

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending May 10, 2024

The Defendant's Name Appears  
First in Capital Letters

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

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

ANDEJAR, CHRISTAN, ALL OTHERS -  
Ardnt, Barry; 24 4399; B. Ardnt, IPP.

### Abuse

ALVARADO, PABLO VELAZQUEZ -  
Rodriguez, Zoraida; 24 4713; Z. Rodriguez,  
IPP. (JDB).

BRODIE, ANTOINE J - Matthews, Ariana S;  
24 4810; A. Matthews, IPP. (JMS).

CASTELLON, MOISES O - Sanchez, Tatiyana  
N; 24 4872; T. Sanchez, IPP. (JMB).

CESPEDES, YEYSON JEREZ - Rivera,  
Kayla; 24 4938; K. Rivera, IPP. (JEG).

CHAVES, MELANIE - Montoya, Jr, Eleazar;  
24 4758; E. Montoya, IPP. (JDB).

DELEON, RAMON A - Robles, Gabriela  
Cristina; 24 4796; G. Robles, IPP. (JDB).

DILLUCIANO, JR, JOSEPH H - Chirieleison,  
Mary Jo; 24 4724; M. Chirieleison, IPP.  
(JMS).

DOYLE, JR, DAVID MICHAEL -  
McGaughran, Elizabeth Ann; 24 4829; E.  
McGaughran, IPP. (JMS).

FLORES, JAIME A GONZALEZ - Rodriguez,  
Loriely Gonzalez; 24 4807; L. Rodriguez,  
IPP. (JMS).

FORRESTEL, JAMES F - Forrestel, Celeste  
M; 24 4726; C. Forrestel, IPP. (JDB).

FRANCO, BRIANT T TORIBIO - Espinal,  
Prislendy N Santos; 24 4809; P. Espinal, IPP.  
(JMS).

FRITH, DANA N - Gehris, Kim L; 24 4942; K.  
Gehris, IPP. (TMB).

HEIST, MICHAEL T - Heist, Andrea L; 24  
4980; A. Heist, IPP. (TMB).

HERNANDEZ, JR, FELIX - Ocana, Delilah  
Lee; 24 4947; D. Ocana, IPP. (TMB).

MAHONEY, JAMES EDMUND - Scott,  
Adrena; 24 4888; A. Scott, IPP. (TMB).

MALDONADO, MARIBY FERNANDEZ -  
Fernandez, Denise; 24 4936; D. Fernandez,  
IPP. (TMB).

MIRANDA, DEVON R - Martinez, Shyianna  
M; 24 4951; S. Martinez, IPP. (TMB).

MONDELICE, DANIEL - Hafer, Madison P;  
24 4937; M. Hafer, IPP. (TMB).

MORALES, JORGE L - Nunez, Araceli; 24  
4886; A. Nunez, IPP. (TMB).

POWERS, ERICK D - Stratton, Lauren A; 24  
4752; L. Stratton, IPP. (JDB).

QUICANO, EDU - Quicano, Manuel V; 24  
4889; M. Quicano, IPP. (JMB).

ROBINSON, ARTHUR ELLIOT - Frymoyer,  
Hannah Nicole; 24 4843; H. Frymoyer, IPP.  
(JMB).

ROBINSON, BASIL A - Snead, Mariana  
Bonilla; 24 4723; M. Snead, IPP. (JDB).

ROBINSON, DAYLISHA MAKAYLA -  
Rogita, Moses; 24 4946; M. Rogita, IPP.  
(TMB).

SEITP, SR, TROY - Silva, Vivian A; 24 4844;  
V. Silva, IPP. (JMB).

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SIGMUND, MICHELE L - Sigmund, Terana Marie; 24 4835; T. Sigmund, IPP. (JMS).  
 STRATTON, LAUREN ASHLEY - Powers, Erick D; 24 4757; E. Powers, IPP. (JDB).  
 VASQUEZ, ALBERT L FERNANDEZ - Gonzalez, Katheryn; 24 4944; K. Gonzalez, IPP. (TMB).  
 WANSLEY, TALAIYA N - Sigmund, Terana; 24 4833; T. Sigmund, IPP. (JMS).  
 WOMACK, JR, JERRY LEE - White, Amber Marie; 24 4754; A. White, IPP. (JDB).

**Complaint**

CHAHROUR, HASSAN - Elsady, Momen; 24 2352; James N. Hendershot.  
 FITZGERALD, DAVID, FITZGERALD, BROOKE M - Mayo, Philip, Mayo, Olivia; 24 515; Cynthia L. Dengler.  
 GK LAND GROUP LLC - Ermold, April; 23 13807; William R. A Rush.  
 LOS AMIGOS LLC, CABANA CHAPIN LLC, READING REAL PROPERTY ENT LLC, LA CABANA LOUNGE NIGHTCLUB, RODRIGUEZ, JORGE ORTIZ, VAZQUEZ, ALBERTON RIVERA, DOE #1, JOHN/JANE, DOE #2, JOHN/JANE, DOE #3, JOHN/JANE, DOE #4, JOHN/JANE, DOE #5, JOHN/JANE, ABC CORPORATION # 1, ABC CORPORATION # 2, ABC CORPORATION # 3, ABC CORPORATION # 4, ABC CORPORATION # 5 - Leon, Catherine, Rodriguez-Bultron, Jr, Jose Luis, Leon, Jr, Victor M, Rodriguez, Julian, Quilles, Michelle, Rodriguez, Destiny, Rodriguez, Adrian; 23 15664; John F. V Rooney.  
 MANOR CARE OF LAURELDALE PA LLC, HCR MANORCARE LLC, MANORCARE HEALTH SERVICES INC, MANOR CARE INC, HCR MANORCARE INC, HCR IV HEALTHCARE LLC, HCR III HEALTHCARE LLC, HCR II HEALTHCARE LLC, HCR HEALTHCARE LLC, HCRMC OPERATIONS LLC, HCR MANORCARE OPERATIONS II LLC, HEARTLAND EMPLOYMENT SERVICES LLC, HCR MANOR CARE SERVICES LLC, HCR MANORCARE HEARTLAND LLC, PROMEDICA HEALTH SYSTEM INC, HEARTLAND REHABILITATION SERVICES LLC - Dibenedetto, Ronald J, Dibenedetto, Rose M; 23 15279; Elliot Alan Kolodny.  
 SCHWEITZER, REBECCA - Portfolio Recovery Associates LLC; 24 3632; Julie E. Goodchild.  
 WATTS, CHARLES - 800 Court LLC; 23 17640; Robert S. Cronin Jr.  
**Confidential Document Form**  
 GOODWIN, LINDA M - Td Bank N A; 24 3411; Michael J. Dougherty.  
**Contract - Debt Collection: Credit Card**  
 ANDREWS, TECY - Citibank N A; 24 4870; Michael J. Dougherty. (MSF).

ARECHE, CRYSTAL M - Wells Fargo Bank N A; 24 4935; Nicole M. Francese. (JBN).  
 BROWN, JAMES - Cavalry Spv I LLC; 24 4711; David J. Apothaker. (MSF).  
 CASTELLON, DOMINGA - Cavalry Spv I LLC; 24 4725; David J. Apothaker. (MSF).  
 CHAVEZ, LEYSHLA - Barclays Bank Delaware; 24 4808; Ian M. Lauer. (MSF).  
 CHRISTOPHER, MORGAN - Citibank N A; 24 4831; Sean P. Stevens. (JBN).  
 CRAIN, PHOEBE J - JPMorgan Chase Bank, N.A.; 24 4828; Sean P. Stevens. (JEG).  
 DECAREAU, MIKE J - Capital One N A; 24 4848; Michael F. Ratchford. (JEG).  
 FAUSTIN, JONEL - Bank Of America N A; 24 4793; Bryan J. Polas. (JEG).  
 MCNEIL, JOAN K - Wells Fargo Bank N A; 24 4993; Nicole M. Francese. (MSF).  
 NOEL, LOUIS - American Express National Bank; 24 4953; Jordan W. Felzer. (MSF).  
 PATEL, SANDIP - Bank Of America N A; 24 4790; Bryan J. Polas. (JEG).  
 PHIAMBOLIS, NICHOLE A - Bank Of America N A; 24 4841; Frederic I. Weinberg. (MSF).  
 RAVEN, RACHEL - Midland Credit Management Inc; 24 4806; Bryan J. Polas. (JEG).  
 SLACK, ERIN - Barclays Bank Delaware; 24 4788; Ian M. Lauer. (MSF).  
 WATTS, JENNIFER - Citibank N A; 24 4839; Sean P. Stevens. (JBN).  
 WEBER, JEFFERY W - Citibank N A; 24 4840; Sean P. Stevens. (JEG).  
 WEGLINSKI, MATTHEW - Barclays Bank Delaware; 24 5033; Julie E. Goodchild. (MSF).  
**Contract - Other**  
 ADAMS, BRIAN CORRY - Pennsylvania Turnpike Commission; 24 4803; Joseph K. Kelly. (MSF).  
 AUMAN, SCOTT - U S Bank National Association; 24 4792; Kirsten R. Armstrong. (JBN).  
 FCA US LLC - Becht, Jr, Mark; 24 4789; Robert M. Silverman. (JBN).  
 JIMINEZ CRUZ, ERIKA ZENAIDA - First Commonwealth Federal Credit Union; 24 4954; Michael R. Nesfeder. (JBN).  
 MCKAI BREWING LLC - Philadelphia Extract Company; 24 4949; Joel M. Flink. (JBN).  
 MESSERSMITH, LISA, MESSERSMITH, GARY - Oliphant Financial LLC, Webbank; 24 4836; Demetrios H. Tsarouhis. (MSF).  
 OROURKE-ECKER, TERESA - Lvnv Funding LLC; 24 4943; Michael F. Ratchford. (MSF).  
 PENA, ALEXANDRA, BETANCES, RUDY - Lcs Capital LLC; 24 4865; Nicholas J. Raker. (MSF).  
 PENKSE LEASING AND RENTAL COMPANY, PENKSE TRUCK LEASING CO L P, PENSKE TRUCK LEASING CORPORATION - Move Army LLC; 24 4795; Grant P. Bloomdahl. (JBN).

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PERROTTO BUILDERS LTD, CITY OF  
READING - Signature Sign Inc; 24 4801;  
Edwin L. Stock. (JEG).

RODRIGUEZ, YANCARLOS, ORTIZ,  
PATRICIA JIMINEZ, ORTIZ, INGRID  
A - Parkash 2899 LLC; 24 4804; Jordan G.  
Spahr. (JBN).

TAVERAS, JULIAN - Discovery Federal  
Credit Union; 24 4832; Brandon Pack.  
(JEG).

TRAVELERS CASUALTY AND SURETY  
COMPANY OF AMERICA - B & D  
Masonry Inc; 24 4990; Leonard A. Windish.  
(JEG).

**Custody**

BOYER, JILL E - Benene, Gerard C; 24 4850;  
Priscilla Natale. (JDB).

DIAZ, KADELIN ROSARIO - Pozo, Esteven  
Jair, Pozo, Aleeyah Ariell; 24 4874; E. Pozo,  
IPP. (SEL).

GARCIA, ROBERTO - Garcia, Aisha; 24  
4805; A. Garcia. IPP. (JMS).

GRIMALDI, MARY JACQUELINE - Turner,  
Jr, Thomas; 24 4797; Scott N. Jacobs.  
(JMS).

HERNANDEZ, DELILAH - Hernandez, Jr,  
Felix; 24 4940; F. Hernandez, IPP. (JDB).

JONES, KYARA M - Gillespie, Allen L; 24  
4877; A. Gillespie, IPP. (JMS).

KLEMM, JUSTIN - Lilley, Arielle; 24 4842;  
A. Lilley, IPP. (JDB).

RIOS, JAQUELINE - Rios, Carmen L; 24  
4800; C. Rios, IPP. (JMS).

**Divorce**

ALBU, GERNALYN M - Albu, Augustine; 24  
4950; Bernard Mendelsohn. (JDB).

CAMARGO, ISMAEL HERNANDEZ -  
Aguirre, Arlene Garcia; 24 4847; Bernard  
Mendelsohn. (JMS).

GLENN, BARBARA E - Glenn, Gregory I; 24  
4798; Jacob Mazur. (JDB).

GUAMAN, RICHARD STUART - Chacon,  
Jessica Elizabeth; 24 4756; J. Chacon, IPP.  
(JMS).

RIVERA, NORMA - Miller, Christopher; 24  
4751; C. Miller, IPP. (SEL).

RIVERA, RAMON NATAL - Bonilla, Sandra  
I Rivera; 24 4846; Bernard Mendelsohn.  
(JDB).

SZILLI, JASON L - Szilli, Kimberlee; 24  
4918; Gregory D. Henry. (JMS).

WECHSLER, JAMES M - Wechsler, Shannon  
Scott, Shannon Lee; 24 4813;  
Rebecca Ann Smith. (JEG).

WEST, RONALD E - West, Theresa E; 24  
4787; T. West, IPP. (JMS).

WILDEMORE, BERNADETTE MARIA  
MANDES - Wildemore, Jr, Lawrence Mark;  
24 4753; L. Wildemore, IPP. (JDB).

WINDMILL, JOLENE R - Nassar, Jay P; 24  
4868; Frederick R. Mogel. (SEL).

ZERBE, PHILLIP P - Zerbe, Melissa A; 24  
4948; Daniel T. Rabenold. (JEG).

ZOHAR, YASMIN - Kedar, Ilan; 24 4838;  
Lauren M. Marks. (JMS).

**Land Use Appeal**

UPPER TULPEHOCKEN TOWNSHIP  
BOARD OF SUPERVISORS, UPPER  
TULPEHOCKEN TOWNSHIP - Sechler,  
Scott; 24 4845; Andrew R. Stoll. (JBN).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
- Fritzingler, Tyler; 24 4834; T. Fritzingler,  
IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DRIVER LICENSING -  
Toomey, Cody; 24 4981; C. Toomey, IPP.  
(JMS).

COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION  
- Haddock, Judith Macias; 24 4714; J.  
Haddock, IPP. (JMS).

**Magisterial District Justice Appeal**

CORPS FITNESS INC, KAAG,  
CHRISTOPHER - Bldg7yoga LLC; 24  
4867; Edwin L. Stock. (JEG).

GEORGE, TOMALIN - Oak Forest Westover  
Associates Lp; 24 4876; Oak Forest  
Westover Associates Lp, IPP. (JBN).

TISDALE, WHITNEY LYNETTE - Kraja,  
Hysen; 24 4755; H. Kraja, IPP. (JEG).

ZELHOF, JENNIFER - Exeter Village  
Apartments; 24 4989; Exeter Village  
Apartments, IPP. (JBN).

**Miscellaneous - Other**

CITY OF READING, RUIZ, JAVIER,  
SHADE, LUZ, ROTHERMAL,  
CHRISTIAN, DEMKO, AARON,  
READING POLICE DEPARTMENT -  
Errington, Brian, Errington, Angel; 24 4939;  
Gary Schafkopf, David A. Berlin. (JEG).

NABAR, ALAKNANDA W - Xaverian High  
School; 24 4866; Tullio DeLuca. (JBN).

**Real Property - Ejectment**

WALKER, RAYVIN - Glaze, Lester L; 24  
4978; L. Glaze, IPP. (JEG).

WALKER, SHERIDAN - Glaze, Lester L; 24  
4979; L. Glaze, IPP. (MSF).

**Real Property - Eminent Domain/  
Condemnation**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -  
422 Properties L P, 422 Inc, Tornetta, Joseph  
F; 24 4750; 422 Properties L P, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -  
Wagaman, Gene F, Wagaman, Donna K; 24  
4934; G. Wagaman, IPP. (MSF).

**Real Property - Mortgage Foreclosure:  
Residential**

ADAMS, SANDRA J - Discovery Federal  
Credit Union, Discovery Federal Credit  
Union; 24 4811; Brandon Pack. (MSF).

BROWN, ERIC C, BROWN, LOREEN R -  
Ambler Savings Bank, Bally Savings Bank;  
24 4991; Charles N. Shurr Jr. (MSF).

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HIRNEISEN, TYLER M, UNKNOWN  
 HEIRS, SUCCESSORS, ASSIGNS, ALL  
 PERSONS, FIRMS, OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE, OR  
 INTEREST, REINERT, MELISSA - Fifth  
 Third Bank, National Association; 24 4945;  
 Kayleigh Zeron. (MSF).

OGWUDILE, EMEKA, UGWU,  
 CHUKWUKA, UGWU, CHINYERE  
 CLAIRE - Pennymac Loan Services LLC;  
 24 4849; Geraldine M. Linn. (MSF).

PETERS, DENISE N - Nationstar Mortgage  
 LLC; 24 4992; Carolyn Treglia. (MSF).

SMITH, SCOTT L - Lakeview Loan Servicing;  
 24 4941; Karin Schweiger. (MSF).

**Real Property - Quiet Title**

KLEMM, JEAN, GRILLO, ROSEMARIE -  
 Cjd Group LLC; 24 4880; Edward J. Hayes.  
 (JEG).

**Tort Intentional**

R & B RICHMOND CORPORATION - A  
 Homes Kitchen LLC; 24 5034; Matthew M.  
 Setley. (JBN).

**Tort Motor Vehicle**

CHAMBERS, ROSANNE - Napolitano,  
 Stefanie; 24 4791; Timothy A. Lesinski.  
 (MSF).

GAYLOR, DEBORAH, WOLFSON,  
 HUNTER - New Jersey Manufacturers  
 Insurance Company A/s/o, Cieslinski,  
 Donna M, Cieslinski, Darryl, Cieslinski,  
 Vincent, Cieslinski, Marie; 24 4812; Paul N.  
 Sandler. (JBN).

J D ECKMAN INC, MAIN STREAM  
 INDUSTRIES INC, DEPARTMENT  
 OF TRANSPORTATION OF  
 THE COMMONWEALTH OF  
 PENNSYLVANIA, UPPER MACUNGIE  
 TOWNSHIP, SISTER PEE TRUCKING  
 CORP, MCDONALD, LEANDRO R,  
 PHYRILLAS, JAMES A - Schaffer, Bonnie  
 L, Schaffer, Gary L; 24 5030; Andrew F.  
 Fick. (JEG).

SCHOPPY, CANDACE, WALTERS,  
 CHRISTOPHER - Atlantic States Insurance  
 Company, Sabia Development Corporation  
 Inc; 24 4952; Eugene Bederman. (JEG).

WASHINGTON, MIKAI, STATE FARM  
 MUTUAL AUTOMOBILE INSURANCE  
 COMPANY - Acosta, Nelvis Yoan  
 Maldonado; 24 4830; Brandon Swartz.  
 (MSF).

**Tort Premise Liability**

SCHUYLKILL VALLEY SCHOOL  
 DISTRICT - Ramos, Carolina; 24 4794;  
 Andrew W. Muir. (MSF).

WALMART SUPERCENTER FACILITY #:  
 5239, WAL-MART STORES EAST LP  
 FACILITY #: 5239 - Soto-Torres, Mary,  
 Walmart Store Facility #: 5239; 24 5000;  
 Steven D. Brown. (JBN).

**SHERIFF'S SALES**

*By virtue of various executions issued out of  
 the Court of Common Pleas of Berks County,  
 Pa. to me directed there will be sold at Public  
 Vendue or Outcry, on **June 7, 2024** at 10:00  
 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Second Publication**

Case Number: 19-13642  
 Judgment Amount: \$99,280.51  
 Attorney: Judith T. Romano, Esquire

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

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

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

BEING PARCEL ID 1653-16-31-373637

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

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

No. 21-16026

Judgment: \$110,708.76

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain lot or piece of ground,  
 together with any improvements erected thereon,  
 being No. 148 North Fourth Street, situate in  
 the Borough of Hamburg, County of Berks and  
 Commonwealth of Pennsylvania:

BEGINNING at a point on North Fourth Street  
 in line with lot now or late of Elmer Correll;  
 thence West 180 feet along land of Elmer Correll  
 to Apple Tree Alley; thence south along said alley,  
 20 feet to lot conveyed to Eva M. Moyer; thence

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eastwardly along said lot of Eva M. Moyer, 180 feet to North Fourth Street; thence North along said North Fourth Street, 20 feet to the place of beginning. Containing In front, 20 feet and of equal width in depth 180 feet, more or less.

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: 148 NORTH 4TH STREET, HAMBURG, PA 19526&#xa0;

Mapped PIN: 4495-17-01-6000 Parcel ID: 46449517016000 Account #: 46-031700&#xa0;

BEING THE SAME PREMISES WHICH Scott E. Hay, by deed dated January 15, 2015 and recorded January 16, 2015 at Berks County Instrument No. 2015-001773, granted and conveyed unto Elise C. Nash.

TO BE SOLD AS THE PROPERTY OF ELISE C. NASH.

Docket #22-03951

Judgment Amount: \$113,271.81

Attorney: KML Law Group, P.C.

#### **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, being No. 5104 Wilshire Road, situate in Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on November 15, 1948, and developed by The Collins Corp. and known and designated as Lot No. 73 as indicated on the Plan of Cherokee Ranch, North Range, Section "A" and "B", said Plan being recorded in the Office for the Recording of Deeds in the County of Berks, Commonwealth of Pennsylvania, on May 11, 1950 in Plan Book 3 page 38.

Thereon erected a dwelling house known as:  
5104 Wilshire Road  
Temple, PA 19560

Tax Parcel #66530911770211  
Account: 66176500  
See Deed Book 05262, Page 0871

Sold as the property of:  
The Unknown Heirs of SUSAN MOHAN,  
Deceased

Case Number: 22-10122  
Judgment Amount: \$112,768.23  
Attorney: Brock & Scott, PLLC

#### **LEGAL DESCRIPTION**

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

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

CONTAINING 7,992 and 1/2 square feet.

BEING THE SAME PREMISES WHICH CLIFFORD A. STARKEY and BARBARA A. STARKEY, by Deed in Lieu of Foreclosure dated 12/10/2012 and recorded 2/12/2013 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2013005691, granted and conveyed unto SFR VENTURE 2011-1 REO, LLC.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties,

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

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

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

Premises Being: 2450 Fairview Avenue, Reading, PA 19606

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

No. 22-13533

Judgment: \$88,184.70

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN TWO STORY BRICK STONE FRONT MANSARD ROOF DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF SIXTH AVENUE, BETWEEN FRANKLIN AND CHESTNUT STREETS, IN THE BOROUGH OF WEST READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF CHARLES A. SAVAGE, FORMERLY RAYMOND BITTING,

ON THE EAST BY SAID SOUTH SIXTH AVENUE,

ON THE SOUTH BY PROPERTY NOW OR LATE OF AMANDUS C. ROHRBACH, FORMERLY THEODORE M. DECK, AND

ON THE WEST BY A TEN FEET (10 FEET) WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID SOUTH SIXTH AVENUE, FOURTEEN (14) FEET AND IN DEPTH OR LENGTH OF EQUAL WIDTH ALONG SAID PROPERTIES, ONE HUNDRED FIFTEEN (115) FEET.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 122 S 6TH AVENUE, WEST READING, PENNSYLVANIA 19611

TAX PARCEL: 5306-05-19-6654

See Deed Book: Instrument Number 2010012891

To be sold as the property of Thomas K. Tillman

23-01029

Judgment- \$306,985.28

Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Maidenecreek, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a final plan of Meadowbrook, Phases I and II drawn by Stackhouse, Sentz & Bensingler, dated October 2,2002 and last revised December 16,2002, said plan recorded in Berks County in Plan Book 261, Page 58, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kensington Boulevard (53 feet wide), said point being a corner of Lot No.16 on said Plan; thence extending from said point of beginning along Lot No. 16, North 26 degrees 27 minutes 48 seconds West 150.00 feet to a point in line of lands now or late of Bountiful Acres Trust; thence extending along said lands North 63 degrees 32 minutes 12 seconds East 100.00 feet to a point, a corner of Lot No. 18 on said Plan; thence extending along same South 26 degrees 27 minutes 48 seconds East 150.00 feet to a point on the Northwesterly side of Kensington Boulevard; thence extending along same South 63 degrees 32 minutes 12 seconds West 110.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 16,500.00 square feet of land.

BEING Lot No. 17 as shown on the abovementioned Plan.

BEING the same premises which Eric J. Weaknecht, Sheriff of the County of Berks by Deed Poll bearing date October 26, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA in Instrument Number 2018037258, granted and conveyed unto Empire Group of Reading Pa. Inc., in fee.

Being the same premises which empire Group of Reading PA, INC., a Corporation, by Deed dated 06/20/2019 and recorded 06/21/2019 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019019947, granted and conveyed unto Gary A. Lebo and Autumn L. A. Lebo, Husband and wife, in fee.

Tax Parcel: 61-5421-13-04-4422

Premises Being: 112 Kensington Blvd, Blandon, PA 19510

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF SUSAN MOHAN, DECEASED.

C.C.P. BERKS COUNTY, NO. 23-3430

Judgment - \$397,734.98  
Matthew C. Fallings, Esq.,  
Attorney for Plaintiff

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ALL THAT CERTAIN lot or piece of ground, situate, in Amity Township, County of Berks, Commonwealth of Pennsylvania, being Lot No. 37 on a Final Plan of "Amity Meadows" (A/K/A Cider Mill Run), Phase 4, recorded in the Office of the Recorder of Deeds, in and for Berks County, Pennsylvania, in Plan Book 230 page 35.

BEING KNOWN AS 804 Meadowcrest Lane, Douglassville, PA 19518

PARCEL NO.: 24536514434907

BEING the same premises which Christopher C. Cusson and Corynn M. Cusson by Deed dated 06/12/2018 and recorded in the Office of Recorder of Deeds of Berks County on 06/14/2018 at Book/ Page or Instrument # 2018019722 granted and conveyed unto Lisa Simmons and Linda Cureton as joint tenants with the rights of survivorship.

TO BE SOLD AS THE PROPERTY OF Linda J. Cureton A/K/A Linda Cureton and Lisa T. Simmons A/K/A Lisa Simmons

24, 2019, at Instrument Number 2019032623, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 407 NORTH READING AVENUE, BOYERTOWN, PA 19512.

Parcel No.: 38539713031455

Account: 38077025

See Deed Book Volume , Page

TO BE SOLD AS THE PROPERTY OF ASHLEY N. KEEHN AND RANDY A. BAINBRIDGE, WIFE AND HUSBAND

Case Number: 23-11571

Judgment Amount: \$352,800.25

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

Attorneys for Plaintiff

A Florida professional limited liability company

Docket No. 23-9903  
Judgment: \$173,883.21

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

**LEGAL DESCRIPTION**

All that certain lot or piece of ground, together with the brick dwelling house thereon erected, situate on the Western side of North Reading Avenue and known as No. 407 North Reading Avenue in Colebrookdale Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on building range on the Western side of North Reading Avenue in line of property of Webster F. Eshbach (formerly Calvin T. Swavely); thence along said property of Webster F. Eshbach and through the dividing wall of this and the adjoining dwelling house in a Northwestwardly direction 157 feet 6 inches to a corner at a 16 feet wide alley; thence along the same in a Southwestwardly direction 16 feet 6 inches to a corner of property of John Groff (formerly Walter T. Swavely); thence along the same and through the dividing wall of this and the adjoining dwelling house in a Southeastwardly direction 157 feet 6 inches to a corner on the aforesaid building range of North Reading Avenue; thence along the said building range in a Northeastwardly direction 16 feet 6 inches to the place of beginning.

Being the same property conveyed to Ashley N. Keehn and Randy A. Bainbridge, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Unity Homes LLC who took title as Unity Homes, LLC, dated September 18, 2019, recorded September

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground Situate on the Eastern side of Institute Avenue and known as Plot No. 29 (as shown on a Plan of Little Farms Development, Pine Forge Institute, prepared by George F. Shaner, R.E. dated May 1947, and recorded in Plan Book Vol. 8 page 42, Berks County records, Little Farms Development, Pine Forge, in the Township of Douglass, County of Berks, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Eastern side of Institute Avenue, said point being 100 feet South of the intersection of the Eastern side of Institute Avenue and the Southern side of Allegheny Street; thence along the division line between Plots Nos. 29 and 30, South 65 degrees 10 minutes East a distance of 300 feet to a point; thence along the division line between Plots Nos. 29 and 31, South 24 degrees 50 minutes West, a distance of 100 feet more or less to a point; thence North 58 degrees 45 minutes West, a distance of 11.82 feet to a point; thence North 65 degrees 10 minutes West a distance of 288.18 feet to a point in the Eastern side of Institute Avenue; thence along the same North 24 degrees 50 minutes East a distance of 100 feet to the place of beginning.

BEING KNOWN AS: 813 DOUGLASS DRIVE, BOYERTOWN, AP 19512

PROPERTY ID: 41537503148413

TITLE TO SAID PREMISES IS VESTED IN BENNIE W. MANN AND GERTRUDE T. MANN, HIS WIFE BY DEED FROM CHARLES LEE BROOKS, ALSO KNOWN AS CHARLES L. BROOKS AND GLADYCE A. BROOKS, HIS WIFE DATED 08/16/1971 RECORDED 08/24/1971 BOOK 1592 PAGE 691

GERTRUDE T. MANN A/K/A GERTRUDE TOBIAS MANN DIED ON OR ABOUT 07/17/2005; BENNIE W. MANN A/K/A BENNIE W. MANN, SR. DIED ON OR ABOUT 01/20/2021

5/23/2024

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Case Number: 23-11876  
 Judgment Amount: \$ 135,133.23  
 Attorney: Robertson, Anschutz, Schneid, Crane  
 & Partners, PLLC  
 Attorneys for Plaintiff  
 A Florida professional limited liability  
 company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece or parcel of land, together with the two story frame dwelling house thereon erected, it being one of the east half of a block of four frame houses built by the Topton Building and Loan Association and known as No. 41 Washington Street, situate on the North side of Washington Street, in the Borough of Topton, County of Berks and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the Northern building line of Washington Street, said building line being 10 feet North of the North curb line on said Street, in line of property now or late of Eugene S. Miller and extending thence along said property Northwardly 140 feet to a point in an alley; thence along said alley Eastwardly 20 feet, more or less, to a point in line of property now or late of Alfred DeLong; thence along the same Southwardly 140 feet to a point in the aforesaid building line; thence along said building line Westwardly 20 feet, more or less, to the place of Beginning.

BEING TAX PARCEL NUMBER: 5463-16-93-6933

BEING THE SAME PREMISES which John M. Feeser and Kathleen J. Feeser, his wife, by deed dated March 15, 2001 and recorded in Berks County in Record Book 3310, page 1217, granted and conveyed unto John B. Feeser and Georganna R. Feeser, his wife, in fee.

BEING KNOWN AS: 41 E WASHINGTON ST TOPTON, PA 19562

PROPERTY ID: 85546316936933

TITLE TO SAID PREMISES IS VESTED IN BRENT K. HACKMAN AND ETHEL M. HACKMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM JOHN B. FEESER AND GEORGANNA R. FEESER, HUSBAND AND WIFE DATED 09/22/2004 RECORDED 10/06/2004 IN BOOK NO. 4166 PAGE 1100. BRENT K. HACKMAN DIED ON OR ABOUT 09/17/2019.

TO BE SOLD AS PROPERTY OF:  
 ETHEL M. HACKMAN

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Case Number: 23-13470  
 Judgment Amount: \$161,622.66  
 Attorney: Robertson, Anschutz, Schneid, Crane  
 & Partners, PLLC  
 Attorneys for Plaintiff  
 A Florida professional limited liability  
 company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story brick dwelling house thereon erected, known as House No. 253 Fairview Avenue, situate on the Eastern side of Fairview Avenue, between Mayberry Avenue and Reichert Avenue, in the Village of Hyde Villa, Township of Muhlenberg, County of Berks and State of Pennsylvania, being further known as the Northern 6' 6" of Lot No. 163, all of Lot No. 164, and the Southern 3' 10" of Lot No. 165, as shown on Plan of Hyde Villa, said Plan being recorded in Plan Book Volume 3, page 12, Berks County Records, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern side of Fairview Avenue, 128' 10" North of the Northern side of Mayberry Avenue; thence in an Easterly direction at right angles to the Eastern side of Fairview Avenue, a distance of 120' 0" to a point in the Western side of a 10' wide alley; thence in a Southerly direction along the same, at right angles to last described line, a distance of 30' 04" to a point; thence in a Westerly direction, at right angles to last described line, a distance of 120' 0" to a point in the Eastern side of Fairview Avenue; thence in a Northerly direction along the same, at right angles to last described line a distance of 30' 04" to the place of BEGINNING.

BEING KNOWN AS: 253 FAIRVIEW ST READING, PA 19605

PROPERTY ID: 66530816843195

TITLE TO SAID PREMISES IS VESTED IN JHON J. CORTES BY DEED FROM NICOLE M. GEHR DATED 05/14/2021 RECORDED 05/18/2021 INSTRUMENT NO.: 2021024828  
 TO BE SOLD AS THE PROPERTY OF JHON J. CORTES.

NO. 23 13685

Judgment Amount: \$70,115.00  
 Attorney: The Bartos Group. LLC

**LEGAL DESCRIPTION**

**PURPART NO. 1**

ALL THAT CERTAIN lot or piece of ground and house situate in the Borough of Topton, County of Berks and State of Pennsylvania, having a frontage of 28.10 feet along Haas Street and a depth of one hundred and forty-two (142) feet to an alley, adjoining lot now or late of William N. Miller and Mary C. Miller and also a lot now or late, Gertrude and Ben Cain.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Topton, County of Berks and State of Pennsylvania, same being situate along Smith and Haas Streets in said Topton Borough, having a frontage of fifty-five feet along said Haas Street and a depth of one hundred and forty-two feet along Smith Street to an alley.



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**TITLE TO SAID PREMISES IS VESTED IN**

Gary L. Yoder and Diane Yoder, Husband and Wife, by deed from Branch Banking and Trust, Successor in Interest to Susquehanna Bank, dated August 9, 2017 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania on August 19, 2017 at Instrument No. 2017029241.

Being known as 209 South Haas Street,  
Topton, PA 19562-1106.  
Residential property

Tax Parcel No: 85547317029238  
Tax Account: 850191000  
See Instrument Number 2017029241

To be sold as the property of Gary L. Yoder and Diane Yoder, Husband and Wife.

23-14804

Judgment Amount: \$381,201.48  
Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of King's View Estate II Subdivision, drawn by John W. Hoffert, Professional Land Surveyor, dated, March 2, 200 and last revised August 14, 2003, said Plan recorded in Berks County in Plan Book 267, page 86, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Rivervale Road (53 feet wide), said point being the arc distance of 39.27 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Southwesterly side of Lady Diana Drive (53 feet wide); thence extending from said point of beginning along the Northwestern side of Rivervale Road South 65 degrees 22 minutes 20 seconds West 75.00 feet to a point, a corner of Lot No. 19 on said Plan, thence extending along same North 77 degrees 34 minutes 29 seconds East 108.39 feet to a point of curve on the Southwesterly side of Lady Diana Drive, thence extending along same the two following courses and distances, (1) Southeastwardly along the arc of a circle curving to the left having a radius of 263.00 feet to a point of curve on the South westerly side of Lady Diana Drive; thence leaving the Southwesterly side of Lady Diana Drive along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the first mentioned point and place of BEGINNING.

CONTAINING 18,248 square feet of land.

BEING Lot No. 20 as shown on the abovementioned Plan.

SUBJECT TO a 50 feet wide City of Reading

right of way extending through premises.

BEING THE SAME PREMISES WHICH FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, by Deed dated 4/6/2011 and recorded 4/27/2011 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2011015965, granted and conveyed unto BRAD COLEY and ERIN COLEY.

BEING the same premises which Brad M. Coley and Erin Coley, husband and wife, by Deed dated 7/27/2018 and recorded 8/3/2018 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2018026227, granted and conveyed unto Lisa M. Gattone, in fee.

Tax Parcel: 66439916944992

Premises Being: 731 RIVERVALE RD,  
Reading, PA 19605

To be sold as the property of: Lisa M. Gattone

No. 23-14876

Judgment: \$145,739.54

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL THAT CERTAIN tract or piece of land, including manufactured home permanently affixed thereon, detached two car garage, and storage building, situated in the Township of Perry, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone set for a corner North of the road from Moselem to Shoemakersville and in line of lands now or late of Levi R. Keller; thence by the same North thirty-three (33) degrees East, one hundred fifty feet (150') to a stone; thence by the same South fifty-seven and one-half (57-1/2) degrees East, one hundred feet (100') feet to a stone; thence still by the same and lands now or late of Irvin H. Ludwig and wife, South thirty-three (33) degrees West, one hundred fifty feet (150') to a stone at the side of the aforesaid road; thence by the same North fifty-seven and one-half (57-1/2) degrees West, one hundred feet (100') 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 PERMANENTLY AFFIXED MANUFACTURED HOME, DETACHED 2-CAR GARAGE AND STORAGE BUILDING KNOWN AND NUMBERED AS: 1551 MOSELEM SPRINGS ROAD, HAMBURG, PA 19526&#xa0;

Mapped PIN: 5413-04-71-2344 Parcel ID #: 70541304712344 Account #: 70004760&#xa0;  
BEING THE SAME PREMISES WHICH

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Mary E. Smith, by Deed dated January 21, 2020 and recorded January 22, 2020, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, to Instrument No. 2020-002704, granted and conveyed unto Dominic M. Santangelo.

TO BE SOLD AS THE PROPERTY OF DOMINIC M. SANTANGELO

C.C.P. BERKS COUNTY,  
 NO. 23-15479  
 Judgment - \$93,370.44  
 MATTHEW C. FALLINGS, Esquire,  
 Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE DOUBLE TWO STORY AND ATTIC SEMI-DETACHED FRAME DWELLING HOUSES AND OTHER OUT BUILDINGS ERRECTED THEREON, SITUATE ON THE SOUTHERN SIDE OF AND KNOWN AS NOS. 36 AND 38 WEST PENN AVENUE, BETWEEN STITZER AVENUE AND WALNUT STREET, IN THE BOROUGH OF WERNERSVILLE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED ON THE NORTH BY THE AFORESAID WEST PENN AVENUE (80 FT. WIDE) ON THE EAST BY NO. 32 WEST PENN AVENUE, PROPERTY OF WILLIAM P. GERHART AND MAMIE GERHART, HIS WIFE, ON THE SOUTH BY RAILROAD ALLEY, AND ON THE WEST BY NO. 44 WEST PENN AVENUE, PROPERTY OF ADAM L. GAUL AND ELSIE K. GAUL, HIS WIFE, AN BEING MORE FULLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY WALTER E. SPOTTS AND ASSOCIATES, REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, IN MAY 1956, AS FOLLOWS, TO WIT: BEGINNING AT A CORNER MARKED BY AN IRON PIN IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF WEST PENN AVENUE, AS LAID OUT ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF WERNERSVILLE, A DISTANCE OF TWO HUNDRED FORTY FEET NINE AND THREE EIGHTH INCHES (240' 9 3/8") WESTWARDLY FROM THE WESTERN TOPOGRAPHICAL BUILDING LINE OF THIRTY FEET (30') WIDE STREET KNOWN AS STITZER AVENUE, THE AFORESAID POINT OF BEGINNING BEING THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE LEAVING AND MAKING AN INTERIOR ANGLE OF EIGHTY NINE DEGREES FORTY TWO MINUTES (89° 42') WITH THE AFORESAID WEST PENN AVENUE, AND IN A SOUTHERLY DIRECTION ALONG NO. 32 WEST PENN AVENUE, PROPERTY OF WILLIAM P. GERHART AND MEADE GERHART, HIS WIFE, A DISTANCE OF ONE HUNDRED THIRTY ONE FEET NO

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INCHES (131' 0") TO A CORNER MARKED BY AN IRON PIN ON THE NORTHERN SIDE OF RAILROAD ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAME, MAKING AN INTERIOR ANGLE OF NINETY DEGREES EIGHTEEN MINUTES (90° 18') WITH THE LAST DESCRIBED LINE A DISTANCE OF THIRTY NINE FEET SEVEN AND ONE HALF INCHES (39' 7-1/2") TO A CORNER MARKED BY A DRILL HOLE CUT IN CONCRETE FIVE INCHES (5") SOUTH OF A METAL POST; THENCE LEAVING AND MAKING AN INTERIOR ANGLE OF EIGHTY NINE DEGREES FIFTY ONE MINUTES (89° 51') WITH THE RAILROAD ALLEY AND IN A NORTHERLY DIRECTION ALONG NO 44 WEST PENN AVENUE, PROPERTY OF ADAM L. GAUL AND ELSIE K. GAUL, HIS WIFE A DISTANCE OF ONE HUNDRED THIRTY ONE FEET NO INCHES (131' 0") TO A CORNER MARKED BY A DRILL HOLE CUT ON A CONCRETE COPING IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID WEST PENN AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG SAME, MAKING AN INTERIOR ANGLE OF NINETY DEGREES NINE MINUTES (90° 09') WITH THE LAST DESCRIBED LINE, A DISTANCE OF THIRTY NINE FEET ELEVEN AND ONE HALF INCHES (39' 11 1/2") TO THE PLACE OF BEGINNING CONTAINING FIVE THOUSAND TWO HUNDRED TWELVE AND FORTY NINE ONE HUNDREDTHS (5,212.49) SQUARE FEET.

Fee Simple Title Vested in JAMES R KLINGER AND BARBARA KLINGER HUSBAND AND WIFE by deed from PROFESSIONAL LEASING CO., A PENNSYLVANIA CORPORATION, dated 06/03/1968, recorded 06/14/1968, in the Berks County Clerk's Office in Deed Book 1528 Page 707.

ALSO KNOWN AS 38 West Penn Avenue, Wernersville, PA 19565

PARCEL ID 90436611572282

TO BE SOLD AS THE PROPERTY OF Barbara Klinger and James R. Klinger

Case Number: 23-17196  
 Judgment Amount: \$108,345.97  
 Attorney: Jill M. Fein, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE ONE AND ONE HALF (1-1/2) STORY BRICK DWELLING HOUSE THEREON ERRECTED, SITUATE IN THE BOROUGH OF MT. PENN, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, ON THE NORTH SIDE OF FAIRVIEW AVENUE, BETWEEN TWENTY SECOND AND TWENTY THIRD STREETS, BOUNDED AS FOLLOWS, TO WIT:

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**NOTICE TO DEFEND AND CLAIM RIGHTS**

You, **OLGA ORTIZ**, have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or for annulment may be entered against you by the court. A judgment may also be entered against you for other claims or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary at the Berks County Courthouse, 2nd Floor, 6th & Court Streets, Reading, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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.

Name: Lawyers Referral Service of the Berks County Bar Association  
Address: 544 Court Street, Reading, PA 19601  
Telephone: 610-375-4591

**Bernard Mendelsohn, Esq.**  
**MENDELSON & MENDELSON, P.C.**  
637 Walnut Street  
Reading, PA 19601

BEGINNING AT A POINT SIXTY (60) FEET EAST OF THE NORTHEAST CORNER OF TWENTY SECOND STREET AND FAIRVIEW AVENUE, A CORNER OF PROPERTY NOW OR LATE OF WILLIAM F. REMPPIS; THENCE EXTENDING EAST ALONG FAIRVIEW AVENUE, FORTY FEET (40') TO OTHER PROPERTY NOW OR LATE OF THE GRANTEES IN PRIOR DEED; THENCE NORTH AT RIGHT ANGLES TO SAID FAIRVIEW AVENUE ONE HUNDRED TEN FEET (110'), MORE OR LESS TO A TEN FEET (10') WIDE ALLEY; THENCE ALONG THE SAME WEST FORTY FEET (40') TO A CORNER OF PROPERTY NOW OR LATE OF THE SAID WILLIAM F. REMPPIS; THENCE SOUTH ALONG THE SAME ONE HUNDRED TEN FEET (110'), MORE OR LESS, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH STEVEN BARE AND CHRISTINA BARE, FORMERLY CHRISTINA BOYER, HUSBAND AND WIFE, BY DEED DATED 03/31/2017 AND RECORDED 04/03/2017 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA IN INSTRUMENT NO. 2017011647, GRANTED AND CONVEYED UNTO LUIS E. RODRIGUEZ.

PIN NO. 64531611774273

TO BE SOLD AS THE PROPERTY OF: LUIS E. RODRIGUEZ

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, July 5, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ACTION IN DIVORCE**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-01866  
IN DIVORCE

**MIGUEL ANGEL CANCEL, JR., Plaintiff**  
vs.  
**OLGA ORTIZ, Defendant**

**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 April 11, 2024, 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: **Gateway at Sanatoga Condominium Association 2001 State Hill Road, Suite 205 Wyomissing, PA 19610**

**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 (June 4, 2024) 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 June 5, 2024, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

DELONG, RONALD C. - Angelique N. DeLong, Extr., Jonathan B. Batdorf, Esq.

LONGENHAGEN, JEANNE WOLFE - Warren Prince, Admr. C.T.A., Paul Prince, Esq.

WEYANDT, MARY CATHRYN - Gary R. Weyandt, Exr., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for July 2024 is June 3, 2024.

Suzanne M. Myers  
Acting Register of Wills and  
Acting 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. 24-04028

NOTICE IS HEREBY GIVEN that the Petition of Kayla Addison Harkins was filed in the above named Court, praying for a Decree to change her name to KAYLA ADDISON KEMMERER.

The Court has fixed June 17, 2024, at 1:45 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. 24-03187

NOTICE IS HEREBY GIVEN that the Petition of Tray Robert Thaddeus Fryberger was filed in the above named Court, praying for a Decree to change his name to TRAY ROBERT THADDEUS BUCK.

The Court has fixed June 17, 2024, 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.

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-16291

EDWENA MILLER and ALEX MILLER,  
Plaintiffs  
vs.  
ERIC FRITZ, Defendant

TO: ERIC FRITZ  
412 West Oak Ave.  
Apartment 4  
Robesonia, PA 19551

You are hereby notified that the above named Plaintiffs have commenced a civil action against you.

Name: Marvin O. Schwartz, Esquire  
Address: PO Box 589  
Bethlehem, PA 18016  
Atty. Phone 610-866-0973

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. 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**

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OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service  
Berks County Bar Association  
544 Court St., PO Box 1058  
Reading, PA 19603  
610-375-4591

## 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

#### **BEAVER, CHARLES M., dec'd.**

Late of 3000 Windmill Rd.,  
Borough of Sinking Spring.  
Executor: CHRISTOPHER M. BEAVER,  
1637 Sherwood Rd.,  
Wyomissing, PA 19610.

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

#### **BENHAM, ERIC D., dec'd.**

Late of City of Reading,  
Executor: CURTIS GENE STRICKER.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

#### **BRIGHT, ROBERT H., dec'd.**

Late of 436 Big Spring Rd.,  
South Heidelberg Township.  
Executor: STEVEN D. BRIGHT.  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,

KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

#### **BURNS, DONALD J., dec'd.**

Late of Borough of Wyomissing.  
Administratrix: PATTI B. DAVIS.  
c/o ATTORNEY: HEIDI B. MASANO, ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

#### **DUBOIS, RICHARD M., dec'd.**

Late of 201 Inspiration Blvd.,  
Cumru Township.  
Executrix: JOAN DUBOIS,  
201 Inspiration Blvd., Apt 320,  
Reading, PA 19607.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

#### **FEGLEY, CHARLES MARK also known as FEGLEY, CHARLES M., dec'd.**

Late of 7 Rand Dr.,  
Alsace Township.  
Administratrix: MARGO A. LONGACRE,  
7 Rand Dr.,  
Reading, PA 19606.

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

#### **FORD, BARBARA A., dec'd.**

Late of Borough of Wernersville.  
Administrator: ROBERT MORRIS.  
c/o ATTORNEY: DANIEL F. MONAHAN,  
BRANDYWINE ESTATE AND ELDER LAW,  
535 N. Church St., Suite 170,  
West Chester, PA 19380

#### **GALLO, KANDY K. also known as GALLO, KANDY KAY, dec'd.**

Late of 130 Gerald Ave.,  
Cumru Township.  
Executor: LAWRENCE J. VALERIANO,  
JR., ESQ.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

#### **GAY, DENNIS A., dec'd.**

Late of 24 Pennsylvania Ave.,  
Muhlenberg Township.  
Executor: DENISE A. NALLY,  
24 Pennsylvania Ave.,  
Reading, PA 19605.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

#### **GEHRINGER, MARTHA J., dec'd.**

Late of Borough of Bally.  
Executrices: MARGARET GEHRINGER and  
MARIAN GEHRINGER,  
611 Pine St.,  
Bally, PA 19503.  
ATTORNEY: GARY J. HEIM, ESQ.,  
HAZEN LAW GROUP LLC,  
2000 Linglestown Rd., Suite 202,  
Harrisburg, PA 17110

#### **HILL, ROBERT L., dec'd.**

Late of 2043 Girard Ave.,  
Spring Township.  
Executrix: VIRGINIA M. GRAY.  
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

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**KARPATI, JULIA, dec'd.**

Late of 190 Walton Court,  
Exeter Township.  
Executrix: SUZAN V. KARPATI-  
FLIPPING, ESQ.,  
3208 Westbury Glen Blvd.,  
Oklahoma City, OK 73179.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**KIRKHOFF, JAMES H., dec'd.**

Late of West Lawn Borough.  
Executrix: BETH K. GOLDMAN.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
PLANK - FRANKOWSKI,  
Four Park Plaza, Suite 205,  
Wyomissing, PA 19610

**LOTT, CYNTHIA L. also known as  
HARTMAN, CYNTHIA LYNNE, dec'd.**

Late of 3439 St. Lawrence Ave.,  
Exeter Township.  
Administrator: GREGORY A. LOTT,  
3439 St. Lawrence Ave.,  
Reading, PA 19606.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**LYKENS, MARTHA J., dec'd.**

Late of Exeter Township.  
Executor: DAVID J. LYKENS,  
675 Berkshire Dr.,  
State College, PA 16803.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**METZLER, JEANINE M., dec'd.**

Late of South Heidelberg Township.  
Administratrix: EMMA A. METZLER.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**MORRISON, ELIZABETH G., dec'd.**

Late of City of Reading.  
Executrix: WANDA MORRISON.  
c/o ATTORNEY: JAY W. WALDMAN,  
ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

**PETERSON, ANN E., dec'd.**

Late of Borough of Womelsdorf.  
Executor: CHRIS A. PETERSON.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**REIFINGER, DORIS F., dec'd.**

Late of 918 Water St., Apt. A,  
Muhlenberg Township.  
Executrix: DONNA LEE KRICK,  
230 W. Arch St.,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**RENTSCHLER, CAROLYN E., dec'd.**

Late of 946 Lancaster Ave.,  
City of Reading.  
Executor: ERIC G. FISHER, SR..  
c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
606 N. 5th Street,  
Reading, PA 19601

**ROBERTS, GAIL, dec'd.**

Late of 4481 Pheasant Run,  
Exeter Township.  
Administratrix: REGINA BURTON,  
4481 Pheasant Run,  
Reading, PA 19606.  
ATTORNEY: TONYA A. BUTLER, ESQ.,  
2312 Fairmont Avenue, Suite 402,  
Reading, PA 19605

**SPIGNESI, DOLORES M. also known as  
SPIGNESI, DOLORES MARIE, dec'd.**

Late of 2008 Redwood Ave.,  
Spring Township.  
Executrix: DIANE M. SPIGNESI-  
DILLMAN,  
603 Wilshire Blvd.,  
Sinking Spring, PA 19608.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

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

Late of 403 Springside Drive E, Apt. 2,  
Spring Township.  
Executrix: CHERYL L. GARMAN,  
709 S. Sandy Lane,  
Reading, PA 19608.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**STRUNK, RUSSELL O., dec'd.**

Late of 422 Mount Rd.,  
Kempton.  
Executors: DARLENE C. KUNKEL,  
2719 Route 737,  
Kempton, PA 19529 and  
DENNIS C. STRUNK,  
8 Quaker City Rd.,  
Kempton, PA 19529.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

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**TIMMONS, CHRISTOPHER M., dec'd.**

Late of Borough of Leesport.  
Administrators: EDWARD J. TIMMONS,  
SR. and  
EDWARD J. TIMMONS, JR.  
ATTORNEY: CHERYL A. ROWE, ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Road, Suite 101,  
Wyomissing, PA 19610

**TROLLINGER, B. LAREE MCNEAL also known as****TROLLINGER, LAREE M. also known as****TROLLINGER, BESSIE LAREE****MCNEAL and****TROLLINGER, LAREE MCNEAL, dec'd.**

Late of Borough of Wyomissing.  
Executrix: VALERIE L. TROLLINGER,  
230 European Dr.,  
Fleetwood, PA 19522.

ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,

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

**WENRICH, STEWART J., dec'd.**

Late of 811 West Penn Ave.,  
North Heidelberg Township.

Executrix: KIM L. LENGERT, ESQ.,  
LENGERT LAW,  
96 Commerce Drive, PMB 1012,  
Wyomissing, PA 19610

**WOLFE, ELIZABETH C., dec'd.**

Late of Borough of Wyomissing.  
Executor: CHARLES C. WOLFE.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**YANALAVAGE, MARGARETTA H., dec'd.**

Late of Colebrookdale Township.  
Executrix: DONNA L. YANALAVAGE,  
1433 Orchard Lane,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**Second Publication****BARNISIN, SR., MICHAEL A., dec'd.**

Late of 515 Berks Place,  
Spring Township.  
Executrix: DEBRA BARNISIN-LANGE.  
c/o ATTORNEY: DANIEL A. SEIBEL,  
ESQ.,  
CITRON ALEX PC,  
301 Grant St., Ste. 1225,  
Pittsburgh, PA 15219

**BARRY, SHIRLEY A., dec'd.**

Late of 2900 Lawn Terrace,  
Muhlenberg Township.  
Executrix: CINDY L. CIPAR.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**COBB, JERRY C., dec'd.**

Late of Borough of Wernersville.  
Executrix: DAWN REMUS.  
136 Old Field Rd.,  
Taylorsville, NC 28681

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

Late of Borough of Wyomissing.  
Executor: MICHAEL L. WEINHOLD.  
ATTORNEY: JAMES K. NOEL, IV,  
APPEL, YOST & ZEE LLP,  
33 North Duke St.,  
Lancaster, PA 17602

**DELAY, ROY E., dec'd.**

Late of Borough of Fleetwood.  
Executrix: MICHELE A. SCHOENER,  
420 North Richmond St.,  
Fleetwood, PA 19522.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562

**DILLER, REBECCA A., dec'd.**

Late of City of Reading.  
Executor: JOHN W. DETWEILER, JR.,  
331 Walters Ave. Franklin Way,  
Wernersville, PA 19565.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**FOSNOCHT, JOHN MICHAEL, dec'd.**

Late of Borough of Wyomissing.  
Executor: DAVID J. FOSNOCHT,  
1812 August Dr.,  
Silver Spring, MD 20902.  
ATTORNEY: GRAZIELLA M. SARNO,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**FRONHEISER, KENNETH C. also known as****FRONHEISER, KENNETH CHESTER, dec'd.**

Late of Pike Township.  
Executor: KENNETH T. FRONHEISER,  
2101 Fox Meadow Circle,  
Royersford, PA 19468.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

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**GREATH, PEARL A., dec'd.**

Late of City of Reading.  
 Executor: KENNETH E. GERHART,  
 483 Holtzman Rd.,  
 Reinholds, PA 17569.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**HAAS, MARY E., dec'd.**

Late of Borough of Kutztown.  
 Executor: CHRISTOPHER DALE HAAS.  
 c/o ATTORNEY: MICHAEL A.  
 SANTANASTO, ESQ.,  
 SANTANASTO LAW,  
 210 E. Broad St.,  
 Bethlehem, PA 18018

**HAWK, JAMES CRAIG, also know as**

**HAWK, JAMES C., dec'd.**  
 Late of 331 S. Baumstown Rd.,  
 Exeter Township.  
 Executor: BRIAN R. OTT,  
 2755 Century Blvd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: SARAH RUBRIGHT  
 MCCAHOH, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**HEFFNER, PAULINE M., dec'd.**

Late of 125 Holly Rd.,  
 Borough of Hamburg.  
 Administrators: RUSSELL E. FARBIARZ, ESQ.,  
 64 N. 4th St.,  
 Hamburg, PA 19526 and  
 ROBERT REGNA,  
 41 Crest Rd.,  
 Hillsdale, NJ 07642.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**HERROLD, DORIS J., dec'd.**

Late of 1 Reading Dr.,  
 Borough of Wernersville.  
 Executor: ROBIN J. KURZWEG,  
 233 Mail Route Rd.,  
 Reading, PA 19608.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**HIMMEL, ELEANOR L., dec'd.**

Late of 1000 Redwood Court,  
 Tilden Township.  
 Executrix: PATRICIA A. LAUER,  
 1000 Redwood Ct.,  
 Hamburg, PA 19526.  
 ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**HORRELL, PAUL K., dec'd.**

Late of 756 Tilden Rd.,  
 Centre Township.  
 Executor: MARK P. HORRELL,  
 756 Tilden Road,  
 Mohrsville, PA 19541

**KERN, HELEN S. also known as  
KERN, HELEN STELLA, dec'd.**

Late of Muhlenberg Township.  
 Administratrix: JEAN H. JONES.  
 1010 Meadow Dr.,  
 Reading, PA 19605.  
 ATTORNEY: MARK H. KOCH, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**KLATT, NANCY L., dec'd.**

Late of Borough of Boyertown.  
 Executor: DORRIE L. KLATT.  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 MONASTRA & GRATER, LLC,  
 400 Creekside Drive, Suite 409,  
 Pottstown, PA 19464

**KRAUSE, EDITH M., dec'd.**

Late of Borough of Boyertown.  
 Executrix: JENNIFER A. HENRY.  
 c/o ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**MARINO, MARY ANN also known as  
MARINO, MARYANN, dec'd.**

Late of 48 Kinsey Hill Dr.,  
 Exeter Township.  
 Executors: LISA M. HALLOWELL,  
 1238 Reed St.,  
 Philadelphia, PA 19147 and  
 JILL M. MASTANDREA,  
 15 Kinsey Hill Dr.,  
 Birdsboro, PA 19508.  
 ATTORNEY: BRETT M. FEGELY, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**MATTOX, JEFFREY D., dec'd.**

Late of 308 E. Walnut St.  
 Administrator: JAMES E. SHER,  
 15019 Kutztown Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: AMANDA O'DRISCOLL, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**MILLER, ELSIE S., dec'd.**

Late of 8 E. Fairway Rd.,  
 Cumru Township.  
 Executrix: VICTORIA FRIEDMANN.  
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
 KOZLOFF STODT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610



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**MOLINA, OSCAR also known as MOLINA, OSCAR URIEL, dec'd.**  
Late of City of Reading.  
Administratrix: ELIZABETH MESCALL.  
ATTORNEY: ZACHARY A. MOREY, ESQ.,  
536 Court Street,  
Reading, PA 19601

**REIFSNYDER, III, WILLIAM H. also known as REIFSNYDER, III, WILLIAM HENRY, dec'd.**  
Late of Borough of Wyomissing.  
Executrix: JOAN L. LUNDIN.  
ATTORNEY: SARAH RUBRIGHT MCCAHERN, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SACHENIK, MICHAEL LEON also known as SACHENIK, MICHAEL L., dec'd.**  
Late of 1 Vireo Dr.,  
Borough of Wyomissing.  
Executrix: PAMELA N. SACHENIK,  
1 Vireo Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SIEGFRIED, LARRY I., dec'd.**  
Late of 91 South Kemp Rd.,  
Maxatawny Township.  
Executrix: ALICE R. SIEGFRIED,  
91 South Kemp Rd.,  
Kutztown, PA 19530.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**SKIPPER, STEVEN A., dec'd.**  
Late of Maxatawny Township.  
Executor: STEVEN SKIPPER, II.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**SPEAKMAN, THOMAS S., dec'd.**  
Late of 3 Mulligan Dr.,  
Exeter Township.  
Executor: VATCHAREE SPEAKMAN,  
3 Mulligan Dr.,  
Reading, PA 19606.  
ATTORNEY: BRETT M. FEGELY, ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**TRACEY, THERESA M. also known as TRACEY, THERESA MARIE, dec'd.**  
Late of 55 Ziegler Rd.,  
Bern Township.  
Executrix: DIANNE TRACEY-CURRY,  
6100 Lakeshore Dr.,  
Columbia, SC 29206.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**VONAU, VIOLA K., dec'd.**  
Late of 1855 Lorraine Rd.,  
City of Reading.  
Executrix: MARIA F. VONAU.  
c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUT,  
2640 Westview Drive,  
Wyomissing, PA 19610

### Third and Final Publication

**ALBERT, ROBERT K., dec'd.**  
Late of Temple.  
Executor: BRYAN GOLDSMITH,  
1254 Putney High St.,  
London, UK SW151SU.  
ATTORNEY: MARK R. SPROW, ESQ.,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**COLEMAN, LOUISE M., dec'd.**  
Late of Muhlenberg Township.  
Executor: JON D. COLEMAN,  
401 Jefferson St.,  
Reading, PA 19605.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**CONRAD, MARIAN E., dec'd.**  
Late of 557 Kohler Rd.,  
Maxatawny Township.  
Executors: KEVIN K. CONRAD,  
132 West Main St.,  
Kutztown, PA 19530 and  
STEVEN C. CONRAD,  
557 Kohler Rd.,  
Bowers, PA 19511 and  
SHARON F. SEAMAN,  
676 Luella Dr.,  
Kutztown, PA 19530.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**DEIBLER, GERALD L., dec'd.**  
Late of Amity Township.  
Executrix: STEPHANIE L. DEIBLER,  
3122 Gray St.,  
Laureldale, PA 19607.  
ATTORNEY: THOMAS C. RENTSCHLER, ESQ.,  
Rentschler Law LLC,  
34 West Lancaster Avenue,  
Reading, PA 19607

**DUNMOYER, JOAN J., dec'd.**  
Late of 64 Arlington St.,  
City of Reading.  
Executor: ROBERT J. DUNMOYER, JR.,  
946 Fritztown Rd.,  
Reading, PA 19608-9353.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

5/23/2024

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**EDDINGER, ANDREW LAWRENCE, dec'd.**

Late of Borough of Laureldale.  
 Administrator: MICHAEL EDDINGER.  
 c/o ATTORNEY: THOMAS G. WOLPERT,  
 ESQ.,  
 WOLPERT SCHREIBER MCDONNELL  
 P.C.,  
 527 Main St.,  
 Royersford, PA 19468

**FELIX DE TEJEDA, EVELYN ROSAURA, dec'd.**

Late of City of Reading.  
 Administrator: JOSE MIGUEL TEJEDA.  
 c/o ATTORNEY: MS. STEPHANIE  
 RAUCH-MANNINO, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**GREENAWALD, YOLANDA M., dec'd.**

Late of 27 Colin Court,  
 City of Reading.  
 Executor: JOSEPH A. MUSSEMAN,  
 27 Colin Court,  
 Reading, PA 19606.  
 ATTORNEY: JOHN T. FORRY, ESQ.,  
 FORRY ULLMAN,  
 540 Court Street,  
 P.O. Box 542,  
 Reading, PA 19603-0542

**KALEY, BARRY L., dec'd.**

Late of Spring Township.  
 Administrator: SHAUN M. KALEY,  
 220 Smokestown Rd.,  
 Reinholds, PA 17569-9355.  
 ATTORNEY: RICHARD L.  
 GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**KLAHOLD, VONNY A., dec'd.**

Late of Ontelaunee Township.  
 Executors: SCOTT A. HUNT and  
 JAMES W. KLAHOLD.  
 c/o ATTORNEY: KURT A. BLAKE, ESQ.,  
 BLAKE & SCHANBACHER LAW FIRM,  
 LLC,  
 29 East Philadelphia St.,  
 York, PA 17401

**KLINE, EMMA C., dec'd.**

Late of Windsor Township.  
 Executrix: LORI JEAN CULVER.  
 C/O ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**KLINE, LYNN W., dec'd.**

Late of Robeson Township.  
 Executor: NANCY A. KLINE.  
 c/o ATTORNEY: THOMAS A. FANNING,  
 ESQ.,  
 GLICK, GOODLEY, DEIBLER &  
 FANNING, LLP,  
 131 West Main Street,  
 New Holland, PA 17557

**KOHL, JODI L., dec'd.**

Late of Borough of Robesonia.  
 Executor: BRIAN L. KOHL,  
 4319 6th Ave.,  
 Temple, PA 19560.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**MCCALL, JEANNE F., dec'd.**

Late of Spring Township.  
 Executrix: JUDY BEIDLER.  
 c/o ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 HOFFERT & KLONIS,  
 536 Court Street,  
 Reading, PA 19601

**NEIFFER, LOUISE A., dec'd.**

Late of Borough of Boyertown.  
 Executrix: KATRINA WEAND,  
 492 Estate Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: GRAZIELLA M. SARNO,  
 ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601-3406

**RAUSCHER, ROBERT K. also known as RAUSCHER, ROBERT KARL, dec'd.**

Late of Amity Township.  
 Executors: ROBERT K. RAUSHER, JR.,  
 1416 Olde Swede Rd.,  
 Douglassville, PA 19518 and  
 TARA LANGE,  
 128 Sugarfield Ln.,  
 Blountville, TN 37617.  
 ATTORNEY: MATTHEW R. KESSLER,  
 ESQ.,  
 KESSLER LAW OFFICES, LLC,  
 8 Church Lane,  
 Douglassville, PA 19518

**ULRICH, JR., NORMAN A. also known as ULRICH, JR., NORMAN ALLEN and ULRICH, NORMAN A., dec'd.**

Late of Greenwich Township.  
 Executors: GEORGE M. ULRICH and  
 KIMBERLY A. TREXLER.  
 c/o ATTORNEY: SUPRIYA G. PHILIPS,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**VAN DYKE, MARY SMALE also known as VAN DYKE, MARY S. and VAN DYKE, MARY ALICE, dec'd.**

Late of Borough of Boyertown.  
 Executrix: VALERIE VANDYKE  
 PHILLIPS,  
 10039 Chesapeake Bay Dr.,  
 Fort Myers, FL 33913.  
 ATTORNEY: JEFFREY C. KARVER, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512-1154

**MISCELLANEOUS**

**NOTICE OF SUSPENSION**

Notice is hereby given that on May 7, 2024, pursuant to Rule 214(d)(5), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Roarke Thomas Aston be placed on Temporary Suspension from the practice of law, to be effective June 6, 2024.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**TRUST NOTICES**

**Second Publication**

**LIVING TRUST OF  
WILLIAM H. GRUBB AND  
SHARON H. GRUBB**

All persons having claims or demands against the Trust of WILLIAM H. GRUBB AND SHARON H. GRUBB, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Steven T. Grubb  
c/o Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

**Trustee's Attorney:** Scott G. Hoh, Esq.  
Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

**THE DAVID JR AND LENA L. HASSLER  
REVOCABLE LIVING TRUST  
AGREEMENT  
DATED: NOVEMBER 19, 1998**

All persons having claims or demands against **THE DAVID JR AND LENA L. HASSLER REVOCABLE LIVING TRUST AGREEMENT DATED: NOVEMBER 19, 1998**, to make known the same and all persons indebted to the Trust to make payment without delay to:

Co-Trustees: VICKY L. LANTZ AND  
SHERRY R. HASSLER  
c/o Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

Trustee's Attorney: Scott G. Hoh, Esquire  
Resolution Law Group LLC  
606 North 5th Street  
Reading, PA 19601

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