

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending February 7, 2025

The Defendant's Name Appears
First in Capital Letters

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

PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

Abuse

- ACEVEDO, ALEX JOEL LOPEZ - Rodriguez, Emmanuel; 25 1235; E. Rodriguez, IPP. (JMS).
- BARLOW, BRITTANY ANN - Hairston, Hasan Rakin; 25 1146; H. Hairston, IPP. (JDB).
- BORDER, DAVID JAMES OTTO - Santiago, Yulissna M; 25 1288; Y. Santiago, IPP. (JMS).
- DAVIDSON, CONNOR SCOTT - Bonelli, Skylar Elizabeth; 25 1088; S. Bonelli, IPP. (JDB).
- FAISON, MARCELLUS DARNELL - Faison, Amanda L; 25 1289; A. Faison, IPP. (JMS).
- FIGUEROA, GERMAN RAY - Maldonado, Jackie M; 25 1097; J. Maldonado, IPP. (JDB).
- FISHER, MERCEDES - Green, Whitaker Lee; 25 1145; W. Green, IPP. (JMS).
- GALLO, ERIC GARCIA - Motta, Suceli Lucero Tut; 25 1189; S. Motta, IPP. (JMB).
- HAIRSTON, HASAN RAKIN - Barlow, Brittany Ann; 25 1096; B. Barlow, IPP. (JDB).
- HOUCHINS, ANDREW J - Houchins, Angela M; 25 1244; A. Houchins, IPP. (JMS).
- KUENNEN, CHRISTOPHER ADRIAN - Kuennen, Kimberly A; 25 1089; K. Kuennen, IPP. (JDB).
- NUNEZ, JR, JOSE MANUEL - Barroso, Josefina; 25 1082; J. Barroso, IPP. (JDB).
- ORTIZ, JALEAL JAVION - Perez, Kimberly D; 25 1115; K. Perez, IPP. (JMS).
- RASER, KENETH B - Raser, Toni J; 25 1200; T. Raser, IPP. (TMB).
- REID, JR, PAUL ONEIL - Plasencia, Dayeli; 25 1113; D. Plasencia, IPP. (JEG).
- REYES, GENESIS HERNANDEZ - Lopez, Elijah; 25 1098; E. Lopez, IPP. (JDB).
- RIBOT, ALEJANDRO GARCIA - Castro, Johanna D; 25 1111; J. Castro, IPP. (JMS).
- RICHARDSON, TAFARI L - Arndt, Chesaley A; 25 1163; C. Arndt, IPP. (JDB).
- SANCHEZ, MIGUEL FELIZ - Ramirez, Vielka Paola Almonte; 25 1112; V. Ramirez, IPP. (JMS).
- SANTIN, BRANDON A GUARDIAN - Casanova, Courtney K; 25 1147; C. Casanova, IPP. (JMB).
- SHELL, JR, CHARLES R - Schell, Amber N; 25 1184; A. Schell, IPP. (JMB).
- SHINGLE, ANGEL LUIS - Santiago, Nathalie Rodriguez; 25 1081; N. Santiago, IPP. (JDB).
- STANCEA, VERONICA R - Anton, Maria; 25 1084; M. Anton, IPP. (JDB).
- WILLIAMS, III, WILLIE - Williams, Leeann; 25 1086; L. Williams, IPP. (JDB).
- YEAGER, DUSTIN MICHAEL - Yeager, Kristen Marie; 25 1234; K. Yeager, IPP. (JMS).

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ZENQUIS, FERNANDO - Jaquez, Milagros A; 25 1186; M. Jaquez, IPP. (JMB).

Arbitration Award

SQUADRITO, JOSEPH F - Cavalry Spv I LLC; 24 341; Cavalry Spv I LLC, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Berks County Investments LLC; 25 1294; Kevin A. Moore. (SEL).

Certified Copy of Foreign Divorce Decree

BOARD, JONATHAN - Board, Jenny, Warren, Jenny Ann; 25 1257; J. Board, IPP.

DILONE, MARIBEL DEL ROSARIO

FERNANDEZ - Duran, Edwin Antonio Dilone; 25 1245; E. Duran, IPP.

LIRANZO, GRECIA ANTONIA MIESES - Hierro, Gregorio; 25 1190; G. Hierro, IPP.

LOPEZ, GREGORIO HIERRO - Liranzo, Grecia Antonia Mieses; 25 1191; G. Liranzo, IPP.

LOPEZ, TERESA HILARIO - Paulino, Alexander Acosta; 25 1188; A. Paulino, IPP.

Complaint

AMERICAN BEAUTY NAIL SPA - Batista, Iris; 24 15898; Randall M. Justice.

FANA, VANSSA - Discover Bank; 25 991; Michael J. Dougherty.

HAMM, CORDERO - Credit Corp Solutions Inc; 25 293; Gregg L. Morris.

KEEN, RYAN - Discover Bank; 25 992; Michael J. Dougherty.

LOPEZ, ELIZABETH - Westwood Holdings LLC; 25 413; Brett M. Woodburn.

MANGOLD, EDWARD T, MANGOLD, LINDA S - Bp Real Estate Investment Group Lp; 25 1; Christopher A. Sarno.

Contract - Buyer Plaintiff

BMF CUSTOM HOME RENOVATIONS, FRANKLIN, BRANDON - Plaza, Nelson; 25 1218; Todd A. Mays. (JEG).

Contract - Debt Collection: Credit Card

AMBEAU, NIXCENE - Citibank N A; 25 1203; Michael R. Lipinski. (JEG).

BLANCO, TATYANA - Cavalry Spv I LLC; 25 1103; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

DRAGOVITS, CAROL - Lvnv Funding LLC; 25 1216; Robert L. Baroska III. (MSF).

DUNDA, MIRANDA L - Wells Fargo Bank N A; 25 1091; Nicole M. Francese. (JEG).

ELLERBY, DERRICK - Discover Bank; 25 1301; Erin R. Grady. (JBN).

ESHLEMAN, ELISSA - Discover Bank; 25 1306; Erin R. Grady. (JBN).

ESPIRITUSANTO, WILBERTH - Discover Bank; 25 1293; Erin R. Grady. (JBN).

GARCIA GINES, ANGEL - Citibank N A; 25 1192; Michael J. Dougherty. (JBN).

GETHMANN, CARL R - Wells Fargo Bank NA; 25 1303; Michael H. Kaliner. (MSF).

GOULD, RALPH F - First National Bank Of Omaha; 25 1195; Brad D. DeFontes. (JEG).

HAHN, ROBERTA S - Capital One N A; 25 1307; Michael F. Ratchford. (JEG).

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KLIN, ETHAN N - JPMorgan Chase Bank N A; 25 1230; Ian M. Lauer. (JBN).

KOFKE, FREDERIC - First National Bank Of Omaha; 25 1153; Brad D. DeFontes. (MSF).

MOHAN, BILJAN B - Discover Bank; 25 1302; Erin R. Grady. (JEG).

NESTER, JODI - Lvnv Funding LLC; 25 1239; Robert L. Baroska III. (JEG).

PERRY, SEAN E - JPMorgan Chase Bank N A; 25 1210; Ian M. Lauer. (JEG).

RODRIGUEZ, BETSY - JPMorgan Chase Bank N A; 25 1342; Ian M. Lauer. (JEG).

SANGHA, PARSHOTAM - JPMorgan Chase Bank N A; 25 1233; Ian M. Lauer. (MSF).

SCHAEFFER, ASHLEY - JPMorgan Chase Bank N A; 25 1225; Ian M. Lauer. (JBN).

SIEGFRIED, DENNIS D - Citibank N A; 25 1198; Michael R. Lipinski. (JBN).

URRUTIA, MARITZA ROSARIO - Members 1st Federal Credit Union; 25 1154; Matthew D. Urban. (JBN).

VELEZ, HECMARIE - Cavalry Spv I LLC; 25 1161; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

WATTS, JENNIFER - Wells Fargo Bank N A; 25 1204; Nicole M. Francese. (MSF).

WEBER, JEFF - Lvnv Funding LLC; 25 1236; Robert L. Baroska III. (JBN).

WEITZEL, JASON - JPMorgan Chase Bank N A; 25 1207; Ian M. Lauer. (JEG).

Contract - Debt Collection: Other

EDENGREEN DISTRIBUTION LLC - Ryder Truck Rental Inc; 25 1116; Jeffrey S. Wilson. (MSF).

GRIMES, AMANDA - Discover Bank; 25 1201; Kirsten R. Armstrong. (MSF).

LICHTLEY, JOHN - Lafayette Federal Credit Union; 25 1309; Douglas R. Blecki Jr. (MSF).

NOEL, LOUIS G - Navy Federal Credit Union; 25 1224; Douglas R. Blecki Jr. (MSF).

SAVOR STREET FOODS INC - Ds Smith Packaging Reading; 25 1311; Richard W. Keifer III. (JBN).

Contract - Other

BATISTA, JUAN - Accelerated Inventory Management LLC, Lendingclub Bank; 25 1217; Demetrios H. Tsarouhis. (JBN).

BUCKS, SCOTT - Accelerated Inventory Management LLC, Lendingclub Bank; 25 1229; Demetrios H. Tsarouhis. (MSF).

GLENDY, JESSICA L - Wells Fargo Bank N A; 25 1240; Michael H. Kaliner. (MSF).

GSI POWER SYSTEMS LLC, HILBERT, RONALD - Headway Capital LLC; 25 1152; Erin R. Grady. (JEG).

KAUR, RAMANDEEP - Discover Bank; 25 1148; Kirsten R. Armstrong. (MSF).

LUCKENBILL, LORRIE - Accelerated Inventory Management LLC, Lendingclub Bank; 25 1232; Demetrios H. Tsarouhis. (JEG).

MCCLAINE, ORONDE - Sunrun Inc; 25 1183; Demetrios H. Tsarouhis. (MSF).

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METELLUS, EDDY - Sunrun Inc; 25 1165; Demetrios H. Tsarouhis. (JBN).
 SPECK, THERESA - Sunrun Inc; 25 1105; Demetrios H. Tsarouhis. (MSF).
 SPITLER, BRIAN J, APEX CAR CARE PRODUCTS LLC - Kugler, Daniel; 25 1182; Paul F. Troisi. (JEG).
 TOP TIER TRANSPORT LLC, JIMENEZ, LUIS - Headway Capital LLC; 25 1208; Erin R. Grady. (MSF).
 WILLIAMS, WROWAY - Sunrun Inc; 25 1109; Demetrios H. Tsarouhis. (JBN).

Custody

CASNER, KATHERINE - Casner, Felicia; 25 1228; F. Casner, IPP. (JDB).
 DYKSTRA, HAYLEY - Hunter, Josh; 25 1295; J. Hunter, IPP. (JMS).
 KOONTZ, JOSHUA - Rivera, Jerrilyn; 25 1231; Matthew Kopecki. (JDB).
 KUNZ, JAMES - Kunz, Rhonda; 25 1308; H Christopher Crocker. (JDB).
 MELENDEZ-ORTIZ, CANDICE M - Melendez-Ortiz, Jose A; 25 1093; J. Melendez-Ortiz, IPP. (JDB).
 NEISWENDER, CHEYENNE, REMALEY, SR, HENRY - Williams, Cindy, Kissingner, John; 25 1142; Joseph A. Guillama. (SEL).
 REID, JR, PAUL ONEIL - Plasencia, Dayeli; 25 1090; Scott N. Jacobs. (JEG).
 RIVERA, KAYLA - Cespedes, Yeyson Jerez; 25 1106; Kenneth C. Myers. (JEG).
 SANTIZ, MARGARITA - Sanchez, Amanda; 25 1085; A. Sanchez, IPP. (JDB).

Divorce

ADAMS, AARON JOHN - Adams, Jennie Marie; 25 1100; Bernard Mendelsohn. (SEL).
 ALMODOVAR, JOSE M - Almodovar, Noemi A; 25 1104; Bernard Mendelsohn. (JDB).
 BATEMAN, WILLIAM - Gerhart, Ryan; 25 1150; Mark E. Zimmer. (JMS).
 CAIRNS, ROBERT - Sciumbata, Angela; 25 1102; Nicole C. Manley. (JMS).
 CORCORAN, MARIA D - Corcoran, Jr, Patrick J; 25 1247; Patrick James Schaeffer. (JMS).
 CUPANI, ANGELO A - Cupani, Gail M; 25 1144; Cheryl A. Rowe. (JMS).
 DAWSON, AUTUMN P - Dawson, Brian W; 25 1313; Gregory D. Henry. (JEG).
 ESPEDIDO, NENA - Galvan, Carmen; 25 1083; Bernard Mendelsohn. (JDB).
 FIDLER, NATASHA M - Fidler, Derick A; 25 1158; Mark E. Zimmer. (SEL).
 GEHRET, JUSTIN P - Budwash, Bandi L; 25 1141; Larry W. Miller Jr. (JDB).
 KOLODICH, ROSEMARIE - Link, Douglas Kenneth; 25 1139; Christopher H. Meinzer. (JDB).
 LIGUORO, ALICIA - Sama, Jeremy; 25 1297; Jacob Mazur. (JDB).
 MILLER, NANCY C - Miller, Harold D; 25 1108; Carolyn A. Garneau. (JEG).
 REYES, ANGELICA PEREZ - Rivera, Carlos A; 25 1110; Joseph A. Guillama. (JDB).

ROSA, KLEVIN ANTONIO GUERRERO DE LA - Matos, Aramis Ramona; 25 1117; A. Matos, IPP. (SEL).
 WENRICH, STEWART MARK - Wenrich, Amanda Beth; 25 1118; A. Wenrich, IPP. (JMS).
 WESTBROOK, PAULETTE K - Westbrook, Alan S; 25 1140; Jonathan B. Batdorf. (JMS).
 YEAGER, ALLEN - Yeager, Jayme; 25 1162; Todd A. Mays. (JDB).

Divorce - Custody Count Complaint

FIDLER, NATASHA M - Fidler, Derick A; 25 1159; Mark E. Zimmer. (SEL).
 HIBBS, SAMANTHA - Hibbs, Jeremy; 25 1314; Rebecca Ann Smith. (JDB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Messimer, David T; 25 1269; D. Messimer, IPP. (JMS).
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jackson, David Matthew Jr; 25 1287; D. Jackson, IPP. (JMS).
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Schumann, Peter Franz; 25 1246; Curtis E. Barnes. (JMS).

Magisterial District Justice Appeal

ARIZA, ODALIS - Discover Bank; 25 1114; Michael J. Dougherty. (JEG).
 LUND, CHRISTOPHER J - Discover Bank; 25 1143; Discover Bank, IPP. (JEG).
 STIEFEL, RICHARD JAMES - Brunacini, Gino; 25 1243; G. Brunacini, IPP. (JEG).
 STUMP, DONALD - Sencit Towne House Apartments Lp; 25 1242; Sencit Towne House Apartments Lp, IPP. (JBN).

Miscellaneous - Replevin

BALTHASER, CHRISTOPHER - Lebanon Federal Credit Union; 25 1099; Michael J. Dougherty. (JBN).

Petition

BRITTAIN, KATHY J, SCI-FRACKVILLE SUPERINTENDENT, BERKS COUNTY DISTRICT ATTORNEY, COMMONWEALTH OF PA ATTY GENERAL - Samuels, Sean A; 25 1199; S. Samuels, IPP. (JEG).
 EXETER TOWNSHIP POLICE OFFICERS ASSOCIATION - Exeter Township; 25 1160; J Chadwick Schnee. (JEG).
 PENNSYLVANIA STATE POLICE, READING HOSPITAL, HAVEN BEHAVIORAL HEALTH - C, J; 25 1258; Robert M. Sakovich. (MSF).

Professional Liability - Medical

BERKS PLASTIC SURGERY INSTITUTE P C, LINDSAY, SCOTT C - Miller, Jeanette, Miller, Michael; 25 1119; Gregory A. Smith. (JBN).

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Real Property - Mortgage Foreclosure:**Residential**

CASTILLO-TREJO, RAMON J - Members 1st Federal Credit Union; 25 1197; Kimberly A. Bonner. (MSF).

DAVIDHEISER, GARY A, DAVIDHEISER, GEORGETTA - Bank Of New York Mellon (the), JPMorgan Chase Bank N A, Cwheq Revolving Home Equity Loan Trust Series 2005-c; 25 1194; Chrisovalante P. Fliakos. (MSF).

DIETRICH, II, RICHARD J, KOZLOWSKI, ANGELA T - Truist Bank; 25 1241; Jerome B. Blank. (MSF).

DUNCAN, TIMOTHY N, DUNCAN, TARYN ASHLEIGH - New American Funding LLC; 25 1107; Vincent Dimaiolo Jr. (MSF).

FALCON, ALEJANDRO C - Wilmington Savings Fund Society, Fsb, Indenture Trustee, Saluda Grade Alternative Mortgage Trust 2022-loc1; 25 1166; Stephen M. Hladik. (MSF).

GRIFFIN, ALICE - Lakeview Loan Servicing LLC; 25 1156; Jerome B. Blank. (MSF).

HOFFMAN, ROBERT P, UNITED STATES OF AMERICA (THE) - U S Bank Trust Company National Association, Ajax Mortgage Loan Trust 2023-c, Mortgage-backed Securities Series 2023-c; 25 1193; Kaitlin D. Shire. (MSF).

HORVATH, MELISSA A, HORVATH, RYAN M - Nationstar Mortgage LLC; 25 1080; Stephen M. Hladik. (MSF).

HORVATH, RYAN, HORVATH, MELISSA - The Huntington National Bank; 25 1187; Joseph I. Foley. (MSF).

OTTAVIANO, Jr, JAMES V, OTTAVIANO, BONNIE J - Federal Home Loan Mortgage Corporation, Freddie Mac Seasoned Loans Structured Transaction Trust Series 2021-1; 25 1155; E Edward Qaqish. (MSF).

PENA, FRANCISCO A TORRES - Fulton Bank N A; 25 1341; Joseph I. Foley. (MSF).

PENNYPACKER, MARJORIE A - Federal Home Loan Mortgage Corporation, Freddie Mac Seasoned Loans Structured Transaction Trust Series 2018-2; 25 1151; Stephen M. Hladik. (MSF).

PERALTA-RODRIGUEZ, JONATHAN - Freedom Mortgage Corporation; 25 1223; Leah Wilson. (MSF).

RAMSEY, ROBERT - U S Bank Trust National Association, Rcf 2 Acquisition Trust; 25 1219; Andrew Marley. (MSF).

SCREVANE, PAUL O - Wells Fargo Bank N A; 25 1310; E Edward Qaqish. (MSF).

VOGEL, KELLY-JO, FISHER, CYNTHIA L - Santander Bank N A; 25 1215; Michael S. Bloom. (MSF).

Real Property - Other

KOENIG, TAMMY - Guardian Property Solutions LLC; 25 1149; Anthony D. Giannascoli. (JBN).

Tort Motor Vehicle

BROOKLEDGE INC, GOTWALS BROTHERS LLC - Areiza, Walter, Areiza, Gloria; 25 1209; Gerard C. Kramer. (JBN).

D'AGOSTINO, GABRIEL T, D'AGOSTINO, THOMAS SCOTT - Laurencio, Antonio; 25 1299; Richard T. Kupersmith. (MSF).

MEALEY, CHAD, PASSARELLA, ANTHONY, EBLING, ARTURO - Samuels, Dujon; 25 1345; Randall M. Justice. (MSF).

MUNGUIA, ENRIQUE - Wethman, Sophie; 25 1202; Robert B. Austrian. (JBN).

ROSEL, GIOVANNI - PPL Electric Utilities Corporation; 25 1206; Anne K. Manley. (JBN).

Tort Other

COLANCO SANTANA, KENDHRI - State Farm Mutual Automobile Ins Co, Estrella, Glenn; 25 1227; Douglas G. Aaron. (JEG).

PENSKE, HOME DEPOT - United Services Automobile Association, Sergey, Yakovenko; 25 1296; Emmett Mercil. (JEG).

Tort Premise Liability

MCDONALD'S CORPORATION, QSC MANAGEMENT INC, SKYLLAS, GEORGE, DOE, JOHN - Hunsicker, Rose; 25 1185; Joseph Lavin. (JEG).

SABOR DOMINICANO DELI AND GROCERY, RODRIGUEZ, ARACELIS D, RODRIGUEZ, HECTOR A, ANTIONIO, FERNANDEZ - Melendez, Noelia; 25 1196; Brian P. McGovern. (MSF).

SHANER, SR, TERRY, SHANER, SUSAN, SHANER, JR, TERRY, SHANER, STEPHANIE - Gress, Robert, Gress, Suzanne; 25 1095; Noah G. Naparsteck. (MSF).

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 **March 7, 2025** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Second Publication

No. 22-15166

Judgment: \$60,215.29

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN three-story stone front dwelling house and lot of ground situate on the West side of North Sixth Street, between Greenwich and Oley Street, in the City of

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Reading, Berks County, Pennsylvania, No. 642, bounded:

On the North by property now or late of Merritt H. DeTurck; on the South by property now or late of H.H. Barr, on the West by an alley; and on the East by Sixth Street.

CONTAINING in front on North Sixth Street sixteen feet (16') and in depth one hundred five feet (105').

TOGETHER with and subject to the joint use of the alley on the North.

BEING THE SAME PREMISES which Robert Kukielka, by Deed dated June 9, 2005 and recorded on July 19, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4627 at Page 1057, as Instrument No. 2005041319, granted and conveyed unto Margarita Contreras. The said Margarita Contreras departed this life on or about February 1, 2020. The Berks County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, title vests in known heirs, Judith Contreras, Jose Contreras, and the unknown surviving heirs of Margarita Contreras, Deceased.

Being Known as 642 North 6th Street, Reading, PA 19601

TAX PARCEL NO. 14530759833911

MAP PIN NO. 530759833911

ACCOUNT: 14089475

TO BE SOLD AS THE PROPERTY OF

Margarita Contreras, Deceased

Docket No. 22-15539

Judgment: \$124,735.63

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two story semi detached stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Thirteenth Street, between Marion and Perry Streets, being No. 1209 North Thirteenth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

Beginning at a point in the Eastern building line of said North Thirteenth Street, one hundred twenty feet (120') North of the Northeast corner of North Thirteenth and Marion Streets; thence East one hundred feet (100') to a fifteen feet (15') wide alley; thence North along the same thirty feet (30') to a point; thence extending West one hundred feet (100') to a point in the Eastern building line of said North Thirteenth Street; thence South along the same thirty feet (30') to the place of Beginning.

Being the same property conveyed to Ramon Alvarez who acquired title by virtue of a deed from Jeffrey D. Huntzinger, dated January 13,

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2005, recorded April 20, 2005, at Document ID 2005019522, and recorded in Book 04563, Page 0875, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 1209 NORTH 13TH STREET, READING, PA 19604.

Parcel No.: 17531738262985

Account: 17208400

See Deed Book Volume 04563, Page 0875

TO BE SOLD AS THE PROPERTY OF RAMON ALVAREZ

No. 23-00279

Judgment: \$224,973.07

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Township of Washington, County of Berks, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Final Overall Subdivision for Barto Development et al., "Phase A West Tract" made by All County and Associates Inc., dated September 9, 2002 and recorded in Berks County as Plan 301 page 400, more fully bounded and described as follows:

BEGINNING at a point in the Northwestern right of way line of Bishop Pine Road, 50 feet wide, at a corner of Lot 390; thence along said Lot 390 North 45 degrees 05 minutes 56 seconds West a distance of 115.39 feet to a corner of Lot 398; thence along said Lot 398 and along Lot 398 North 44 degrees 54 minutes 04 seconds East a distance of 22.00 feet to a corner of Lot 392; thence along said Lot 392 South 45 degrees 05 minutes 56 seconds East a distance of 115.39 feet to a corner in the Northwestern right of way line of Bishop Pine Road; thence along said right of way line South 44 degrees 54 minutes 04 seconds West a distance of 22.00 feet to a corner of Lot 390, the point and place of beginning.

BEING Lot 391 on said plan.

BEING THE SAME PREMISES which Meadowbrook Realty LP, by Deed dated February 19, 2010 and recorded on February 22, 2010, in the Berks County Recorder of Deeds Office as Instrument No. 2010006647, granted and conveyed unto Amanda P. Youse.

Being Known as 17 Bishop Pine Road, Barto, PA 19504

PARCEL I.D. NO. 89539903418484

MAP PIN NO. 539903418484

ACCOUNT NO. 89000556

TO BE SOLD AS THE PROPERTY OF

Amanda P. Youse

NO. 23-03091

Judgment: \$164,518.33

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of land, together with the two-story brick and frame townhouse erected thereon, being house No. 1213

2/20/2025

Deer Run on the Western side of Deer Run, a short distance Northwardly from Bear Boulevard, and being known as Lot No. 10, in Block "A", Section No. 1, of Mountain Park Development, as laid out by S and H Inc., on November 25, 1970 and recorded in Plan Book Volume 32, Page 79, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western building line of Deer Run (53 feet wide) the aforesaid corner being 190.90 feet measured Northwardly along the Western building line of Deer Run from a point of reverse curve connecting the Western building line of Deer Run and the Northern building line of Bear Boulevard (79 feet wide); thence leaving the aforesaid Deer Run passing through an 8 inch patty wall and along Lot No. 9, North 43 degrees 3 minutes 30 seconds West, a distance of 133.76 feet to a corner; thence along the Eastern side of a 15 feet wide easement for public utilities North 46 degrees 56 minutes 30 seconds East, a distance of 35 feet to a corner; thence along property belonging now or formerly to Harold J. Ash and Ida G. Ash, husband and wife, South 43 degrees 3 minutes 30 seconds East, a distance of 130 feet to a corner on the Western building line of Deer Run; thence along the same South 40 degrees 48 minutes 5 seconds West, a distance of 35.21 feet to the place of beginning.

Parcel ID: 43532715523741

FOR INFORMATIONAL PURPOSES ONLY:
Being known as 1213 Deer Run, Reading, PA 19606

BEING THE SAME PREMISES which Mark S. Kawalksy and Joyce A. Guido, by Deed dated August 13, 2021 and recorded August 16, 2021 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2021040778 granted and conveyed unto Lindsey A. Meter in fee.

TAX PARCEL NO 43532715523741

BEING KNOWN AS 1213 Deer Run,
Reading, PA 19606

Residential Property

To be sold as the property of Lindsey A. Meter

No. 24-000980

Judgment: \$151,973.53

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story frame single dwelling house and garage thereon erected situate on the Northeast corner of the intersection of Thirty-Eighth Street and Circle Avenue, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being the Western one-half of Lot No. 23 as shown on a Map or Plan of Exeter Hills, Section No. 1, as laid out by C. Waldo S. Leinbach, and surveyed by Walter E. Spotts, Registered Surveyor, in August

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1944, bounded on the North by a portion of Lot No. 29, on the East by the Eastern one-half of Lot No. 23, on the South by the aforesaid Thirty-Eighth Street, and on the West by the aforesaid Circle Avenue, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the Northern building line of Thirty-Eighth Street, and at the beginning of a curve connecting the Northern building line of the aforesaid Thirty-Eighth Street with the Eastern building line of Circle Avenue; thence along the aforesaid curve bearing to the right, having a radius of twenty feet (20'), a central angle of ninety degrees (90°), and a distance along the arc of thirty-one feet five inches (31' 5") to a corner marked by a marble stone in the Eastern building line of the aforesaid Circle Avenue; thence in a Northerly direction along same, a distance of ninety feet one and five-eighths inches (90' 1-5/8") to a corner marked by a marble stone at the beginning of a curve; thence continuing along the Eastern building line of the aforesaid Circle Avenue in a Northerly direction by the aforesaid curve bearing to the right, having a radius of three hundred sixty-four feet eight and five-eighths inches (364' 8-5/8") and a distance along the arc of eighty-nine feet ten and one-half inches (89' 10-1/2") to a corner; thence leaving the aforesaid Circle Avenue and in an Easterly direction parallel to the aforesaid Thirty-Eighth Street and along Lot No. 29, a distance of ninety-nine feet three and one-half inches (99' 3-1/2") to a corner marked by an iron pin; thence making an interior angle of eighty-eight degrees twenty-two minutes (88° 22') with the last described line, and in a Southerly direction along the Eastern one-half of Lot No. 23, a distance of two hundred feet one inch (200' 1") to a corner marked by an iron pin in the Northern building line of the aforesaid Thirty-Eighth Street; thence in a Westerly direction along same, making an interior angle of ninety-one degrees thirty-eight minutes (91° 38') with the last described line, a distance of eighty-five feet no inches (85' 00") to the place of beginning.

CONTAINING twenty-one thousand one hundred forty-eight and eighty-nine one-hundredths (21,148.89) square feet.

UNDER AND SUBJECT to certain Reservations and Restrictions as shown on the Map or Plan of Exeter Hills hereinbefore referred to and recorded in Plan Book 6, page 73, Berks County Records.

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: 140 WEST 38TH STREET,

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READING, PA 19606

Mapped PIN: 5326-14-22-8929

Parcel ID #: 43532614228929

Account #: 43-037449

Instrument #: 2016-030417

BEING THE SAME PREMISES WHICH Diane D. Sagemuehl, Executrix of the Estate of Marian E. Hinkle, by Deed dated August 12, 2016 and recorded August 30, 2016, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2016-030417, granted and conveyed unto Yasmin Loose.

TO BE SOLD AS THE PROPERTY OF YASMIN LOOSE.

C. SCHICKLER, HIS WIFE, IN FEE.

BEING KNOWN AS: 808 PENNDALE AVE READING, PA 19606

PROPERTY ID: 23532717212535

TITLE TO SAID PREMISES IS VESTED IN SCOTT D. SCHICKLER AND KATHARINE C. SCHICKLER, HUSBAND AND WIFE BY DEED FROM LEONARD SCHICKLER AND DONNA C. SCHICKLER, HUSBAND AND WIFE DATED 12/23/1998 RECORDED 12/29/1998 IN BOOK NO. 3019 PAGE 2125.

TO BE SOLD AS PROPERTY OF: SCOTT D. SCHICKLER AND KATHARINE C. SCHICKLER

Case Number: 24-01959

Judgment Amount: \$116,401.88

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

Attorneys for Plaintiff

A Florida professional limited liability company

Case Number: 24-04992

Judgment Amount: \$107,558.13

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN frame message or tenement and tract or piece of land on Marian Street (designated in prior deed as fronting on an alley between South Washington Street and the Philadelphia-reading Railway, rear of 131 South Washington Street) situate in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner at the middle of a double frame dwelling house and lot now or late of Frank Oxenford and a 16 feet wide alley; thence along said 16 feet wide alley in a Northwardly direction 20 feet to a corner in a line of land now or late of L. K. Francis Estate; thence by the same in an Eastwardly direction 75 feet to a corner in line of land now or late of Charles L. Hassler; thence along the same in a Southwardly direction 20 feet to a corner of aforesaid lot, now or late of Frank F. Oxenford; thence by the same and through the middle of partition wall of aforesaid double frame dwelling house in a Westwardly direction, 75 feet to the place of beginning.

PIN 33000000000002

Being the same premises which Matthew D. Hammons and Dayle L. Hammons by deed dated 06/21/2018 and recorded 06/27/2018, in the Office of the Recorder of Deeds in and for the County for Berks, in Instrument No. 2018021384, granted and conveyed unto Denise N. Peters, His/Her/Their heirs and assigns as sole owner.

Tax Parcel: 33-0000-00-00-0002

Premises Being: 131 Pear Street, Boyertown, PA 19512

To be sold as Property of: Denise N. Peters

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE DWELLING HOUSE THEREON ERECTED, KNOWN AS HOUSE NO. 808 PENNDALE AVENUE, SITUATE AT THE SOUTHWEST CORNER OF PENNDALE AVENUE AND SWEIGART LANE, AS SHOWN ON PLAN OF PENNSIDE THIRD ADDITION, BY MOST ENGINEERING COMPANY, IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT BY THE INTERSECTION OF THE SOUTHERN SIDE OF SWEIGART LANE WITH THE WESTERN SIDE OF PENNDALE AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN SIDE OF PENNDALE AVENUE, AT RIGHT ANGLES TO SWEIGART LANE, A DISTANCE OF 82.00 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO PENNDALE AVENUE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 82.00 FEET TO A POINT IN THE SOUTHERN SIDE OF SWEIGART LANE; THENCE IN AN EASTERLY DIRECTION ALONG THE SAME, AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 100.00 FEET TO THE WESTERN SIDE OF PENNDALE AVENUE, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH EDWIN A. LAKIN AND ALMA N. LAKIN, HIS WIFE, BY DEED DATED FEBRUARY 25, 1965 AND RECORDED IN BERKS COUNTY, IN DEED BOOK 1461 PAGE 143 CONVEYED UNTO LEONARD SCHICKLER AND DONNA

Case Number: 24-12738

Judgment Amount: \$146,007.59

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the South side of Faith Drive (54' wide) situate

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in Maiden creek Township, Berks County, Pennsylvania, being known as Lot #66 of the Final Plan of "Maiden creek Estates, Phase V", recorded in Plan Book Volume 163, page 11, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated March 6, 1989, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Faith Drive a corner of Lot #67; thence along Lot #67, South 20 degrees 10 minutes 00 seconds East, 135.00' to a point in line of the open space; thence along the open space, South 69 degrees 50 minutes 00 seconds West, 80.00' to a point a corner of Lot #65; thence along Lot #65, North 20 degrees 10 minutes 00 seconds West, 135.00' to a point on the Southern right-of-way line of Faith Drive; thence along the Southern right-of-way line of Faith Drive, North 69 degrees 50 minutes 00 seconds East, 80.00' to a point the place of Beginning.

CONTAINING 10,800 square feet.

BEING SUBJECT to the restrictive notes as shown on the above referenced plan.

BEING THE SAME PREMISES WHICH M&T BANK, by Deed dated 3/2/2016 and recorded 3/30/2016 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA in Instrument No. 2016010125, granted and conveyed unto IVY F. WENRICH.

UPI: 61541120928396

ADDRESS: 309 FAITH DR, BLANDON, PA 19510

TO BE SOLD AS THE PROPERTY OF: IVY F WENRICH

Case Number: 24-13347

Judgment Amount: \$26,683.34

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 with mansard roof and the lot of ground upon which the same is erected, situate on the West side of Tulpehocken Street, between West Green and West Greenwich Streets, being No. 550-A Tulpehocken Street (formerly No. 552-A Tulpehocken Street), in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded

On the North by property of Anna E. Hinz and Arthur E. Hinz;

On the East by said Tulpehocken Street;

On the South by property now or late of Addie R. Miller; and

On the West by a twenty-six (26) feet wide street.

CONTAINING a frontage or widge of twelve

(12) feet, and a depth of one hundred twenty-five (125) feet.

SUBJECT to the joint use of a joint alleyway with the owners and occupiers of property adjoining on the South, said alleyway extending Westward from said Tulpehocken Street between said properties the depth of main building.

IT BEING THE SAME PREMISES which Harold A. Yetzer, Sheriff of the County of Berks, by deed dated August 26, 1970 and recorded in Deed Book Vol. 1572 page 334, Berks County records, granted and conveyed unto Housing Opportunities in the Metropolitan Environment, Inc.

BEING KNOWN AS: 550 A TULPEHOCKEN ST READING, PA 19601-2643

PROPERTY ID: 15330764338017

TITLE TO SAID PREMISES IS VESTED IN THOMAS PEGGUES AND CORDELIA PEGGUES, HIS WIFE, BY DEED FROM HOUSING OPPORTUNITIES IN THE METROPOLITAN ENVIRONMENT, INC., DATED JULY 28, 1971 RECORDED JULY 29, 1971 IN BOOK NO. 1590 PAGE 1003.

THOMAS PEGGUES IS DECEASED. DOD IS 05/17/2015.

CORDELIA PEGGUES IS DECEASED. DOD IS 11/02/2006.

TO BE SOLD AS PROPERTY OF: THOMAS PEGGUES AND CORDELIA PEGGUES, HIS WIFE

Case Number: 24-15370

Judgment Amount: \$87,872.26

Attorney: Brock and Scott, PLLC

PURPART NO. 1

ALL THAT CERTAIN lot, tract or parcel of land and premises, as hereinafter particularly described, situate, lying and being in the City of Reading, formerly Township of Bern, County of Berks and Commonwealth of Pennsylvania, being Lot No. 53, Block 10, in Plan of Building Lots known as Glenside, drawn and surveyed by Wm. H. Dechant, C.E., said lot being twenty feet (20') front and rear, and one hundred and fifteen feet (115') deep, and is bounded as follows, to wit:

Northerly by Lot No. 54, Easterly by a fifteen (15') feet wide alley, Southerly by Lot No. 52, and Westerly by Butler Street.

PURPART NO. 2

ALL THOSE CERTAIN two lots, tracts or parcels of land, hereinafter more particularly described, situated, lying and being in the City of Reading, formerly Township of Bern, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 51 and 52, Block 10 in Plan of Building Lots known as Glenside, drawn and surveyed by Wm. H. Dechant, C.E., said lots bounded and described as follows, to wit:

BEGINNING at a point at the Southwest corner of Lot No. 51 and Butler Street, thence North along said Butler Street, sixty feet nine and

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one-half inches (60' 9-1/2") to Lot No. 53, thence Easterly along said Lot No. 53, one hundred and fifteen (115') feet to a fifteen (15') feet wide alley, thence Southerly along said ten (10') feet wide alley, thirty-six feet one and one-fourth inches (36' 1-1/4") to a point in the land of the P and R Railroad, thence Southwesterly along said land of P and R Railroad Company one hundred and seventeen feet seven and one-half inches (117' 7-1/2") to the place of BEGINNING.

PIN 19530738261268

Being the same premises which maria Jimenez, by Deed dated 06/26/2018 and recorded 07/16/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018023485, granted and conveyed unto Noe E. Soto-Espada, in fee.

Tax Parcel: 19530738261268 A/K/A 19-5307-38-26-1268

Premises Being: 1155 Butler St, Reading, PA 19601

To be sold as Property of: Noe E. Soto-Espada

Docket No. 24-16165

Judgment: \$38,279.57

Attorney: Ed E. Qaqish, Esquire
 Meredith H. Wooters, Esquire
 Kimberly J. Hong, Esquire
 Michael E. Carleton, Esquire
 Cristina L. Connor, Esquire
 Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with stucco house thereon erected, situate on the southern side of Prince Street, between Marion and Montrose Avenues, being No. 1522 Prince Street, in the Borough of Laureldale, County of Berks and State of Pennsylvania, and being the western seven feet nine and five-eighth inches (7' 9-5/8") of Lot No. 192 and a portion of Lot No. 193 on Plan of Rosedale, said plan being recorded in the Office for the Recording of Deeds in and for the County of Berks in Plan Book No. 2, page 13, more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the southern line of Prince Street (50' wide) and said point being one hundred ninety-two feet two and three-eighth inches (192' 2-3/8") west of the southwest corner of said Prince Street and Marion Avenue as they are shown on the Topographical Survey Plan of the Borough of Laureldale, and said point also being the corner of property now or late of Floyd Shade and Ruth Shade, his wife; thence southwardly along said property now or late of Floyd Shade and Ruth Shade, by a line making a right angle with Prince Street the distance of one hundred twenty-five feet seven and three-eighth inches (125' 7-3/8") to a point marked by an iron pin in line of property

now or late of James Nolan; thence westwardly along said property now or late of James Nolan by a line making an interior angle of ninety (90) degrees and eleven (11) minutes with the last described line the distance of twenty-four feet three and seven-eighth inches (24' 3-7/8") to a point marked by an iron pin, a corner of property now or late of Carrie D. Davidheiser and James O. Davidheiser, her husband; thence northwardly along said property now or late of Carrie D. Davidheiser and James O. Davidheiser, her husband, by a line making an interior angle of eighty-nine (89) degrees and one (1) minute with the last described line the distance of one hundred twenty-five feet, eight and three-eighth inches (125' 8-3/8") to a point marked by an iron pin in the southern line of Prince Street aforementioned; thence eastwardly along the southern line of said Prince Street by a line making an interior angle of ninety (90) degrees and forty-eight (48) minutes with the last described line the distance of twenty-two feet, six and seven-eighth inches (22' 6-7/8") to the place of BEGINNING.

CONTAINING in front on said Prince Street, twenty-two feet six and seven-eighth inches (22' 6-7/8"), and in length of irregular width, one hundred twenty-five feet eight and three-eighth inches (125' 8-3/8") and in area containing 2,946 square feet.

Being the same property conveyed to Robynn M. Bulles who acquired title by virtue of a deed from Gail V. Scarpaci and James W. Garman, Co-Executors of the Estate of Sara Jane Garman, deceased, dated September 6, 2011, recorded September 8, 2011, as Instrument Number 2011033478, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1522 PRINCE STREET, READING, PA 19605.

Parcel No.: 57531805283774

Account: 57130900

See Instrument Number 2011033478, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF ROBYNN M. BULLES

Taken in Execution and to be sold by **MANDY P. MILLER, ACTING SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, April 4, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 6, 2025, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Camp 4 Hope**

Matthew M. Mayer, Esq.
BARLEY SNYDER
2755 Century Boulevard
Wyomissing, PA 19610-3346

AUDIT LIST

First 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 (March 4, 2025) 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 March 5, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BEADENCUP, SHIRLEY A. - Terry Beadencup, Admr., Stephanie D. Rauch-Mannino, Esq.

FETTERS, CHRISTOPHER LEON, a/k/a FETTERS, CHRIS - Meredith Fetters, Admx., Bayard H. Graf, Esq.

Sellari, Hope A. - Suzanne M. Henne, Admx., Richard S. Caputo, Esq.

Last day for filing Accounts for April 2025 is March 3, 2025.

Suzanne M. Myers
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. 25-00561

NOTICE IS HEREBY GIVEN that the Petition of Emily Nichole Orischak was filed in the above named Court, praying for a Decree to change her name to EMILY ORISCHAK MONTAGNA.

The Court has fixed March 21, 2025, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, 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. 24-17873

NOTICE IS HEREBY GIVEN that the Petition of Haley R. Newton was filed in the above named Court, praying for a Decree to change their name to JORDON R. NEWTON.

The Court has fixed February 28, 2025, at 2:00 p.m. in Courtroom "4E" of the Berks County Services Center, 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. 24-14572

FIRST COMMONWEALTH FEDERAL
CREDIT UNION, Plaintiff
vs.
ELVIS MISSAEL LOPEZ CASTILLO,
Defendant

NOTICE

TO: DEFENDANT ELVIS MISSAEL LOPEZ
CASTILLO

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TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading 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.

Lawyers' Referral Service of the
Berks County Bar Association
544 Court Street
Reading PA 19601
610-375-4591
www.berksbar.org

FITZPATRICK LENTZ & BUBBA, P.C.
Michael R. Nesfeder
I.D. No. 49563
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
Attorney for Plaintiff

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

BERNHARD, JAMES SCOTT, dec'd.

Late of 4415 Hilldale Rd.,
Exeter Township.
Administratrix: NANCY M. ADAM,
21 Fawn Dr.,
Reading, PA 19607.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

BITTING, JAMES H., dec'd.

Late of 3916 Grant St.,
City of Reading,
Exeter Township.
Executor: SCOTT J. BITTING,
25 Cameltown Hill Rd.,
Danville, PA 17821.
ATTORNEY: DAVID R. BEANE, ESQ.,
BEANE, LLC,
P.O. Box 1339,
Reading, PA 19603

BOKOVOY, SHERRY L., dec'd.

Late of Oley Township.
Executrices: SUZANNE R. BEARD and
JEANNINE M. GIANSAANTI.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

BOSTIC, BARBARA J., dec'd.

Late of Muhlenberg Township.
Executor: PETER M. FLICKINGER.
c/o ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

BRY-NILDSEN, JERALDINE F., dec'd.

Late of 200 Tranquility Lane,
Cumru Township
Executor: ANTHONY R. CIANCI.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

BUCOLO, CHRIST J., dec'd.

Late of 400 Tranquility Lane,
Cumru Township.
Executor: CHRIST A. BUCOLO.
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

CANDRELLA, JOSEPH F., dec'd.

Late of Amity Township.
Executor: JOSEPH J. CANDRELLA,
3188 Chestnut Hill Rd.,
Center Valley, PA 18037.
ATTORNEY: DIANE M. ZABOWSKI, ESQ.,
OBERMAYER REBMANN MAXWELL &
HIPPEL LLP,
1001 Conshohocken State Rd., Suite 1-210,
West Conshohocken, PA 19428

CONRAD, LEONA M., dec'd.

Late of 24 Five Points Rd.,
Executrix: LISA M. ECKER,
84 Miller Rd.,
Bernville, PA 19506.
ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
LAUREN P. BUTTERWORTH, ESQUIRE,
PLLC,
P.O. Box 113,
Adamstown, PA 19501

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DUNDORE, LUKE W., dec'd.

Late of Borough of Wyomissing.
 Executrices: TABITHA HOPPMAN and
 LISA LATHAM.
 c/o ATTORNEY: WILLIAM R. BLUMER,
 ESQ.,

KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

ENNIS, CYNTHIA A., dec'd.

Late of 1405 Dogwood Dr.,
 Spring Township.
 Executor: MARIN F. ENNIS.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,

KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

FOREMAN, MICHAEL LEE, dec'd.

Late of Borough of Kutztown.
 Administrator: VIRGINIA F. BOOTH,
 PERSONAL REPRESENTATIVE.
 ATTORNEY: R. NICHOLAS NANOVIC, ESQ.,
 Gross McGinley, LLP,
 33 South 7th Street,
 P.O. Box 4060,
 Allentown, PA 18105-4060

HECKMAN, ALEC A., dec'd.

Late of Muhlenberg Township.
 Executor: ALEC A. HECKMAN.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,

536 Court Street,
 Reading, PA 19601

HOLLEY, DONALD BRUCE also known as**HOLLEY, DONALD, dec'd.**

Late of 1250 Dauphin Pl.,
 Exeter Township
 Executrix: JESSICA L. MOYER,
 621 Friedensburg Rd.,
 Reading, PA 19606.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

JACKSON, GREGORY MICHAEL, dec'd.

Late of Muhlenberg Township.
 Executor: RAYMOND A. JACKSON,
 603B West Oak Lane,
 White Haven, PA 18661.
 ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

KAUFFMAN, LINDA also known as**KAUFFMAN, LINDA J., dec'd.**

Late of 501 Hoch Rd.,
 Maiden creek Township.
 Executrix: KAREN M. STASULLI.
 ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

KLING, ELVIN L., dec'd.

Late of Bern Township.
 Executrix: LUCY M. CALANCEA.
 c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MAMMARELLA, CYNTHIA ELLEN, dec'd.

Late of 120 Bordic Rd.,
 Exeter Township.
 Administrator: JOSHUA A.
 MAMMARELLA,
 1221 E. Main St.,
 Douglassville, PA 19518.
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

MIUCCIO, JO ANNE, dec'd.

Late of 197 Walton Court,
 Exeter Township.
 Executors: SAMUEL J. MIUCCIO,
 197 Walton Court,
 Reading, PA 19606 and
 JANICE A. MIUCCIO,
 9621 Vicerov Lane,
 Breinigsville, PA 18031.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

NEITHAMER, SCOTT C., dec'd.

Late of Muhlenberg Township.
 Executor: RYAN S. NEITHAMER,
 1032 West Leesport Rd.,
 Leesport, PA 19533.
 ATTORNEY: MARK R. SPROW, ESQ.,
 DERR, HAWMAN & DERR,
 9 East Lancaster Avenue,
 Shillington, PA 19607

NIDZGORSKI, MARY ANN, dec'd.

Late of 208 West 39th St.,
 Exeter Township.
 Executrix: DIANE L. HOSTER,
 4489 Heron Dr.,
 Reading, PA 19606.
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

ROTH, APRIL A., dec'd.

Late of City of Reading.
 Administrator: PATRICK H. ROTH.
 c/o ATTORNEY: KRISTEN L. BEHRENS,
 DILWORTH PAXSON, LLP,
 1650 Market St., #1200,
 Philadelphia, PA 19103.

**SENNA, GEORGE L. also known as
SENNA, JR., GEORGE LAWRENCE, dec'd.**

Late of 403 Westbury Dr.,
 Borough of Wyomissing.
 Executrix: BARBARA G. SENNA,
 403 Westbury Dr.,
 Wyomissing, PA 19610.
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

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UNGER, MILDRED E., dec'd.

Late of Borough of Robesonia.
 Executors: CARL P. UNGER,
 33 W. Ryeland Rd.,
 Womelsdorf, PA 19567 and
 TERRY L. BENTZ,
 87 Furnace St.,
 Robesonia, PA 19551.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

**VELIZ, GLEN also known as
VELIZ, GLEN LEON, dec'd.**

Late of City of Reading.
 Executor: CARLOS LEON-VELIZ.
 c/o ATTORNEY: JERRY R. KNAFO, ESQ.,
 Knafo Law Offices, LLC,
 2400 Schoenersville Rd.,
 Bethlehem, PA 18017

Second Publication**BEATTY, ROBIN J., dec'd.**

Late of 1916 Lincoln Ave.,
 Borough of Wyomissing.
 Executor: DOUGLAS M. BEATTY,
 141 Red Fox Lane,
 Phoenixville, PA 19460.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

BOYER, FLORENCE E., dec'd.

Late of Bern Township.
 Executrix: BEVERLY JOAN DEITZ,
 10 Lakeview Dr.,
 Reading, PA 19605.
 ATTORNEY: FREDERICK R. MOGEL,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

BREIDIGAN, VERA M., dec'd.

Late of P.O. Box 204,
 Strausstown.
 Executrix: KATHY REIFSNYDER,
 P.O. Box 301,
 Strausstown, PA 19559.
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526-1508

BUSCH, MAJORIE S., dec'd.

Late of 555 Weaver Rd.,
 Robeson Township.
 Executor: WILLIAM H. BUSCH,
 555 Weaver Rd.,
 Morgantown, PA 19543.

DIEROLF, GEORGE T., dec'd.

Late of City of Reading.
 Administrator: JAMES DIEROLF,
 197 Wissinger Rd.,
 Boyertown, PA 19512.
 ATTORNEY: MISTY A. TOOTHMAN,
 ESQ.,
 TWIN VALLEY LAW, PLLC,
 P.O. Box 235,
 Elverson, PA 19520

DOUGHERTY, GLENN E., dec'd.

Late of 145 Trexler Ave.,
 Borough of Kutztown.
 Administrator: GARY S. TUNIN,
 145 Trexler Ave.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

**GRETH, THOMAS WALTER also known
as****GRETH, THOMAS W., dec'd.**

Late of Spring Township.
 Administrator: WALTER THOMAS
 GRETH,
 77 Gelsinger Rd.,
 Sinking Spring, PA 19608.
 ATTORNEY: EDEN R. BUCHER, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

HIGHLEY, RONALD L., dec'd.

Late of 15 W. Wilson Ave.,
 Borough of Wernersville.
 Executor: BRIAN L. HIGHLEY,
 553 Racey Lane,
 Strasburg, VA 22657.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HOFF, EDITH also known as**HOFF, EDITH RUTH, dec'd.**

Late of 251 Fairview St.,
 City of Reading.
 Executor: GREG J. HOFF,
 2050 W. Livingston St.,
 Allentown, PA 18104.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

JONES, FAITHANN, dec'd.

Late of Bern Township.
 Administratrix: JESSICA A. JONES,
 110 Coldstream Dr.,
 Berwyn, PA 19312.
 ATTORNEY: KRISTEN R. MATTHEWS,
 ESQ.,
 KRISTEN MATTHEWS LAW,
 14 E. Welsh Pool Rd.,
 Exton, PA 19341

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KARAHUTA, MARTHA R. also known as**KARAHUTA, MARTHA, dec'd.**

Late of City of Reading.

Executor: JOHN S. KARAHUTA,

286 Daurich Rd.,
Reading, PA 19606.ATTORNEY: DAVID S. SOBOTKA, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610**KEHLER, JR., LAWRENCE, dec'd.**

Late of 1702 S. Main St.,

Borough of Bechtelsville.

Executrix: CRYSTAL STAR HUGHES,

613 Hoffmansville Rd.,
Bechtelsville, PA 19505**KREBS, MARILYN MARTHA, dec'd.**

Late of 5501 Perkiomen Ave.,

Exeter Township.

Executor: KEVIN W. KREBS,

118 Russell Ave.,
Douglassville, PA 19518.ATTORNEY: JACQUELINE A. JOHNSON,
ESQ.,3770 Ridge Pike,
Collegeville, PA 19426**LUTZ, DONALD DAVID, dec'd.**

Late of City of Reading.

Administratrix: HEATHER M. LUTZ,

205 Wecaf Rd.,

New Holland, PA 17557.

ATTORNEY: MISTY TOOTHMAN,

TWIN VALLEY LAW, PLLC,
P.O. Box 235,

Elverson, PA 19520

MAZURIE, II, LEON W., dec'd.

Late of 41 Lyons Rd.,

Rockland Township.

Executrix: DEBRA E. HOCH.

c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610**MCEWEN, MARYANN H., dec'd.**

Late of 658 Eagleview Dr.,

Centre Township.

Executor: ROSS M. MCEWEN, JR.,

209 Eagleview Dr.,

Mohrsville, PA 19541.

ATTORNEY: ROSE KENNEDY, ESQ.,

1212 Liggett Avenue,
Reading, PA 19611**MCQUATE, JOHN D. also known as****MCQUATE, JOHN DONALD, dec'd.**

Late of Exeter Township.

Executrix: DONNA R. MCQUATE.

c/o ATTORNEY: FREDERICK R. MOGEL,
ESQ.,

MOGEL, SPEIDEL, BOBB &

KERSHNER,

520 Walnut Street,

Reading, PA 19601

MELCHER, ANNA M., dec'd.

Late of 1 S. Home Ave.,

Borough of Topton.

Executrix: ROSANNE KULP.

c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512**MURDOUGH, THOMAS L., dec'd.**

Late of 370 West Oak Ave.,

Borough of Robesonia.

Executrix: CYNTHIA A. MURDOUGH,

380 West Oak Ave.,

Robesonia, PA 19551.

ATTORNEY: FREDERICK S. LONG,
ESQ.,315 S. 8th Ave.,
Lebanon, PA 17042**NALLY, ROBERT P., dec'd.**

Late of 2914 State Hill Rd.,

Spring Township.

Administratrix: CHRISTINE MACBRIDE.

c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTD,2640 Westview Drive,
Wyomissing, PA 19610**NOSS, HENRY E., dec'd.**

Late of South Heidelberg Township.

Executor: HENRY J. NOSS,

215 Preston Rd.,

Wernersville, PA 19565.

ATTORNEY: MARK H. KOCH, ESQ.,

KOCH & KOCH,

217 N. 6th Street,

P.O. Box 8514,

Reading, PA 19603

OSWALD, SR., ROBERT R., dec'd.

Late of 45 Old Friedensburg Rd.,

Lower Alsace Township.

Executors: JAMES D. OSWALD,

47 Old Friedensburg Rd.,

Reading, PA 19606 and

ANTOINETTE M. RAPP,

2628 W. Philadelphia Ave.,

Oley, PA 19547.

ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

PERROTT, JOHN F., dec'd.

Late of Amity Township.

Executor: JOHN M. PERROTT.

c/o ATTORNEY: JESSICA R. GRATER, ESQ.,

MONASTRA & GRATER, LLC,

740 E. High Street,

Pottstown, PA 19464

PRYDYBASZ, HELEN V., dec'd.

Late of Cumru Township.

Executor: PETER S. PRYDYBASZ.

c/o ATTORNEY: KAREN H. COOK, ESQ.,

MASANO BRADLEY, LLP,

875 Berkshire Blvd., Suite 100,

Wyomissing, PA 19610

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REIDENAUER, ERMA M. also known as**REIDENAUER, ERMA MAE, dec'd.**

Late of Borough of Boyertown.

Executor: MARK E. REIDENAUER.

c/o ATTORNEY: DAVID G. GARNER,
ESQ.,

2129 East High Street,

Pottstown, PA 19464

ROSS, ALAN D., dec'd.

Late of 2173 Limekiln Rd.,

Amity Township.

Executrix: MICHELE H. ROSS,

2173 Limekiln Rd.,

Douglassville, PA 19518.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

RUBRIGHT, BONNIE M., dec'd.

Late of 1011 Berks Rd.,

Borough of Leesport.

EXECUTORS: RAYMOND J.

ZIMMERMAN, JR.,

826 Hill Top Rd.,

Myerstown, PA 17067 and

DOUGLAS A. ZIMMERMAN,

443 Hartz Rd.,

Fleetwood, PA 19522.

ATTORNEY: GILBERT M. MANCUSO,

ESQ.,

BRUMBACH, MANCUSO & FEGLEY

P.C.,

11 East Lancaster Ave.,

P.O. Box 500,

Shillington, PA 19607-0500

RUTH, BERYLL BURKEY also known as**RUTH, BERYLL B. and****BURKEY, BERYLL J., dec'd.**

Late of Cumru Township.

Executrix: AMANDA R. MCSWAIN,

74 Wierda Way,

Manhattan, MT 59741.

ATTORNEY: STEPHEN H. PRICE, ESQ.,

MOGEL, SPEIDEL, BOBB &

KERSHNER,

520 Walnut Street,

Reading, PA 19601

SEIDEL, CORRINNE M., dec'd.

Late of 3105 Belmont Ave.,

Spring Township.

Executrix: PATTI SEIDEL,

3105 Belmont Ave.,

Reading, PA 19609.

ATTORNEY: ROSE KENNEDY, ESQ.,

1212 Liggett Avenue,

Reading, PA 19611

SHOWALTER, ROBBIE K., dec'd.

Late of Muhlenberg Township.

Executor: CHARLES E. HEFFNER.

c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,

DAUTRICH & O'BRIEN LAW OFFICES,

P.C.,

534 Court Street,

Reading, PA 19601

SZCZEPANSKI, BARBARA A., dec'd.

Late of Cumru Township.

Administratrix: DENA M. BOWEN,

1030 River Crest Dr.,

Reading, PA 19605.

ATTORNEY: DAVID S. SOBOTKA, ESQ.,

SMITH BUKOWSKI, LLC,

1050 Spring Street, Suite 1,

Wyomissing, PA 19610

WALDRON, KAREN M. also known as**WALDRON, KAREN, dec'd.**

Late of Exeter Township.

Executor: GERALD F. SIMON.

c/o ATTORNEY: WILLIAM R. BLUMER,

ESQ.,

KOZLOFF STOUTT,

2640 Westview Drive,

Wyomissing, PA 19610

WESSNER, JEANNE L., dec'd.

Late of Exeter Township.

Administratrix: SHANNON L. WESSNER.

ATTORNEY: SEAN J. O'BRIEN, ESQ.,

DAUTRICH & O'BRIEN LAW OFFICES,

P.C.,

534 Court Street,

Reading, PA 19601

Third and Final Publication**BORTZ, ROBERT P., dec'd.**

Late of 35 Hoch Ave.,

Borough of Topton.

Executrix: TAMMY ANN HOEVELER,

111 Bristol Court,

Douglassville, PA 19518.

ATTORNEY: MICHAEL IRA STUMP,

ESQ.,

207 East Main Street, Suite 100,

Macungie, PA 18062

BRESSLER, CHARLES H., dec'd.

Late of Bethel Township.

Executor: GERALD M. BRESSLER,

324 Chestnut Hill Rd.,

Fredericksburg, PA 17026.

ATTORNEY: TIMOTHY T. ENGLER,

ESQ.,

Steiner & Sandoe,

36 West Main Avenue,

Myerstown, PA 17067

BRESSLER, GLENN A. also known as**BRESSLER, GLENN ALLAN, dec'd.**

Late of 3508 Sheidy Ave.,

Muhlenberg Township.

Executors: CHERYL KOWAL,

249 S. Miller St.,

Shillington, PA 19607 and

TERRY BRESSLER,

3508 Sheidy Ave.,

Reading, PA 19605.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

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CHERRINGTON, THOMAS, dec'd.

Late of Maxatawny Township.
 Administrator: JAMES CHERRINGTON.
 c/o ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

DARE, HOWARD FRANCIS, dec'd.

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

DEISHER, FLORENCE M. also known as DEISHER, FLORENCE MAE, dec'd.

Late of 1800 Tulpehocken Rd., Apt. 50A,
 Borough of Wyomissing.
 Executrix: CAROL ANN BOWYER,
 PO Box 217,
 Shawnee on Delaware, PA 18356.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

DETRICH, LICILLE ANN, dec'd.

Late of City of Reading.
 Executrix: LISA KRETZMAN,
 177 Melrose Ave.,
 Reading, PA 19606.
 ATTORNEY: CAROLYN M.
 MARCHESANI, ESQ.,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 E. High St.,
 Pottstown, PA 19464

DONIA, III, JOSEPH F., dec'd.

Late of 901 Bramblewood Dr.,
 Amity Township.
 Administrator: JOSEPH F. DONIA, JR.,
 c/o ATTORNEY: MICHAEL S. DINNEY, ESQ.,
 919 Conestoga Rd., Ste. 3-114,
 Bryn Mawr, PA 19010

EICH, WILLIAM D., dec'd.

Late of Amity Township.
 Executrix: DEBRA H. DAVIS,
 730 Pomander Ave.,
 Reading, PA 19606.
 ATTORNEY: VICTORIA GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FARRADAY, WILLIAM R., dec'd.

Late of Muhlenberg Township.
 Executors: KERRY VATH,
 707 Berks Place,
 Reading, PA 19609 and
 WILLIAM C. FARRADAY,
 130 Girard Ave.,
 Hatboro, PA 19040.
 ATTORNEY: TIMOTHY C. BITTING, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

GASSERT, ELAINE R. also known as GASSERT, ELAINE RUTH, dec'd.

Late of 5201 Leesport Ave.,
 Muhlenberg Township.
 Executors: KERRY MICHAEL GASSERT,
 200 Wilshire Blvd.,
 Sinking Spring, PA 19608 and
 RONNIE LEE GASSERT,
 111 South View Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

GOULDNER, JOHN ROY, dec'd.

Late of Longswamp Township.
 Executrix: JOAN M. GOULDNER,
 1941 State St.,
 Alburts, PA 18011.
 ATTORNEY: JEFFREY C. KARVER,
 ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

HENRY, MARIAN A., dec'd.

Late of 915 N. 3rd St.,
 City of Reading.
 Executor: CURTIS C. HENRY,
 171 Old Spies Church Rd.,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

JACOBS, JUDITH A., dec'd.

Late of 8 Wyndham Hill Dr.,
 City of Reading.
 Executors: MARC JACOBS and
 MATTHEW JACOBS,
 4401 Perkiomen Ave.,
 Reading, PA 19606.

KELLER, MILDRED G., dec'd.

Late of 501 Hoch Rd.,
 Blandon,
 Maiden creek Township.
 Executor: ABRAHAM A. KELLER.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

KOHLER, GERALD LEE also known as KOHLER, GERALD L., dec'd.

Late of Exeter Township.
 Executor: FRANK E. KOHLER,
 P.O. Box 235,
 Page, AZ 86040.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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KRAMER, STEPHANIE L., dec'd.

Late of Longswamp Township.
 Administratrix: MAGHEN M. CAUDILL.
 c/o ATTORNEY: TIMOTHY J.
 DUCKWORTH, ESQ.,
 Mosebach, Funt, Dayton & Duckworth, P.C.,
 2045 Westgate Drive, Suite 404,
 Bethlehem, PA 18017

KUNSMAN, RICHARD A., dec'd.

Late of 735 Florida Ave.,
 Muhlenberg Township.
 Executrix: MICHELE L. CRAMER.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**LONG, RUTH A. also known as
LONG, RUTH ARLENE, dec'd.**

Late of Exeter Township.
 Executrices: LINDA S. LONG and
 DONNA L. NEIN.
 c/o ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

MATHESON, ARDEL F., dec'd.

Late of Borough of Sinking Spring.
 Executrix: CHERYL A. GRETH.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

MAUGER, SR., THOMAS E., dec'd.

Late of Amity Township.
 Executor: RANDY A. MAUGER,
 3 Miller Dr.,
 Douglassville, PA 19518.
 ATTORNEY: CAROLYN M.
 MARCHESANI, ESQ.,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 E. High St.,
 Pottstown, PA 19464

MCCALISTER, JEANETTE M., dec'd.

Late of City of Reading.
 Executors: CARLESHA G. HALKIAS and
 TASHEMA K. HIGHTOWER.
 c/o ATTORNEY: PETRA K. GROSS, ESQ.,
 MARTSON LAW OFFICES
 10 East High St.,
 Carlisle, PA 17013

MCCARTHY, THOMAS D., dec'd.

Late of 140 Windsor St.,
 City of Reading.
 Executrix: SANDRA L. MCCARTHY.
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

MECK, DOROTHY H., dec'd.

Late of Bern Township
 Borough of Leesport.
 Executrix: LORI J. YODER,
 315 Hartz Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

**MILLER, THOMAS H. also known as
MILLER, THOMAS HARRY, dec'd.**

Late of Borough of Wyomissing.
 Executrix: SUSAN J. MILLER.
 c/o ATTORNEY: ZACHARY D.
 GRIFFITH, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MUGLER, KATHLEEN J., dec'd.

Late of 120 W. 5th St.,
 Borough of Boyertown.
 Executrix: ANDREA SANDS,
 155 S. Savanna Dr.,
 Pottstown, PA 19465.
 ATTORNEY: H. CHARLES MARKOFSKI,
 ESQ.,
 MARKOFSKI LAW OFFICES,
 1258 E. Philadelphia Avenue,
 P.O. Box 369,
 Gilbertsville, PA 19525-0369

REPPERT, JR., EDWARD JAMES, dec'd.

Late of 5485 Perkiomen Ave.,
 Exeter Township.
 Executrix: MARGARET H. BISHOP,
 5717 Oak Ave.,
 Harrisburg, PA 17112.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**SCHLABACH, ROBERT W. also known as
SCHLABACH, ROBERT WAYNE, dec'd.**

Late of 60 Mountain Blvd.,
 Borough of Wernersville.
 Executor: DAVID R. SCHLABACH,
 17 Ketterman Hill Rd., Lot 21,
 Richland, PA 17087.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

VELEZ, FELICITA, dec'd.

Late of City of Reading.
 Executor: JOSE MARTINEZ.
 c/o ATTORNEY: LATISHA B.
 SCHUENEMANN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610-3346

WAGNER, GAYLE C., dec'd.

Late of Maiden creek Township.
 Executors: JAMES G. WAGNER, II and
 SCOTT C. WAGNER.
 c/o ATTORNEY: KURT A. GARDNER,
 ESQ.,
 GARDNER AND STEVENS, P.C.,
 109 West Main Street,
 Ephrata, PA 17522

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WILLIAMS, DAVID LEROY also known as

WILLIAMS, DAVID L., dec'd.

Late of Exeter Township.

Executrix: DIANE L. MAGUIRE,

12810 52nd Road N.,

West Palm Beach, FL 33411-9053.

ATTORNEY: CAROLYN M.

MARCHESANI, ESQ.,

WOLF, BALDWIN & ASSOCIATES, P.C.,

800 E. High St.,

Pottstown, PA 19464

ZIELASKOWSKI, RAYMOND A., dec'd.

Late of Borough of Wyomissing.

Executrix: LORI A. SCISCIO.

c/o ATTORNEY: SCOTT G. HOH, ESQ.,

RESOLUTION LAW GROUP, LLC,

606 North 5th Street,

Reading, PA 19601

Account No. 337-33481-0-0000.

8. Title to the Property acquired by the Condemnor is fee simple absolute.

9. A Property (Tax) Map showing the Property may be examined at the aforementioned office of the Condemnor or at the Lancaster County Assessment Office, 150 North Queen Street, Suite 310, Lancaster, PA.

10. Just compensation for taking the Property is secured by a bond in an unspecified amount, without surety, which bond was filed pursuant to Section 303 of the Eminent Domain Code.

11. If the Owner wishes to challenge the power or the right of the Condemnor to appropriate the Property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Owner shall file Preliminary Objections within thirty (30) days after publication of this Notice.

MISCELLANEOUS

NOTICE OF CONDEMNATION

TO: The Estate of Emerita Sepulveda, her heirs or assigns (collectively the "Owner")

You are hereby notified that:

1. A Declaration of Taking was filed by the Redevelopment Authority of the City of Lancaster ("Authority") against the property located at 522 Woodward Street, Lancaster, PA (the "Property") in the Court of Common Pleas of Lancaster County, Pennsylvania, on January 23, 2025, which Declaration is indexed to CI-25-00411.

2. The Estate of Emerita Sepulveda, c/o Luz Santiago, Executrix, with a last known address of 524 Front Street, Reading, PA 19601, is the former owner of the Property.

3. The Condemnor is the Authority, a public body, corporate and politic, exercising the public powers of the Commonwealth of Pennsylvania as an agency thereof, organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office at 120 North Duke Street, Lancaster, PA 17602.

4. The condemnation is authorized by the Urban Redevelopment Law of Pennsylvania, 35 P.S. 1701 et seq. and the Eminent Domain Code, 26 Pa.C.S.A. § 101 et seq., as amended.

5. A Resolution authorizing the condemnation of the Property and authorizing the filing of the Declaration of Taking was duly enacted by the Authority on July 23, 2024. A record of the proceedings and certified copies of said Resolution may be examined at the aforementioned office of the Authority.

6. The public purpose of the condemnation is the elimination of blight by residential rehabilitation and related reuse of the Property hereby condemned.

7. The Property condemned by the Authority is identified as Lancaster County Tax Parcel

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Attorneys for Redevelopment Authority of the City of Lancaster

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