Birdsboro, PA 19508

To be sold as the property of Brandon Rodolff and Stephanie Rodolff.

Prothonotary # 22-03899

Judgment: \$98,330.80

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 64531608980410

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE DWELLING HOUSE ERECTED THEREON, BEING LOT AND HOUSE NO. 7, AS SHOWN ON THE PLAN OF "EARLE GABLES" RECORDED IN PLAN BOOK 9, AT PAGE 23, IN BERKS COUNTY RECORDS, SITUATED IN THE BOROUGH OF MOUNT PENN, IN THE COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF DIAMOND STREET (20 FEET WIDE) WESTWARD A DISTANCE OF SEVENTY ONE FEET AND EIGHTY THREE HUNDREDTHS OF ONE FOOT FROM THE INTERSECTION OF THE WESTERN LOT LINE OF TWENTY FIFTH STREET, WITH THE NORTHERN LOT LINE OF DIAMOND STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN LOT LINE OF DIAMOND STREET FORTY EIGHT FEET AND SEVENTY EIGHT HUNDREDTHS OF ONE FOOT TO A POINT IN LINE OF LOT AND HOUSE NO. 5 EARLE GABLES; THENCE ALONG SAID

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LOT NO. 5 IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED LINE SEVENTY FIVE FEET TO A POINT IN THE MIDDLE OF A TWENTY FEET WIDE COURT; THENCE ALONG THE MIDDLE OF THE SAID TWENTY FEET WIDE COURT AND ALONG HOUSE AND LOT NO 8 EARLE GABLES IN AN EASTERLY DIRECTION THE DISTANCE OF FORTY EIGHT FEET AND SEVENTEEN HUNDREDTHS OF ONE FOOT TO A POINT IN THE MIDDLE OF SAID SEVENTEEN FEET WIDE COURT; THENCE ALONG THE MIDDLE OF THE SAID SEVENTEEN FEET WIDE COURT, IN THE SOUTHERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED LINE ALONG LOTS NUMBERED 118 AND 122, THE DISTANCE OF SEVENTY FIVE FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 7 EARL GABLES COURT, READING, PENNSYLVANIA 19606.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH S. CUNLIFFE BY DEED FROM REBECCAL. ROLAND DATED SEPTEMBER 15, 2016 AND RECORDED SEPTEMBER 20, 2016 IN INSTRUMENT NUMBER 2016033084.

TO BE SOLD AS THE PROPERTY OF JOSEPH S. CUNLIFFE

Case No. 22-03976

Judgment Amount: \$54,278.91

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN single family residence situate in the Borough of Wyomissing, Berks County, Pennsylvania being Unit No. 508 as shown on the plan of "Heritage Village Phase II" as prepared by Urwiler and Walter, Inc., dated September 21, 1987 and attached to the addendum of the Declaration of Covenants and Easements, Conditions and Restrictions, recorded November 16, 1988 in Misc. Book Vol. 2037, page 2237, Berks County Records ("the Declaration") and Second Addendum recorded in Record Book 2085 page 928, said Dwelling Unit being designated as an Upper Dwelling Unit which is situate above all that certain lot or piece of ground more fully bounded and described as follows, to wit:

COMMENCING at an iron pin on the Northern right-of-way line of Berkshire Boulevard, said pin being the Southwesterly corner of said Phase II said point a corner in common with lands of Heritage Village Phase I; thence along Heritage Phase I the four following courses and distances:

North 50° 25' 15" West, 232.38 feet to an iron pin

North 2° 15' West, 131.45 feet to a point

North 50° 25' 15" West, 250 feet to a point

North 2° 37' 39" West, 193.88 feet to a point

THENCE through lands of Heritage Village Phase II, North 87° 22' 21" West, 30.12 feet to a point a corner of Unit No. 502 of Building "E"

THENCE along the outside face of Building "E", North 6° 52' 35" West, 90 feet to a point the place of beginning a corner of Unit No. 508;

THENCE along lands designated as Heritage Village Association (the outside face of Unit No. 508) the eleven following courses and distances:

North 6° 52' 35" West, 6 feet to a point

North 83° 7' 25" East, 6.67 feet to a point

North 6° 52' 35" West, 15.33 feet to a point

North 83° 7' 25" West, 6.67 feet to a point

North 6° 52' 35" West, 8.67 feet to a point

North 83° 7' 25" East, 42 feet to a point

North 6° 52' 35" East, 17.67 feet to a point

North 83° 7' 25" East, 1.67 feet to a point

North 6° 52' 35" East, 6.33 feet to a point

North 83° 7' 25" East, 1 feet to a point

North 6° 52' 35" East, 6 feet to a point in the party wall;

THENCE in the party wall along Unit No. 506, South 83° 7' 25" West, 44.67 feet to a point the place of BEGINNING.

CONTAINING 1,184 square feet.

BEING THE SAME PREMISES which Seven Oaks, Inc. by Deed dated August 31, 1989 and recorded September 1, 1989 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2090, Page 1498, granted and conveyed unto Ronald J. Moyer and Nancy L. Moyer.

Ronald J. Moyer departed this life on January 31, 1996.

BEING KNOWN AS 508 Peters Way, Wyomissing, PA 19610.

TAX PARCEL NO. 96-4397-11-66-3097-C46 ACCOUNT:

See Deed Book 2090 Page 1498

To be sold as the property of Nancy L. Moyer

No. 22-4264

Judgment: \$40,737.29

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN single family residential dwelling and lot or piece of ground situate in the Township of Alsace, County of Berks, and Commonwealth of Pennsylvania. Bounded and described as follows, to wit:

BEGINNING at an iron pipe at the Easterly side of a 33 feet wide dirt lane, said point being the most Southerly corner of property belonging to Gerald A. Nowotarski and being also the distance of 237.42 feet on a line having a bearing of South 30 degrees 38 minutes 20 seconds East, from the center line of Basket Road; thence along said property of Gerald A. Nowotarski, North 45 degrees East, the distance of 452.97 feet to an iron pipe; thence along property of C.H. Noll, South 49 degrees 30 minutes East, the distance of 280.00 feet to an iron pipe; thence along property of Paul L. Angstadt and wife (of which this was a part) South 62 degrees 53 minutes 12 seconds West, the distance of 530.33 feet to an iron pipe; thence along the Easterly side of said 33 feet

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wide dirt lane, North 30 degrees 38 minutes 20 seconds West, the distance of 120.00 feet to the place of beginning.

CONTAINING in area 2.18 acres of land.

BEING the same premises which Paul L. Angstadt and Kathryn Angstadt, by Deed dated October 25, 1968 and recorded on October 31, 1968, in the Berks County Recorder of Deeds Office at Deed Book Volume J.R.S. 1537 at Page 921, granted and conveyed unto James E. Diehl and Cynthia A. Diehl. The said James E. Diehl departed this life on April 27, 1996, whereby operation of law, title vest in Cynthia A. Diehl.

TAX PARCEL NO. 22533801274544

ACCOUNT: 22019750

TO BE SOLD AS THE PROPERTY OF James E. Diehl and Cynthia A. Diehl

No. 22-09033

Judgment: \$101,698.06

Attorney: Leon P. Haller, Esquire

LONG LEGAL: ALL that certain three-story semi-detached brick dwelling house and lot of ground upon which the same is erected, situate in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on building range of West Fifth Street and running thence by the same building range South 44-1/2° degrees East, 25 feet to a corner of Charles Britzgehoff, South 45-1/2° degrees West, 100 feet 6 inches to a corner of the land of the Boyertown Burial Casket Company; thence by the same, North 44-1/2° degrees West, 25 feet to a corner of property of Charles A. Mory; thence North 44-1/2° degrees East, 100 feet 6 inches to the place of beginning.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 30 WEST 5TH STREET, BOYERTOWN, PA 19512 Mapped PIN: 5387-20-82-9015 Parcel ID: 33538720829015 Account #: 33027700&#xa0; BEING THE SAME PREMISES WHICH Ricky L. Watt, by deed dated August 6, 2019 and recorded August 9, 2019, Berks County, PA Recorder of Deeds Office, Instrument No. 2019-026609, granted and conveyed unto Adam Watt. TO BE SOLD AS THE PROPERTY OF ADAM WATT

No. 22-9148

Judgment: \$135,189.56

Attorney: Stephen M. Hladik, Esquire

ALL that certain Single Family Residential Dwelling and lot or piece of ground situate on the Westerly corner of Philadelphia Avenue and Franklin Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania. Bounded and described as follows, to wit:

BEGINNING at the intersection of the Southwesterly lot line of said Philadelphia Avenue with the Northwesterly curb line of said Franklin Street; thence in a Southwesterly direction along the Northwesterly curb line of said Franklin Street forming an interior angle of eighty-nine (89) degrees fifty-nine and one-half (59-1/2) minutes with the Southwesterly lot line of said Philadelphia Avenue, a distance of one hundred forty-seven and fifty hundredths (147.50) feet to a point; thence along property now or late of Home Owners' Loan Corporation the two following courses and distances: (1) in a Northwesterly direction forming an interior angle of eighty-nine (89) degrees twenty-six (26) minutes with the Northwesterly curb line of said Franklin Street, a distance of thirty-nine and fifty-four hundredths (39.54) feet to a point; (2) in a Northeasterly direction along No. 36 Philadelphia Avenue, passing through the wall between No. 36 and No. 38 Philadelphia Avenue, forming an interior angle of ninety (90) degrees thirty-four (34) minutes with the last described line, a distance of one hundred forty-seven and eleven hundredths (147.11) feet to a point on the Southwesterly lot line of said Philadelphia Avenue forming an interior angle of ninety (90) degrees one-half (1/2) minute with the last described line, a distance of thirty-nine and fifty-four hundredths feet to the place of Beginning.

BEING the same premises which William Hurley, by Deed dated July 12, 2019 and recorded on July 16, 2019, in the Berks County Recorder of Deeds Office as Instrument No. 2019023116, granted and conveyed unto William Hurley and Suzanne M. Hurley, husband and wife.

TAX PARCEL NO. 439507774945

ACCOUNT: 77039510

TO BE SOLD AS THE PROPERTY OF William Hurley and Suzanne M. Hurley

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, November 4, 2022 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

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**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **BRIGGS, INC.**, a Pennsylvania corporation, 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. Accordingly, BRIGGS, INC. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 50 North Fifth Street, 2nd Floor, Reading, Pennsylvania 19601, Attn: Troy B. Rider, Esq., Re: BRIGGS, INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, BRIGGS, INC. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys

Notice is hereby given that the shareholders and directors of **COCALICO PARTNERS, L.P.**, a Pennsylvania corporation, with an address of 2640 Westview Drive, Wyomissing, Berks County, PA 19610, 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.

**Jestyn G. Payne, Esq.**  
**KOZLOFF STOUDT**  
2640 Westview Drive  
Wyomissing, PA 19610

Notice is hereby given that the shareholders and directors of **SEITREB, INC.**, a Pennsylvania corporation, with an address of Exeter Township, Berks County, 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.

**Lawrence J. Valeriano, Jr., Esq.**  
**Hartman Valeriano Magovern & Lutz, P.C.**  
1025 Berkshire Boulevard, Suite 700,  
P.O. Box 5828  
Wyomissing, PA 19610

Notice is hereby given that the shareholders and directors of **Berks County Real Estate Associates, Inc.**, a Pennsylvania corporation, with an address of 4500 Perkiomen Ave., Reading, PA 19606, 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.

Notice is hereby given that the shareholders and directors of **Scranton Acquisition Corp.**, a Pennsylvania corporation, with an address of 4500 Perkiomen Ave., Reading, PA 19606, 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.

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-10777

NOTICE IS HEREBY GIVEN that the Petition of Dalton Paul Schwab was filed in the above named Court, praying for a Decree to change their name to DALTON SCHWAB FREEMAN.

The Court has fixed October 7, 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.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-11180

NOTICE IS HEREBY GIVEN that the Petition of Dyan Melinda Mauger was filed in the above named Court, praying for a Decree to change their name to RYAN ANDREW MAUGER.

The Court has fixed September 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

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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  
CHESTER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2022-00958-TT  
Jury Trial Demanded

BENJAMIN L. FUERTSCH, Plaintiff  
vs.  
JEFFREY RAMSEY, Defendant

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth against you in the following pages, you must take action within twenty (20) days after this Notice is served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a default judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYER REFERRAL SERVICE  
Chester County Bar Association  
15 West Gay Street  
West Chester, PA 19381  
(610) 429-1500

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-1174

Helen M. Mullarkey and Rachael Longacre,  
Plaintiffs  
vs.

Joshua Walls, Defendant  
**NOTICE TO DEFEND AND CLAIM  
RIGHTS**

You, Joshua Walls, have been sued in court for full Legal and Physical Custody of your minor child. A Custody Conciliation Conference will be held on Friday, October 7, 2022 at 9AM. If you wish to defend against the claims set forth in the following pages, you must take prompt action by entering an appearance personally or by an attorney and attend the above scheduled hearing. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose rights that are important to you including custody and visitation of your child.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

LAWYER'S REFERRAL SERVICE OF THE  
BERKS COUNTY BAR ASSOCIATION  
544 - 546 COURT STREET  
READING, PENNSYLVANIA 19601  
Telephone No. (610) 375-4591

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

**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**

**ASHCROFT, ETHEL A., dec'd.**

Late of 2000 Cambridge Blvd.,  
Borough of Wyomissing.  
Executors: ALLEN J. ASHCROFT, JR.,  
9807 Farmington Court,  
Ellicott City, MD 21042 and  
KEVIN J. ASHCROFT,  
1460 Wisdom Place,  
Allentown, PA 18106.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

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**BAUSHER, GEORGE K., dec'd.**

Late of Green Street,  
City of Reading.  
Executors: MICHELE BAUSHER and  
DARYL BAUSHER, JR..  
c/o ATTORNEY: RICHARD A. RAIDERS,  
ESQ.,  
RAIDERS LAW PC,  
606 North 5th Street,  
Reading, PA 19601

**BAUSHER, SR., DARYL L., dec'd.**

Late of Green Street,  
City of Reading.  
Executors: MICHELE BAUSHER and  
DARYL BAUSHER, JR..  
c/o ATTORNEY: RICHARD A. RAIDERS,  
ESQ.,  
RAIDERS LAW PC,  
606 North 5th Street,  
Reading, PA 19601

**BREDBENNER, KEITH A., dec'd.**

Late of Borough of Fleetwood.  
Administratrix: SHARA N.  
BREDBENNER.  
c/o ATTORNEY: KAREN H. COOK, ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610-1221

**DAUTRICH, EARL HERBERT also known as**

**DAUTRICH, EARL H., dec'd.**  
Late of Exeter Township.  
Administratrix: MARY E. DAUTRICH.  
c/o ATTORNEY: JEFFREY C. GOSS, ESQ.,  
480 New Holland Avenue, Suite 6205,  
Lancaster, PA 17602

**DEGLER, ARLENE K., dec'd.**

Late of Muhlenberg Township.  
Executors: JOLENE M. DEGLER,  
212 Rothermel Blvd.,  
Reading, PA 19605 and  
ERIC DEGLER,  
440 Hartz Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,

MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**HETTINGER, JEANETTE M., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executrices: SANDRA L. MILLER,  
317 W. Elm St.,  
Shillington, PA 19607 and  
KIMBERLY M. JANKOWSKI,  
6100 Glen Rd.,  
Reading, PA 19606.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19601

**KELLER, ELEANOR H., dec'd.**

Late of 57 Westview Terrace,  
Borough of Womelsdorf.  
Executor: LARRY KELLER,  
57 Westview Terrace,  
Womelsdorf, PA 19567.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**LODWICK, KATHLEEN L., dec'd.**

Late of 125 Roja Lane,  
Mertztown.  
Executor: LAURENCE NEIL LODWICK,  
310 Annabelle Lane, Apt. 245,  
Henderson, NV 89014.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**RICKENBACH, BETTY J., dec'd.**

Late of 407 State Street,  
Borough of Shillington.  
Executors: KAREN A. NEIN,  
407 State St.,  
Shillington, PA 19607 and  
LOREN L. EISENHOFER,  
70 N. O'Neil St.,  
Mohnton, PA 19540.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SANDERS, GLORIA E., dec'd.**

Late of Maidencreek Township.  
Executrix: SUSAN K. FELLA.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**SUPCO, ANTHONY, dec'd.**

Late of Borough of Boyertown.  
Executor: JOHN MEKO.  
c/o ATTORNEY: MICHAEL H.  
VANBUSKIRK, ESQ.,  
6510 Ridge Ave.,  
Philadelphia, PA 19128

**VANSZL, ELLEN M., dec'd.**

Late of 1026 Franklin St.,  
City of Reading.  
Executor: VINCENT VANSZL,  
429 E. Lancaster Ave.,  
Shillington, PA 19607.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**WHITE-LYSKO, CYNTHIA A. also known as**

**WHITE-LYSKO, CYNTHIA ANN, dec'd.**  
Late of Borough of Leesport.  
Executors: MICHAEL D. LYSKO,  
118 Brossman Court,  
Leesport, PA 19533 and  
ELMONT C. WHITE,

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3410 Mt. Olivet Rd.,  
Dallas, GA 30132.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**WYROBA, BARRY D. also known as**

**WYROBA, BARRY DENNIS, dec'd.**  
Late of Lower Alsace Township.  
Executor: DAVID L. HALLOWELL,  
202 Beta Circle,  
Wernersville PA 19565.  
ATTORNEY: GARY R. SWAVELY, JR., ESQ.,  
38 North Sixth Street,  
P.O. Box 1656,  
Reading, PA 19603-1656

**Second Publication****BUTLER, CAROL L., dec'd.**

Late of 50 N. 4th St., Apt. 8D,  
City of Reading.  
Executrix: BRANDY D. BUTLER,  
4909 Kutztown Rd.,  
Temple, PA 19560.  
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
HUCKABEE, WEILER & LEVENGOOD, P.C.,  
213 E. Lancaster Avenue,  
Shillington, PA 19606

**CINFICI, WILLIAM, dec'd.**

Late of 1231 North 13th St.,  
City of Reading.  
Executor: WILLIAM F. CINFICI.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**CONCORDIA, DOMINIC L., dec'd.**

Late of 308-1 Gold Court,  
Borough of Shillington.  
Executor: NICHOLAS E. CONCORDIA,  
346 Watercress Rd.,  
Birdsboro, PA 19508.  
ATTORNEY: PETER S. SCHIAROLI, ESQ.,  
PETER S. SCHIAROLI, ESQ., P.C.,  
122 W. Lancaster Avenue, Suite 204,  
Shillington, PA 19607

**GRANDINETTI, JR., SAUL A., dec'd.**

Late of Borough of Wyomissing.  
Executor: SAUL A. GRANDINETTI, III.  
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
LAW OFFICES OF TIMOTHY B. BITLER,  
3115 Main Street,  
Birdsboro, PA 19508

**HAEFNER, ELAINE EDNA, dec'd.**

Late of Borough of Wyomissing.  
Executors: CHRISTINE WAGNER and  
THEODORE HAEFNER.  
c/o ATTORNEY: CAROLYN M.  
MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 East High St.,  
Pottstown, PA 19464

**IMES, ROGER WILLIAM, dec'd.**

Late of Borough of Fleetwood.  
Executor: STEVEN S. IMES.  
c/o ATTORNEY: ROBERT TIMOTHY MILLS, ESQ.,  
526 Court Street,  
Reading, PA 19601

**JAGGERS, DONALD OKEITH also known as**

**JAGGERS, DONALD O., dec'd.**  
Late of Cumru Township.  
Administrator: SYDNEE L. JOHNSON.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**KLAUMENZER, DONALD E., dec'd.**

Late of 604 Walker Rd.,  
Longswamp Township.  
Administrator: DARRIUS E. SMITH.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

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

**KOVATTO, SR., ROBERT L., dec'd.**  
Late of Borough of Macungie.  
Executrix: SANDRA A. KOVATTO.  
c/o ATTORNEY: REBECCA M. YOUNG, ESQ.,  
YOUNG & YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

**LANSING, LORETTA B., dec'd.**

Late of Greenwich Township.  
Executrix: LAUREN LANSING SMITH.  
c/o ATTORNEY: EDWARD P. SHEETZ, ESQ.,  
GARDNER, RANCINES & SHEETZ,  
5930 Hamilton Boulevard, Suite 106,  
Allentown, PA 18106

**MATHEWS, CHARLES E., dec'd.**

Late of 1802 Tulpenhocken Rd., 241,  
Borough of Wyomissing.  
Executor: DAVID C. MATHEWS.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**MILLER, DOLORES E., dec'd.**

Late of 212 Sherwood Dr.,  
Exeter Township.  
Executrix: ANN MARIE FANELLA,  
209 Emerald Ave.,  
Reading, PA 19606.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**MOCK, GEORGE F., dec'd.**

Late of Amity Township.  
Administratrix: LORI LUDWIG.  
c/o ATTORNEY: CAROLYN M. MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 East High St.,  
Pottstown, PA 19464

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**PETROSKI, ALLEN ANTHONY, dec'd.**

Late of 214 S. 12th St.,  
City of Reading.  
Administrator: DINA MADARA.  
13 North 4th St.,  
Hamburg, PA 19526

**RHINEHART, E. IMMOGENE, dec'd.**

Late of 45 Meadow Court,  
Spring Township.  
Executrix: BILLIE J. RHINEHART,  
45 Meadow Court,  
Sinking Spring, PA 19608.  
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
HUCKABEE, WEILER & LEVENGOOD, P.C.,  
213 E. Lancaster Avenue,  
Shillington, PA 19606

**SHARAYKO, CHERYL A., dec'd.**

Late of 80 Merkel Rd.,  
Borough of Bechtelsville.  
Executrix: JENNIFER N. BASCA,  
614 Pughtown Rd.,  
Spring City, PA 19475.  
ATTORNEY: AMANDA O'DRISCOLL, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**TEXTER, W. LEE also known as**

**TEXTER, WILLARD LEE, dec'd.**  
Late of 1800 Tulpehocken Rd.,  
Borough of Wyomissing.  
Executor: MARLIN BEHLER.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**WARADZIN, REGINA, dec'd.**

Late of Spring Township.  
Executor: MICHAEL F. WARADZIN,  
106 Burrows St.,  
Sinking Spring, PA 19608.  
ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**Third and Final Publication****BECKER, NANCY C., dec'd.**

Late of Amity Township.  
Executors: KAREN L. SALATA and  
STEVEN E. BECKER,  
c/o ATTORNEY: JENNIFER L. ZEGEL, ESQ.,  
Three Logan Sq.,  
1717 Arch St., 5th Floor,  
Philadelphia, PA 19103.

**BERNHART, SARA R. also known as**

**BERNHART, SARA RUTH, dec'd.**  
Late of 3059 Pricetown Rd.,  
Temple.  
Administrator: NICHOLAS S. FASIG,  
3059 Pricetown Rd.,  
Temple, PA 19560.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**CONGILEO, FRANK J., dec'd.**

Late of 1945 Cleveland Ave.,  
Spring Township.  
Executrix: DEANNA L. CONGILEO,  
2474 Vivian Circle,  
Decatur, GA 30030.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**D'ALESIO, JEAN D., dec'd.**

Late of Washington Township.  
Executor: DANIEL J. D'ALESIO, JR.,  
c/o ATTORNEY: SANDRA M.  
LIBERATORI, ESQ.,  
RICK STOCK LAW,  
933 N. Charlotte St., Ste. 3-B,  
Pottstown, PA 19464.

**ESHBACH, GLORIA also known as  
ESHBACH, GLORIA J. and  
ESHBACH, GLORIA JEAN, dec'd.**

Late of Lutheran Home at Topton,  
1 South Home Ave.,  
Borough of Topton.  
Executrix: SANDRA D. KEMMERLING,  
4208 4th Ave.,  
Temple, PA 19560.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**GRÉGER, SHIRLEY D., dec'd.**

Late of Colebrookdale Township.  
Executrix: WENDY D. WALTON,  
2507 New Hanover Square Rd.,  
Gilbertsville, PA 19525.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512-1154

**LEON, MARIA TERESA, dec'd.**

Late of 807 North 10th St.,  
City of Reading.  
Administratrix: DAISY CORONA.  
c/o ATTORNEY: RICHARD A. RAIDERS,  
ESQ.,  
RAIDERS LAW PC,  
606 North 5th Street,  
Reading, PA 19601

**LESHER, JR., RUSSELL JOHN also known  
as**

**LESHER, JR., RUSSELL J., dec'd.**  
Late of Jefferson Township.  
Administratrix: BETH MAURER.  
c/o ATTORNEY: DARAL A. WOERLE,  
ESQ.,  
P.O. Box 6765,  
Wyomissing, PA 19610

**MCKELVEY, CHARLES PATRICK, dec'd.**

Late of 179 Long Lane,  
Borough of Kutztown.  
Executrix: JANET BASHORE,  
4747 Troxell Dr.,  
Whitehall, PA 18052.



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**MUTTER, WARREN J., dec'd.**

Late of Borough of Bally.  
 Executor: RICHARD MUTTER,  
 596 Mountain Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512-1154

**NEWHARD, LARRY R., dec'd.**

Late of Mountain Road,  
 Shartlesville.  
 Executrix: LISA SIMON,  
 P.O. Box 425,  
 Shartlesville, PA 19554.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

**NOLL, EUNICE M., dec'd.**

Late of Borough of Wyomissing.  
 Executors: SANDRA S. KAVKA,  
 408 Cotton St.,  
 South Plainfield, NJ 07080 and  
 ROBERT W. NOLL, JR.,  
 333 Second Ave., Apt. 39,  
 Lyndhurst, NJ 07071.  
 ATTORNEY: WILLIAM R. BLUMER,  
 ESQ.,

BARLEY SNYDER, LLP,  
 2755 Century Blvd.,  
 Wyomissing, PA 19610.

**PEREZ-VARGAS, EFRAIN also known as**

**PEREZ, EFRAIN, dec'd.**  
 Late of Spring Township.  
 Administratrix: LIZA M. PEREZ,  
 1412 Fieldstone Rd.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: JEFFREY D. BUKOWSKI,  
 ESQ.,  
 SMITH BUKOWSKI, LLC,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**QUIGLEY, RANDALL B., dec'd.**

Late of Borough of Douglassville.  
 Executrix: DENISE QUIGLEY.  
 c/o ATTORNEY: JAMIE V. OTTAVIANO,  
 ESQ.,  
 YERGEY.DAYLOR.ALLENBACH.  
 SCHEFFEY.PICARDI,  
 1129 East High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464-0776

**ROSLIN, JANET L., dec'd.**

Late of 5485 Perkiomen Ave.,  
 Exeter Township.  
 Executor: BARRY A. ROSLIN,  
 2388 Anita Way,  
 The Villages, FL 32162.  
 ATTORNEY: JONATHAN B. BATDORF,  
 ESQ.,  
 JONATHAN B. BATDORF, ESQ., P.C.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**ROTH, GLORIA M., dec'd.**

Late of City of Reading.  
 Executor: CARL M. ROTH, JR.,  
 c/o ATTORNEY: KAREN H. COOK, ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610-1221

**TEMPLETON, THERESA also known as  
TEMPLETON, THERESA ASSUNTA,  
dec'd.**

Late of Amity Township.  
 Executors: DAVID J. TEMPLETON and  
 THERESA CARFANO,  
 c/o ATTORNEY: STEPHEN M. HOWARD,  
 ESQ.,  
 100 W. Main St., Ste. 405,  
 Lansdale, PA 19446.

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

Late of Amity Township.  
 Executrix: KATHY ANN HILL,  
 270 Aspen Ln.,  
 Gilbertsville, PA 19525.  
 ATTORNEY: THOMAS P. MCCABE,  
 ESQ.,  
 OWM Law,  
 41 E. High St.,  
 Pottstown, PA 19464

**UNDHEIM, DORIS E., dec'd.**

Late of Mountain View Lane,  
 Maidencreek Township.  
 Administrator: ROBERT UNDHEIM,  
 28 Mountain View Lane,  
 Blandon, PA 19510.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

**FICTITIOUS NAME**

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

**Delta Sell** with its principal place of business at 510 Lockheed Ave., Reading, PA 19601.

The name and address of the person owning or interested in said business is: Angel Manuel Adriano, 510 Lockheed Ave., Reading, PA 19601.  
 The application was filed on May 23, 2022.

**Oley Valley Railcar** with its principal place of business at 76 Carriage Circle, Oley, PA 19547.

The name and address of the person owning or interested in said business are: Thomas Weber, 76

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Carriage Circle, Oley, PA 19547 and Cari Weber,  
76 Carriage Circle, Oley, PA 19547.

The application was filed on February 1, 2022.