

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending July 7, 2023

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL -
(JGK)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -

Abuse

- ANDROPOLIS, NIKO - McClure, Heather; 23 11083; H. McClure, IPP. (JGK).
- AYALA, JAYVEN VICTORIO - Colon, Denise M; 23 10980; D. Colon, IPP. (JGK).
- BEAMENDERFER, DAWN - Seltzer, Jr., John D; 23 11148; J. Seltzer, IPP. (JGK).
- BERRIOS, CHRISTIAN ARROYO - Morales, Yashira Marie Rivera; 23 10979; Y. Morales, IPP. (TMB).
- CRUZ, JR., JESUS M FELIZ - Cruz, Melissa Ann; 23 11021; M. Cruz, IPP. (JMB).
- DAVENPORT, MARY - Pennypacker, Sr, David Leonard; 23 11054; D. Pennypacker, IPP. (JMB).
- DAVIES, ANDREW DAMON - Fletcher, Shyanne Watt; 23 10972; S. Fletcher, IPP. (TMB).
- DEARHOLT, DAVID H - Ferraro, Renee M, D, S, D, C; 23 11032; R. Ferraro, IPP. (JMB).
- FOXX, CHRISTOPHER - Foxx, Teresa Renee; 23 11096; T. Foxx, IPP. (JGK).
- GONZALEZ, JONATHAN EMMANUEL - Ortiz, Vanessa; 23 10993; V. Ortiz, IPP. (TMB).
- HERMANY, CHRISTOPHER MATTHEW - Hermany, Heidi Marie; 23 11146; H. Hermany, IPP. (JMB).
- HUSBANDS, WAYNE JUNIOR - Husbands, Andrea C; 23 11150; A. Husbands, IPP. (JAB).
- IMPINK, VICKIE - Petersheim, Brian Keith; 23 11087; B. Petersheim, IPP. (JGK).
- JONES, GRACYN - Beamesderfer, Owen; 23 10966; O. Beamesderfer, IPP. (TMB).
- KELLER, JACOB M - Wittich, Paige; 23 11038; P. Wittich, IPP. (JMB).
- KIRK, JEFFREY M - Edris, Sarah; 23 11120; S. Edris, IPP. (JGK).
- MATIAS, REYNALDO SANCHEZ - Maldonado, Edna Ortiz; 23 10970; E. Maldonado, IPP. (TMB).
- MILLER, JASON ANDREW - Miller, Billiejean, M, J A Jr, M, S H; 23 11138; B. Miller, IPP. (JAB).
- OGUNDARE, IDOWU B - Malcolm, Sodiann D, O, A; 23 11151; S. Malcolm, IPP. (TMB).
- PETERSHEIM, BRIAN KEITH - Impink, Vickie; 23 11085; V. Impink, IPP. (JGK).
- RIVERA, ENRIQUE MIGUEL - Tonsil, Aubrey P; 23 11088; A. Tonsil, IPP. (TMB).
- RODRIGUEZ, JAVIER - Molina, Zukeila I Rivera; 23 11056; Z. Molina, IPP. (JMB).
- SANTIAGO, JOSE CRUZ - Boyer, Shannon A; 23 10973; S. Boyer, IPP. (TMB).
- TURSACK, KAYLYN G - Tursack, Denise; 23 11089; D. Tursack, IPP. (JGK).
- VELAZQUEZ, MADELYN - Espinal, Nelson N; 23 11137; N. Espinal, IPP. (JAB).

7/20/2023

Vol. 115, Issue 42

VENTURA, VALENTIN, VENTURA, MANOLO - Martinez, Johnny Mordan; 23 11000; J. Martinez, IPP. (TMB).

WOLF, ALEXANDER T - Wolf, Abygail M; 23 10998; A. Wolf, IPP. (TMB).

Certified Copy of Foreign Custody Order
SANTIAGO, EVELYN J - Rivera, Luis A; 23 11106; L. Rivera, IPP.

Complaint

ABRAHAMSON, ANDRES - Prestige Growth Enterprise LLC; 23 10004; Craig C. Browne Jr.

GITLER, MARGARET - Keim, Lori J; 23 10669; Craig C. Browne Jr.

REPKO, MATTHEW, REPKO, CRYSTAL - Faust, Jim; 23 10115; Larry W. Miller Jr.

Contract - Buyer Plaintiff

MCCLINTOCK, MICHAEL - Helwig, Barbara; 23 11156; Paul A. Prince. (JBN).

Contract - Debt Collection: Credit Card

BLATT, TAMMY - Cavalry Spv I LLC; 23 11136; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

KRAMLICH, JENNIFER - Cavalry Spv I LLC; 23 10959; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

MATZ, ALEXANDRIA - First National Bank Of Omaha; 23 11051; Nicholas J. Raker. (MSF).

MCCALICHER, BRYANT - Cavalry Spv I LLC; 23 11144; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

REGALADO, JOSE - Cavalry Spv I LLC; 23 11130; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

SIMPKINS, DONALD J - Bank Of America N A; 23 11072; Robert L. Baroska III. (MSF).

Contract - Other

FCA US LLC - Eid, Osama, Eid, Naderah; 23 10986; Timothy John Abeel Jr. (JEG).

GENERAL MOTORS LLC - Speck, Adam Michael; 23 11118; Robert M. Silverman. (JBN).

PALM, DEBORAH, CIENIEWICZ, DAWN - Cumis Insurance Society; 23 11149; Andrew Sklar. (JEG).

SHUMAN DEVELOPMENT GROUP, 35 N 5TH STREET AND BERKS COUNTY TRUST BUILDING RESTORATION - Templin, Francis; 23 11107; F. Templin, IPP. (MSF).

Custody

BOYER, JR, STEVEN, BOYER, KAYLA - Sweigart, Jr, Ronald R, Sweigart, Lori; 23 11157; Ryan W. McAllister. (TMB).

CORTEZ, LILIAN ANTONIA HERNANDEZ, HERRERA, JOSE GUADALUPE VELASCO - Hernandez, Oscar Antonio; 23 11160; Sean M. Cooper. (JEG).

DECHERT, BRITANEY - Chapman, Robert; 23 11045; Wayne F. Johnson Jr. (SEL).

GANTERT, KAYLA - Nester, David; 23 11041; D. Nester, IPP. (JGK).

GAVILANES, CHRISTOPHER - Calderon, Alianis M; 23 11141; A. Calderon, IPP. (JGK).

KAGELS, LESLEY - Ansel, Jason; 23 10964; Jana R. Barnett. (JGK).

PEREYRA, JOAN - Ventura, Juana; 23 11140; Rebecca Ann Smith. (TMB).

STRICKER, BROOKE M - Creed, Justin; 23 11111; Alex V. Alfieri. (JEG).

Divorce

COBBS, FRANCIS - Cobbs, Laura; 23 11030; Jeffrey R. Boyd. (JEG).

COLUMBUS, ALISON ROSE - Columbus, Alex Michael; 23 11152; Lawrence J. Valeriano Jr. (JEG).

ESCOBEDO, MARTIN - Rangel, Sandra; 23 11131; Kelsey Frankowski. (SEL).

FIX, OLIVER W - Fix, Trista N; 23 11142; Gregory D. Henry. (JGK).

FLEISCHOOD, ERIN - Sanithsone, Quane; 23 11099; Rebecca Ann Smith. (JEG).

FLEMING, JR., MICHAEL B J - Graham, Melissa; 23 10960; Jana R. Barnett. (JEG).

GONZALEZ, YOSSET MONDRAGON - Cortes-Frutos, Maria; 23 11064; Charles E. Dutko Jr. (SEL).

HERNANDEZ, MARIA A - Hernandez, Manuel; 23 11058; Bernard Mendelsohn. (JGK).

HOFFMAN, JASON E - Hoffman, Melanie A; 23 10969; Gary R. Swavely Jr. (TMB).

JAUCH, TRACY L - Jauch, Matthew S; 23 11158; Rebecca Batdorf Stone. (TMB).

KUBACKI, SARA E - Kubacki, Seth T; 23 11036; Gregory D. Henry. (SEL).

MILLER, III, GLENN B - Miller, Bridget A; 23 11123; Robin S. Levengood. (JEG).

ORTIZ-BERROA, MAIRELIS ANABEL - Baez-Santana, Erickson Antonio; 23 11033; Eric E. Winter. (JGK).

PEDRAZA, ELLIE - Pedraza, Raymond; 23 10990; Bernard Mendelsohn. (JGK).

SANCHEZ, PAMELA - Sanchez, Guillermo; 23 11154; Margaret McDonough. (JGK).

SHILLER-RIEGEL, TAMMI - Shiller-Riegel, April; 23 11159; Julie J. Marburger. (JEG).

VEGA, KATRINA - Vega, Jorge L; 23 11002; J. Vega, IPP. (JEG).

WERTLEY, WILLIAM J - Wertley, Kimberly M; 23 11039; Priscilla Natale. (TMB).

YOUSE, ROBERT J - Youse, Mary; 23 11105; James E. Crossen III. (TMB).

ZELAZO, MALGORZATA - Zelazo, Wieslaw; 23 11057; Joseph A. Guillama. (JEG).

Divorce - Custody Count Complaint

COLUMBUS, ALISON ROSE - Columbus, Alex Michael; 23 11153; Lawrence J. Valeriano Jr. (JEG).

ESCOBEDO, MARTIN - Rangel, Sandra; 23 11132; Kelsey Frankowski. (SEL).

FIX, OLIVER W - Fix, Trista N; 23 11143; Gregory D. Henry. (JGK).

FLEMING, JR, MICHAEL B J - Graham, Melissa; 23 10961; Jana R. Barnett. (JEG).

7/20/2023

Vol. 115, Issue 42

GONZALEZ, YOSET MONDRAGON - Cortes-Frutos, Maria; 23 11065; Charles E. Dutko Jr. (SEL).

WERTLEY, WILLIAM J - Wertley, Kimberly M; 23 11040; Priscilla Natale. (TMB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
- Stevens, Matthew Talmage; 23 11029;
Michelle A. Fioravanti. (JBN).

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DRIVER LICENSING
- Rothermel, Nicholas; 23 11055; N.
Rothermel, IPP. (JBN).

Magisterial District Justice Appeal

POPAL, NAZIR AHMAD - Poly, Esther; 23 11004; E. Poly, IPP. (MSF).

ROJAS, WILSON, QUILES, VALERIE - Estrella, Rosa; 23 11145; R. Estrella, IPP. (MSF).

Miscellaneous - Other

SCHULTZ, KENDRA N - Overton, Sr, Shane; 23 11155; Carmen R. Stanziola. (MSF).

TRANS UNION LLC - Becker, Kirbie; 23 11098; Vicki Piontek. (JEG).

Miscellaneous - Replevin

PIOTRKOWSKI, JOSEPH - Bockern, Sherilyn Van; 23 11050; Jeffrey R. Boyd. (JEG).

Real Property - Ejectment

DIAZ-GARCIA, JUAN CARLOS - Ahmad, Hejaz; 23 11061; Jack M. Seitz. (JEG).

Real Property - Mortgage Foreclosure: Residential

PRICE, DEANNE J, PRICE, DELORES B, PRICE, JR, DONALD J - Legacy Mortgage Asset Trust 2021-gs3; 23 11164; Stephen M. Hladik. (MSF).

SAMUELS, AMY - Midfirst Bank; 23 11001; Geraldine M. Linn. (MSF).

Real Property - Quiet Title

TRUIST FINANCIAL CORPORATION - Bsre Holdings LLC; 23 11161; Christopher A. Sarno. (JEG).

Tort Motor Vehicle

CLARK, ALISA L - Hearn, Lisa A; 23 11010; David S. Daniel, Albert M. Greto. (JBN).

RASIER LLC, RODRIGUEZ, APOLINAR PAULINO - Hager, Stephanie L; 23 11147; S. Hager, IPP. (JBN).

SMITH, VINCENT JOSEPH - Bagrud, Alyssa, Bagrud, Felicia, Viers, Brittnay, Bagrud, Vanessa, Sellers, Jessica, Estate Of David W Bagrud (the); 23 11097; James M. Smith. (JBN).

Tort Premise Liability

QSC MANAGEMENT INC, QSC RESTAURANT OF DOUGLASSVILLE L P, REGENT PROPERTIES LLC, JOHN DOE 1, JOHN DOE 2 - Hill, Yvette; 23 11052; Gerald B. Baldino, Jr.(JBN).

WEIS MARKETS, WEIS MARKETS INC, DOE, JOHN, DOE, JANE, XYZ CORPORATION #1, XYZ CORPORATION #2, XYZ CORPORATION #3, XYZ CORPORATION #4 - Bernard, Lisa, Bernard, Timothy; 23 11139; Marc A. Weinberg. (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 August 11, 2023 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

First Publication

Docket #19-19487
Judgment Amount: \$172,441.36
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All That Certain Tract Or Lot Of Ground Situate On The Southern Side Of Chaser Court In The Township Of Cumru, Berks County, Pennsylvania, Being Known A Townhouse Unit 4 Of The Deerfield, Phase 4, Revised Subdivision, Intended To Be Recorded, And Being More Fully Bounded And Described As Follows, To Wit:

Beginning At A Point, A Corner Of Lands Of The Deerfield Homeowner's Association, Said Point Being The Northeastern Most Corner Of The Herein Described Lot;

Thence Along The Party Wall Of Unit 5 South 31 Degrees 42 Minutes 55 Seconds West, Passing Through The Front Party Wall 10.00 Feet From The Last Described Corner And Through The Rear Party Wall 15.00 Feet From The Next Described Corner, A Total Distance Of 83.00 Feet To A Point;

Thence Continuing Along Live Homeowner's Association, North 58 Degrees 17 Minutes 05 Seconds West, 24.00 Feet To A Point;

Thence Along The Party Wall Of Unit 3, North 31 Degrees 42 Minutes 55 Seconds East, Passing Through The Rear Party Wall 15.00 Feet From The Last Described Corner And Through The Front Party Wall 10.00 Feet From The Next Described Corner, A Total Distance Of 83.00 Feet To A Point;

Thence Along The Homeowner's Association, South 58 Degrees 17 Minutes 05 Seconds East, 24.00 Feet The Place Of Beginning.

Thereon erected a dwelling house known as:
4 Chaser Court

7/20/2023

Vol. 115, Issue 42

Reading, PA 19607
 Tax Parcel #39530502775461
 Account: 39000504
 See Instrument Number 2015042920

Sold as the property of:
 GREGORY BUCHANAN

20-01655
 Judgment: 17,999.26
 Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two -story mansard roof dwelling house and lot of ground situate on the west side of South Fourteen and a half Street, between Cotton and Fairview Streets, and being No. 528 South Fourteen and a half Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Harry F. Miller;

On the South by property now or late of Frank M. Bowers and wife;

On the East by said South Fourteen and a half street; and

On the West by a ten feet (10') alley.

CONTAINING in front and width on said South Fourteen and a half Street twelve feet four inches (12'04") and in depth one hundred sixteen feet (116'), more or less.

BEING THE SAME PREMISES WHICH Tobias Knoblauch and Jennie Knoblauch his wife, granted and conveyed unto Paul P. Chelstowski and Mary A. Chelstowski, husband and wife, by deed dated November 8, 1946 and recorded in Deed Book Volume 977, Page 299, Berks County Records.

AND the said Paul P. Chelstowski died 5-6-1995, whereupon title to premises vested in Mary A. Chyelstowski absolutely.

Tax Parcel: 16531631278579

Premises Being: 528 South 14 1/2 Street, Reading, PA 19602

To be sold as the property of: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JAMES A. KITE IV, DECEASED

C.C.P. BERKS COUNTY, NO. 20-03798

Judgment - \$48,881.32

MATTHEW C. FALLINGS, Esquire,
 Attorney for Plaintiff

PARCEL NO.: 43533703403028 / (43)
 024389

ALL THAT CERTAIN one and one-half (1 1-2) story semi-detached brick, dwelling being the Westerly one-half of a twin dwelling, being House No. 1510 Friedensburg Road, together

with the lot or piece of ground upon which the same is erected, being Lot No. 6 as shown on the Plan of lots recorded in Plan Book Volume 6, page 85, Berks County Records, situate on the Northerly side of Pennsylvania State Highway Route No. 73, leading from Reading to Friedensburg, known as the Friedensburg Road, in the village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly lot line of Pennsylvania State Highway Route No. 73, known as the Friedensburg Road, Westwardly a distance of one-hundred twenty-seven feet and sixteen hundredths of one foot (127.16') from the point of tangency at the Westerly end of the curve in the Northerly lot line of Friedensburg Road; thence extending in a Westerly direction along the Northerly lot line of Friedensburg Road, being along the arc of a curve deflecting to the right having a radius of three hundred sixty-two feet and sixteen hundredths of one foot (362.16') a central angle of seven degrees seven and one-quarter minutes (07° 07-1/4'), a distance along the arc of forty-five feet (45') to a point; thence extending in a Northerly direction along Lot No.5, the property now or late of John A. Mell, radial to the curve in the Northerly lot line of Friedensburg Road, a distance of one hundred forty-nine feet and forty-two hundredths of one foot (149.42') to a point on the Southerly lot line of Kreemer Avenue (fifty feet (50') wide); thence extending in an Easterly direction along the Southerly lot line of Kreemer Avenue forming an interior angle of ninety-eight degrees one-half minutes (98° 1/2') with the last described line, a distance of twenty-six feet and thirty-six hundredths on one foot (26.36') to a point; thence extending in a Southerly direction along Lot No.7, upon which it erected House No.1512 Friedensburg Road, the property now or late of John A. Mell, forming an interior angle on ninety-eight degrees six and three quarter minutes (98° 6-3/4') with the Southerly lot line of Kreemer Avenue, radial to the curve in the Northerly lot line of Friedensburg Road, passing through the wall between House No.1510 and House No. 1512 Friedensburg Road, the middle of said wall at its Northerly end being ten hundredths of one foot (.10') East of the line and its Southerly end being nine hundredths of one foot (0.09') East of the line a distance of one hundred fifty-one feet and forty-seven hundredths of one foot (151.47') to the place of BEGINNING.

Fee Simple Title Vested in Keith J. Fry, an adult individual and sui juris by deed from Terry L. Hertzog, an adult individual and sui juris, dated 12/18/2002, recorded 01/13/2003, in the Berks County Clerk's Office in Deed (book) 3672 and (page) 0798.

ALSO KNOWN AS 1510 Friedensburg Road, Reading, PA 19606

TO BE SOLD AS THE PROPERTY OF
 Keith J. Fry

7/20/2023

Vol. 115, Issue 42

No. 20-18815

Judgment: \$201,214.67

Attorney: Sarah A. Elia, Esquire

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Fleetwood Boro, in the County of Berks, State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN lot or piece of ground being Lot No. 12A shown on a revised plan of Cedar Heights, said plan recorded in Plan Book 126, page 10, together with a two story brick and frame dwelling thereon erected, situate on the Northwestern side of East Cedar Street, between Walnut Street and Willow Street, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northwestern building line of East Cedar Street (50 feet wide) on the division line between Lot No. 12A and Lot No. 12B, said point being Southwesterly a distance of 95.45 feet from a point of curvature at the Southwesterly end of a curve which connects the Northwestern building line of East Cedar Street with the Westerly building line of Willow Street; thence continuing in a Southwesterly direction along the Northwestern building line of East Cedar Street, a distance of 31.13 feet to a point; thence leaving said East Cedar Street, extending in a Northwesterly direction along Lot No. 12A, forming a right angle with the Northwestern building line of East Cedar Street, a distance of 164.92 feet to a point on the centerline of abandoned Bird Alley (formerly 20 feet wide); thence extending in a Northwesterly direction along the centerline of abandoned Bird Alley, forming a right angle with the last described line, a distance of 31.13 feet to a point; thence leaving said alley and extending in a Southwesterly direction between Lot No. 12A and Lot No. 12B, forming a right angle with the last described line and passing through a party wall, a distance of 164.92 feet to the point or place of beginning, the last described line forming a right angle with the Northwestern building line of East Cedar Street.

PIN 44543116931787

BEING the same premises which Anthony D. Kerr and Pelagia Kerr F/K/A Pelagia Moutafis, by Deed dated 01/27/2004 and recorded 02/01/2004 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 3988, Page 2181, granted and conveyed unto Travis A. Styer and Deborah A. Goretzke, as joint tenants with right of survivorship and not as tenants in common.

Being known as Parcel 44-5431-16-93-1787, Fleetwood Boro, Berks County, PA.

For Informational purposes only: Commonly known as 137 E. Cedar Street, Fleetwood, PA 19522.

To be sold as the property of Travis A. Styer and Deborah A. Goretzke.

NO. 21-15228

Judgment: \$124,609.66

Attorney: Christopher A. DeNardo, Esquire

Tract 1:

ALL THAT CERTAIN lot or piece of ground situate on the western side of Butter Lane and extending to the eastern side of Howard Avenue in the Township of Exeter, County of Berks and State of Pennsylvania, being the whole of lots No. 95 and 96 as shown on the revised map or plan of "Pennview" as laid out by Howard L. Ash in July, 1929, which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County at Reading, Pennsylvania, in plan book 8, page 25, bounded on the east by Butter Lane, on the South by lot No. 94 and 97, on the west partly by lot No. 97 and Howard Avenue on the North by lands now or late of J. and P. Wanner, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of Butter Lane, said point being the boundary line between Pennview and lands now or late of J. and P. Wanner, said point being one hundred fourteen and six hundredths feet (114.06') from the intersection of the Western building line of Butter Lane and the Northern building line of Hillside Avenue, thence in a Southerly direction along the building line of Butter Lane fifty four and six hundredths feet (54.06') to a corner, thence leaving the aforesaid Butter Lane and along the division line of lots No. 94 and 95 in the Westerly direction of a distance of one hundred twenty feet (120'); thence by a line at right angles to the last described line, and along lot No. 97 as shown on said plan in a Northerly direction a distance of thirty feet (30') to a corner, thence in a Westerly direction by a line at right angles to the last described line and along the division line along lot No. 96 and 97, as shown on the said plan a distance of one hundred feet (100') for the Eastern building line of Howard Avenue, thence in a Northerly direction along the building line of Howard Avenue which is at right angles to the last described line a distance of forty four and fifty three hundredths feet (44.53') to a point in the dividing line of lands of Pennview and lands now or late of J. and P. Wanner, thence in a Southeasterly direction along lands now or late of J. and P. Wanner, a distance of two hundred twenty and ninety five hundredths feet (220.95') to the place of beginning.

Pin No. 43-5327-15-54-3481

BEING THE SAME PREMISES which Bertha Ash, a widow of Howard L. Ash, deceased by deed date January 28, 1953 and recorded in Deed Book Vol. 1123, page 375, Berks County Records, granted and conveyed unto George I. Manwiller and M. Edna Manwiller, his wife.

UNDER AND SUBJECT to the restrictions as set forth on the revised plan of "Pennview" as recorded and subject to the further restriction that

7/20/2023

Vol. 115, Issue 42

no buildings other than single family residence buildings shall be erected unless the plans for the same and the location thereof shall first have been approved by the first party, her heirs, or assigns, No part of the premises or any buildings erected thereon shall at any time hereafter be used for any manufacturing purposes or the conducting of any trade or business of a dangerous, obnoxious, or offensive nature of purpose.

Tract 2:

ALL THAT CERTAIN lot or piece of ground situate on the eastern side of Howard Avenue in the Township of Exeter, County of Berks and State of Pennsylvania, being a portion of lot #97 as shown on a revised map or plan of Pennview as laid out by Howard I. Ash in July, 1929, which map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Plan Book 8, page 25, bounded on the north by other lands of the Grantees herein, and on the east by lot #95, on the south by residue of lot#97 on the west by Howard Avenue and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Eastern Building line of Howard Avenue, said point being sixty (60) feet Northwardly from the Northeast building corner formed by the intersection of Howard Avenue and Hillside Avenue, thence in a Northerly direction along the Eastern building line of Howard Avenue, a distance of thirty (30) feet to a point in the division line between lots #96 and #97, thence by a line at right angles to the building line of Howard Avenue and along lands of the Grantees herein, a distance of one hundred (100) feet to a point, thence by a line at right angles to the last described line and still along other land of the Grantees herein, a distance of thirty (30) feet to a point, thence by a line at right angles to the last described line and along residue portion of lot #97, a distance of one hundred (100) feet to a point, the place of Beginning.

CONTAINING three thousand (3,000) square feet.

Pin No 43-5327-15-54-3420

BEING THE SAME PREMISES which Harold J. Ash, Executor of the Estate of Bertha A. Ash, deceased by deed dated August 20, 2956, and recorded in Deed Book Vol. 121, page 392, Berks County Records, granted and conveyed unto George L. Manwiller and Mabel E. Mawiller.

Tract 3

ALL THAT CERTAIN triangular lot or piece of land, situate in the Township of Exeter, county of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Western building line of Butter Lane as laid out on the recorded Plan of "Pennview", said corner being in the property line of "Pennview" and said parties of the first part, it being also the Northeast lot

corner of other property of the said parties if the second part; thence along said property of the parties of the second part and said property line between "Pennview" and property of the parties of the first part in a Northwesterly direction North sixty (60)degrees, West two hundred twenty and sixty-two one-hundredth (220.62) feet to a corner in the Eastern building line of Howard Avenue; thence Southeastwardly along other property of the said parties of the first part, making an interior angle of five (5) degrees nineteen (19) minutes with the first line two hundred twenty and fifty-five one hundredth(220.55) feet to a corner on the Western building line of Butter Lane; and thence Southward along the same twenty and forty-seven one-hundredth (20.47) feet to the place of beginning.

CONTAINING forty-five hundred and ten (4510) square feet of land.

PIN NUMBER: 43-5327-15-54-4433

BEING THE SAME PREMISES WHICH Fred J. Kiedeisch and Elyse K. Kiedeisch, his wife and Carl W. Kiedeisch and Fern Kiederisch, his wife, by deed dated October 26, 1957, and recorded in Deed book Vol. 1291, page 395, Berks County Records, granted and conveyed until George L. Manwiller and Mabel E. Manwiller, his wife. And the said George L. Manwiller died 12/1108 whereupon all premises herein became vested in the said M. Edna Manwiller a/k/a Mabel M. Manwiller.

Tracts 1,2 and 3 are contiguous.

Being the same premises which M. Edna Manwiller a/k/a Mabel E. Manwiller by Deed dated February 17, 2010, and recorded February 18, 2010 in the Recorder's Office of aforesaid County, in Deed book Volume Instrument No. 2010006355, Page, granted and conveyed unto Terry I. Manwiller, in fee.

Property Address: 1355 Butter Lane, Reading, Pennsylvania 19606

Parcel Id# 43532715543481 ; 435321715544433 and 43532715543420

TAX PARCEL NO 43532715543481 ; 435321715544433 and 43532715543420

BEING KNOWN AS 1355 Butter Lane, Reading, PA 19606

Residential Property

To be sold as the property of Terry L. Manwiller

Berks County No. 21-15573
Judgment Amount: \$113,698.13
Attorney: Powers Kirm, LLC

ALL THAT CERTAIN lot or piece of ground together with the frame dwelling house erected thereon, being Lot No. 4 as shown on the Plan of Fancy Hill Manor, Section No. 2, said plan recorded in Plan Book Volume 6 page 84, Berks County Records, situate on the easterly side of the public road leading from Pennsylvania State Highway, Route No. 562 (between Reading and

7/20/2023

Vol. 115, Issue 42

Boyertown) to Gabelsville, in the township of Earl, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Pennsylvania State Highway Route No. 562 in Gabelsville, said place of beginning being North 22 degrees 371 minutes East 369.37 feet from the intersection of the middle of said public road with the middle of Pennsylvania State Highway Route No. 562; thence extending along said public road and along property now or late of Clarence Matychuck and Mary Matychuck, his wife, North 22 degrees 373 minutes East 80 feet to a point in said public road; thence extending along Lot No. 5 South 67 degrees 223 minutes East 135 to a point; thence extending partly along Lot No. 10 and partly along Lot No. 9 South 22 degrees 37 1/2 minutes West along a private driveway leading to said Pennsylvania State Highway Route No. 562, 80 feet to a point; thence extending along Lot No. 3 North 67 degrees 22 1/2 minutes West 135 feet to the place of beginning.

UNDER AND SUBJECT to the easement of a private driveway crossing the rear of said premises and together with the rights and privilege to use in common with the owners and occupiers, their heirs and assigns, of adjacent lots, a private driveway extending along the rear of the premises herein conveyed across adjacent lots and residue property of Claude S. Garber in a southerly direction to said Pennsylvania State Highway Route No. 562.

BEING THE SAME PREMISES which Craig E. Gottshall, by Deed dated 2/26/2004 and recorded in the Office of the Recorder of Deeds of Berks County on 3/10/2004 in Deed Book Volume 4012, Page 0466, granted and conveyed unto Pamela G. Russell.

BEING KNOWN AS: 13 Vale Drive, Boyertown, Pennsylvania 19512.

TAX PARCEL NO. 42537603341881/ Map Pin 537603341881

See Deed Book 4012 Page 0466

To be sold as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Pamela Russell a/k/a Pamela G. Russell, Deceased.

Case Number: 21-15656
 Judgment Amount: \$17,084.01
 Attorney: Dana Marks, Esq.

ALL THAT CERTAIN two-story brick mansard rood dwelling house and the lot or piece of ground whereon the same is erected, situate on the East side of Eisenbrown Street. Between West Greenwich and West Oley Streets, being No. 611 Eisenbrown Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Arthur

V. Arrowsmith, 613 Eisenbrown Street;
 ON the South by property now or late of William McCormick, 609 Eisenbrown Street;
 ON the East by a four feet (4') wife alley; and
 ON the West by Eisenbrown Street,
 CONTAINING om front on said Eisenbrown Street twelve feet (12') and in depth of uniform width fifty-one feet (51').

TO BE SOLD AS THE PROPERTY OF:
 Florence E. Epler

No. 22-11536
 Judgment: \$270,644.52
 Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land together with the one and one half story cement plaster over cinder block dwelling house thereon erected, situate along the New Holland Road in the Township of Cumru, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner thereof, a point in or near the middle of the New Holland and Reading Road, being located 450 feet southwardly from the northwest corner of a 30 feet wide strip of land, now or late of Henry Lebo; thence by land now or late of Emily V. Unangst, south thirty two degrees and thirty minutes east, two hundred and fifty nine and seven tenths (259.7) feet to an iron pin on line of land of Erich Helbig; thence by the same, south forty five degrees and twenty five minutes west, one hundred and fifty (150) feet to an iron pin; thence by land now or late of John E. Tobias, north thirty three degrees west, two hundred ninety and twenty-five hundredths (290.25) feet to a point in or near the middle of the said New Holland and Reading Road; thence along in same, north fifty seven degrees east one hundred fifty (150) feet to the Place of BEGINNING.

CONTAINING one hundred fifty one and two tenths (151.2) perches.

UPI NO.: 39-5304-03-02-5049
 MAP PIN NO.: 530403025049

TITLE TO SAID PREMISES IS VESTED IN Sherry Lynn Tobias, by deed from Neil James Tobias and Sherry Lynn Tobias, husband and wife dated January 8, 1997, recorded January 8, 1997 in the Berk's County Clerk's/Register's Office in Deed Book 2797, Page 664.

To be sold as the property Sherry Lynn Tobias

Docket #22-12200
 Judgment Amount: \$59,909.22
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the buildings thereon erected situate in the Township of Robeson, County of Berks and State of Pennsylvania, as shown by a survey made by

7/20/2023

Vol. 115, Issue 42

Howard H. Ranck, R.S., dated October 17, 1947, bounded and described as follows, to wit:

BEGINNING at the Southwest corner thereof a stone, a corner of land now or late of William Palsgrove; thence by said land North 03 degrees 40 seconds East 6.98 perches to a stake; thence by land which the said Andrew T. Love and wife are about to convey to Fred H. Crowell, North 70 degrees 45 minutes East 49.98 perches to a stake at the West side of 1 perch wide strip of land retained by Andrew T. Love and Shirley L. Love, his wife; thence along the West side thereof South 09 degrees 30 minutes East 10.25 perches to a point in the State highway leading from Plow Church to Birdsboro; thence along in said road by land of Emma J. Bossler, South 81 degrees West 7.55 perches to a stone at a bend in the road; thence leaving the road by land of Daniel Snyder South 77 degrees 47 minutes West 31 perches to a stake; thence by said land South 64 degrees 10 minutes West 13.25 perches to the place of beginning.

CONTAINING 2 acres and 30 perches, more or less.

Thereon erected a dwelling house known as: 3154 Plow Road Mohnton, PA 19540 Tax Parcel #73531304709827 Account: 73102875 See Deed Book 3361, Page 1652

Sold as the property of:

VICKIE LYN WELLER AKA VICKIE LYN SHERROW AKA VICKIE L. SHERROW-WELLER

NO. 22-013148

Judgment: \$95,082.85

Attorney: Christopher A. DeNardo, Esquire

PURPART NO. 1

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE ON THE WESTERN SIDE OF THOMAS PLACE, BETWEEN MULL AVENUE AND CURTIS ROAD, BEING FURTHER KNOWN AS LOT NO. 29, AS SHOWN ON PLAN OF WILSHIRE DEVELOPMENT, SECTION NO. 1, SAID PLAN BEING RECORDED IN PLAN BOOK VOL 16, PAGE 5, BERKS COUNTY RECORDS, PARTLY IN THE BOROUGH OF SINKING SPRING AND PARTLY IN THE TOWNSHIP OF SPRING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE WESTERN SIDE OF THOMAS PLACE, 296.85' SOUTH OF THE SOUTHERN SIDE OF MULL AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN SIDE OF THOMAS PLACE, BY A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 50.00', A CENTRAL ANGLE OF 52 DEGREES 41 MINUTES 06 SECONDS, AND A DISTANCE ALONG THE CURVE OF 45.98' TO A POINT;

THENCE IN A WESTERLY DIRECTION BY A RADIAL LINE TO THE CURVE IN THE WESTERN SIDE OF THOMAS PLACE, A DISTANCE OF 186.13' TO A POINT; THENCE IN A NORTHERLY DIRECTION, BY A LINE MAKING AN INTERIOR ANGLE OF 46 DEGREES 03 MINUTES 12 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 190.00' TO A POINT; THENCE IN AN EASTERLY DIRECTION, BY A LINE MAKING AN INTERIOR ANGLE OF 81 DEGREES 15 MINUTES 42 SECONDS, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 122.01' TO A POINT IN THE WESTERN SIDE OF THOMAS PLACE, THE PLACE OF BEGINNING, AND BEING A RADIAL LINE TO THE CURVE IN THE SAID WESTERN SIDE OF THOMAS PLACE, TOGETHER WITH THE DWELLING HOUSE THEREON ERECTED, KNOWN AS 163 THOMAS PLACE.

EXCEPTING AND RESERVING THEREFROM ALL THAT CERTAIN SMALL TRIANGULAR NORTHWESTERLY PORTION OF LOT NO. 29 AS SHOWN ON THE PLAN OF "WILSHIRE DEVELOPMENT", SECTION NO. 1, SAID PLAN RECORDED IN PLAN BOOK VOLUME 16, PAGE 5-A, BERKS COUNTY RECORDS, SITUATE IN THE BOROUGH OF SINKING SPRING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, CONTAINING IN AREA THREE HUNDRED SEVENTY-ONE AND FOUR HUNDREDTHS (371.04) SQUARE FEET OF LAND, AS MORE PARTICULARLY DESCRIBED IN THE DEED FROM JAMES C. MILLER AND DOROTHY A. MILLER, HIS WIFE, TO EDWARD H. BARD AND DOROTHY CECELIA BARD, HIS WIFE, DATED OCTOBER 24, 1963, AND RECORDED IN DEED BOOK VOLUME 1443, PAGE 996, BERKS COUNTY RECORDS PURPART NO. 2 ALL THAT CERTAIN SMALL SOUTHEASTERLY PORTION OF LOT NO. 28 AS SHOWN ON THE PLAN OF "WILSHIRE DEVELOPMENT", SECTION NO. 1, SAID PLAN RECORDED IN PLAN BOOK VOLUME 16, PAGE 5-A, SITUATE ON THE WESTERLY SIDE OF THOMAS PLACE BETWEEN MULL AVENUE AND CURTIS ROAD, IN THE BOROUGH OF SINKING SPRING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY BUILDING LINE OF THOMAS PLACE ON THE DIVISION LINE BETWEEN LOT NO. 28 AND LOT NO. 29; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LOT NO. 29, 11W PROPERTY OF JAMES C. MILLER AND DOROTHY A. MILLER, HIS WIFE, KNOWN AS HOUSE NO. 163 THOMAS PLACE, RADIAL TO THE CURVE IN THE WESTERLY LOT

7/20/2023

Vol. 115, Issue 42

LINE OF THOMAS PLACE A DISTANCE OF FIFTY-NINE AND FORTY-FOUR HUNDREDTHS (59.44) FEET TO A POINT; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE GREATER AND NORTHWESTERLY PORTION OF LOT NO. 28, PROPERTY OF EDWARD M. BARD AND DOROTHY CECELIA BARD, HIS WIFE, FORMING AN INTERIOR ANGLE OF ELEVEN (11) DEGREES TWO (2) MINUTES FIFTY-ONE (51) SECONDS WITH THE DIVISION LINE BETWEEN LOT NO. 28 AND LOT NO. 29, A DISTANCE OF SIXTY-TWO AND TWO HUNDREDTHS (62.02) FEET TO A POINT ON THE WESTERLY BUILDING LINE OF THOMAS PLACE; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BUILDING LINE OF THOMAS PLACE BEING ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF FIFTY (50) FEET, A CENTRAL ANGLE OF THIRTEEN (13) DEGREES FORTY-FIVE (45) MINUTES, THE LAST DESCRIBED LINE FORMING AN INTERIOR ANGLE OF SIXTY-FEW (65) DEGREES TWELVE (12) MINUTES NINE (9) SECONDS WITH THE TANGENT TO THE CURVE IN THE WESTERLY BUILDING LINE OF THOMAS PLACE, A DISTANCE ALONG THE ARC OF TWELVE (12) FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF THREE HUNDRED FIFTY AND THIRTY-TWO HUNDREDTHS (350.32) SQUARE FEET OF LAND Tax Account: 79438610476041 FOR INFORMATIONAL PURPOSES ONLY:

Being known as 163 Thomas Place, Sinking Spring, PA 19608. Being the same property conveyed to Photis Katsigiannis and Olga Katsigiannis, his wife from Dorothy A. Miller, widow by Deed dated November 19, 1973 and recorded November 19, 1973 among the Land Records of Berks County, State of Pennsylvania is Book 1642, Page 661.

AND THE SAID Photis Katsigiannis departed this life on or about October 12, 2009 thereby vesting title unto Olga Katsigiannis by operation of law.

AND THE SAID Olga Katsigiannis departed this life on or about March 29, 2022 thereby vesting title unto Nicholas Katsigiannis and Mary Tsakiris, known heirs of Olga Katsigiannis, and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased. TAX PARCEL NO 79438610476041

BEING KNOWN AS 163 Thomas Place, Sinking Spring, PA 19608 Residential Property To be sold as the property of Nicholas Katsigiannis, known Heir of Olga Katsigiannis, deceased, Mary Tsakiris, known Heir of Olga Katsigiannis, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased.

23-13505

Judgment Amount: \$28,676.70

Attorney: Russell E. Fabiarz, Esquire

ALL THAT CERTAIN lot or piece of ground and two-story frame dwelling house thereon erected, situate on the West side of Mulberry Street, between Robeson and Marion Streets, being No. 1156 Mulberry Street (formerly known as and numbered 1144) in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bound and described as follows, to wit:

On the North by property now or late of Harvey C. Pottelger and Harry F. Kern;

On the East by said Mulberry Street;

On the South by property now or late of Charles Himmershtitz; and

On the West by a twenty feet wide alley.

CONTAINING in the front of width on Mulberry Street, thirteen feet four inches (13' 4") and in depth or length one hundred (100').

BEING THE SAME PREMISES which became vested in Carlos Javier Garcia-Rodriguez, by Deed from Ana Rodriguez dated April 13, 2015 and recorded as instrument number 2015011874, Berks County records and corrective deed dated April 3, 2023 and recorded as instrument number 2023009456, Berks County records.

TO BE SOLD AS THE PROPERTY OF: Carlos Javier Garcia Rodriguez, record owner and Darwin Irizarry and Jennifer Abad, equitable owners.

Docket #22-13967

Judgment Amount: \$102,155.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land with the two-story stone and stucco dwelling house thereon erected lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot Numbered 245 on Map or Plan of "Reading Gardens", dated August 5, 1912, made by A.L. Eliot, C.E., and filed in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 4, Page 8, and more particularly described as follows:

Northeasterly by Wilson Avenue, thirty feet;

Southeasterly by Lot No. 244 on said Plan eighty feet;

Southwesterly by Lot No. 271 on said Plan thirty feet;

Northwesterly by Cross Street eighty feet.

CONTAINING according to said Plan, thirty feet in front at said Wilson Avenue, and of said width eighty feet in depth.

Thereon erected a dwelling house known as:

100 Wilson Avenue

Reading, PA 19606

Tax Parcel #23532714349435

Account: 23148300

See INSTRUMENT # 2017028615

Sold as the property of:

MICHAEL J. KRIZE

7/20/2023

Vol. 115, Issue 42

No. 22-14897

Judgment Amount: \$113,515.93

Attorney: Joseph A. Sulon, 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 ERECTED, 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:

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

Docket #22-14916

Judgment Amount: \$75,137.88

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or Piece of Ground Situate on The East Side Of North Fifth Street, Between Perry And Pike Streets, in the City of Reading, County of Berks and State of Pennsylvania, Upon Which Is Erected A Two-Story Brick Dwelling House, Said House Being No. 1323 North Fifth Street, and Said Lot Being More Particularly Bounded and Described as

Follows, To Wit;

On The North By Property Of William E. Fisher, Being No. 1125 North Fifth Street;

On The East By A Twenty Feet Wide Alley;

On The South By Property Of G. Palmer Lerch And Wife, Being No. 1321 North Fifth Street; And

On The West By Said North Fifth Street.

CONTAINING in Front on North Fifth Street Twenty-Seven Feet Ten And One-Half Inches (27' 10 1/2"), and In Depth Of Equal Width One Hundred Feet (100') To Said Twenty Feet Wide Alley.

TOGETHER with the use of the Twenty Feet Wide Alley on The East in Common With the Owners and Occupiers of the other Properties Adjacent to said alley.

Thereon erected a dwelling house known as:

1323 North 5th Street

Reading, PA 19601

Tax Parcel #14530735779549

Account: 14081075

See Deed Book 1552, Page 743

Sold as the property of:

The Unknown Heirs of ELSIE L. PAGANO Deceased and LISA PAGANO Solely in Her Capacity as Heir of ELSIE L. PAGANO, Deceased

No. 22-15159

Judgment: \$211,315.39

Attorney: Patrick J. Wesner, Esquire

Legal Description

ALL THAT CERTAIN Lot or piece of ground Situate in Penn Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Penn Hills, drawn by Stackhouse, Seitz & Bensingor, dated August 30, 2001 and last revised October 9, 2002, said Plan recorded in Berks County in Plan Book 300, page 497, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of East 4th Street (60 feet wide), said point being a corner of Lot No. 1 on said Plan; thence extending from said point of beginning along Lot No. 1 North 11 degrees 44 minutes 18 seconds East 116.42 feet to a point in line of lands now or late of Michael L. Gresh and Jill M. Gresh; thence extending along said lands South 74 degrees 24 minutes 40 seconds East 104.17 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along same South 20 degrees 37 minutes 45 seconds West 117.51 feet to a point of curve on the Northeasterly side of East 4th Street; thence extending along same Northwestwardly along the arc of a circle curving to the left having a radius of 555.00 feet the arc distance of 86.12 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,994 square feet of Land.

BEING Lot No. 2 as shown on the abovementioned Plan.

Parcel: 69445011764108

7/20/2023

Vol. 115, Issue 42

Commonly known as: 416 E 4th Street
Bernville, PA 19506

SUBJECT TO a portion of a drainage easement
extending through rear corner of premises

TITLE TO SAID PREMISES IS VESTED
IN Viktor Lotsman and Liliya Lotsman, Husband
and wife, by deed from Church Reserve, LLC,
dated 11/5/2015 and recorded on 11/6/2015, by
the Berks County Recorder of Deeds Office, in
Instrument Number 2015039460

To be sold as the property of Viktor Lotsman
and Liliya Lotsman

22-16004

Judgment: \$141,070.51

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN message or tenement
and tract of land, situated in the Township of
Longswamp, County of Berks and State of
Pennsylvania, with buildings thereon erected
bounded and described as follows, to wit;

Beginning at a stone corner of Harriet Reimert's
land; thence by the same south sixty nine one half
degrees case thirteen and seven tenths perches to
a stone; thence, land of John Dresher, south thirty
three degrees eleven and four tenth perches, to a
stone; thence north sixty six and five tenth partly
by the same and lands of Otto Reiter, north twenty
two degrees, east ten and none half perches to the
place of BEGINNING.

Under and subject to any and all covenants,
conditions, reservations, restrictions, limitations,
right-of-wats, objections, easements, agreements,
etc., as they appear of record.

Being the same premises which Donald A.
Bieber and Jenny R. Bieber, husband and wife,
and Nancy E. Bieber and Bruce W. Bieber,
husband and wife, by Deed dated 09/26/2001
and recorded 10/09/2001, in the Office of the
Recorder of Deeds in and for the County of
Berks, in Deed Book 3408, Page 2019, granted
and conveyed unto Donald A. Bieber and Jenny
R. Bieber, husband and wife, as tenants by the
entireties.

Tax Parcel: 59548201357614

Premises Being: 143 Centennial Road,
Mertztown, PA 19539

To be sold as the property of: Donald A. Bieber
and Jenny R. Bieber

22-16210

Judgment: \$12,935.10

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick
dwelling house and the lot or piece of ground
whereon the same is erected, situate on the West
side of North Sixth Street, between Douglass and
Windsor streets, and being No. 814 North Sixth
Street, in the City of Reading, County of Berks
and Commonwealth of Pennsylvania, bounded

and described as follows, to wit:

On the North by property now or late of
Michael Resch;

On the East by said North Sixth Street;

On the South by property now or late of Laura
V. Williams, wife of Henry H Williams; and

On the West by a ten feet (10') wide alley.

CONTAINING in front on said North Sixth
Street, thirteen feet (13') and in depth, one
hundred five (105').

TOGETHER with the use of the joint alley
in common with the owner or occupier of the
premises adjoining the same.

Being the same premises which Harold
Krasnick and Charlotte C. Krasnick, husband
and wife, by Deed dated 07/18/2001 and recorded
07/23/2001, in the Office of the Recorder of
Deeds in and for the County of Berks, in Deed
Book 3369, Page 1596, granted and conveyed
unto Rogelio Pedroza-Izquierdo, in fee.

Tax Parcel: 14530759843728

Premises Being: 814 N 6th St, Reading, PA
19601

TO BE SOLD AS THE PROPERTY OF:
ROGELIO PEDROZA-IZQUIERDO.

Case Number: 23-337

Judgment Amount: \$70,305.38

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

Attorneys for Plaintiff

A Florida professional limited liability
company

Legal Description

EXHIBIT A

ALL THAT CERTAIN lot or tract of land
situate on the West side of Macadam State
Hihghway, L. R. 06025, known as Katterman
Hill Road, in the Township of Marion, County
of Berks, and Commonwealth of Pennsylvania,
being bounded and more fully described as
follows, to wit:

BEGINNING at a spike, said spike being
in the center of Macadam State Highway L.
R. 06025 and being three hundred eighty-six
feet (386') North from the intersection of L. R.
06021 and L. R. 06025; thence leaving Macadam
State Highway L. R. 06025 and along property
belonging to Grace E. Miller and Starr L. Miller,
her son, the two (2) following courses and
distances, viz: (1) North fifty-six degrees West (N.
56° W) four hundred sixty-five feet (465') to an
iron pin; (2) North fourteen degrees East (N. 14°
E.) one hundred feet (100') to an iron pin; thence
along property belonging to Grace E. Miller and
Starr L. Miller, her son, along a lot and property
about to be conveyed to Steve D. Kissling and
Patti A. Kissling, his wife, South fifty-six degrees
East (S. 56° E.) four hundred sixty-five feet
(465') to a spike in the center of Macadam State
Highway L. R. 06025; thence along the center of
Macadam State Highway South fourteen degrees
West (S. 14° W.) one hundred feet (100.00') to

7/20/2023

the place of beginning
 Parcel #62430900957020
 Property Address: 1512 School Road
 Richland, PA 17087
 BEING KNOWN AS: 1281 KATTERMAN
 HILL ROAD A/K/A 1512 SCHOOL ROAD
 RICHLAND, PA 17087
 PROPERTY ID: 62430900957020
 TITLE TO SAID PREMISES IS VESTED
 IN DUANE K. SMITH BY DEED FROM
 RALPH B GERHART, SR. DATED 08/31/1999
 RECORDED 09/07/1999 BOOK 3121 PAGE
 2275 INSTRUMENT NO. 1999058204

Vol. 115, Issue 42
 dated April 27, 2007, recorded May 8, 2007 in
 the Berks County Clerk's/Register's Office in
 Deed Book 5131, Page 32.

To be sold as the property Daniel J. Merkel
 and Jade L. Merkel

Case Number: 23-2771
 Judgment Amount: \$184,654.95
 Attorney: Robertson, Anschutz, Schneid, Crane
 & Partners, PLLC
 Attorneys for Plaintiff
 A Florida profession limited liability company

No. 23-00391

Judgment: \$109,669.77

Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

Real property in the City of Reading, County
 of Berks, State of Pennsylvania, described as
 follows:

ALL THAT CERTAIN two story frame
 dwelling, being house No. 708 Friedensburg
 Road, together with the lot or piece of ground
 upon which the same is erected situate at the
 Northerly corner of the Pennsylvania State
 Highway Route No. 73 leading from Reading to
 Friedensburg and the public road leading from
 the Pennsylvania State Highway Route No. 73
 to Mineral Spring, known as Spook Lane, in the
 Township of Lower Alsace, County of Berks,
 and Commonwealth of Pennsylvania, being more
 fully bounded and described as follows, to wit:

BEGINNING at an iron pin near the
 Northwestern side of the concrete road bed of
 Pennsylvania State Highway Route No. 73 in
 line of land now or late or Paul W. Seiz; thence
 along the Northwestern side of Pennsylvania
 State Highway Route No. 73, South forty-three
 (43) degrees fifty-two and one-half (52-1/2)
 minutes West, a distance of ninety-four and
 fifty-three one hundredths (94.53) feet to an iron
 pin; thence along the Northeastly side of the
 public road leading from Pennsylvania State
 Highway Route No. 73 to Mineral Spring, along
 the Southwesterly side of a stone retaining wall,
 North forty-two (42) degrees forty-five and one-
 half (45-1/2) minutes West, a distance of forty-
 four (44) feet to an iron pin; thence along land
 now or late of Paul W. Seiz, the two following
 courses and distances; (1) North fifty-five (55)
 degrees forty-seven (47) minutes East, a distance
 of ninety-nine (99) feet to an iron pin; (2) South
 thirty-four (34) degrees seventeen and one-half
 (17-1/2) minutes East, a distance of twenty-four
 (24) feet to the place of beginning.

BEING KNOWN AS: 708 Friedensburg Road,
 Reading, PA 19606 a/k/a 708 Friedensburg Road
 Lower Alsace Twp, PA 19606

TAX PARCEL(s) 23-5327-17-01-3949

BEING THE SAME PREMISES which title
 vested in Daniel J. Merkel and Jade L. Merkel,
 husband and wife, by deed from Dean Moise,

Legal Description

EXHIBIT A

Being County Parcel No. 4385-18-40-2250
 PREMISES A:

ALL THAT CERTAIN lot or piece of
 ground situate on the northeastern corner of
 the intersection of Heffner Drive and Werner
 Avenue, in the Development of Colonial Hills,
 Township of Cumru, County of Berks and State
 of Pennsylvania, bounded on the northwest by
 the aforesaid Werner Avenue (33 feet wide),
 on the northeast by residue property belonging
 to Theodore M. Deck and Elizabeth Deck, his
 wife, and on the southwest by the aforesaid
 Heffner Drive (33 feet wide), and being more
 fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron
 pin at the beginning of a curve connecting the
 northwestern side of the aforesaid Heffner Drive
 with the southeastern side of Werner Avenue;
 thence by the aforesaid curve bearing to the right,
 having a radius of twenty feet zero inches (20'
 00"), a central angle of one hundred thirty five
 degrees fifty eight minutes (135° 58"), a tangent
 distance of forty nine feet five and one-half
 inches (49' 5-1/2"), a distance along the arc of
 forty seven feet five and five-eighths inches (47'
 5-5/8"), a chord with a bearing of North forty
 six degrees thirty one minutes West (N. 46° 31'
 W.) and a distance of thirty seven feet one inch
 (37' 1"), to a corner marked by an iron pin on
 the southeastern side of the aforesaid Werner
 Avenue; thence along same, North twenty one
 degrees twenty eight minutes East (N. 21° 28' E.),
 a distance of one hundred nine feet six and seven
 eighth inches (109' 6-7/8") to a corner marked by
 an iron pin; thence leaving the aforesaid Werner
 Avenue and along residue property belonging to
 Theodore M. Deck and Elizabeth Deck, his wife,
 South thirty two degrees forty nine minutes East
 (32° 49' E.), a distance of one hundred eleven feet
 nine and seven eighth inches (111' 9-7/8") to a
 corner marked by an iron pin on the northwestern
 side of the aforesaid side of the aforesaid Heffner
 Drive; thence along same, South sixty five
 degrees thirty minutes West (S. 65° 30' W.), a
 distance of eighty one foot zero inches (81' 00")
 to the place of BEGINNING.

CONTAINING six thousand seven hundred
 fifty two and twenty six one hundredths
 (6,752.26) square feet.

7/20/2023

Vol. 115, Issue 42

PREMISES B:

ALL THAT CERTAIN lot or piece of ground situate on the northwestern side of Heffner Drive and on the southeastern side of Adams Street, in the Development of Colonial Hills, Township of Cumru, County of Berks and State of Pennsylvania, bounded on the north west by the aforesaid Adams Street (33 feet wide), on the northeast by residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, on the southeast by the aforesaid Hefner Drive (33 feet wide), and on the southwest by other property belonging to Martha G. Werner, and 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 March 1953, as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northwestern side of Heffner Drive, a distance of eighty one feet zero inches (81' 00") northeastwardly from the beginning of a curve, having a radius of twenty feet (20') connecting the northwestern side of the aforesaid Heffner Drive with the southeastern side of Adams Street; thence leaving the aforesaid Heffner Drive, and along other property belong to Martha G. Werner, North thirty two degrees forty nine minutes West (N. 32° 49' W.), a distance of one hundred eleven feet nine and seven eighths inches (111' 9-7/8") to a corner marked by an iron pin on the southeastern side of the aforesaid Adams Street; thence along same North twenty one degrees twenty eight minutes East (N. 2° 28' E.), a distance of fifteen feet zero inches (15' 00") to a corner; thence leaving the aforesaid Adams Street and along residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, South twenty eight degrees fifty nine minutes East (S. 28° 59' E.), a distance of one hundred twenty one feet eleven inches (21' 11") to a corner on the northwestern side of the aforesaid Heffner Drive; thence along same South sixty five degrees thirty minutes West (S. 65° 30' W.) a distance of eight feet zero inches (8' 00") to the place of BEGINNING.

CONTAINING one thousand one hundred forty nine and sixty nine one hundredths (1,149.69) square feet.

BEING the same premises which Eric J. Weaknecht, Sheriff of Berks County, by Deed dated February 23, 2018, and recorded February 23, 2018, as Instrument No. 2018006156, granted and conveyed unto RE Equity Investments, LLC, in fee.

PARCEL: 39438518402250

PROPERTY ADDRESS: 43 HEFFNER DR, SINKING SPRING, PA 19608

BEING KNOWN AS: 43 HEFFNER DR SINKING SPRING, PA 19608

PROPERTY ID: 39438518402250

TITLE TO SAID PREMISES IS VESTED IN AUBIN I SEVRIN JR, AS SOLE OWNER BY DEED FROM RE EQUITY INVESTMENTS,

LLC DATED 07/27/2018 RECORDED 07/27/2018 INSTRUMENT NO. 2018025246

TO BE SOLD AS THE PROPERTY OF: AUBIN I SEVRIN JR.

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, September 8, 2023 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ADOPTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: ADOPTION OF: EMMA TY
BOWERS

IMPORTANT NOTICE

TO: JOHN DOE putative father of EMMA TY BOWERS

A petition has been filed asking the court to put an end to all rights you have to your child, Emma Ty Bowers. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Courtroom designated for The Honorable James E. Gavin, Berks County Service Center, Courtroom 4C, Orphans' Court Division, 633 Court Street, Reading, Berks County, PA on August 24, 2023, at 9:30 a.m.

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 that case may proceed without you and a judgment may be entered against you without further notice for the 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

7/20/2023

Vol. 115, Issue 42

AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE of Berks
County Bar Association
544 Court Street
Reading, Pennsylvania 19601
(610) 375-4591

BOYD & KARVER

Victor M. Frederick IV, Esquire
7 East Philadelphia Avenue
Boyertown, PA 19512
(610) 367-2148

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Buddies Nursery and Tree Corp.**, a Pennsylvania corporation, with an address of 7001 Ben Franklin Hwy., P.O. Box 264, Berks County, Birdsboro, PA, 19508, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Notice is hereby given that the shareholders and directors of **Buddies Nursery, Inc.**, a Pennsylvania corporation, with an address of 7001 Ben Franklin Hwy., P.O. Box 264, Berks County, Birdsboro, PA, 19508, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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 June 27, 2023, 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: **Grace Evangelical Lutheran Church of the Lutheran Home at Topton**

The purposes for which it was organized are: exclusively for charitable purposes.

FOX ROTHCHILD LLP, SOLICITORS
747 Constitution Dr., Ste. 100,
P.O. Box 673
Exton, PA 19341-0673

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 June 30, 2023, for the purpose of obtaining a Certificate of Incorporation under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Iglesia Bautista Vida Abundante**

The purposes for which it was organized are: to establish and maintain institutions, activities and enterprises for the exclusively charitable, religious and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended with related and kindred and incidental purposes. The registered office of the corporation is 401 N 10th Street, Reading, PA 19604.

REED LAW
4303 Derry St.
Harrisburg, PA 17111

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 (August 1, 2023) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on August 2, 2023 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

COYLE, JAMES P. - Mary Anne Coyle, Extx.,
Jonathan B. Batdorf, Esq.

HIGHLAND MEMORIAL PARK CORP
- Trust Under Agreement F/B/O Highland
Memorial Park, Trust Bank, Trustee, Kendra D.
McGuire, Esq.

MASLAR, JR., JOHN M. a/k/a MASLAR,
JR., JOHN MICHAEL - David M. Maslar, Exr.,
David S. Sobotka, Esq.

SARNES, JENNIFER ANN - Frank W.
Sarnes, Jr., Admr., Victoria Gallen Schutt, Esq.

SMITH, JR., WHALEN J. - Barbara Ann
Rundle, Admx., Mark R. Sprow, Esq.

7/20/2023

Vol. 115, Issue 42

TURNER, RUTH M. - Denise A. Bubbemoyer, Extx., Allen R. Shollenberger, Esq.

Last day for filing Accounts for September 2023 is August 7, 2023.

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. 23-10042

NOTICE IS HEREBY GIVEN that the Petition of Jessica Lynn Reppert was filed in the above named Court, praying for a Decree to change their name to JUDE LEROY REPPERT.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Ryan W. McAllister, Esq.
EBNER NEVINS & McALLISTER, LLC
602-604 Court Street
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-10238

NOTICE IS HEREBY GIVEN that the Petition of Mary Tallaksen Looker was filed in the above named Court, praying for a Decree to change her name to MARY TALLAKSEN.

The Court has fixed September 22, 2023, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Pamela L. VanFossen, Esq.
Masano Bradley, LLP
875 Berkshire Blvd., Suite 100
Wyomissing, PA 19610

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

**AHEARN, COLLEEN M. also known as
AHERN, COLLEEN, dec'd.**

Late of Amity Township.
Executor: TYLER TRAPPANESE,
707 N. Reading Ave., Apt. B,
Boyertown, PA 19512.

ATTORNEY: STACEY WILILITS
MCCONNELL, ESQ.
LAMP MCERLANE, P.C.,
24 E. Market St.,
West Chester, PA 19381

ALBERT, CHARLOTT R., dec'd.

Late of Temple.
Executor: ROBERT K. ALBERT,
4404 5th Ave.,
Temple, PA 19560.

ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

ALTER, IV, JAMES THOMPSON, dec'd.

Late of Douglass Township.
Executor: RANDALL H. ALTER,
335 Colebrookdale Rd.,
Boyertown, PA 19512.

ATTORNEY: DAVID S. KAPLAN, ESQ.,
OWM LAW,
41 East High Street,
Pottstown, PA 19464

BLANKENSHIP, MICHAEL N., dec'd.

Late of Borough of Shillington.
Administratrix: ERIN L. COHICK,
c/o ATTORNEY: EDWARD P. SHEETZ, ESQ.,
GARDNER, RACINES & SHEETZ,
5930 Hamilton Boulevard, Suite 106,
Allentown, PA 18106

BOYER, SR., CLIFFORD J., dec'd.

Late of Tilden Township.
Administrators: MICHELLE HOWARD,
558 Adams Hotel Rd.,
Shoemakersville, PA 19555 and
CLIFFORD J. BOYER, JR.,
8016 McLamb Dr.,
Myrtle Beach, SC 29588.
ATTORNEY: WILLIAM R. BLUMER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

7/20/2023

Vol. 115, Issue 42

CARVAJAL, VICTOR J., dec'd.

Late of 11 Crestview Dr.,
South Heidelberg Township.
Administrator: ESNEDA CARVAJAL.
c/o ATTORNEY: JOHN H. MAY, ESQ.,
49 North Duke St.,
Lancaster, PA 17602

CORE, III, STEPHEN JOSEPH, dec'd.

Late of Exeter Township.
Executor: DAVID BILL,
201 Foxcatcher Ln.,
Media, PA 19063.
ATTORNEY: MATTHEW R. KESSLER,
ESQ.,
KESSLER LAW OFFICE, LLC
8 Church Ln.
Douglassville, PA 19518

DANNER, JAY L., dec'd.

Late of Muhlenberg Township.
Executrix: JAMIE M. SONON,
23 Michael Lane,
Denver, PA 17517.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

FETTERS, CHRISTOPHER LEON also known as

FETTERS, CHRIS, dec'd.
Late of Borough of Birdsboro.
Administratrix: MEREDITH FETTERS,
183 Hilltop Dr.,
Coatesville, PA 19320.
ATTORNEY: BAYARD H. GRAF, ESQ.,
GRAF & GRAF, P.C.,
175 Strafford, Ave., Ste. 230,
Wayne, PA 19087

FISCHER, KIM L., dec'd.

Late of Bern Township.
Executor: ROBERT FISCHER.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

FOLK, LEROY D., dec'd.

Late of Lower Alsace Township.
Executor: TERRY S. FOLK,
417 Coronet Dr.,
Blandon, PA 19510.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 202,
Reading, PA 19606

FREDERICK, ARLETTE SHARON, dec'd.

Late of 207 Spruce St.,
Borough of West Reading.
Administratrix: LYNNE KELLY,
6386 Bishop Rd.,
Center Valley, PA 18034.
ATTORNEY: RON R. MILLER, ESQ.,
ASHBY LAW OFFICES, LLC,
314 W. Broad Street, Suite 118,
Quakertown, PA 18951

FREDERICK, MILDRED V., dec'd.

Late of Borough of Birdsboro.
Executor: AARON TANEY,
211 Woodbridge Ln.,
Douglassville, PA 19518.
ATTORNEY: MISTY A. TOOTHMAN, ESQ.,
OWM LAW,
41 E. High St.
Pottstown, PA 19464.

GANCI, DOROTHY IRENE also known as GANCI, DOROTHY I., dec'd.

Late of Borough of Boyertown.
Executors: SAMI JO TROUT,
702 S. Reading Ave.,
Boyertown, PA 19512 and
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

GERHART, ALICE M., dec'd.

Late of Douglass Township.
Executrix: MINA A. GERHART,
230 S. 3rd St.,
Hamburg, PA 19526.
ATTORNEY: MISTY A. TOOTHMAN, ESQ.,
OWM LAW,
41 E. High St.,
Pottstown, PA 19464

HAWKINS, JOAN A., dec'd.

Late of Douglass Township.
Executrix: PATRICIA A. MITCHELL,
736 Holly Dr.,
Stowe, PA 19464.
ATTORNEY: DAVID A. MEGAY, ESQ.,
OWM LAW,
41 E. High St.,
Pottstown, PA 19464

KIEFFER, EARLENE also known as KIEFFER, EARLENE C., dec'd.

Late of Alsace Township.
Executor: GERALD A. KIEFFER,
10 Irish Mountain Rd.,
Temple, PA 19560.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

KIMBALL, LAWRENCE A., dec'd.

Late of Lower Heidelberg Township.
Executrix: CHRISTINA KIMBALL KELLY.
c/o ATTORNEY: ROBERT CLOFINE, ESQ.,
THE ELDER LAW FIRM OF ROBERT CLOFINE,
340 Pine Grove Commons,
York, PA 17403

KLEINGINNA, DONALD PETER also known as

KLEINGINNA, DONALD P., dec'd.
Late of Borough of Leesport.
Administratrix: DIANE E. KLEINGINNA,
70 Valley View Mobile Home Park,
Reading, PA 19605.
ATTORNEY: WILLIAM R. BLUMER,
BARLEY SNYDER LLP,
2755 Century Blvd.,
Wyomissing, PA 19610

7/20/2023

Vol. 115, Issue 42

KUKULYA, THERESA, dec'd.

Late of Amity Township.
 Executrix: LINDA RYNKIEWICZ,
 105 Guldin Rd.,
 Douglassville, PA 19518.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

MILLER, GLORIA A., dec'd.

Late of 101 Mountain Blvd.,
 Borough of Wernersville.
 Executor: DONALD R. MILLER.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

MOYER, DAVID C., dec'd.

Late of 686 Huffs Church Rd.,
 Borough of Alburdis.
 Executors: BARRY C. MOYER and
 STEVEN MOYER.
 c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

MOYER, EVELYN J., dec'd.

Late of 97 Ziegler Rd.,
 Borough of Leesport.
 Executor: BRIAN R. MOYER,
 1464 Blessing Lane,
 Reading, PA 19605.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

MYER, ELIZABETH B., dec'd.

Late of Marion Township.
 Executrix: MARY L. MINOR.
 c/o ATTORNEY: CALEB J. ZIMMERMAN, ESQ.,
 ZIMMERMAN LAW OFFICE,
 466 Jonestown Road,
 Jonestown, PA 17038

PFAUTZ, SR., JOHN H., dec'd.

Late of 433 Fairview St.,
 Muhlenberg Township.
 Administrator, C.T.A.: MICHAEL A. BROSSMAN,
 1799 Friedensburg Rd.,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**PHILIP, THONI VARKEY also known as
PHILIP, THONI V., dec'd.**

Late of Exeter Township.
 Executors: GEORGE PHILIP,
 1619 Kings Mill Rd.,
 Gwynedd Valley, PA 19437 and
 NEENA M. PHILIP,
 781 Union St., 2R,
 Brooklyn, NY 11215.
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PSZCZOLKOWSKI, SR., DALE S., dec'd.

Late of Borough of Leesport.
 Executor: DALE S. PSZCZOLKOWSKI, JR.,
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

REINERT, JUNE L., dec'd.

Late of 32 Mountain View Dr.,
 Maidencreek Township.
 Executor: STEVEN T. REINERT.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

ROY, JEAN T., dec'd.

Late of Exeter Township.
 Executor: JOHN J. MORISSETTE.
 c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
 LAW OFFICES OF TIMOTHY B. BITLER,
 3115 Main Street,
 Birdsboro, PA 19508

SCHRADER, MARY R., dec'd.

Late of 2900 Lawn Terrace, Apt. 227,
 Muhlenberg Township.
 Executor: MICHAEL A. SCHRADER,
 P.O. Box 613,
 Rangeley, ME 04970.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SHUPP, KURT R., dec'd.

Late of Borough of Birdsboro.
 Administrator: SCOTT G. HOH, ESQ.,
 LAW OFFICE OF SCOTT G. HOH,
 606 North 5th Street,
 Reading, PA 19601

SIMONS, JULIA EDGERTON, dec'd.

Late of 3716 Route 737,
 Kempton.
 Executor: JONATHAN SIMONS,
 3716 Route 737,
 Kempton, PA 19529.
 ATTORNEY: SHARON A.L. BRASS, ESQ.,
 LAW OFFICES OF BRUCE SHAW, P.C.,
 2735 Terwood Rd.,
 Willow Grove, PA 19090

SLIFER, CLAUDY F., dec'd.

Late of Washington Township.
 Executor: BRUCE SLIFER,
 c/o ATTORNEY: JANET M. COLLITON, ESQ.,
 COLLITON ELDER LAW ASSOCIATES,
 790 E. Market St., Ste. 250,
 West Chester, PA 19382-4806.

TAYLOR, JR., GEORGE ROBERT, dec'd.

Late of Borough of Birdsboro.
 Executor: ANDREW ROBERT TAYLOR,
 728 E. 2nd St.,
 Birdsboro, PA 19508.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Ln.,
 Douglassville, PA 19518

7/20/2023

Vol. 115, Issue 42

TUMMINELLO, SR., JOSEPH, dec'd.

Late of 4414 Bittner Ave.,
Lower Heidelberg Township.
Executrix: LINDA M. CHIMAHOSKY,
4414 Bittner Ave.,
Sinking Spring, PA 19608.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

WOLFE, DOUGLASS, dec'd.

Late of City of Reading.
Administrator: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

ZINN, LARISSA, dec'd.

Late of Union Township.
Executor: MATTHEW R. KESSLER, ESQ.,
KESSLER LAW OFFICE, LLC,
8 Church Ln.,
Douglassville, PA 19518.

Second Publication**BAVER, MARIE E., dec'd.**

Late of 120 Trexler Ave.,
Borough of Kutztown.
Executors: LINDA G. BAVER,
610 Pine St., Apt. 1,
Hamburg, PA 19526 and
ROBERT S. BAVER,
225 Fenstermaker Rd.,
Kutztown, PA 19530.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

BEITLER, TODD FREDERICK also known as

**BEITLER, TODD F. and
BEITLER, TODD, dec'd.**
Late of 104 E. Smith St.,
Borough of Topton.
Executor: THOMAS JOHN BEITLER,
104 E. Smith St.,
Topton, PA 19562.
ATTORNEY: MICHAEL IRA STUMP,
ESQ.,
207 East Main Street, Suite 100,
Macungie, PA 18062

BOYD, JOAN C., dec'd.

Late of 1 Heidelberg Dr.,
Borough of Wernersville.
Executrices: ROBIN KLINE and
HEATHER HANLEY.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

DAVIS, BERNADETTE CULLEN also known as

DAVIS, BERNADETTE, dec'd.
Late of 1954 Meadow Lane,
Borough of Wyomissing.
Executrix: MAUREEN MCDONOUGH,
21 Hummingbird Rd.,
Wyomissing, PA 19611.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

HEIMBACH, ROBERT A., dec'd.

Late of 76 Philadelphia Ave.,
Borough of Shillington.
Administrator: DENNIS HEIMBACH,
1375 Pershing Blvd.,
Reading, PA 19604.
ATTORNEY: JOHN D. LEVAN, ESQ.,
1508 Alsace Road,
Reading, PA 19604

MARSHALL, DOMINIC JULIUS, dec'd.

Late of 6105 Perkiomen Ave.,
Exeter Township.
Administratrix, C.T.A.: MELISSA
KOSTREY,
6105 Perkiomen Ave.,
Reading, PA 19606.

MCCLOUGHAN, JOYCE M., dec'd.

Late of Amity Township.
Executors: HOLLY A. BALATGEK and
RICHARD PERRY CHIRIELEISON.
c/o ATTORNEY: DARAL A. WOERLE, ESQ.,
P.O. Box 6765,
Wyomissing, PA 19610

OYLER, MARILYN W., dec'd.

Late of Bern Township.
Administratrix: BONNIE BOLLINGER,
11 South Pearl St.,
Wernersville, PA 19565.
ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SHOWERS, GERTRUDE E., dec'd.

Late of Cumru Township.
Administratrix, C.T.A.: PAMELA S.
RAYBUCK,
2 Red Tail Circle,
Denver, PA 17517.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

SNYDER, DOUGLAS E., dec'd.

Late of Cumru Township.
Administratrix: KYRA L. SNYDER,
121 Medinah Dr.,
Reading, PA 19607.
ATTORNEY: GRAZIELLA M. SARNO, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

7/20/2023

Vol. 115, Issue 42

WAGNER, SALINDA J., dec'd.

Late of 173 Plum Creek Rd.,
Penn Township.
Executrix: BRENDA A. REICH,
372 Bertolet Mill Rd.,
Oley, PA 19547.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

VALENTIS, ALBERT WALTER, dec'd.

Late of 525 Lancaster Ave. 202,
City of Reading.
Administratrix: JANICE PETERS,
504 Brighton Ave.,
Reading, PA 19606.
ATTORNEY: JAMES O'CONNOR, ESQ.,
608 West Oak Street,
P.O. Box 201,
Frackville, PA 17931

Third and Final Publication**FIRESTINE, VIOLA J., dec'd.**

Late of County of Lebanon.
Executors: MICHAEL H. FIRESTINE and
BARBARA ANN FOLK.
c/o ATTORNEY: GEORGE E.
CHRISTIANSON, ESQ.,
CHRISTIANSON MEYER,
411 Chestnut Street,
Lebanon, PA 17042

FREDERICK, LYLE M. also known as

FREDERICK, LYLE, dec'd.
Late of Borough of Shoemakersville.
Administrator: NICHOLAS PORCARO, JR.,
337 Stonehill Rd.,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

FREY, RALPH L., dec'd.

Late of Rockland Township.
Executrix: SANDRA L. FREY,
109 Lobachsville Rd.,
Fleetwood, PA 19522.
ATTORNEY: H. CHARLES MARKOFSKI, ESQ.,
MARKOFSKI LAW OFFICES,
1258 E. Philadelphia Avenue,
P.O. Box 369,
Gilbertsville, PA 19525-0369

HOFFMAN, WILLIAM F., dec'd.

Late of 2523 Reading Blvd.,
City of Reading.
Executrix: KARON T. STRAKA,
124 Norman St.,
West Lawn, PA 19609.
ATTORNEY: GILBERT M. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

MILLER, CLAIR L., dec'd.

Late of Centre Township.
Executors: DARIN C. MILLER,
192 Ziegler Rd.,
Leesport, PA 19533 and
DONNA KUNKLE,
107 Fox Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

PUGLIESE, KATHY A. also known as

**PUGLIESE, KATHY and
PAPPADAKES, KATHY A., dec'd.**
Late of 263 Linden St.,
City of Reading.
Executrices: JAMIE A. MCKEE,
302 Gray Fox Lane,
Goose Creek, SC 29445-2717 and
LAUREN NICOLE CULLEN,
7704 Wagner Way, Apt. B,
Elkins Park, PA 19027.
ATTORNEY: EDWIN L. STOCK, ESQ.,
RICK STOCK LAW,
50 N. 5th Street, 4th Floor,
Reading, PA 19601

RAUSCH, RUTH M., dec'd.

Late of Borough of Hamburg.
Executors: KAREN R. R HARTMAN,
3005 Octagon Ave.,
Sinking Spring, PA 19608,
DOROTHY M. SCHAPPELL,
738 Park Ave.,
Hamburg, PA 19526 and
TIMOTHY H. RAUSCH,
588 Zion Church Rd.,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

ROHRBACH, BETTY J., dec'd.

Late of Perry Township.
Executor: BRIAN K. BOWER,
83 Virginville Rd.,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

STAMM, MELBA E., dec'd.

Late of Rittenhouse Village,
2900 Lawn Terrace,
Muhlenberg Township.
Executrix: NANCY E. KERPER,
2330 Alsace Rd.,
Reading, PA 19604.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

TINLEY, JR., THOMAS G., dec'd.

Late of Tilden Township.
Executor: RICHARD L. GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

7/20/2023

Vol. 115, Issue 42

Timothy T. Engler, Esquire STEINER
& SANDOE36 West Main Avenue
Myerstown, PA 17067717-866-5737

FICTITIOUS NAME

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

OTherapYogo with its principal place of business at 333 Wheatland Ave., Shillington, PA 19607.

The name and address of the person owning or interested in said business is: Elizabeth Bentz, 333 Wheatland Ave., Shillington, PA 19607.

TERMINATION OF PARENTAL RIGHTS

IN THE COURT OF COMMON PLEAS
LEBANON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION NO.
2023-544

IN RE: TERMINATION ROWAN
JACE DREIBILBIS NOTICE BY
PUBLICATION TO UNKNOWN
FATHER A Petition has been filed asking the court to put an end to all rights you have to your child, Rowan Jayce Dreibilbis, born on April 22, 2019 to Emily Diane Dreibilbis. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on July 27, 2023 at 2:30 P.M. in Courtroom No. 4 of the Lebanon County Courthouse, 400 South Eighth Street, Lebanon, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OUR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. MIDPENN LEGAL SERVICES
1150 CHESTNUT STREET, SUITE 1
LEBANON, PA 17042(717) 274-2834

7/20/2023

Vol. 115, Issue 42

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