

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending February 17, 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 JEFFREY K. SPRECHER - (JKS)

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 -
(MAU)

CISO'S HEATING - Jiminez, Kim; 22 14515;
K. Jiminez, IPP.

SERRANO, STEPHANIE - Portfolio Recovery
Associates LLC; 19 15344; Ilana Zion.

WENTZEL, CHAD D - Citizens Bank N A; 23
1404; Michael J. Dougherty.

Abuse

ANAMAN, AINESEY - Anaman, Francis; 23
1666; F. Anaman, IPP. (JGK).

BRENDLE, MELANIE J - Clark, Patrick Sr;
23 1595; P. Clark, IPP. (TMB).

CARVAJAL, JULIO CESAR SR - Blanco,
Zuleika Valdes; 23 1691; Z. Blanco, IPP.
(JMB).

CLARK, NIERRA - Clark, Patrick Sr; 23 1593;
P. Clark, IPP. (TMB).

COOK, CHAD MICHAEL - Padden, Ryan
Erik; 23 1592; R. Padden, IPP. (JAB).

COTTLE, RICHARD BLAKE - Cottle, Sharea
Lynn; 23 1756; S. Cottle, IPP. (JMB).

DASTINE, EDSON - Dorfils, Jesmarnick; 23
1690; J. Dorfils, IPP. (JGK).

DODSON, JAMES A III - Dodson, Chantal; 23
1744; C. Dodson, IPP. (JMB).

EBERT, AMBER MARIE - Ebert, Ronald
John; 23 1523; R. Ebert, IPP. (TMB).

FERNANDES, DEREK - Walton, Nicole; 23
1668; N. Walton, IPP. (JGK).

FREEMAN, CHRISTOPHER ARTHUR -
Baker, Amanda Lynn; 23 1524; A. Baker,
IPP. (TMB).

GORMAN, JENNIE L - Gallo, Brandon; 23
1528; B. Gallo, IPP. (TMB).

GRUBBER, JOHN W - Pfennig, Debra L, D, E
Minor; 23 1515; D. Pfennig, IPP. (TMB).

HENRIQUEZ, MELVIN RAFAEL - Santana,
Jesenia Desiree Reyes; 23 1544; J. Santana,
IPP. (JAB).

HERRERA, EDGARDO - Padilla, Angela
Ibarra; 23 1525; A. Padilla, IPP. (TMB).

KAUFFMAN, JAY - Kauffman, Karen; 23
1623; K. Kauffman, IPP. (JMB).

LANDRAU-MELENDEZ, MIGUEL ANGEL -
Nin, Nishaly; 23 1754; N. Nin, IPP. (JMB).

LAWRENCE, ANTHONY EUGENE -
Ahwireng, Bethany Grace; 23 1547; B.
Ahwireng, IPP. (JAB).

MAHONEY, KRISTINE - Koehler, Kevin; 23
1621; K. Koehler, IPP. (JMB).

MARTINEZ, GREGORY RODRIGUEZ
- Fana, Daniela; 23 1616; D. Fana, IPP.
(JMB).

MARTINEZ, SAMUEL GOMEZ - Rivera,
Jerybet Torres; 23 1517; J. Rivera, IPP.
(TMB).

MASOLLEL, LORRAINE L - Feliciano, Julio
A; 23 1644; J. Feliciano, IPP. (JMB).

MINAYA, JO-ANN - Nin, Nishaly; 23 1753;
N. Nin, IPP. (JMB).

MONTAGUE, CHARLES E - Washington,
Marcella; 23 1615; M. Washington, IPP.
(JMB).

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MOORE, GERALD - Moore-Thomas, Veronica; 23 1611; V. Moore-Thomas, IPP. (JMB).

MOYER, RACHEL MARIE - Moyer, Katherine A; 23 1594; K. Moyer, IPP. (TMB).

PAGAN, LUIS ALFREDO PEREZ - Reyes, Amarillys; 23 1617; A. Reyes, IPP. (JMB).
PARIS, NILSA - Molina, Mindy; 23 1680; M. Molina, IPP. (JMB).

QUINTERO, ADRIAN E - Quintero, Lorena Y; 23 1527; L. Quintero, IPP. (JGK).

RICHARDSON, JOHN CLIFFORD - Walker, Sierra; 23 1692; S. Walker, IPP. (JMB).

ROCHESTER-COTTLE, RASHAE KESHAWNA - Cottle, Sharea Lynn; 23 1757; S. Cottle, IPP. (JMB).

SCHNITZLER, KYLE - Ketterer Jr, Dennis; 23 1669; D. Ketterer, IPP. (JGK).

SHALTERS, JESSICA RENEE - Shalters, Larry Kenneth; 23 1608; L. Shalters, IPP. (JMB).

SICKEL-SMITH, DAWN - Heller-Smith, Nathan Scott; 23 1665; N. Heller-Smith, IPP. (JGK).

TURNER, KALIA - Turner, Holly N; 23 1620; H. Turner, IPP. (JMB).

VOUSE, LORDE-ZACKERY - Vouse, Andrea-Lynn; 23 1657; A. Vouse, IPP. (JMB).

WHITE, SHAWN EDWARD - White, Christina Lynette; 23 1518; C. White, IPP. (TMB).

Arbitration Award

HADBA, FATIMA - Progressive Specialty Insurance Company; 20 14430; Michael J. Dougherty, Cameron Deane.

Certified Copy of Foreign Divorce Decree

MOSER, BRETT R - Moser, Elizabeth J, Clark, Elizabeth J; 23 1655; E. Moser, IPP.

Complaint

AMITABHA BUDDHIST SOCIETY OF PHILADELPHIA - Marlowe, Royal; 23 872; Travis L. Kreiser.

BURNS, DENNIS - Hereford Estates; 23 1164; Victor M. Frederick IV.

MEST, JENNIFER - Lvnv Funding LLC; 23 1473; Gregg L. Morris.

Contract - Debt Collection: Credit Card

ADAMS, TIMOTHY W - Citibank N A; 23 1645; Michael J. Dougherty. (JBN).

MIRANDA, NIKOL - Citibank N A; 23 1610; Robert M. Kline. (MSF).

ROSARIO, TEODOCINA - JP Morgan Chase Bank N A; 23 1529; Julie E. Goodchild. (JEG).

SMITH, CYNTHIA M - Cavalry Spv I LLC; 23 1516; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

VICENTE, TRINITY - Citibank N A; 23 1521; Robert M. Kline. (JBN).

Contract - Debt Collection: Other

BIRDSBORO KOSHER FARMS CORP - Agricultural Commodities Inc; 23 1599; Charmaine E. Nyman. (MSF).

HARLEY, WENDY - DNF Associates LLC; 23 1681; Demetrios H. Tsarouhis. (JBN).

PENN GRAPHICS EQUIPMENT INC - Lync Logistics LLC; 23 1602; Daniel G. Dougherty. (JBN).

Contract - Employer Dispute: Discrimination

JMM SERVICES INC, FR MEYER'S SOHN NORTH AMERICA LLC - Horning, Amy; 23 1760; Michael J. Bradley. (JBN).

Contract - Other

BIXLER, AUSTIN E, A & A LAWN & LANDSCAPE LLC - Diamond Credit Union; 23 1658; Philip G. Curtin. (JEG).

GASKINS, YOLANDA M - Diamond Credit Union; 23 1627; Philip G. Curtin. (JEG).

GREENFIELD OF PERKIOMEN VALLEY LLC - J & L Roofing LLC; 23 1682; Paul F. Troisi. (JEG).

Custody

CASTRO, CYNTHIA M - Weidner, Cody A; 23 1614; Joseph A. Guillama. (JGK).

HOLLY-FRAZIER, GARRY - Johnson, Shontel Y; 23 1733; Nikolas David Capitano. (SEL).

KEGERREIS, DAMARIS L - Kegerreis, Shane A; 23 1758; Timothy T. Engler. (SEL).

QUINTERO, ADRIAN E - Quintero, Lorena Y; 23 1530; Joseph A. Guillama. (JEG).

Divorce

ADKISSON, JANISTIE - Adkisson, Stephen; 23 1597; Brendan T. McGuigan. (JEG).

ANGELISANTI, DENNIS L - Angelisanti, Susan J; 23 1673; Sara R. Haines Clipp. (SEL).

APPLEGATE, DAVID - Flemming, Trudy; 23 1686; Rebecca Ann Smith. (JGK).

BELLUS, EUGENE R - Bellus, Lois L; 23 1605; Dawn M. L. Palange. (SEL).

BIBIAN, FLODELIZA - Bibian, Hector; 23 1520; Joseph A. Guillama. (JGK).

CARDONA, STEPHANIE - Cardona-Torres, Mariano; 23 1646; Bernard Mendelsohn. (TMB).

CHANDLER, TRACEY - Chandler, Valerie; 23 1765; Julie J. Marburger. (TMB).

CONLEY, ALBERT - Conley, Tina; 23 1643; Jeffrey R. Boyd. (JEG).

COX, MICHELE L - Cox, James H; 23 1545; Ann E. Endres. (TMB).

DE JESUS MARMOL NUNEZ, JUAN - Marmol Nunez, Emilia; 23 1648; Bernard Mendelsohn. (JEG).

FERNANDEZ, SABRINA BANKES - Fernandez, Orlando; 23 1540; Brenna H. Mendelsohn. (JEG).

FERREIRAS, ALVIN RAFAEL - Delcarpio, Mercedes; 23 1609; Anthony A. III Maturano. (JEG).

GUMENISKI, KRISTEN - Gumeniski, John; 23 1732; J. Gumeniski, IPP. (JEG).

IBARRA, JASMINE - Ibarra, Carlos H; 23 1647; Priscilla Natale. (JGK).

KONAS, MARC A - Konas, Carolyn S; 23 1606; Gregory D. Henry. (JGK).

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MALONEY, NICHOLAS A - Maloney, Lindsay J; 23 1688; Mark E. Zimmer. (JEG).

MENENDEZ, ANGEL - Menendez, Ana Margarita; 23 1526; A. Menendez, IPP. (SEL).

MONZON, LOURDES - Henneman, Stephen; 23 1770; Joseph A. Guillama. (JEG).

OBLOSSER, KELSEY H - Oliver, Christopher H; 23 1763; Lisa J. Cappolella. (JGK).

PETERSON, DAVID D - Hafer, Christina L; 23 1532; Sara R. Haines Clipp. (JEG).

PHAM, CHARLES DUNG - Pham, Thuy Thu; 23 1580; Bernard Mendelsohn. (JGK).

RAMSEY, TIMOTHY A - Ramsey, Deborah M; 23 1531; Jacob Mazur. (TMB).

ROWE, JUSTIN J - Rowe, Ashley M; 23 1539; Ann E. Endres. (SEL).

SEYLER, TERRY R - Seyler, Annette R; 23 1604; Matthew R. Kessler. (SEL).

SNELL, DAWN - Snell, Mark E; 23 1513; Bernard Mendelsohn. (JGK).

SUAREZ, LUISA MARIA - DeJesus, Jose Suarez; 23 1684; Lisa D. Gentile. (TMB).

VANEGAS, FERNANDO SALAZAR - Canario, Aime Michelle Mejia; 23 1730; A. Canario, IPP. (SEL).

Divorce - Custody Count Complaint

MALONEY, NICHOLAS A - Maloney, Lindsay J; 23 1689; Mark E. Zimmer. (JEG).

MONZON, LOURDES - Henneman, Stephen; 23 1771; Joseph A. Guillama. (JEG).

OBLOSSER, KELSEY H - Oliver, Christopher H; 23 1764; Lisa J. Cappolella. (JGK).

SUAREZ, LUISA MARIA - DeJesus, Jose Suarez; 23 1685; Lisa D. Gentile. (TMB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Davis, Elijah; 23 1574; E. Davis, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Romero Jr, David; 23 1723; Curtis E. Barnes. (JBN).

Magisterial District Justice Appeal

ANGUIERA, MARIA, TORRES, RAFAEL - Huynh, Jonathan; 23 1743; J. Huynh, IPP. (JEG).

EDDY, SHAY PATRICK - Satiro, Edoardo, Satiro, Maria; 23 1731; E. Satiro, IPP. (MSF).

PABEY-SERRANO, MARIE - Smith, Rudolph, Pan, Julie; 23 1734; R. Smith, IPP. (JBN).

PEREZ, MARIA, PEREZ, MARIA E - Arndt, Barry C; 23 1546; B. Arndt, IPP. (MSF).

PEREZ, STEVE - Reading Housing Authority; 23 1662; Reading Housing Authority, IPP. (JEG).

SUNSET MANOR INVESTMENTS LLC - Exeter Township; 23 1677; Exeter Township, IPP. (JEG).

Miscellaneous - Other

CENTER FOR UROLOGIC CARE OF BERKS COUNTY P C, WHITE, SHAWN E, HARRIS, CONSTANTINE, MONATH, JAMES, EDWARDS, DANIEL, DREHER, PAULETTE C, CUC REAL ESTATE CORP - Spang, Eric, Spang, Melissa; 23 1653; Aaron J. Freiwald. (MSF).

Miscellaneous - Replevin

BURGOS, ERIC ESPOLA - K2 Rentals LLC; 23 1507; James M. Berent. (MSF).

Notice to Plead/Defend

SEVERINO, ALTAGRACIA - Ruiz, Libia; 23 296; Alan B. Ziegler.

Petition

CITY OF READING CITY COUNCIL MEMBERS, REED, DONNA, GOODMAN-HINNERSHITZ, MARSHA, VENTURA, MELISSA, DAUBERT, CHRISTOPHER, BUTLER, WESLEY, MILLER, CHRISTOPHER - We The People Citizens Reading Pennsylvania Berks County, Morrison, Evelyn W; 23 1519; We The People Citizens Reading Pennsylvania Berks County, IPP. (MSF).

Petition for Appeal Nunc Pro Tunc

KETTERER, DENNIS, KETTERER, SHANNON - Wishing Well Estates LLC; 23 1596; Wishing Well Estates LLC, IPP. (JEG).

Professional Liability - Medical

READING HEALTH HOSPITAL, PENNSYLVANIA DEPARTMENT OF CORRECTIONS, BRITAIN, KATHY, PICKNEY, LIEUTENANT - Gibson, Derrick; 23 1755; D. Gibson, IPP. (MSF).

ROMAR CORPORATION, CARING MATTERS HOME CARE, CARING MATTERS HOME CARE 006, FLEISHOOD, LISA, RUSSLIN ENTERPRISES LLC - The Estate Of Deborah Morrison-Willingham, Morrison-Nelson, Kimberly M; 23 1660; Ronald Lebovits. (MSF).

Real Property - Landlord/Tenant Dispute

HAWLEY, TRACEY - Jltmjt Real Estate; 23 1650; Victor M. Frederick IV. (JEG).

Real Property - Mortgage Foreclosure: Residential

BEVANS, SUSAN - Wilmington Savings Fund Society Fsb, Stanwich Mortgage Loan Trust M; 23 1652; Jill M. Fein, Kaitlin D. Shire. (MSF).

GREISER, MARLENE, GREISER, CHRISTOPHER M - Midfirst Bank; 23 1612; Geraldine M. Linn. (MSF).

O'NEILL, MEGHAN H - Midfirst Bank; 23 1769; Geraldine M. Linn. (MSF).

SANTEE, ARWEN L - Freedom Mortgage Corporation; 23 1683; Carolyn Treglia. (MSF).

STINE, KATIE A, STINE, HERBERT W - Newrez LLC; 23 1659; Heather Riloff. (MSF).

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Tort Motor Vehicle

9323686 CANADA INC - Pennsylvania National Mutual Casualty Insurance Company, Christman, Craig, Christman, Ingrid; 23 1607; Caroline G. Robelen. (JEG).

CRUZ-HERNANDEZ, LUIS XAVIER, RIOS, RAFAEL - Jimenez, Ricardo; 23 1663; Matthew Ian McDonald. (MSF).

READDY, JAMES F - Benham, Eric D; 23 1661; Michael D. Dautrich. (JBN).

REILLY, SEAN - Salaam, Bilal; 23 1581; Ryan S. Savodnick. (JBN).

STEFFEY, DAVID - Doyle, Richard; 23 1654; Stephen A. Schneider. (JBN).

TAVARES- VALDEZ, YASMIN A - Davis, John; 23 1626; Anthony Lopresti. (JBN).

WENTZ, ALYSSA M, JOE JURGIELEWICZ & SON LTD - Mengle, Steven D, Mengle, Alicia K; 23 1671; Edward P. McNelis. (JBN).

Tort Other

ANTOINE, MARIE K - Nationwide Insurance Companies, Iron Horse Hobby House LLC; 23 1679; Steven J. Payne. (JEG).

Tort Premise Liability

READING MEAT & PRODUCE CORP, 200 WEST BUTTONWOOD LLP, JOHN DOES 1-10, ABC CORPORATIONS 1-10 - Mejia, Denny Compres; 23 1642; Michael P. Malvey. (MSF).

SHERIFF’S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **March 10, 2023** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

Case No.: 15-14763
Judgment Amount: \$408,727.30
Attorney: Matthew C. Fallings, Esquire

Legal Description

ALL THAT CERTAIN two and one-half story dwelling house, stone barn and garage, together with the tract of land on which the same is erected, located on the East side of Old Airport Road (L.R. 0618710) hereditaments and appurtenances, situate in the Township of Amity, County of Berks and State of Pennsylvania, more particularly described by plan and survey prepared by John T. Aston; registered Surveyor,

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Boyertown, Pennsylvania, Plan No. 380-1A, dated June 17, 1975 as last revised, and being further known as Lot No. 3 on said plan, said plan recorded in Plan Book Volume 49, Page 14, Berks County records, being more fully bounded and described as follows.

BEGINNING at a spike in the center line of Old Airport Road, a corner of this and the land of Joseph Yanos, Jr. and Warren M. Hass; thence from the point of beginning, the line leaving the bed of Old Airport Road along the land of Joseph Yanos, Jr and Warren H. Hass, South seventy-eight degrees fifty-two minutes twenty-two seconds East six hunched seventy-two and sixty-three one-hundredths feet to an iron pin found, a corner of this and in the property line of the land now or late of the Victor R. Bieber Estate, thence along the land now or late of the Victor R. Bieber Estate South twenty-four degrees twenty-five minutes eighteen seconds West six hundred sixty-six and twenty-three one-hundredths feet to an iron pin set, a corner of this and Lot No. 2 on the above mentioned recorded plan, thence along Lot No. 2 North seventy-two degrees thirty minutes thirty-nine seconds West four hundred fifty-eight and ten one-hundredths feet to a spike in the center line of Old Airport Road, the line passing over an iron pin set fifteen and ninety one-hundredths feet from the spike in the road; thence in and through the bed of Old Airport Road, also being along the land now or late of the Victor R. Bieber Estates, the next two courses and distances, to wit (1) North twelve degrees forty-six minutes six seconds East three hundred seventy- four and four one-hundredths feet to a spike, a corner, (2) North seven degrees twenty-two minutes twenty-eight seconds West two hundred thirty-five and ninety-two one-hundredths feet to the point of beginning.

BOUNDED on the North by land of Joseph Yanos, Jr. and Warren H. Hass; on the East by land now or late of the Victor R. Bieber Estate, on the South by Lot No. 2 on the above mentioned recorded plan; and on the West by Old Airport Road.

BEING THE SAME PREMISES AS Heather E. Merritt, by Deed dated May 26, 2006, and recorded by the Berks County Recorder of Deeds in Deed Book 4934, at Page 926, granted and conveyed unto Heather E. Merritt and Dennis Keith Dixon, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 639 Old Airport Road, Douglassville, PA 19518.

MAP PIN: 536517017467

ACCOUNT: 24010480

TO BE SOLD AS THE PROPERTY OF: Heather E. Merritt and Dennis Keith Dixon (a/k/a Dennis K. Dixon)

Docket #16-2038
Judgment Amount: \$111,690.44
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The Land Described Herein Is Situated In The State of Pennsylvania, County of Berks, And Is Described As Follows:

All That Certain Lot or Piece of Ground Together With The 2-1/2 Story Brick Dwelling House Thereon Erected, Situated At The Southwest Corner Of Amity And Linden Streets, Being No. 1430 Linden Street In The City Of Reading, County Of Berks And State Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At The Intersection Of The Southern Building Line of Said Amity Street With The Western Building Line of Said Linden Street; Thence Extending South Along Said Western Building Line Of Said Linden Street, A Distance of 30 Feet To A Point; Thence Extending West At Right Angles To Last Described Line, A Distance of 90 Feet To The East Side of A 15 Feet Wide Alley; Thence Extending North Along The Same A Distance Of 30 Feet To The Southern Building Line of Said Amity Street; Thence Extending East Along The Same, A Distance of 90 Feet To The Western Building Line Of Said Linden Street, The Place of Beginning.

Thereon erected a dwelling house known as:
1430 Linden Street
Reading, PA 19604
Tax Parcel #17531730283386
Account: 17458150

See Deed Book Page Instrument Number: 2019033594

Sold as the property of:
ANN MARIE DEWALD Solely in Her Capacity as Heir of Minnie Constantino, Deceased and STELLA GROSHEL Solely in Her Capacity as Heir of Minnie Constantino, Deceased

Docket #18-18538
Judgment Amount: \$93,263.62
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Pennsylvania, County of Berks described as follows:

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND LOT OF GROUND ON WHICH THE SAME IS ERRECTED, SITUATE ON THE NORTH SIDE OF OLEY STREET, BETWEEN SECOND AND THIRD STREETS, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA BEING NO. 209, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY A TEN FEET WIDE

ALLEY,
ON THE SOUTH BY SAID OLEY STREET,
ON THE EAST BY LOT NO. 211,
PROPERTY NOW OR LATE OF MRS. LAURA R. SHANAMAN, AND
ON THE WEST BY LOT NO. 207,
PROPERTY NOW OR LATE OF JONATHAN RITTER.

CONTAINING IN FRONT ON OLEY STREET EAST AND WEST TWENTY-TWO FEET (22') AND IN DEPTH, NORTH AND SOUTH TO SAID TEN FOOT ALLEY ONE HUNDRED SEVENTEEN FEET AND SIX INCHES (117'6").

Thereon erected a dwelling house known as:
209 Oley Street
Reading, PA 19601

Tax Parcel # 14-5307-58-64-3158
Account: 14549875
See Deed Book 6033, Page 658
Sold as the property of: ROBERT KHAN

20-01053
JUDGEMENT: \$97,555.49
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the frame dwelling house thereon, it being the western half of a twin-frame dwelling, situate in the Township of Muhlenberg, County of Berks, and State of Pennsylvania, being the Western portion of lot No. 122 on Plan of Building Lots known as Temple Heights surveyed and laid out by William H. Dechant & Sons for Henry A. Moyer, said Plan being recorded in the Office of the Recorder of Deeds of Berks County, in Plan Book No. 7, page 16, said lot being more fully bounded and described as follows, to wit:

On the North by Beaumont Avenue,
On the East by property now or late of Guido Valleriano and Antoniera Valleriano, his wife,
On the South by a fifteen (15) feet wide alley, and
On the West by Lot No. 121 on said Plan;

CONTAINING on said Beaumont Avenue from the line of lot No. 121 to the middle of the party wall between said twin frame dwelling a frontage of twenty-eight (28) feet three (3) inches more or less and extending in depth to said alley one hundred fifty (150) feet.

Subject to any conditions, covenants, easements, and restrictions of record insofar as the same are in force and applicable.

Parcel ID#: 5319-05-17-7546
Property Address: 1320 Beaumont Avenue, Temple, PA 19560

Note: Parcel ID# and Property Address provided for informational purposes only

BEING THE SAME PREMISES which Paul J. Valerlano, by Deed dated 03/07/2007 and recorded 03/14/2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed

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Book 5091, Page 2208, granted and conveyed unto William C. Strausser, Jr. in fee.

Tax Parcel: 5319-05-17-7546

Premises Being: 1320 Beaumont Ave, Temple, PA 19560

To be sold as the property of: Paul Trate, in his capacity as devisee of last will and testament of William C. Strausser, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William C. Strausser, Jr. Deceased.

No. 22-00509

Judgment: \$55,322.19

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, and lot of ground upon which the same is erected, situate on the Southeast corner of Perry and Church Streets, in the City of Reading, County of Berks and State of Pennsylvania, being No. 532 Perry Street bounded and described as follows, to wit:

On the North by said Perry Street;

On the East by property now or late of George W. Derr and Samuel H. Wert;

On the South by a 10 feet wide alley; and

On the West by said Church Street

CONTAINING in front on said Perry Street, 12 feet 6 inches and in depth of that width 100 feet to said alley.

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: 532 PERRY STREET, READING, PA 19601

Mapped PIN: 5307-43-87-1265

Parcel ID: 14530743871265

Account #: 14-594950

BEING THE SAME PREMISES which Angel A. Rivera-Rodriguez by Deed dated December 29th 2017 and recorded in Berks County Recorder of Deeds Office on January 3, 2018 in Instrument No. 2018000234, granted and conveyed unto Luis D. Pineiro Mendez.

TO BE SOLD AS THE PROPERTY OF LUIS D. PINEIRO MENDEZ

No. 22-1365

Judgment Amount: \$78,076.80

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house with the lot or piece of ground upon which the same is erected, situate on the Northerly side of Summit Avenue, between Crestmont Street and Carroll Street, being No. 305 Summit Avenue, in the 18th Ward of the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Northern side of Summit Avenue, an 80 feet wide street, as laid out on the topographic survey of the City of Reading, said point being 212 feet and 5/3/4 inches East of the Northeast building corner of the said Summit Avenue and Carroll Street, a 60 feet wide Street, also as laid out on the topographic survey of the City of Reading; thence in an Easterly direction along the said Northern side of the said Summit Avenue, the distance of 12 feet and 5-1/2 inches to a point; thence in a Northerly direction along the premises No. 303 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 303 Summit Avenue and the herein described premises and by a line at right angles to the aforementioned Northern side of Summit Avenue, the distance of 110 feet and no inches to a point in the Southern side of a 10 feet wide alley; thence in a Westerly direction along the said Southern side of the 10 feet wide alley and by a line at right angles to the last described line, the distance of 12 feet and 5-1/2 inches to a point; thence in a Southerly direction along the premises No. 307 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 307 Summit Avenue and the herein described premises and by a line at right angles to the last described line, the distance of 110 feet and no inches to the place of Beginning.

BEING THE SAME PREMISES WHICH ELISABETH S. WOJCIECHOWSKI, A/K/A ELISABETH S. WOJCIECHOWSKI, BY AGENT JOSEPH W. WOJCIECHOWSKI, BY VIRTUE OF THE BE RECORDED HEREWITH, by Deed dated 06/22/2011 and recorded 07/01/2011 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA as Instrument Number 2011024664, granted and conveyed unto PATRICK A. DIETRICH and APRIL L. DIETRICH, husband and wife.

AND THE SAID PATRICK A. DIETRICH died 11/06/2019, whereupon all right, title and interest vested unto APRIL L. DIETRICH by right of survivorship

PIN NO. 18530658743412

To be sold as the property of: April L. Dietrich

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Case No. 22-02857

Judgment Amount: 130,716.15

Attorney: Joseph L. Haines, Esquire

ALL THAT CERTAIN tract or parcel of land situate in the Township of Ruscombmanor, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public township road leading to Legislative Route 06112, said point being in line of lands of Carl Reetz and a corner of lands of Adolph Newheimer; thence in and along the northerly side of said public road and along said lands of Carl Reetz north 76 degrees, 24 minutes west a distance of 150.00 feet to an iron pin; thence along other lands of Harry Souders of which the hereindescribed premises was formerly a part south 00 degrees, 29 minutes west a distance of 201.61 feet to an iron pin in line of lands of Earl Freyermuth; thence along said lands of Earl Freyermuth north 83 degrees, 21 minutes east a distance of 150.00 feet to an iron pin inline of lands of the aforementioned Adolph Newheimer; thence along said lands of Adolph Newheimer north 01 degree, 54 minutes east a distance of 148.50 feet to the point the place of beginning. The last described line passing through an iron pin distant 16 feet, 05 inches from the said point of Beginning.

ALSO ALL THAT CERTAIN tract or parcel of land situate in the Township of Ruscombmanor, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Legislative Route 06112, said point being 150 feet North 75 degrees 30 minutes East of a point being in line of lands of Daniel E. Noll and a corner of lands of Adolph Newheimer; thence in and along the northerly side of said Legislative Route 06112 and along said lands of Daniel E. Noll North 75 degrees 24 minutes East a distance of 22.99 feet to a point; thence along lands of William L. Heath, Jr. and Dorothy R. Heath, South 5 degrees 45 minutes West a distance of 207.41 feet to an iron pin in line of lands of Earl Freyermuth; thence along land now or late of Kathryn V. Miller North 0 degrees 29 minutes East a distance of 201.61 feet to an iron pin, the place of Beginning.

UNDER AND SUBJECT to a Maintenance Agreement dated December 14, 1996 by and between Ernest E. Gauby, Barbara E. Fair, Trustee, David M. Miller and Joan E. Miller, his wife, and Charles T. Beitzel and Susan L. Beitzel, his wife, and William L. Heath, Jr. and Dorothy R. Heath, his wife, recorded in Record Book 2794, Page 1106 Berks County Records.

BEING THE SAME PREMISES which Kyle E. Gery by Deed dated July 15, 2016 and recorded in the Office of the Recorder of Deeds of Berks County, PA on July 15, 2016 to Instrument No. 2016024549 granted and conveyed until Veronica Stancea (Deeded owner).

BEING THE SAME PREMISES WHICH

Berks County Tax Claim Bureau by Deed dated _____, 2022 and recorded _____, 2022 in the Office of the Recorder of Deeds of Berks County to Instrument No. _____, granted and conveyed unto T. M. Prestige R.E.I., LLC (Equitable owner)

KNOWN AS: 60 NOLL LANE, RUSCOMBMANOR TOWNSHIP, BERKS COUNTY, PA

TAX PARCEL ID: 76543003144262

ACCOUNT: 76044710

TO BE SOLD AS THE PROPERTY OF T.M. PRESTIGE R.E.I., LLC

22-09056

JUDGMENT: \$185,549.01

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO STORY BRICK STORE AND DWELLING HOUSE AND LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTHEAST CORNER OF WEST HIGH AND SECOND STREETS, BEING NO. 161 WEST HIGH STREET, IN THE BOROUGH OF WOMELSDORF, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY PROPERTY NOW OR LATE OF EVA L. AND MINNIE M. MOYER; ON THE EAST BY PROPERTY NOW OR LATE OF REBECCA KEISER; ON THE SOUTH BY SAID HIGH STREET: AND ON THE WEST BY SECOND STREET.

CONTAINING IN BREADTH THIRTY-THREE FEET (33') AND IN DEPTH ONE HUNDRED FOURTEEN FEET EIGHT INCHES (14' 8") MORE OR LESS. THE LOT BEING PART OF ORIGINAL LOT NUMBERED IN THE GENERAL PLAN OF SECOND STREET IN SAID BOROUGH WITH THE NO. 40. BEING KNOWN AND DESIGNATED AS TAX PARCEL I.D. NO: 95-4337-07-59-6231

BEING THE SAME PREMISES which William T. Hain and Beth M. Skrocki formerly Beth M. Hani, by Deed dated 12/30/2016 and recorded 02/28/2017 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2017007471, granted and conveyed unto William T. Hain, in fee.

Tax Parcel: 95-4337-07-59-6231

Premises Being: 161 West High Street, Womelsdorf, PA 19567

To be sold as the property of: William T. Hain.

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Docket No. 22-9062
Judgment: \$49,125.36

Attorney: Meredith H. Wooters, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All That Certain lot or piece of land together with the buildings thereon erected, situate in the Township of Bern, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin in the middle of the road from Cross Keys bridge to West Leesport, thence in and by said road and lands now or late of Thomas Z. Kintzer, North 30 1/2 degrees West 180 feet to a stake, thence still by lands now or late of Thomas Z. Kintzer, North 35 degrees East 116 feet to the middle of Union Canal, thence South 51 1/2 degrees East 156.25 feet to a corner of lands now or late of Maude A. Paff, thence by the same South 35 1/2 degrees West 200 feet to the place of Beginning.

Being the same property conveyed to David A. Mycko, an unmarried man who acquired title by virtue of a deed from Annamarie R. Hassler, no marital status shown, dated September 26, 2006, recorded October 3, 2006, at Instrument Number 2006077678, and recorded in Book 4979, Page 2257, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1448 CROSS KEYS ROAD, READING, PA 19605.

Parcel No.: 27530905292461
Account: 27042905

See Deed Book Volume 4979, Page 2257

TO BE SOLD AS THE PROPERTY OF DAVID A. MYCKO, AN UNMARRIED MAN

Docket No. 22-9217
Judgment: \$74,785.08

Attorney: Meredith H. Wooters, Esquire
Scott A. Dieterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Matthew P. Curry, Esquire
Alyk L. Oflazian, Esquire
Cristina L. Connor, Esquire
Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two story brick dwelling house and lot of ground upon which the same is erected situate on the East side of and known as No. 559 Gordon Street, between West Green and West

Greenwich Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described in accordance with a survey by Warren W. Swoyer, dated September 1970, as follows: On the North by a 10 feet wide alley; On the South by property now or late of Ralph F. Fink; On the East by property now or late of Joseph F. Morris; and On the West by said Gordon Street. Containing in front 14 feet and in depth of that width, 95 feet more or less, the Northern property lines of the herein described premises being a distance of 120 feet Southwardly from the Southeast building corner of West Greenwich and Gordon Streets.

Being the same property conveyed to Brandon Roland who acquired title by virtue of a deed from Marisol Altigracia Lora and Francisco Antonio Mendez, dated June 27, 2019, recorded June 28, 2019, at Instrument Number 2019020937, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 559 GORDON STREET, READING, PA 19601.

Parcel No.: 15530764432269
Account: 15389450
See Instrument#: 2019020937

TO BE SOLD AS THE PROPERTY OF BRANDON ROLAND

Case Number: 22-9297

Judgment Amount: \$92,900.46

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two story frame dwelling house and the lot or piece of ground upon which the same is erected, situate in the Borough of Strausstown on the North side of Main Street, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit,

On the North by a public alley,
On the East by Lot #8, property of the late Dr. O B Herbein,

On the South by Main Street, and
On the West by Lot #4, property late of Florence Himelberger, now George W. Bauscher
CONTAINING in front of Main Street sixty (60) feet and in depth of equal width two hundred forty (240) feet, and in area 53-1/3 perches.

BEING KNOWN AS: 33 MAIN ST STRAUSTOWN, PA 19559
PROPERTY ID: 87443210456335

TITLE TO SAID PREMISES IS VESTED IN DAVID A. RUTH BY DEED FROM STEVEN P. MACBETH, DATED JUNE 30, 2005 RECORDED SEPTEMBER 12, 2005 IN BOOK NO. 4664 PAGE 336

To be sold as the Property of: DAVID A. RUTH

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22-11116
JUDGMENT: \$200,060.03
ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in Washington Township, County of Berks and Commonwealth of Pennsylvania, being designated as Lot 395, (a/k/a Lot 16) as set forth on the Plan of Overall Subdivision of Barto Developments, et al, "Phase A West Tract", made by All County and Associates Inc., dated 9/9/02 and recorded in Berks County Plan Book 301, page 400 and an "Amended Recorded Plan" recorded in Plan Book 306, page 490, more fully described and bounded as follows:

BEGINNING at a point in the Northwestern right of way line of Bishop Pine Road (50 feet wide) at a corner of Lot 396; THENCE along said right of way South 44 degrees 54 minutes 04 seconds West a distance of 22.00 feet to a corner of Lot 394; THENCE along said lot North 45 degrees 05 minutes 56 seconds West a distance of 115.39 feet to a corner of Lot 397; THENCE along said lot North 44 degrees 54 minutes 04 seconds East a distance of 22.00 feet to a corner of Lot 396; THENCE along said lot South 45 degrees 05 minutes 56 seconds East a distance of 115.39 feet to a corner in the Northwest right of way line of Bishop Pine Road, the point and place of BEGINNING.

BEING THE SAME PREMISES which Meadowbrook Realty LP, by Deed dated 10/06/2020 and recorded 12/01/2020 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2020045696, granted and conveyed unto Nicholas J Froehlich, in fee.

Tax Parcel: 89539903419541

Premises Being: 9 Bishop Pine Road, Barto, PA 19504

TO BE SOLD AS THE PROPERTY OF:
NICHOLAS J FROEHLICH.

22-11176
JUDGMENT: \$25,177.23
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house erected thereon, situate on the East side of North Ninth Street, between Oley and Douglass Streets, numbered 723 North Ninth 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 Franklin M. DeHart;

On the East by a ten feet (10') wide alley;
On the South by property now or late of John Botzum;

On the West be said North Ninth Street;
CONTAINING in front along North Ninth Street eighteen feet (18'), and in depth of equal width to said alley one hundred ten feet (110').

BEING THE SAME PREMISES which June E. Stoudt, by Deed dated 03/09/2001 and recorded 03/15/2001 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 3306, Page 2084, granted and conveyed unto Eliezer Rolon and Barbara J. Rolon, husband and wife, in fee.

Tax Parcel: 12531753041313

Premises Being: 723 N 9th St, Reading, PA 19604

TO BE SOLD AS THE PROPERTY OF
ELIEZER ROLON AND BARBARA J ROLON.

22-11625
JUDGMENT: \$39,802.96
ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick mansard roof dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Church Street, No. 1028, between Spring and Robeson Streets, in the City of Reading, County of Berks and the State of Pennsylvania, bounded and described as follows, to wit;

On the North of the property now or late of William F. Shugars;

On the East by Church Street;

On the South by the property now or later of George E. Wentzel; and

On the West by ten (10) feet wide alley:

CONTAINING in front on Church Street, North and South, fourteen (14) feet, more or less, and in depth of equal width, East and West, to said ten (10) feet wide alley running North to Robeson Street and parallel to Church Street;

TOGETHER WITH the use of the joint alley on the North of said house as the same is now located as a passageway and watercourse in common with the owners and occupiers of the property adjoining on the North of said alley and together with the free and uninterrupted use forever of the said ten feet wide alley running parallel with said Church Street and three feet wide alley running East from said ten feet wide alley to Church Street, North of House No.1048 Church Street, as a passageway and watercourse in common with the owners and occupiers of the land adjacent to said alleys;

SUBJECT, NEVERTHELESS, to the condition that no structure other than the front porch as thereon built shall at any time hereafter be erected within fifteen feet West from the building line of said Church Street.

BEING THE SAME PREMISES which Matthew M. Dolinsky, by Deed dated 12/15/2009

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and recorded 12/21/2009 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2009058561, granted and conveyed unto Armando Mejia-Fonseca, in fee.

PIN No. 5307-51-85-0967

Tax Parcel: 14-5307-85-0967

Premises Being: 1028 Church St, Reading, PA 19601

TO BE SOLD AS THE PROPERTY OF
ARMANDO MEJIA-FONSECA.

Case Number: 22-12504

Judgment Amount: \$ 94,553.98

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN tract or piece of land together with the one (1) story asphalt shingled covered dwelling house and other outbuildings thereon erected, lying on the western side of an unimproved township road leading from Merkel's Mill to Moselem Church and U.S. Route #222, situate in the Township of Richmond, County of Berks and State of Pennsylvania, being more fully bounded and described according to a survey made by Lewis E. Hart, R.E.S. in July 1954, as follows, to wit:

BEGINNING at a spike in the middle of the aforementioned township road, a corner of property belonging to Harry B. Ruth and property belonging to Helen H. Quier; thence in and along the middle of said road and along property belonging to the said Helen H. Quier, the two following courses and distances, viz: (1) - South seventeen degrees thirty minutes West (S. 17° 30' W.) a distance of One hundred ninety-five and no one-hundredths feet (195.00") to a spike in said road, and (2) - South eleven degrees twenty-three minutes West (S. 11° 23' W.) a distance of One hundred sixty and no one-hundredths feet (160.00") to a spike in said road, a corner of property belonging to Carl Gift and Clyde Gift, of which the herein described tract was formerly a part; thence along the same, leaving said township road, the two following courses and distances, viz: (1) - North sixty-seven degrees forty-six minutes West (N 67° 46' W.) crossing a creek, a distance of One hundred twenty and no one hundredths feet (120.00") to an iron pipe, and (2) - North five degrees thirty-one minutes East (N. 5° 31' E.) a distance of three hundred eighty two and no one-hundredths feet (382.00") to an iron pipe, a corner of property belonging to the aforesaid Harry B. Ruth; thence along the same South Sixty-three degrees fifteen minutes East (S. 63° 15' E.) recrossing aforesaid creek, a distance of One hundred eighty-four and no one-hundredths feet (184.00") to the place of beginning.

CONTAINING in area One and One Hundred Ninety-Eight one-thousandths (1.198) Acres.

BEING KNOWN AS: 52 MOSELEM
CHURCH RD KUTZTOWN, PA 19530

PROPERTY ID: 72542304628427

TITLE TO SAID PREMISES IS VESTED IN JOSEPH J. SAYLOR AND CRYSTAL WYATT-SAYLOR, HUSBAND AND WIFE BY DEED FROM JOSEPH J. SAYLOR DATED JANUARY 26, 2007 RECORDED FEBRUARY 9, 2007 IN BOOK NO. 05072 PAGE 1055 INSTRUMENT NO. 2007008607. CRYSTAL WYATT-SAYLOR DIED ON OR ABOUT 01/30/2019.

TO BE SOLD AS PROPERTY OF:
JOSEPH J. SAYLOR

Case Number: 22-13054

Judgment Amount: \$218,313.98

Attorney: Dana Marks, Esq.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MUHLENBERG TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF THE SAYLOR FARM ESTATES, DRAWN BY VITILLO CORPORATION, DATED APRIL 7, 2004 AND LAST REVISED JANUARY 18, 2005, SAID PLAN RECORDED IN BERKS, COUNTY IN PLAN BOOK 300, PAGE 370, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MANNERCHOR ROAD (53 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 117 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 117 SOUTH 82 DEGREES 46 MINUTES 36 SECONDS WEST 90.00 FEET TO A POINT, A CORNER OF LOT NO. 147 ON SAID PLAN, THENCE EXTENDING ALONG SAME NORTH 07 DEGREES 13 MINUTES 24 SECONDS WEST 43.01 FEET TO 3 POINT, A CORNER OF LOT NO. 119 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 82 DEGREES 46 MINUTES 36 SECONDS EAST 90.00 FEET TO A POINT ON THE WESTERLY SIDE OF MANNERCHOR ROAD, THENCE EXTENDING ALONG SAME SOUTH 07 DEGREES 13 MINUTES 24 SECONDS EAST 43.01 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 118 AS SHOWN ON THE ABOVEMENTIONED PLAN.

UNDER AND SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS.

INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN ALL CATCH BASINS, HEADWALLS, SWALES AND INFILTRATORS LOCATED EITHER PARTLY OR COMPLETELY WITHIN ANY LOT. THESE AREAS SHALL BE MOWED CLEAR OF STRUCTURES, SHRUBS, TREES DEBRIS AND ANYTHING ELSE THAT MAY IMPEDE

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STORM WATER FLOWS.

BEING KNOWN AND NUMBERED AS 2806 MANNERCHOR ROAD, TEMPLE, PENNSYLVANIA 19560.

BEING THE SAME PREMISES WHICH JESSICA L. ANGSTADT F/K/A JESSICA L. DORWARD, AN ADULT INDIVIDUAL, BY DEED DATED JUNE 29, 2018, AND RECORDED ON JULY 5, 2018, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR BERKS COUNTY AS INSTRUMENT NO. 2018022285, GRANTED AND CONVEYED TO DAN C. MOORE, JR., AND LACHISHA T. MOORE, HUSBAND AND WIFE.

TO BE SOLD AS PROPERTY OF: Dan C Moore Jr. and Lachisha T Moore

04/25/1997, recorded 05/01/1997, in the Berks County Clerk's Office in Deed Book 2827 Page 807.

ALSO KNOWN AS 456 North Church Road, Wernersville, PA 19565

PARCEL ID 49436607783905

TO BE SOLD AS THE PROPERTY OF Byron A. Minnich and Diana L. Minnich

NO. 2022-14132

JUDGMENT: \$191,932.24

CHARLES N. SHURR, JR., ESQUIRE

C.C.P. BERKS COUNTY, NO. 22-13449

Judgment - \$195,264.16

MATTHEW C. FALLINGS, Esquire,
Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE ONE AND ONE-HALF STORY BRICK DWELLING AND ATTACHED GARAGE THEREON ERECTED, SITUATE ON THE WESTERN SIDE OF CHURCH ROAD, IN THE TOWNSHIP OF LOWER HEIDELBERG, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN CHURCH ROAD, SAID POINT BEING A CORNER OF PROPERTY OF LEROY BIT LOAN; THENCE ALONG SAID CHURCH ROAD SOUTH 3 DEGREES AND 15 MINUTES EAST SEVENTY (70) FEET TO A POINT IN THE ROAD; THENCE ALONG PROPERTY OF HARRY C. WEIRICH, HIS WIFE. SOUTH 07 DEGREES AND 27 MINUTES WEST, ONE HUNDRED FORTY-FIVE (145) FEET TO AN IRON PIPE IN A LINE OF LANDS OF HAYDEN R. SENSENIG; THENCE ALONG THE SAME NORTH 3 DEGREES 15 MINUTES WEST, SEVENTY (70) FEET TO A LOCUST TREE; THENCE ALONG PROPERTY OF LEROY BILLMAN NORTH 87 DEGREES 27 MINUTES EAST, ONE HUNDRED FORTY-FIVE (145) FEET TO THE PLACE OF BEGINNING.

CONTAINING 10,149.3 SQUARE FEET.

BEING THE SAME PREMISES WHICH RANDY L. HECK AND SHARON M. HECK, HIS WIFE, FORMERLY SHARON M. CLOSE, BY DEED DATED 6/11/93 AND RECORDED IN RECORD BOOK VOLUME 2428, PAGE 789, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO RANDY L. HECK AND SHARON M. HECK, HIS WIFE.

Fee Simple Title Vested in BYRON A. MINNICH AND DIANA L. MINNICH, HIS WIFE by deed from RANDY L. HECK AND SHARON M. HECK, HIS WIFE, dated

ALL THAT CERTAIN parcel of ground on the Western side of Whitetail Pass (53 feet wide) and the Southern side of Mountaineer Boulevard (120 feet wide), Situate in Caernarvon Township, Berks County, PA, being known as Lot No. 22 of the Final Plan of the Mountaineer Village, Phase I, recorded in Plan Book Volume 133 page 17, Berks County Records prepared by Robert B. Ludgate and Associates, Plan No. D-2301-B, dated 5/29/1984 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right of way line of Whitetail Pass (53 feet wide) a corner of Lot No. 21; thence along Lot No. 21, North 69 degrees 20 minutes 26 seconds West, passing through an iron pin 3.60 feet from the last described corner, a distance of 469.81 feet to an iron pin in line of residue land of Rock Land and Timber Company, Inc., thence along said residue land North 49 degrees 48 minutes 15 seconds East, 196.79 feet to an iron pin on the Southern right of way line of Mountaineer Boulevard (120 feet wide); thence along the Southern right of way line of Mountaineer Boulevard by a curve to the left having an initial radius bearing North 10 degrees 19 minutes 55 seconds East, a radius of 1060 feet, a central angle of 15 degrees 32 minutes 36 seconds and a distance along the arc of 287.56 feet to a point of reverse curvature; thence by a curve of the right entering of Western right of way line of Whitetail Pass having a radius of 20 feet, a central angle of 87 degrees 31 minutes 56 seconds and a distance along the arc of 30.55 feet to a point; thence along the Western right of way line of Whitetail Pass, the two following courses and distances (1) South 7 degrees 40 minutes 45 seconds East, 38.86 feet to a point of curvature; and (2) by a tangent curve to the right having a radius of 473.50 feet, a central angle of 27 degrees 32 minutes 55 seconds and a distance along the arc of 227.66 feet to a point, the place of beginning.

CONTAINING 84,789 square feet, more or less.

BEING the same premises which Allan L. Brenckman and Holly K. Brenckman, husband and wife, by Indenture bearing date September 21, 2001 and recorded September 26, 2001 in the Office of the Recorder of Deeds, in and for the County of Berks in Deed Book 3403, Page 226, granted and conveyed unto Kenneth H.

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Hutton and Dolores M. Neill, joint tenants with right of survivorship. Dolores M. Neill died on April 15, 2016.

BEING KNOWN AS 11 Whitetail Pass, Morgantown, Pennsylvania 19543

TAX PARCEL NUMBER: 35-5301-00-96-1068

ACCOUNT NO. 3640(35)

See Deed Book 3403, Page 225

TO BE SOLD as the property of KENNETH H. HUTTON

Case Number: 22-14241

Judgment Amount: \$192,372.65

Attorney: Jacqueline F. McNally, Esquire

All that certain lot or parcel of ground situate in the Borough of Kutztown, Berks County, Pennsylvania, bounded and described according to a final plan of carriage point estates Phase 2, recorded in plan book 200 page 3, Berks County records, as follows:

Beginning at a point on the southeast said of Luella Drive (60' wide) a corner in common with Lot 55 on the abovementioned plan; thence along the Southeast side of Luella Drive North 36 Degrees 17' 15" East a distance of 81.50 feet to a point a corner of Lot 57 on the abovementioned plan; thence along Lot 57 South 53 degrees 42' 45" East a distance of 190.00 feet to a point on the Northwest side of Pear Alley (20' wide); thence along the Northwest side of Pear Alley South 36 degrees 17' 15" West a distance of 81.50 feet to a point a corner in common with the aforementioned Lot 55; thence along lot 55 North 53 degrees 42' 45" West a distance of 190.00 feet to a point on the Southeast side of Luella Drive, the place of beginning.

Containing 15,485.00 Square Feet.

Being Lot 56 on the abovementioned Plan.

Pin No. 55544420900691

TO BE SOLD AS PROPERTY OF: Eric S. Kugler and Sherie A. Kugler

22-14607

JUDGMENT: \$319,845.77

ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract, or piece of ground known as Lot No. 5, Block "A", shown on the plan of building lots known as Amity Gardens as laid out by the Drey Estates, Inc., situate in Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Easterly building line of Old Airport Road, a 60.00 foot wide street, said point being the distance of 80.00 feet Southwardly from the point of tangency formed by the intersection of the Southerly building line of Holly Drive, a 53.00 foot wide street, with the aforementioned Easterly building

line of Old Airport Road; thence in an Eastwardly direction along the Southerly side of Lot No. 6, by a line forming an interior angle of 90 degrees with the line to be described last, the distance of 120.00 feet, to a point, thence in a Southwardly direction along Westerly portions of Lots Nos. 7 and 15, by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet, to a point; thence in a Westwardly direction along the Northerly side of Lot No. 4, by a line forming an interior angle of 90 degrees with the last described line, the distance of 120.00 feet, to a point in the aforementioned Easterly building line of Old Airport Road; thence in a Northwardly direction along said building line by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet to the Place of BEGINNING.

PIN 24535412969177

BEING THE SAME PREMISES which Charlotte C. Weber, by Deed dated 06/25/2021 and recorded 07/23/2021 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2021036844, granted and conveyed unto Kyle Viers, in fee.

Tax Parcel: 24535412969177

Premises Being: 109 Old Airport Rd, Douglassville, PA 19518

TO BE SOLD AS THE PROPERTY OF: KYLE VIERS.

22-14706

JUDGMENT: \$41,200.47

ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground situate on the North side of Geigertown Road, Legislative Route LR-06096, and being Lot Number Fifty-four on the plan of lots of "Forest Meadows, Section Number Two", recorded in Plan Book Volume 46 page 24, July 16, 1975, Berks County records, situate in the Township of Union, County of Berks and the Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Northern right-of-way line of Geigertown Road, a corner of Lot Number Fifty-one; thence along Geigertown Road, in a Northwesterly direction, 218.90 feet to an iron pin, a corner of Lot Number Thirty five; thence along Lot Number Thirty-five in a Northerly direction, by a line making an interior angle of 95 degrees 46 minutes 23 seconds with the last described line, 200.00 feet to an iron pin, in line of Lot Number Thirty six; thence along Lot Number Thirty-six in an Easterly direction by a line making an interior angle of 84 degrees 13 minutes 37 seconds with the last described line, 218.90 feet to an iron pin, a corner of Lot Number fifty-one ; thence along Lot Number Fifty-one in a Southerly direction by a line making an interior

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angle of 95 degrees 46 minutes 23 seconds with the last described line, and an interior angle of 84 degrees 13 minutes 37 seconds with the first described line, 200.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.00 acre.

Tax ID # 5332.02.99.6129

BEING THE SAME PREMISES which Paul Herz Jr and Virginia R Herz, by Deed dated 09/30/1997 and recorded 10/09/1997 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2874, Page 1195, granted and conveyed unto Roger K Caldwell and Lori Kay Caldwell, in fee.

Tax Parcel: 88533202996129

Premises Being: 766 Geigertown Rd, Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF:
LORI KAY CALDWELL AND ROGER K.
CALDWELL.

22-14835

JUDGMENT: \$49,055.30

ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Spruce Street between South Eleventh and South Twelfth Streets, being No 1106 Spruce Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

On the North by said Spruce Street,

On the South by a four (04) feet wide alley,

On the East by property now or late of Edward A Matuszak and Victoria M Matuszak, his wife, and

On the West by property now or late of the "Polish American Citizen's Political Association of Reading, PA"

CONTAINING in front on said Spruce Street, fourteen (14) feet three (03) inches, more or less, and in depth North and South to said four (04) feet wide alley sixty-one (61) feet more or less

Parcel ID 10-5316-29-18-1486

BEING THE SAME PREMISES which Robert F. Lopes, by Deed dated 08/10/2007 and recorded 08/21/2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 5205, Page 576, granted and conveyed unto Rodolfo Mercedes, as sole owner, in fee.

Tax Parcel: 10531629181486

Premises Being: 1106 Spruce St, Reading, PA 19604

TO BE SOLD AS THE PROPERTY OF:
RODOLFO MERCEDES.

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, April 6, 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.

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Copa Investments, Inc.**, a Pennsylvania corporation, with an address of 2034 Wichita Lane, Hazleton, PA, 18202, 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.

David A. Binder, Esq.

308 Sunshine Road
Reading, PA 19601

Notice is hereby given to all persons interested or who may be affected by DELUX DENTAL INTERNATIONAL, INC., a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, DELUX DENTAL INTERNATIONAL, INC. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 213 Market Street, 12th Floor, Harrisburg, Pennsylvania 17101, Attn: Abby Tucker, Esq., Re: DELUX DENTAL INTERNATIONAL, INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, DELUX DENTAL INTERNATIONAL, INC. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys

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Notice is hereby given that the shareholders and directors of **Munch Enterprises, Inc.**, a Pennsylvania corporation, with an address of 403 Snyder School Road, Bernville, Pennsylvania, 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.
Jeffrey R. Boyd, Esq.
BOYD & KARVER, P.C.
 7 East Philadelphia Avenue, Ste. 1
 Boyertown, PA 19512-1154

Notice is hereby given that the shareholders and directors of **Munch Mechanical and Industrial, INC.**, a Pennsylvania corporation, with an address of 7 E. Philadelphia Ave., Boyertown, Pennsylvania, 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.
Jeffrey R. Boyd, Esq.
BOYD & KARVER, P.C.
 7 East Philadelphia Avenue, Ste. 1
 Boyertown, PA 19512-1154

Notice is hereby given that the shareholders and directors of **West Philadelphia Avenue Holdings CO.**, a Pennsylvania corporation, with an address of 7 E. Philadelphia Ave., Boyertown, Pennsylvania, 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.
Jeffrey R. Boyd, Esq.
BOYD & KARVER, P.C.
 7 East Philadelphia Avenue, Ste. 1
 Boyertown, PA 19512-1154

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is **LMC Contractor, Co.**

CHANGE OF NAME

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 23-1462

NOTICE IS HEREBY GIVEN that the Petition of JAILENE BERNADETTE VERA was filed in the above named Court, praying for a Decree to change their name to JAIDEN IRIS VERA.

The Court has fixed April 13, 2023, at 10:00 a.m. in Courtroom "9" 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.

Rebecca Batdorf Stone, Esq.
REBECCA BATDORF STONE, ESQ., P.C.
 301 E. Lancaster Avenue
 Shillington, PA 19607-2633

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

BORTZ, BRIAN R., dec'd.

Late of City of Reading,
 Executor: MARTIN GREEN,
 39 Westview Terrace,
 Womelsdorf, PA 19567.
 ATTORNEY: KENNETH C. MYERS, ESQ.,
 534 Elm Street - 1st Floor,
 Reading, PA 19601

BRICE, JEAN C., dec'd.

Late of 120 West 5th St.,
 Borough of Boyertown.
 Executors: MICHAEL J. BRICE,
 4701 Boyertown Pike,
 Reading, PA 19606 and
 BRENDA L. CULLEN,
 1954 Friedensburg Rd.,
 Reading, PA 19606.
 ATTORNEY: JOHN T. FORRY, ESQ.,
 FORRY ULLMAN,
 540 Court Street,
 P.O. Box 542,
 Reading, PA 19603

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BURKERT, VIOLET S. also known as**BURKERT, VIOLET SHARON, dec'd.**

Late of Muhlenberg Township.

Executor: KEVIN G. BURKERT,

141 Madison Ave.,
Reading, PA 19605.ATTORNEY: FREDERICK R. MOGEL, ESQ.,
MOGEL, SPEIDEL, BOBB & KERSHNER,
520 Walnut Street,
Reading, PA 19601**COCO, BARBARA A., dec'd.**

Late of Borough of Wyomissing.

Executor: SCOTT R. MELL.

c/o ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512**FLETCHER, MIRIAM E. also known as****FLETCHER, MIRIAM EDITH, dec'd.**

Late of 244 S. Baumstown Rd.,

Borough of Birdsboro.

Executor: DANIEL B. FLETCHER,

244 S. Baumstown Rd.,
Birdsboro, PA 19508.ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603**FREY, JR., ROBERT R., dec'd.**

Late of 274 Ernst Rd.,

Mohrsville.

Executrix: MICHELLE R. FREY,

P.O. Box 1215,
Little River, SC 29566.**HEFFNER, RONALD A., dec'd.**

Late of Richmond Township.

Executrix: ELAINE BLEILER.

c/o ATTORNEY: ANTHONY R. DISTASIO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510**HERB, GARY C., dec'd.**

Late of Rockland Township.

Executrix: JULIA L. SCHÖTT.

c/o ATTORNEY: JON A. SWARTZ, ESQ.,
PROKUP & SWARTZ,
7736 Main Street,
Fogelsville, PA 18051**HIMMELREICH, RUTH L. also known as****HIMMELREICH, RUTH, dec'd.**

Late of Oley Township.

Executrix: DEBRA E. JAMES.

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

Late of Spring Township.

Executrix: JENNIFER JONES.

c/o ATTORNEY: SARAH RUBRIGHT
MCCAHOH, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Floor,
Reading, PA 19603**KELLER, DOLORES C., dec'd.**Late of 139 Old Swede Rd. #306,
Amity Township.Executrix: CHERYL K. SCALZI,
114 Elio Circle,
Royersford, PA 19468**KISSLING, BETTY M. also known as****KISSLING, BETTY MAE, dec'd.**Late of Phoebe Berks,
1 Reading Dr.,

Borough of Wernersville.

Executor: TIMOTHY C. KISSLING,
111 Fairway Dr.,
Reading, PA 19606.ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610**KIWAK, CAROL ANN, dec'd.**

Late of 1240 Muhlenberg St.,

City of Reading.

Administratrix: KARLA J. KIWAK,
656 S. 17th St.,
Reading, PA 19606.ATTORNEY: TERRY D. WEILER, ESQ.,
HUCKABEE, WEILER & LEVENGOOD,
P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607**LESOINE, DEBORAH J., dec'd.**

Late of 1355 Hay Rd.,

Temple.

Executor: PETER M. KARPEW.

c/o ATTORNEY: JOANN L.
RUCHLEWICZ, ESQ.,
1716 Olive Street,
Reading, PA 19604**MARTIN, JR., FREDDIE THOMAS, dec'd.**

Late of 234 North Sandy Lane,

Borough of Sinking Spring.

Executrix: TONIKA RICHARDSON,
128 Pennwyn Place,
Reading, PA 19607.ATTORNEY: TONYA A. BUTLER, ESQ.,
2312 Fairmont Avenue,
Suite 403,
Reading, PA 19604**MILLER, JANICE S., dec'd.**

Late of Borough of Wyomissing.

Executors: BETSY H. SPROW and

WARREN S. SAYLOR.

c/o ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607**MILLER, LORRAINE H., dec'd.**

Late of Bern Township.

Executrix: STEPHANIE C. BRICKEY,

119 Oak Circle,
Leesport, PA 19533.ATTORNEY: LEAH B. ROTENBERG, ESQ.,
MAYS CONNARD & ROTENBERG,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

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MOLNAR, EUGENE JULIUS also known as

MOLNAR, EUGENE J., dec'd.
Late of Muhlenberg Township.
Executors: DAVID E. MOLNAR,
122 Carriage Dr.,
Wernersville, PA 19565 and
SHIRLEY J. BROWN,
100 Roxberry Dr.,
Sinking Spring, PA 19608.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MOORE, BONNIE D., dec'd.

Late of 1005 Schubert Rd.,
Bethel Township.
Administrator: DARREN T.
SHOLLENBERGER,
1208 W. Spruce St.,
Pottsville, PA 17901.
ATTORNEY: JAMES O'CONNOR, ESQ.,
608 West Oak Street,
P.O. Box 201,
Frackville, PA 17931

PAUL, BERNICE A., dec'd.

Late of Berkshire Center,
5485 Perkiomen Ave.,
City of Reading.
Executor: FREDERIC G. PAUL,
1105 Riverview Dr.,
Reading, PA 19605.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

RUBRIGHT, DONNA JEANNE, dec'd.

Late of Perry Township.
Executor: CORIE L. KEHR,
540 N. 6th St.,
Hamburg, PA 19526 and
DANNY J. RUBRIGHT,
294 Forest Lane,
Shoemakersville, PA 19555.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

RUCH, ROBERT R., dec'd.

Late of Bethel Township.
Executor: TODD R. RUCH, JR.,
c/o ATTORNEY: J. STEPHEN FEINOUR, ESQ.,
NAUMAN, SMITH, SHISSLER & HALL,
LLP,
200 N. Third Street, 18th Floor,
Harrisburg, PA 17101

SEAMAN, DELORES M., dec'd.

Late of Muhlenberg Township.
Executrix: DONNA M. RIEGEL.
c/o ATTORNEY: DARAL A. WOERLE, ESQ.,
P.O. Box 6765,
Wyomissing, PA 19610

TUCCI, BARRY L., dec'd.

Late of Exeter Township.
Executor: STEVE W. TUCCI,
115 Juniper Dr.,
Douglassville, PA 19518.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON & BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

WAGNER, EMERSON W., dec'd.

Late of 329 Pennsylvania Ave.,
Borough of Kutztown.
Executor: JANET A. WAGNER,
327 Pennsylvania Ave.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

WETZEL, MARTHA SHARPE also known as

**WETZEL, MARTHA S. and
WETZEL, MARTHA, dec'd.**
Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: WILLIAM J. WETZEL, JR.,
2800 Schaefer Circle,
Appleton, WI 54915.
ATTORNEY: MAUREEN A. GORMAN,
ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

Second Publication**BAUER, LINDA M., dec'd.**

Late of Douglass Township.
Executor: RANDALL R. ROMIG,
143 Himmelwright Rd.,
Barto, PA 19504.
ATTORNEY: VICTOR M. FREDERICK,
IV, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyetown, PA 19512

BENDER, RICHARD C., dec'd.

Late of Borough of Shillington.
Executrix: HEATHER A. KUHN,
5225 Santa Ana Dr.,
Orlando, FL 32837.
ATTORNEY: DAVID V. BOGDAN,
2725 West Chester Pike,
Broomall, PA 19008

DARDIS, SANDRA RUTH, dec'd.

Late of City of Reading.
Administrator: PATRICK KILLIAN
DARDIS.
c/o ADAM S. BERNICK,
LAW OFFICE OF ADAM S. BERNICK,
2047 Locust St.,
Philadelphia, PA 19103

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DIFELICE, AMALIA also known as DIFELICE, MARIA AMALIA, dec'd.
Late of 1109 Commonwealth Blvd.,
City of Reading.

Executors: JULIA C. LUCA and
NICHOLAS E. DIFELICE.
c/o WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

FISHER, HELEN also known as FISHER, HELEN M. and FISHER, HELEN B., dec'd.

Late of 107 Woodland Rd.,
Borough of Wyomissing.
Executor: RONALD FISHER,
8 Ridgeway Circle,
Birdsboro, PA 19508.

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

FRY, GAIL R., dec'd.

Late of 648 E. 4th St.,
Borough of Boyertown.

Executor: MICHAEL A. HARTMAN.
c/o ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

GRACE, LOUISE P., dec'd.

Late of 913 Belair Ave.,
Cumru Township.

Executor: MICHAEL S. MEGLATHERY,
51 Patterson Dr.,
Robesonia, PA 19551.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

HESS, NEVIN F. also known as

HESS, NEVIN FRANKLIN, dec'd.
Late of 13 Adam Rd.,
Richmond Township.

Executor: TODD D. STITZEL,
14 Kerith Rd.,
Kutztown, PA 19530.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LANDIS, BRIAN LEE, dec'd.

Late of 520 Crystal Cave Rd.,
Richmond Township.
Administratrix: MELINDA MILLER.
c/o ATTORNEY: ALEXANDER J.

ELLIKER, ESQ.,
316 W. Main Street,
Kutztown, PA 19530

MARKLE, WILLIAM T., dec'd.

Late of 177 Stitzer Rd.,
Borough of Fleetwood.

Executrix: JEANICE A. MARCH.
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

MARNELLI, ALBERT F., dec'd.

Late of 500 Philadelphia Ave.,
Borough of Shillington.
Administratrix: TRACY WERNICKI,
49 Harold Circle,
Bernville, PA 19506.
ATTORNEY: JOHN M. STOTT, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue, P.O. Box 500,
Shillington, PA 19607-0500

MCMANUS, KEVIN P. also known as MCMANUS, KEVIN PATRICK, dec'd.

Late of 312 Pleasant View Dr.,
Amity Township.
Executrix: ANDREA B. MCMANUS,
312 Pleasant View Dr.,
Douglassville, PA 19518.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

PACKARD, ROBERT A., dec'd.

Late of Greenwich Township.
Executor: BRETT R. PACKARD,
5893 Tarragon Dr.,
West Palm Beach, FL 33415.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

ROBERTSON, SUSAN R., dec'd.

Late of Albany Township.
Executors: JAMES M. ROBERTSON and
CHERYL L. ROBERTSON,
1049 Hawk Mtn. Road,
Kempton, PA 19529.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

SCOTT, MARGARET A., dec'd.

Late of Borough of Wyomissing.
Executrix: BETSY H. SPROW, ESQ.,
c/o ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

SPITTLER, RICHARD F., dec'd.

Late of Borough of Wernersville.
Executors: RICHARD F. SPITTLER, II,
71 Pennypacker Rd.,
Mohnton, PA 19540 and
MARGARET A. MANBECK,
451 Big Spring Rd.,
Robesonia, PA 19551.
ATTORNEY: LEAH B. ROTENBERG,
ESQ.,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

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STOUDT, BETTY J., dec'd.

Late of 165 Hillcrest Rd.,
Borough of Mohnton.
Executrix: DONNA K. PERSONS,
1140 Washington Ave.,
Lansdale, PA 19446.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Floor,
Reading, PA 19603

TAG, GRACE M., dec'd.

Late of 1011 Berks Rd.,
Borough of Leesport.
Executors: LARRY W. KEMMERER,
313 Beverly Court 1,
Shillington, PA 19607 and
DENISE M. KEMMERER,
237A N. 14th St.,
Reading, PA 19604.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**WHITE, JOSEPH C. also known as
WHITE, JOSEPH CLARK, dec'd.**

Late of Borough of Topton.
Executor: KENNETH C. WHITE,
13 Kauffman Lane,
Shoemakersville, PA 19555.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

WILLIAMS, PATRICIA C., dec'd.

Late of 3317 McKently St.,
Muhlenberg Township.
Executrix: CYNTHIA A. MARKS,
17 Seyfert Dr.,
Birdsboro, PA 19508.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ZECHMAN, HAROLD E., dec'd.

Late of Marion Township.
Executrices: SHARON M. WEIDA,
657 Canal Rd.,
Womelsdorf, PA 19567 and
SHERRI A. ZECHMAN-SATTAZAHN,
3601 Smaltz Rd.,
Womelsdorf, PA 19567.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS,
36 West Main Avenue,
Myerstown, PA 17067

Third and Final Publication**BERGER, LUANN, dec'd.**

Late of Spring Township.
Administrators: LAINE R. MACK, SR,
64 Mahantongo St.,
Tremont, PA 17981 and
THELMA A. RENNINGER,
301 Mahantongo St.,
Tremont, PA 17981.
ATTORNEY: JAMES C. BOHORAD,
ESQ.,
Marshall, Bohorad & Thornburg, Price &
Campion, P.C.,
1940 West Norwegian Street,
P.O. Box 1280,
Pottsville, PA 17901

BROSSMAN, THOMAS F., dec'd.

Late of 9 Colin Court,
Exeter Township.
Executrix: ARLENE T. BOCHENECK,
4590 Delmar Dr.,
Reading, PA 19606.
ATTORNEY: PAUL T. ESSIG, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

CULLEN, DELORES B., dec'd.

Late of Upper Bern Township.
Administrators: MICHELE L. GROSS,
2802 Mountain Rd., Apt. 1A,
Hamburg, PA 19526 and
JOEL J. CULLEN,
168 Hospital Rd.,
Wernersville, PA 19565
ATTORNEY: ALLEN R.
SHOLLENBERGER,
BARLEY SNYDER, LLP,
2755 Century Blvd,
Wyomissing, PA 19610

DEERY, MARIANNE V., dec'd.

Late of Borough of Boyertown.
Executor: FRANK J. DEERY,
106 W. Phila Ave.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

DEWALD, TERRY L., dec'd.

Late of 3224 Harrison Ave.,
Muhlenberg Township.
Executrix: JODIE L. BRUMBACH,
823 Delta Ave.,
Reading, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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**DIEROLF, ELIZABETH M. also known as
DIEROLF, ELIZABETH MAE, dec'd.**

Late of 40 Wilson St.,
Spring Township.
Executor: GIL M. DIEROLF,
5097 Sweitzer Rd.,
Mohnton, PA 19540.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

DIKER, MAMLAKAT, dec'd.

Late of 25 Muirfield Dr.,
Cumru Township.
Administrator: SOCRATES J.
GEORGEADIS, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Second Floor,
Wyomissing, PA 19610

**FISHER, WILLIAM R. also known as
FISHER, WILLIAM RICHARD, dec'd.**

Late of 1180 Benjamin Franklin Highway
E., Apt. 128,
Amity Township.
Executrices: CATHY A. BROWN,
3416 Freemont St.,
Laureldale, PA 19605 and
CONNIE E. EWING,
1066 Rock Hollow Road,
Birdsboro, PA 19508.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

HOLZMAN-HAIN, DEBRA L., dec'd.

Late of 124 Steeple Dr.,
Heidelberg Township.
Executrix: LINDSEY N. HOLZMAN-
HAIN.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

HOOVER, NANCY J., dec'd.

Late of 876 Ahrens Rd.,
Exeter Township.
Executrices: LISA A. REILLY and
PAMELA JEAN PALERMO.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

HUSTON, JR., EUGENE J., dec'd.

Late of Amity Township.
Executors: DENNIS HUSTON, JR. and
SANDRA CONLAN DUNN.
c/o ATTORNEY: LEE F. MAUGER, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

KARBEL, MARGARET A., dec'd.

Late of 3 Whitetail Lane,
Cumru Township.
Executrix: KIMBERLY KARBEL ZEIBER,
3 Whitetail Lane,
Reading, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

KERSHNER, RUTH M., dec'd.

Late of 834 N. 5th St.,
Borough of Hamburg.
Executors: GERALD A. KERSHNER,
142 N. 5th St.,
Hamburg, PA 19526 and
JOANN R. NESTER,
142 Marion St.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

KISLAN, RICHARD J., dec'd.

Late of 47 Sally Ann Furnace Rd.,
Rockland Township.
Executor: CRAIG RICHARDS,
45 Sally Ann Furnace Rd.,
Mertztown, PA 19539.
ATTORNEY: WARREN H. PRINCE, ESQ.,
PRINCE LAW OFFICES, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505

KLINE, CARL R., dec'd.

Late of Maxatawny Township.
Administrators: JASON A. KLINE,
881 Acri Rd.,
Mechanicsburg, PA 17050 and
JACKSON KLINE,
163 Creek Rd.,
Kutztown, PA 19530.
ATTORNEY: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

MAIHL, DANIEL P., dec'd.

Late of 12 East Walnut St.,
Borough of Shillington.
Executrix: SUZANNE MCCOOL,
120 E. Walnut St.,
Shillington, PA 19607.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

MILLER, BOBBIE D., dec'd.

Late of 215 E. Walnut St.,
Borough of Kutztown.
Executrix: LOIS A. REISTROFFER.
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

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MOYER, NATHANIEL SCOTT, dec'd.

Late of Pike Township.
 Administrator: SCOTT A. MOYER.
 c/o ATTORNEY: NICOLE MANLEY,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

PALMER, JOHN KENNETH also known as PALMER, JOHN K., dec'd.

Late of Cumru Township.
 Executrix: SUZANNE E. PALMER,
 806 Farr Place,
 West Reading, PA 19610.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PIEHEL, JR., FRANK C., dec'd.

Late of Bern Township.
 Executrix: ALLESONDRA C. SCHRADER,
 82 Oak Ledge Ave.,
 Schuylkill Haven, PA 17972.
 ATTORNEY: ERIC M. LIEBERMAN,
 ESQ.,
 LIEBERMAN & TAMULONIS,
 111 East Market Street,
 Pottsville, PA 17901

SCHMOYER, DOLORES J., dec'd.

Late of Hereford Township.
 Executors: MARK R. SCHMOYER and
 DAWN M. DERR.
 c/o ATTORNEY: REBECCA M. YOUNG,
 ESQ.,
 YOUNG & YOUNG,
 119 E. Main Street,
 Macungie, PA 18062

SCHOCH-SHANE, ERICA, dec'd.

Late of 162 Valley Rd.,
 Borough of Kutztown.
 Executor: MATTHEW B. SHANE,
 162 Valley Rd.,
 Kutztown, PA 19530.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 HUCKABEE, WEILER & LEVENGOOD,
 P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19606

SIEKMANN, DORIS P., dec'd.

Late of 47 Lobachsville Rd.,
 Rockland Township.
 Executor: BRUCE F. SIEKMANN,
 47 Lobachsville Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

SWARTZ, EARL L. also known as SWARTZ, JR., EARL LEROY, dec'd.

Late of 908 Midway Ave.,
 Muhlenberg Township.
 Executor: TIMOTHY E. SWARTZ,
 504 Belmont Ave.,
 Laureldale, PA 19605.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

UNGER, MARIE E., dec'd.

Late of 3007 Shillington Rd.,
 Spring Township.
 Executors: KEEGAN K. WORLEY,
 59 N. Church Rd.,
 Wernersville, PA 19565 and
 MICHELE A. LANG,
 622 Lawrence Ave.,
 West Lawn, PA 19609
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19601

WASSMER, JR., DAVID A., dec'd.

Late of Cumru Township.
 Administrator: DAVID A. WASSMER, SR.,
 c/o ATTORNEY: JILL M. SCHEIDT, ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610

WEISS, BRIAN L., dec'd.

Late of 1706 Delaware Ave.,
 Borough of Wyomissing.
 Executrix: DENISE L. WEISS.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZŁOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

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:

Intent Trade with its principal place of business at 109 Martin Ln., Douglassville, PA 19518.

The name and address of the person owning or interested in said business is: Ahmed Abdelnabi, 109 Martin Ln., Douglassville, PA 19518.

The application was filed on November 28, 2022.

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Velez & Son Auto Repair with its principal place of business at 3431 Kutztown Road, Laureldale, PA 19605.

The name and address of the person owning or interested in said business is: Paul Velez, 3431 Kutztown Road, Laureldale, PA 19605.

The application was filed on November 29, 2022.