

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending May 5, 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)

ACCELERATED INVENTORY  
MANAGEMENT LLC - Brown, Richard;  
20 18473; R. Brown, IPP.

### Abuse

ALICEA, IRIS - Santiago, Samyra J Lugo; 23  
4360; S. Santiago, IPP. (TMB).

BENNIS, TRACEY ANN - Wagner, Sylvia S;  
23 4444; S. Wagner, IPP. (JMB).

BOYKIN, DESMOND - Arroyo, Keila Soto;  
23 4393; K. Arroyo, IPP. (JAB).

BROOKINS, MARGARET BONZELLA  
- Brookins, Jaya Allison; 23 4385; J.  
Brookins, IPP. (JAB).

BROOKINS, ROBERT EARL - Brookins, Jaya  
Allison; 23 4386; J. Brookins, IPP. (JAB).

BROWN, JOHN W - Brown, Heather W; 23  
4323; H. Brown, IPP. (TMB).

BROWN, SEPTIMUS - Williams, Lorine N;  
23 4456; L. Williams, IPP. (JMB).

CARDONA, LUIS A NEGRON - Cardona,  
Amy Cabrera; 23 4351; A. Cardona, IPP.  
(TMB).

CASTILLA, JASHUAN - Morales, Willmarie;  
23 4354; W. Morales, IPP. (TMB).

CHACON, DARGELO - Biting, Melissa; 23  
4442; M. Biting, IPP. (JMB).

CHADWICK, JAMES - Chadwick, Simone;  
23 4485; S. Chadwick, IPP. (JMB).

COLON, VICTORIA L - Clayent, Jonathan S;  
23 4358; J. Clayent, IPP. (TMB).

DELACRUZ, NAHIELA - Lyon, Anthony T;  
23 4481; A. Lyon, IPP. (JGK).

FORMAN, LINDSEY BACKUS - Forman,  
Derrick, F, V; 23 4484; D. Forman, IPP.  
(JGK).

HOLLAND, COVINGTON T IV - Demauro,  
Shannon S; 23 4437; S. Demauro, IPP.  
(JMB).

HOOK, ISAIAH STEVEN - Hook, Heather F;  
23 4390; H. Hook, IPP. (JAB).

HUNTER, CHRISTOPHER - Carattini, Ana;  
23 4321; A. Carattini, IPP. (TMB).

JEREZ, YEYSON C - Rivera, Kayla; 23 4425;  
K. Rivera, IPP. (JAB).

JIMENEZ, ROBERTO A - Aponte, Daisy  
Jimenez; 23 4336; D. Aponte, IPP. (TMB).

LANE, TYRONE - Blanco, Melissa K; 23  
4493; M. Blanco, IPP. (JAB).

LYON, ANTHONY T - Delacruz, Nahiel; 23  
4491; N. Delacruz, IPP. (JGK).

MALAVE, SIOMAR DIXON BONILLA -  
Sepulveda, Lisa M; 23 4318; L. Sepulveda,  
IPP. (TMB).

MORALES, WILLMARIE - Castilla, Jashuan;  
23 4422; J. Castilla, IPP. (TMB).

PUGLIESE, GIACOMO - Voce, Angela; 23  
4335; A. Voce, IPP. (TMB).

REGINS, NURYE - Estrella, Dianelis C; 23  
4325; D. Estrella, IPP. (TMB).

SANCHEZ, ELISEO - Ayala, Cindy Marie  
Ortiz; 23 4438; C. Ayala, IPP. (JMB).

5/18/2023

Vol. 115, Issue 33

SEEBURGER, DAVID - Seeburger, Dawn Ann; 23 4353; D. Seeburger, IPP. (JGK).  
 STONER, NOAH MATTHEW - Schaeffer, Roxanne Jean Levensgood; 23 4374; R. Schaeffer, IPP. (JAB).  
 STODT, MIA C - Bye, Kosmos X; 23 4337; K. Bye, IPP. (TMB).  
 ULRICH, MATTHEW T - Ulrich, Jennifer E; 23 4443; J. Ulrich, IPP. (JMB).  
 VALENTIN, KASSANDRA - Santiago, Samyra J Lugo; 23 4359; S. Santiago, IPP. (TMB).  
**Certified Copy of Foreign Divorce Decree**  
 PINTO, DAFNE - Lorea, Javier; 23 4501; J. Lorea, IPP.  
**Contract - Debt Collection: Credit Card**  
 BERLUS, MARC - Spring Oaks Capital Spv LLC; 23 4507; Frederic I. Weinberg. (JBN).  
 BROOKS, NEALE D - Wells Fargo Bank N A; 23 4394; Nicole M. Francese. (JBN).  
 CRAWFORD, SCOTT DAY - Bank Of America N A; 23 4502; Bryan J. Polas. (JEG).  
 DIXON, RUTH M - Discover Bank; 23 4489; Andrew D. Loewy. (JEG).  
 FLOMO, SINNEH - Bank Of America N A; 23 4503; Bryan J. Polas. (MSF).  
 FORNEY, RYAN C - JPMorgan Chase Bank N A; 23 4371; Robert M. Kline. (JBN).  
 GROTEWIEL, LISA M - Discover Bank; 23 4471; Andrew D. Loewy. (JBN).  
 GUZMAN, CHRISTOPHER - Citibank NA; 23 4452; Michael J. Dougherty. (JBN).  
 HAFHEY, JOHN - JPMorgan Chase Bank N A; 23 4419; Julie E. Goodchild. (JBN).  
 HALES, MATTHEW D - Wells Fargo Bank N A; 23 4373; Nicole M. Francese. (MSF).  
 HEFFNER, KATHLEEN A - Bank Of America N A; 23 4563; Bryan J. Polas. (MSF).  
 MCCAULLEY, EDWARD - Citibank NA; 23 4455; Michael J. Dougherty. (JEG).  
 MOMPREMIER, RICCARDO - Bank Of America N A; 23 4542; Bryan J. Polas. (JBN).  
 NEWMAN, FRANCES E - Discover Bank; 23 4433; Andrew D. Loewy. (JBN).  
 PETTY, MEGAN L - JPMorgan Chase Bank N A; 23 4508; Robert M. Kline. (JEG).  
 REYES, CELINETTE - American Express National Bank; 23 4472; Andrew D. Loewy. (JEG).  
 SCHANER, SHEREE L - Discover Bank; 23 4462; Andrew D. Loewy. (JEG).  
 SMITH, BRANDON J - JPMorgan Chase Bank N A; 23 4370; Robert M. Kline. (MSF).  
 STERLEY, STEPHANIE B - Bank Of America N A; 23 4515; Bryan J. Polas. (MSF).  
 STRUNK, STEWART - JPMorgan Chase Bank N A; 23 4367; Julie E. Goodchild. (JEG).  
 TROUTMAN, DARIN P - Spring Oaks Capital Spv LLC; 23 4565; Frederic I. Weinberg. (JBN).

VICENTE, FRANCISCO - JPMorgan Chase Bank N A; 23 4440; Robert M. Kline. (MSF).  
 ZIMMERMAN, GEORGE M - Spring Oaks Capital Spv LLC; 23 4539; Frederic I. Weinberg. (JEG).  
**Contract - Debt Collection: Other**  
 FRY, KEITH - Goldman Sachs Bank USA; 23 4372; Andrew D. Loewy. (JEG).  
**Contract - Other**  
 DEPAUL MANAGEMENT COMPANY, DEPAUL MANAGEMENT GROUP INC - Dirt Rocks And Snow LLC; 23 4461; Jill M. Scheidt. (JBN).  
 HANCOCK, KEITH - Laureldale Skilled Nursing And Rehabilitation; 23 4478; Kirk Sohonaige. (MSF).  
**Custody**  
 BENNING, EMELY - Benning, Richard; 23 4439; Rebecca Ann Smith. (JGK).  
 ELLISON-MARTIN, TYZAJAE - Walker, Keith; 23 4447; K. Walker, IPP. (JEG).  
 GRABER, STEPHANIE - Graber, Jason; 23 4495; J. Graber, IPP. (TMB).  
 IRAHETA, JOSE REYNALDO - Araujo, Indiana; 23 4391; Caprice Hicks Bunting. (JEG).  
 MARTE, SAMUEL - Araujo, Indiana; 23 4395; Caprice Hicks Bunting. (JEG).  
 NESFEDER, BRYANNA - Moss, Justin; 23 4480; Joseph T. Bambrick Jr. (TMB).  
 SMALL, ANTHONY - Cuevas, Jennifer; 23 4454; J. Cuevas, IPP. (SEL).  
 ULRICH, JENNIFER - Ulrich, Matthew; 23 4445; M. Ulrich, IPP. (SEL).  
 WHITMORE, KEVIN W, BLEILER, SHANDA - Bleiler, Judy; 23 4317; J. Bleiler, IPP. (JGK).  
 WILEY, ABIGAIL - Walker, Keith; 23 4446; K. Walker, IPP. (JGK).  
**Divorce**  
 CHURICO, ERIN K - Churico, Richard A Jr; 23 4314; Matthew R. Kessler. (SEL).  
 CODI, JACE R - Codi, Mary C; 23 4352; Sara R. Haines Clipp. (TMB).  
 EMA, FATIMA - Chowdhury, Rashed; 23 4504; Bernard Mendelsohn. (JGK).  
 FAIRMAN, CAITLYN - Wakefield, Matthew P; 23 4451; Rebecca L. Bell. (JGK).  
 FOX, BRITTNEY L - Fox, Tristan J; 23 4505; Mark E. Zimmer. (JGK).  
 GEHRINGER, DONNA MARIE - Gehringer, Larry Lee; 23 4520; Brenna H. Mendelsohn. (SEL).  
 HENRICH, MICHAEL J - Henrich, Kimberly A; 23 4464; Robert P. Daday. (TMB).  
 HOPKINS, SAMANTHA - Hopkins, Aaron; 23 4476; Richard G. Jacoby Jr. (SEL).  
 KOLAR-SMITH, CHRISTIE D - Kolar-Smith, Nicholas; 23 4364; Timothy B. Bitler Jr. (JEG).  
 MANION, JAY - Manion, Heather; 23 4424; Rebecca Ann Smith. (JGK).

5/18/2023

Vol. 115, Issue 33

MITSTIFER, RYAN - Mitstifer, Jamie; 23 4423; Rebecca Ann Smith. (SEL).  
 RAMIREZ, CRECENCIANA - Jimenez, David; 23 4458; George A. Gonzalez. (JEG).  
 SANTIAGO, JOSE - Santiago, Gracie; 23 4448; Lisa D. Gentile. (JEG).  
 SENG, SARAH J - Seng, Robert A; 23 4467; Sara R. Haines Clipp. (JEG).  
 THEBODEAU, LONNIE D - Vid-Thebodeau, Tea; 23 4492; T. Vid-Thebodeau, IPP. (TMB).  
 WEIDENHAMMER, THERESA - Weidenhammer, Kerry; 23 4512; Jacob Mazur. (JEG).  
 ZUBER, EMILY - Zuber, Kyle; 23 4450; Amy J. Miller. (SEL).

**Divorce - Custody Count Complaint**

FOX, BRITTNEY L - Fox, Tristan J; 23 4506; Mark E. Zimmer. (JGK).  
 SANTIAGO, JOSE - Santiago, Gracie; 23 4449; Lisa D. Gentile. (JEG).  
 SENG, SARAH J - Seng, Robert A; 23 4468; Sara R. Haines Clipp. (JEG).

**Magisterial District Justice Appeal**

BROWN, LORETTA - Opportunity House; 23 4482; Opportunity House, IPP. (JEG).  
 DONASTORG, JUAN ARTURO - Rivera, Fanny; 23 4436; F. Rivera, IPP. (JEG).  
 JONES, MARK ALAN - Conroy, Ryan; 23 4361; R. Conroy, IPP. (MSF).

**Professional Liability - Medical**

ST JOSEPH REGIONAL HEALTH NETWORK - Lofgren, Edwin, Lofgren, Barbara; 23 4474; Sudhir Raman Patel. (JBN).

**Real Property - Mortgage Foreclosure: Commercial**

VALERIO, MARIA J, ARIAS, VICTOR - Community Loan Servicing LLC, Fka Bayview Loan Servicing LLC; 23 4324; Vincent Dimaiolo Jr. (MSF).

**Real Property - Mortgage Foreclosure: Residential**

CRONAN, CHRISTOPHER - Newrez LLC; 23 4475; Chrisovalante P. Fliakos. (MSF).  
 GEORGE, MICHAEL D, GEORGE, DEANNA M - Pennymac Loan Services LLC; 23 4487; Jill Manuel-Coughlin. (MSF).  
 GLOVER, DANIEL J, GLOVER, BRIDGET L - Mid Penn Bank, First Priority Bank, Affinity Bank Of Pennsylvania; 23 4536; Marc A. Hess. (MSF).  
 HECK, BRITTANY LYNN, KIEDEISCH, MICHELLE DALENE ANN - Nations Direct Mortgage LLC; 23 4369; Katherine M. Wolf. (MSF).  
 HERBEIN, PAIGE - Fleetwood Bank; 23 4463; Charles N. Shurr Jr. (MSF).  
 KAMIDE, CHRISTIAN J - Pennymac Loan Services LLC; 23 4426; Jill Manuel-Coughlin. (MSF).  
 LONG, MICHELLE D, LONG, STEVEN B - Legacy Mortgage Asset Trust 2018-rpl4; 23 4392; Geraldine M. Linn. (MSF).

MACBRIDE, JOSEPH A - Truist Bank; 23 4470; Joseph I. Foley. (MSF).  
 RIGHTHOUR, JARETT D - Freedom Mortgage Corporation; 23 4453; Carolyn Treglia. (MSF).  
 ROHRBACH, DIANE M - Wells Fargo Bank N A; 23 4434; Karin Schweiger. (MSF).  
 SEIPLE, AMANDA - Berkshire Bank; 23 4540; Karin Schweiger. (MSF).  
 WANNER, KIMBERLY - Hsbc Bank USA NA, Registered Holders Of Ace Securities Corp Home Equity Loan Trust, Series 2004-sd1 Asset Backed Pass Through Certificates; 23 4421; Karin Schweiger. (MSF).

**Real Property - Quiet Title**

ALL THOSE PERSONS KNOWN AND UNKNOWN CLAIMING RIGHT OR TITLE, THEIR HEIRS SUCCESSORS ASSIGNS AND PERSONAL REPRESENTATIVES, 517 HARVEST DRIVE MAIDENCREEK TOWNSHIP BLANDON PA 19510 - Prestige Growth Enterprise LLC; 23 4488; Craig C. Browne Jr. (JBN).

**Tort Motor Vehicle**

ANDRE, SAMANTHA - Gonzalez, Demitris, Gonzalez, Brooklyn; 23 4483; Eric B. Brauer. (MSF).  
 FERRERAS-MEDINA, GILBERT, M&M TRUCKING & LOGISTICS LLC, ROSALES TRANSPORTING SERVICES LLC, RUKAMBE, TENDAI, TEMAV EXPRESS LLC, POINT GLOBAL LOGISTICS - Oneil, Bernard; 23 4477; Richard T. Kupersmith. (JEG).  
 MCINTOSH, MEGAN L, MCINTOSH, MINDY - Koss, Brian; 23 4541; Regina M. McIlvaine. (MSF).  
 RUNDLE, BRIAN ALAN - Fleischood, Blake A; 23 4473; Ronald E. Cirba. (MSF).  
 SHEAFFER, SANDRA J - Gans, Edward J; 23 4479; Eric L. B Strahn. (JBN).  
 WILLIAMS, JACOB, WILLIAMS, ELIZABETH - Del Rosario De Nunez, Yokasta, Nunez, Ariel; 23 4496; Charles Jay Schleifer, Jared M. Teich. (MSF).

**Tort Premise Liability**

CARBO GROUP LTD, CBSRP REALTY LLC, BB PROPERTIES PA LLC - Andujar, Maritza; 23 4466; Kenneth Millman. (MSF).  
 RAMA, CRUZ J - Zapata, Francisco, Goris, Yohanna, Zapata, Anibelky; 23 4459; Thomas N. Sweeney. (MSF).

**Tort Product Liability**

BRENNTAG NORTH AMERICA INC, EAST PENN MANUFACTURING CO INC - Kline, Caitlin, Toth, Brannon, J, Baby, Toth, Anastasia Rose, Kline, James; 23 4497; George P. Chada. (JBN).

5/18/2023

Vol. 115, Issue 33

**SHERIFF'S SALES**

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on June 9, 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**

NO. 18-17066

Judgment: \$121,274.51

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN piece, parcel or tract of land together with the improvements erected thereon, situate on the Northern side of West Main Street, as extended in a Westerly direction from the Borough of Fleetwood, Between Merkel Avenue and Huyett Avenue, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, being the western one half of Lot No. 20, the whole of Lot No. 21 and a portion of Lot No. 22 as shown on a map or Plan of Building Lots known as Fleetwood Manor, as laid out by Kleefeld and Axe (for Catherine W. Merkel in 1927), bounded on the North by a twenty feet wide alley, on the East by the Eastern one half of Lot No. 20, on the South by the aforesaid West Main Street as extended and on the West by residue portion of Lot No. 22, property now or late of Irwin G. Radermacher and Jacqueline F. Radermacher, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Northern building line of West Main Street as extended in a Westerly direction from the Borough of Fleetwood, a distance of 145.79 feet measured in a Westerly direction along the aforesaid Northern building line from the beginning of a curve having a radius of twenty feet connecting the Northern building line of the aforesaid West Main Street with the Western building line of Merkel Avenue, the aforesaid corner being the Southeastern corner of the herein described property and being in the center line of Lot No. 20; thence in a Westerly direction along the Northern building line of the aforesaid West Main Street, a distance of 65.54 feet to a corner; thence leaving and making an interior angle of 87 degrees 7 minutes 30 seconds with the aforesaid West Main Street and in a Northerly direction along residue portion of Lot No. 22, property now or late belonging to Irwin R. Radermacher and Jacqueline F. Radermacher, his wife and in and along centerline

of an existing ten feet wide driveway, a distance of 229.3 feet to a corner on the Southern side of a twenty feet wide alley; thence in an Easterly direction along same, making an interior angle of 90 degrees 34 minutes 30 seconds with the last described line, a distance of 54.08 feet to a corner; thence leaving and making an interior angle of 92 degrees 18 minutes with the aforesaid alley and in a Southerly direction along the centerline of Lot No. 20 and along residue portion of same, a distance of 226.85 feet to and making a right angle with the aforesaid Northern building line of West Main Street at the place of Beginning.

CONTAINING 13,635.6 square feet, more or less.

FOR INFORMATIONAL PURPOSES ONLY: HAVING THEREON erected a dwelling house known as 391 Park Road, Fleetwood, PA 19522.

Parcel # 72543114425708

BEING THE SAME premises which R and D Property Management, LLC by Deed dated January 28, 2016 and recorded February 2, 2016 in Instrument #2016003719, in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Charles F. Lutz and Brenda M. Schaeffer, as Joint Tenants with the right of survivorship and not as Tenants in Common, in fee.

AND THE SAID Charles F. Lutz passed away on or about May 13, 2017, thereby vesting title unto Brenda M. Schaeffer, his wife, by operation of law.

TAX PARCEL NO 72543114425708  
BEING KNOWN AS 391 Park Road,  
Fleetwood, PA 19522

Residential Property

To be sold as the property of Brenda M. Schaeffer

Case Number: 19-01806

Judgment Amount: \$256,013.72

Attorney: Michael S. Bloom, Esquire  
PRESSMAN & DOYLE, LLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, as shown on the plan of Green Valley Estates, Phase 5, recorded in Plan Book Volume 216 page 5, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western side of Colorado Avenue, said point being a corner in common with Lot No. 263 as shown on said plan; thence along Colorado Avenue, along the arc of a 2,473.00 feet radius curve to the right, having a central angle of 01 degree 57 minutes 00 seconds and an arc length of 84.17 feet to a point, a corner in common with Lot No. 265 as shown on said plan; thence along said lot, North 67 degrees 15 minutes 00 seconds West, 121.43 feet to a point in line of Lot No. 247 as shown on said plan; thence along Lot Nos. 247 and 248,

5/18/2023

North 21 degrees 00 minutes 00 seconds East, 80.02 feet to a point, a corner in common with Lot No. 263, aforesaid; thence along said lot, South 69 degrees 12 minutes 00 seconds East, 122.52 feet to the point and place of beginning.

BEING Lot No. 264 on said plan.

Being the same premises which Fiorino Grande by Deed dated 10/6/1997 and recorded 10/16/1997 in Berks County in Record Book 2876 Page 659 conveyed unto Robert F. Pugh, in fee.

And the said Robert F. Pugh departed this life on February 2, 2018

Tax ID / Parcel No. 49437608881761, Pin No. 4376-08-88-1761 and Account No. 49-000821

TO BE SOLD AS THE PROPERTY OF ROBERT F. PUGH, DECEASED

C.C.P. BERKS COUNTY, NO. 19-05297  
Judgment - \$110,643.60

Matthew C. Fallings, Esquire, Attorney for Plaintiff

PARCEL NO.: 43533703403028 / (43) 024389

ALL THAT CERTAIN lot or piece of ground, together with the one story brick ranch type dwelling house thereon erected, situate on the southern side of the Macadam State Highway known as the Oley Turnpike Road, leading from Jacksonwald to Limekiln, in the Township of Exeter, County of Berks and State of Pennsylvania, bounded On the North by the northern one-half of the aforesaid Macadam State of Highway known as the Oley Turnpike Road; On the East and South by property now or late of Harry S. Renninger and Sallie E. Renninger, his wife; and on the west by property now or late of Dan E. Mast and Mildred Mast, his wife, and being more fully bounded and described as follows, to wit: BEGINNING at a corner marked by an iron pin in the center line of the Macadam State Highway known as the Oley Turnpike Road, said corner being the northwestern corner of the herein described property, the northeastern corner of other property belonging to Dan E. Mast and Mildred Mast, his wife, and being north fifty-nine degrees thirty-nine minutes east (N. 59 degrees 39' E) a distance of one hundred twenty-five feet no inches (125' 0") measured along the center line of the aforesaid Macadam State Highway from a corner marked by an iron pin on the northeastern corner of property now or late of Ralph S. Mast and Dorothy E. Mast, his wife, thence in and along the aforesaid Macadam State Highway known as the Oley Turnpike Road, north sixty-four degrees forty-four minutes east (N. 64 degrees 44' E.) a distance of one hundred twenty-five feet no inches (125' 0") to a corner marked by an iron pin in the center line of the aforesaid Macadam State Highway; thence leaving the aforesaid Macadam State Highway known as the Oley Turnpike Road and along property now or late of Harry S. Renninger

Vol. 115, Issue 33

and Sallie E. Renninger, his wife, the two (2) following courses and distances, viz: (1) passing through an iron pin twenty feet no inches (20' 0") from the last described corner, south twenty-three degrees fifty-four minutes east (S. 23 degrees 54' E) a distance of three hundred twenty-six feet four and one-half inches (326' 4-1/2") to a corner marked by an iron pin, and along the center line of a ten feet (10') wide reservation for public utilities south sixty-nine degrees thirty-four and one-half minutes west (69 degrees 34 1-1/2" W.) a distance of eighty-nine feet two and one-half inches (89' 2-1/2") to a corner marked by and iron pin, thence along property now or late of Dan E. Mast and Mildred Mast, his wife; passing through an iron pin twenty feet no inches (20' 0") from the next described corner, north thirty degrees twenty-one minutes west (N. 30 degrees 21' W.) a distance of three hundred twenty feet no inches (320' 0") to the place of Beginning. CONTAINING thirty-four thousand four hundred fifty-one and ninety-eight one-hundredths (34,451.98) square feet.

Fee Simple Title Vested in Vincent M. Demming by deed from Suzan J. Keuscher, Executrix of the Estate of Timothy J. Roller, deceased, dated 5/20/2016, recorded 5/23/2016, in the Berks County Clerk's Office in Deed Instrument No. 2016017049.

ALSO KNOWN AS 5111 Oley Turnpike Road, Reading, PA 19606

TO BE SOLD AS THE PROPERTY OF Vincent M. Demming

Case Number: 19-18665

Judgment Amount: \$91,399.30

Attorney: Michael S. Bloom, Esquire  
PRESSMAN & DOYLE, LLC

#### LEGAL DESCRIPTION

##### PURPART I

ALL THAT CERTAIN lot or piece of ground, together with the two Story stucco and frame dwelling house thereon erected, situate on the South side of Berkley Road, between Avenue "C" and Avenue "D", and being known as House No. 2348 Berkley Road, in the Fifteenth Ward of the City of Reading, County of Berks, and Commonwealth of Pennsylvania, said lot or piece of ground consisting of the front one hundred (100) feet of the entire width of Lot No. 282 and the front one hundred (100) feet of the Western five (5) feet of Lot No. 283, in a plan of lots laid out by Lowrie Montgomery and known as "Riverdale", said plan being recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book No. 7, Page 21, and said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point situated on the South side of Berkley Road at a distance of two hundred fifty-eight (258) feet East from the East side of Avenue "D"; thence extending East along the South side of said Berkley Road, a distance of thirty (30) feet to a point, the Eastern twenty

5/18/2023

Vol. 115, Issue 33

(20) feet of Lot No. 283; thence extending Southwardly at right angles with said Berkley Road, a distance of one hundred (100) feet to a point in line of property herein described as Purpart II; thence extending Westwardly along said property a distance of thirty (30) feet to a point, the Eastern side of Lot No. 281; thence extending Northwardly along said Eastern side of said Lot No. 281, a distance of one hundred (100) feet to a point, the place of beginning.

#### PURPART II

ALL THAT CERTAIN lot or Piece of ground, together with the one story asbestos shingle frame dwelling house thereon erected, situate on the North side of a twenty (20) feet wide alley leading from Avenue "C" to house No. 2348 Berkley Road and River Road, and being known as REAR of house No. 2348 Berkley Road, in the Fifteenth Ward of the City of Reading, County of Berks, and Commonwealth of Pennsylvania, said lot or piece of ground consisting of the rear seventy (70) feet of the entire width of Lot No. 282 and the rear seventy (70) feet of the Western five (5) feet of Lot No. 283, and in a plan of lots laid out by Lowrie Montgomery and known as "Riverdale", said plan being recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book No. 7, page 21, and said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point situate on the North side of said twenty (20) feet wide alley at a distance of two hundred fifty-eight (258) feet East from the East side of Avenue "D", thence extending East along the North side of said twenty (20) feet wide alley a distance of thirty (30) feet to a point, the Eastern twenty (20) feet of Lot No. 283, thence extending Northwardly at right angles with said alley a distance of seventy (70) feet to a point in line of property herein described as Purpart I, thence extending Westwardly along said property a distance of thirty (30) feet to a point, the Eastern side of Lot No. 281; thence extending Southwardly along said Eastern side of said Lot No. 281, a distance of seventy (70) feet to a point, the place of beginning.

#### PURPART III

ALL THAT CERTAIN lot or piece of ground situate on the Southern side of Berkley Road, between Denton Street (formerly Avenue "D") and Colston Street (formerly Avenue "C") in the Fifteenth Ward of the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being the Eastern twenty feet (20) of Lot No. 283 as shown on a map or plan of the Development of Riverdale, as laid out by Lowrie Montgomery in October, 1922, 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 7, Page 21, bounded on the North by the aforesaid Berkley Road, on the East by

Lot No. 284, property now or late of the Berks County Trust Company in trust for Colette Bloch, on the South by a twenty feet (20) wide alley and along the West by residue portion of Lot No. 283 belonging to Charles E. Hoshauer, Jr. and residue portion of Lot No. 283 property of Joseph R. Wallace and Madeline P. Wallace, his wife, upon which is erected No. 2348 Berkley Road, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern topographical building line of Berkley Road as laid out on the topographical survey of the City of Reading, a distance of two hundred sixty-three feet (263) Eastwardly measured along the Southern topographical building line of the aforesaid Berkley Road from the beginning of a curve having a radius of twenty-five feet (25) connection the Southern topographical building line of the aforesaid Berkley Road with the Eastern topographical building line of Denton Street (formerly Avenue "D"); thence in an Easterly direction along the Southern topographical building line of the aforesaid Berkley Road, a distance of twenty feet (20) to a corner; thence leaving and making a right angle with the aforesaid Berkley Road and in a Southerly direction along the dividing line between Lot Nos. 283 and 284, a distance of one hundred seventy feet (170) to a corner on the Northern side of a twenty feet (20) wide alley; thence in a Westerly direction along same, making a right angle with the last described line, a distance of twenty feet (20) to a corner; thence leaving and making a right angle with the aforesaid twenty feet (20) wide alley and in a Northerly direction along the Western five feet (5) of Lot No. 283 and along properties belonging to Charles E. Hoshauer, Jr., and Joseph R. Wallace and Madeline P. Wallace, his wife, a distance of one hundred seventy feet (170) to and making a right angle with the aforesaid Berkley Road at the place of beginning.

Being the same premises which Joseph R. Wallace by Deed dated May 8, 1988 and recorded May 8, 1988 in Berks County in Record Book 2001, Page 509 conveyed unto Joseph R. Wallace and Johanna Agnes Wallace (now Johanna A. LeVan), in fee.

Being the same premises which Johanna A. LeVan (formerly Johanna A. Wallace) by Deed dated August 25, 1997 and recorded August 25, 1997 in Berks County in Record Book 2860, Page 784 conveyed unto Johanna A. LeVan, in fee.

And the said Johanna A. LeVan departed this life on November 18, 2018.

Tax ID / Parcel No. 15530818225046, PIN 5308-18-22-5046, Acct No. 15-253925

TO BE SOLD AS THE PROPERTY OF JOHANNA A. LEVAN, DECEASED

5/18/2023

Vol. 115, Issue 33

Docket #19 20916  
 Judgment Amount: \$965,301.98  
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Tract #1 (DEED BOOK 1951. PAGE 1146)

ALL THAT CERTAIN lot or piece of ground, together with the one story warehouse, being No. 520 Frontier Avenue, thereon erected, situate on the South side of Frontier Avenue, being Lot No. 179 as shown on the plan of lots laid out by Hollenbach Construction Company in Riveredge Acres, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly curb line of Frontier Avenue, (thirty-four feet (34') wide) as shown on the plan of lots laid out by Hollenbach Construction Company, said place of beginning being located as follows: Starting at a point on the South lot line of Barlow Avenue (fifty feet (50') wide); thence extending in a Southerly direction along the west curb line of Frontier Avenue three hundred and fifty-five feet and ninety-two hundredths of one foot (355.92') to a point; thence extending in a Southeasterly direction along the Southern curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71'), said place of beginning and point of curvature; thence extending in an Easterly direction along the Southerly curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71') to a point; thence extending in a Southerly direction along land now or late William D. Johnson and Petrina Johnson, his wife, having an interior tangent angle of ninety (90) degrees, a distance of one hundred and twenty-one feet and eighty-seven hundredths of one foot (121.87') to a point; thence extending in a Westerly direction along land now or late Louis H. Von Ohlsen and Marjorie R. Von Ohlsen, his wife, having an interior angle of eighty-eight (88) degrees fifty two (52) minutes, a distance of eighty-four feet and thirty hundredths of one foot (84.30') to a point; thence extending along the same in a Northerly direction, having an interior angle of eighty-eight (88) degrees forty-eight (48) minutes, a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; thence extending along the same in a Westerly direction, having an interior angle of two hundred and seventy-one (271) degrees thirty-six (36) minutes, a distance of ninety-eight feet and thirty-five hundredths of one foot (98.35') to a point; thence extending in a Northerly direction

along land now or late Edgar L. Paulsgrove and Georgia L. Paulsgrove, his wife, having an interior angle of eighty-nine (89) degrees thirty-five (35) minutes, a distance of sixty feet (60') to a point; thence extending in an Easterly direction along land of now or late Ronald L. Roland and Patricia L. Roland, his wife, having an interior angle of ninety (90) degrees twenty-five (25) minutes, a distance of one hundred feet (100') to a point; thence extending along the same in a Northeasterly direction, having an interior angle of two hundred eight (208) degrees forty-seven (47) minutes thirty (30) seconds, a distance of forty-six feet and thirty hundredths of one foot (46.30') to the place of Beginning, having an interior angle of one hundred six (106) degrees thirty-seven (37) minutes thirty (30) seconds with the first described line.

CONTAINING in area sixteen thousand two hundred forty-five and ninety-seven hundredths (16,245.97) square feet of land.

Tract # 2 (DEED BOOK 1951. PAGE 2242)

ALL THAT CERTAIN tract or piece of land, together with the frame dwelling house and other structures thereon erected, being No 2015 Bernville Road, lying between Bernville Road and the Schuylkill River, partly along the north side of Driscoll's Lane, in the Township of Bern County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of the lane known as Driscoll's Lane, leading from the Bernville Road to property now or late of Daniel J. Driscoll; thence extending along land now or late of Anne Milliken Cullum the four following courses and distances: (1) north thirty-one degrees thirty-three minutes (31° 33') west, a distance of three hundred twenty-one feet and eighty-four hundredth of one foot (321.84') to a point; (2) north fifty-eight degrees fifty-seven and one half minutes (58° 57') east, a distance of one hundred eight feet and thirty-one hundredths of one foot (108.31') to a point; (3) south twenty-nine degrees twenty-six and one-half minutes (29° 26 1/2') east a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; (4) north fifty-nine degrees twenty-one and one-half minutes (59° 21 1/2') east, a distance of two hundred nine feet and eleven hundredths of one foot (209.11') to a point in line of land now or late of Daniel J. Driscoll; thence along land now or late of Daniel J. Driscoll, the two (2) following courses and distances: (1) south thirty-four degrees eleven and three-quarters minutes (34° 11-3/4') east, a distance of one hundred three feet and fifty-eight hundredths of one foot (103.58') to an iron stake; (2) south twenty-six degrees four and one-quarter minute (26° 4 1/2') west, a distance of three hundred four feet and eight hundredths of one foot (304.08') to a point on the northerly side of Driscoll's Lane; thence extending along the northerly side of Driscoll's Lane, south sixty-one degrees

5/18/2023

twenty-three minutes ( $61^{\circ} 23'$ ) west, a distance of sixty-three feet and forty-four hundredths of one foot ( $63.44'$ ) to the place of BEGINNING.

CONTAINING in area one (1) acre and ninety-nine and fifty-three-hundredths ( $99.53$ ) perches of land.

Excepting thereout and therefrom that portion conveyed to the Township of Bern by Agreement and Deed or Independent Grant of Right-of-Way for Storm Sewer and Sanitary dated 11/26/1996 and recorded 2/13/1997 in Book 2909, Page 1795

The improvements thereon being known as 520 Frontier Avenue, Reading, Pennsylvania 19601.

Thereon erected a dwelling house known as:  
520 Frontier Avenue  
Reading, PA 19601  
Tax Parcel #27530817014265  
Account: 27050082  
See Deed Book 1951, Page 2246  
Sold as the property of:  
DENA LIMBERIOU

Case Number: 20-18682  
Judgment Amount: \$130,922.94  
Attorney: Michael C. Mazack,  
The Lynch Law Group

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE ON THE SOUTHWESTERN CORNER OF THE INTERSECTION OF EAST EIGHTH STREET AND AN UNNAMED STREET IN THE BOROUGH OF BIRDSBORO, COUNTY OF BERKS AND STATE OF PENNSYLVANIA; BEING LOT NO. 40 IN THE DEVELOPMENT OF MAPLE SPRING FARMS, SECTION NO. 4B AS LAID OUT BY MAPLE SPRINGS DEVELOPMENT, INC. IN NOVEMBER, 1973 AND IS RECORDED IN PLAN BOOK VOLUME 40, PAGE 6, BERKS COUNTY RECORDS; BOUNDED ON THE NORTHWEST BY RESIDUE PROPERTY BELONGING TO MAPLE SPRINGS DEVELOPMENT, INC. AND WEST BY RESIDUE PROPERTY BELONGING TO MAPLE SPRINGS DEVELOPMENT, INC. AND LOT NO. 41, RESIDUE PROPERTY BELONGING TO MAPLE SPRINGS DEVELOPMENT, INC.; ON THE NORTHEAST BY THE AFORESAID EAST EIGHTH STREET (60 FEET WIDE); ON THE SOUTHEAST BY THE AFORESAID UNNAMED STREET (50 FEET WIDE); AND ON THE SOUTHWEST BY RESIDUE PROPERTY BELONGING TO MAPLE SPRINGS DEVELOPMENT, INC. 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 SOUTHWESTERN TOPOGRAPHICAL BUILDING LINE OF EAST EIGHTH STREET WITH THE NORTHWESTERN

Vol. 115, Issue 33

TOPOGRAPHICAL BUILDING LINE OF AN UNNAMED STREET, THE AFORESAID POINT OF BEGINNING BEING THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE IN A SOUTHEASTERLY DIRECTION, BY THE AFORESAID CURVE, BEARING TO THE RIGHT, HAVING A RADIUS OF TWENTY FEET ( $20'$ ), A CENTRAL ANGLE OF EIGHTY FOUR DEGREES FIFTY ONE MINUTES AND THIRTY SECONDS ( $84^{\circ} 51' 30''$ ), A TANGENT DISTANCE OF EIGHTEEN AND TWENTY EIGHT ONE HUNDREDTHS FEET ( $18.28'$ ), AND A DISTANCE ALONG THE ARC OF TWENTY NINE AND SIXTY TWO ONE HUNDREDTHS FEET ( $29.62'$ ) TO A CORNER MARKED BY AN IRON PIN; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE AFORESAID NORTHWESTERN TOPOGRAPHICAL BUILDING LINE OF AN UNNAMED STREET, A DISTANCE OF SEVENTY ONE AND SEVENTY TWO ONE HUNDREDTHS FEET ( $71.72'$ ) TO A CORNER MARKED BY AN IRON PIN; THENCE LEAVING AND MAKING A RIGHT ANGLE WITH THE AFORESAID NORTHWESTERN TOPOGRAPHICAL BUILDING LINE OF AN UNNAMED STREET AND IN A NORTHWESTERLY DIRECTION ALONG RESIDUE PROPERTY BELONGING TO MAPLE SPRINGS DEVELOPMENT, INC., A DISTANCE OF ONE HUNDRED THIRTY EIGHT FEET ( $138'$ ) TO A CORNER MARKED BY AN IRON PIN; THENCE MAKING AN INTERIOR ANGLE OF NINETY FIVE DEGREES FIFTY SEVEN MINUTES FIFTY FIVE SECONDS ( $95^{\circ} 57' 55''$ ) WITH THE LAST DESCRIBED LINE IN A NORTHEASTERLY DIRECTION ALONG RESIDUE PROPERTY OF MAPLE SPRINGS DEVELOPMENT, INC. PASSING THROUGH AN IRON PIN SIXTY ONE AND THREE TENTHS FEET ( $61.3'$ ) FROM THE LAST DESCRIBED CORNER, A DISTANCE OF ONE HUNDRED TWENTY TWO AND FIFTY NINE ONE HUNDREDTHS FEET ( $122.59'$ ) TO A CORNER MARKED BY AN IRON PIN IN THE AFORESAID SOUTHWESTERN TOPOGRAPHICAL BUILDING LINE OF EAST EIGHTH STREET; THENCE MAKING AN INTERIOR ANGLE OF SIXTY SIX DEGREES TEN MINUTES THIRTY FIVE SECONDS ( $66^{\circ} 10' 35''$ ) WITH THE LAST DESCRIBED LINE AND IN A SOUTHEASTERLY DIRECTION ALONG THE AFORESAID SOUTHWESTERN TOPOGRAPHICAL BUILDING LINE OF EAST EIGHTH STREET, A DISTANCE OF TWENTY NINE AND THIRTY TWO ONE HUNDREDTHS FEET ( $29.32'$ ) TO A CORNER MARKED BY A STAKE AT A POINT OF CURVE; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG THE AFORESAID SOUTHWESTERN TOPOGRAPHICAL BUILDING LINE OF



5/18/2023

EAST EIGHTH STREET, BY A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF FOUR HUNDRED EIGHTY TWO AND TWELVE ONE HUNDREDTHS FEET (482.12') A CENTRAL ANGLE OF TWELVE DEGREES FORTY THREE MINUTES (12° 43'), A TANGENT DISTANCE OF FIFTY THREE AND SEVENTY TWO ONE HUNDREDTHS FEET (53.72') TO THE PLACE OF BEGINNING.

CONTAINING FOURTEEN THOUSAND FIVE HUNDRED SIXTY EIGHT AND THIRTY FIVE ONE HUNDREDTHS (14,568.35) SQUARE FEET OF LAND

PARCEL NO. 5344-18-22-6269

Being the Same property which Leroy F. Livinghouse and Ellen L. Livinghouse, his wife, by Deed dated August 18, 2006 and recorded August 31, 2006 in the Office of the Recorder of Deeds of Berks County in Deed Book Volume 04957, Page 0145, granted and conveyed onto Andrew Fromm and Donna Fromm, Husband and Wife.

TO BE SOLD AS THE PROPERTY OF:  
ANDREW FROMM and DONNA FROMM

NO. 21-15505

JUDGMENT: \$64,269.58

ATTORNEY: PHILIP G. CURTIN, ESQUIRE

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being Lot No. 29 as shown on the Development of Building Lots known as "Sunrise Hills," recorded in Plan Book Volume 20, page 15. Berks County records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of the Macadam State Highway leading from Yellow House to Douglassville, said point being a distance of 307 feet 9-7/8 inches measured in a Southerly direction along the Westerly side of said Macadam State Highway from a point of curve said curve having a radius of 20.00 feet and connecting the Westerly side of said State Highway with the Southerly side of Nicholson Avenue (33 feet wide), said point being a corner in common with Lot No. 28 as shown on said plan of "Sunrise Hills"; thence leaving the Westerly side of said Macadam State Highway and extending in a Westerly direction along said Lot No. 28 by a line forming an interior angle of 93 degree 35 minutes with the Westerly side of said State Highway, a distance of 147 feet eight inches to a point; thence extending in a Southerly direction along Lot No. 22 of said plan, by a line forming an interior cycle of 87 degrees 58 minutes with the last described line, a distance of 108 feet 10-3/8 inches to a point; thence extending in an Easterly direction along Lot No. 30 of said plan, by a line forming an interior angle of 92 degrees 02 minutes with the last described line and forming an interior angle of 86 degrees 25

Vol. 115, Issue 33

minutes with the aforementioned Westerly side of the Macadam State Highway leading from Yellow House to Douglassville, a distance of 150 feet 7-1/2 inches to a point on the Westerly side of said Highway; thence extending in a Northerly direction along the Westerly side of said Highway, a distance of 109 feet 0 inches to the place of Beginning.

CONTAINING in area 16,224.11 square feet of land.

ALSO known as 300 Old Swede Road, Douglassville, Amity Township, Pennsylvania.

THEREON ERECTED A RESIDENTIAL DWELLING

KNOWN AS: 300 OLD SWEDE ROAD, DOUGLASSVILLE, PA 19518-1524

PARCEL NO. 24536410455794

ACCOUNT: 24536410455794

MORTGAGE BOOK 2010013603

SEE DEED BOOK: 3866 572

TO BE SOLD AS THE PROPERTY OF  
STEPHEN F. YUHAS

NO. 21-16486

Judgment: \$214,979.61

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN parcel of land located in Greenwich Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Old Route 22 (I-975), said point being 25.00 feet from the centerline; thence along the said northerly right-of-way line the following 9 bearings and distances: (1) South 83 degrees 38 minutes 00 seconds West, 870.27 feet to a point; thence (2) North 6 degrees 22 minutes 00 seconds West, 5.00 feet to a point; thence (3) South 83 degrees 38 minutes 00 seconds West, 250.00 feet to a point; thence (4) South 6 degrees 22 minutes 00 seconds East, 5.00 feet to a point; thence (5) South 83 degrees 38 minutes 00 seconds West, 250.00 feet to a point; thence (6) South 6 degrees 22 minutes 00 seconds West, 5.00 feet to a point; thence (7) South 83 degrees 38 minutes 00 seconds West, 300.00 feet to a point; thence (8) South 6 degrees 22 minutes 00 seconds East, 5.00 feet to a point; thence (9) South 83 degrees 38 minutes 00 seconds West, 670.95 feet to a point; thence along the lands now or formerly Karlene S. Minnich North 00 degrees 07 minutes 38 seconds West, 76.13 feet to a point; thence along the southerly right-of-way line of Interstate 78 (70.00 feet from the centerline) on a curve to the left having a central angle of 02 degrees 10 minutes 57 seconds a radius of 22,988.33 feet and an arc length of 875.67 feet to a point; thence along the same right-of-way line North 78 degrees 24 minutes 15 seconds East 1,046.93 feet to a point; thence along the same right-of-way line on a curve to the right having a central angle of 03 degrees 44 minutes 55 seconds, a radius of 5,659.65 feet and an arc length of 370.29 feet to a point; thence along the

5/18/2023

Vol. 115, Issue 33

lands now or formerly Saylor South 16 degrees 52 minutes 40 seconds East 260.30 feet to a point, the place of beginning.

CONTAINING 8.7402 acres.

BEING THE SAME PREMISES which Glenn R. Davis by his Attorney-in-Fact Jean M. Davis and Jean M. Davis, his wife, by deed dated August 31, 1999 and recorded September 14, 1999 in the Office of the Recorder of Deeds in the County of Berks, Pennsylvania at Book number 3124 and Page number 2302 granted and conveyed unto Dennis M. Day and Debra K. Day, in fee.

TAX PARCEL NO 45542502583421

BEING KNOWN AS 1363 Old Route 22, Lenhartsville, PA 19534

Residential Property

To be sold as the property of Debra K. Day

No. 22-10862

Judgment: \$363,419.65

Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the Northerly side of Stetler Court (r/w width 50 feet) and the Westerly side of power line road (legal r/w 33 feet, ultimate r/w 50 feet), situated in the Township of Earl, County of Berks, Commonwealth of Pennsylvania, described according to the "Laurel Ridge" Subdivision Plan as prepared by Aston Surveyors/Engineers, Inc., Boyertown, PA, Plan No. 2045-6D. Dated 2/7/1997 as last revised, Being Lot #5 herein, bounded on the North by the land now or late of Raymond and Mary T. Spaide, the land of Joseph and Edna Kulp and the land of James A. and Mary E. Nichols on the East by the power line road, on the South by Stetter Court and on the West by Lot #4 of the said plan being more fully described as follows, to wit:

BEGINNING at a point on the Northerly right of way of Stetler Court, a corner of this and Lot #4 of the said plan, being located in the METED Transmission Line right of way; thence leaving the right of way of Stetler Court, and leaving the Transmission Line right of way, along Lot #4, North 72 degrees 25 minutes 59 seconds West, 524.19 feet to a point, a corner in the line of land now or late of Raymond A. and Mary T. Spaide; thence along the land now or late of Raymond A. and Mary T. Spaide and along the land of Joseph and Edna Kulp, North 49 degrees 40 minutes 49 seconds East, 550 feet to an iron pipe found, a corner; thence along the land of Joseph and Edna Kulp and the land of James A. and Mary E. Nichols South 38 degrees 51 minutes 48 seconds East, 332.09 feet to an iron pipe found, a corner, the line crossing over an iron pipe found 47.65 feet from the last mentioned point, the line crossing into the MET ED Transmission Line right of way; thence continuing along the land of James A. and Mary E. Nichols, North 52 degrees 17 minutes 00 seconds East, 343.13 feet

to a p.k. nail set in Power Line Road, a corner, the line leaving the Transmission Line right of way; thence in and through the bed of Power Line Road, South 38 degrees 46 minutes 40 seconds East, 78.59 feet to a point, a corner, the line again crossing into the Transmission Line right of way; thence leaving the bed of Power Line Road, along the Northerly right of way of Stetler Court, the next three courses and distances to wit: (1) South 49 degrees 53 minutes 06 seconds West, 32.28 feet to a point of curve; (2) thence along a line curving to the right, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20 feet an arc length of 31.42 feet, a tangent of 20 feet and a chord bearing and distance of South 04 degrees 53 minutes 06 seconds West, 28,28 feet to a point of tangent; (3) South 49 degrees 53 minutes 06 seconds West, 551.27 feet to the point of beginning.

CONTAINING 4,947 acres of land be the same more or less.BEING KNOWN AS: 2 Stetler Ct, Boyertown, PA 19512ACCOUNT NO.: 42000146MAP PIN NO.: 536704840225BEING THE SAME PREMISES which Henry L. Stetler, by indenture dated 05-13-2002 and recorded 05-17-2002 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 3536, Page 2098, granted and conveyed unto Tina M. Fulmer.To be sold as the property Kyle Cadwallader and Tina M. Cadwallader a/k/a Tina M. Fuller

No. 22-11693

Judgment Amount: \$62,395.59

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO STORY FRAME DWELLING HOUSE AND LOTS OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, IT BEING NUMBERED 1415 WAYNE AVENUE, GLENSIDE, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, LOTS, TRACTS, OR PARCELS OF LANDS AND THE ABOVE DESCRIBED PREMISES AS HEREINAFTER PARTICULARLY DESCRIBED SITUATED, LYING AND BEING IN THE CITY OF READING, BEING LOTS NOS. 27 AND 28, BLOCK 33, ON PLAN OF BUILDING LOTS KNOWN AS GLENSIDE, (FORMERLY A SUBURB OF READING) NOW IN THE FIFTEENTH WARD OF THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, DRAWN AND SURVEYED BY WM. H. DECHANT, C. E., SAID LOTS BEING EACH 20' FRONT AND REAR, MORE OR LESS, AND 115' DEEP AND ARE BOUNDED AS FOLLOWS, TO WIT:

NORTHERLY BY LOT NO. 29;  
EASTERLY BY A 15' WIDE ALLEY;  
SOUTHERLY BY LOT NO. 26;  
WESTERLY BY WAYNE STREET.  
BEING THE SAME PREMISES WHICH

5/18/2023

Vol. 115, Issue 33

THOMAS W. GAJEWSKI, SR. AND WENDY A. GAJEWSKI, HUSBAND & WIFE, BY DEED DATED 08/28/2017 AND RECORDED 09/01/2017 IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, AND COMMONWEALTH OF PENNSYLVANIA AS INSTRUMENT NUMBER 2017032265, GRANTED AND CONVEYED UNTO PATRICIA BASKERVILLE.

AND THE SAID PATRICIA BASKERVILLE DIED 05/04/2021, WHEREUPON ALL RIGHT, TITLE AND INTEREST VESTED UNTO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA BASKERVILLE, DECEASED.

PIN NO. 19-5307-37-06-0565

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 PATRICIA BASKERVILLE, DECEASED

22-12882

JUDGMENT: \$66,494.36

Attorney: Brock & Scott PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot upon which the same is erected, situate on the South side of Cotton Street, between Fourteenth and One-half and Fifteenth Streets, being number 1460 Cotton 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 Cotton Street;

On the East by an Alley;

On the South by a ten feet wide alley; and

On the West by property now or late of Henry E. Snyder and Caroline Snyder.

CONTAINING in front on said Cotton Street East and West thirteen feet and in depth North and South one hundred and ten feet.

Being the same premises which Kenneth Eugene Miller, executor of Irwin G. Miller deceased, by Deed dated 05/30/1996 and recorded 06/07/1996, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2737, Page 2333, granted and conveyed unto Jonathan K. Rai, in fee.

Tax Parcel: 16531631371753

Premises Being: 1460 Cotton St, Reading, PA 19602

To be sold as the property of: Jonathan K. Rai.

22-13633

Judgment: \$154,306.06

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, with a two-story dwelling and other buildings thereon erected, situate in the Village of Kempton, in Township of Albany, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in a public road in line of lands of the Goodwill Fire Company, thence along the same road south to an alley of twenty feet the distance of forty feet, thence along said alley east one hundred ten feet to a corner, thence along lands of Albert Kunkel North forty feet to a corner, thence along the lands of the Goodwill Fire Company west one hundred ten feet to the place of beginning.

CONTAINING four thousand four hundred (4,400) square feet, more or less.

BEING THE SAME PREMISES WHICH Robert C. Weller and Lisa R. Weller, husband and wife, by Deed dated July 18, 2003, and recorded in Berks County on September 17, 2003, in Record Book 3870, Page 2013, granted and conveyed unto Craig J. Kline and Adrienne L. Zeigler, in fee.

AND the said Craig J. Kline and Adrienne L. Zeigler have since intermarried and now said Adrienne L. Zeigler is known as Adrienne L. Kline.

Being the same premises which Craig J. Kline and Adrienne L. Kline, F/K/A Adrienne L. Zeigler, by Deed dated 09/16/2016 and recorded 09/20/2016, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No. 2016032976, granted and conveyed unto Troy A. Bates, as sole owner.

Tax Parcel: 21542711664176

Premises Being: 9954 Kistler Valley Road, Kempton, PA 19529

To be sold as the property of: Troy A. Bates.

Case Number: 22-13725

Total Due: \$2,126,302.91

(Judgment Amount Loan I: \$1,486,417.38 plus Judgment Amount Loan II: \$639,885.53)

Attorneys: John J. Winter, Esquire and Robert J. Murtaugh, Esquire, Chartwell Law

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates Phase VI, drawn by Land Service Company, dated December 15, 1997 and revised January 23, 1998 said Plan being recorded in Berks County in Plan Book 227, page 1 as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of the cul-de-sac (of irregular

5/18/2023

Vol. 115, Issue 33

width) at the terminus of St. Gian Avenue being a corner of Lot No. 330 on said Plan; thence extending from said point of beginning along Lot No. 330 North 15 degrees 00 minutes 00 seconds East 91.13 feet to a point being a corner of Lot No. 331 on said Plan; thence extending along same North 72 degrees 30 minutes 00 seconds East 132.38 feet to a point being a corner of Lot No. 340 on said Plan; thence extending along same South 31 degrees 30 minutes 00 seconds East 79.46 toa point being a corner of Lot No. 328; thence extending along same South 50 degrees 14 minutes 14 seconds West 104.75 feet to a point of curve on the northeasterly side of the cul-de-sac at the terminus of St. Gian Avenue; thence extending northwestwardly, westwardly and southwestwardly along the northeasterly, northerly and northwesterly side of said cul-de-sac along the arc of a circle curving to the left having a radius of 60.00 feet and an arc distance of 87.10 feet to a point of reverse curve on the northwesterly side of said cul-de-sac; thence extending southwestwardly along the northwesterly side of said cul-de-sac along the arc of a circle curving to the right having a radius of 40.00 feet and an arc distance of 33.46 feet to the first mentioned point and place of BEGINNING.

CONTAINING 15,666.00 square feet of land.

BEING Lot No. 329 as shown on the abovementioned plan.

FOR INFORMATION PURPOSE ONLY: Being known as Parcel Number 49-4376-08-98-2796. Commonly known as 103 Saint Gian Court, Sinking Spring, PA 19608.

BEING THE SAME PREMISES VESTED in Michael W. Little and Kerri E. Little h/w, by Deed from Fiorino Grande, dated August 31, 1998, recorded September 14, 1998 in Mortgage Book 2978, Page 1890.

TO BE SOLD AS PROPERTY OF: Michael W. Little and Kerri E. Little

22-13932

JUDGMENT: \$26,788.53

Attorney: Brock & Scott PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which it is erected, situate on the South side of Perry Street, between Tenth and Moss Streets, No. 928, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit;

ON the North by said Perry Street; ON the East by property now or late of Ann R. Knabb; ON the south by property now or late of Rebecca Welters, wife of Jacob Walters; and ON the West by property now or late of Abraham K. and Ella A. Wolffy.

CONTAINING in front or width East and West along said Perry Street, fourteen (14) feet, one (2) inch more or less, and in depth of equal width North and South one hundred (100) feet,

more or less.

An alley, nevertheless, of the width of three (3) feet more or less, running East and West along the Southern end of the within described lot and being part thereof, is to be and remain forever open as a passage way and water course for the free and uninterrupted use of the owners and occupiers of the adjoining property, their heirs, executors, administrators and assigns.

Being the same premises which William J. Meals Sr. and Clara M. Meals husband and wife, by Deed dated 04/25/2003 and recorded 05/16/2003 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 3762, Page 2093, granted and conveyed unto Claribel Vizcaino, in fee.

Tax Parcel: 17531737073235

Premises Being: 928 Perry St, Reading, PA 19604

To be sold as the property of: Claribel Vizcaino and Fausto Morilla.

NO. 22-14739

Judgment: \$165,805.59

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground with two and one-half story frame dwelling house and barn erected thereon, situate on Hopewell Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded as follows:

ON the North by an alley; on the East by property now or late of Cannino Marcucci; on the South by Hopewell Street; and on the West by property of E. Harvey Wellmann.

HAVING a frontage on said Hopewell Street of 40 feet and a depth of 142 feet.

PARCEL # 31534417018806

FOR INFORMATIONAL PURPOSES ONLY: Being known as 139 Hopewell Street, Birdsboro, PA 19508.

BEING THE SAME PREMISES which HETCO Inc. by Deed dated August 11, 2017 and recorded August 21, 2017 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2017030449 granted and conveyed unto Timothy McCabe, as sole owner, in fee

Residential Property

To be sold as the property of Timothy McCabe

NO. 22-14925

Judgment: \$119,515.65

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of South Fourth Street, being No. 75, in the Borough of Hamburg, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

5/18/2023

Vol. 115, Issue 33

ON the North by property now or late of Anna S. Fichthorn; on the East by Primrose Alley; on the South by property now or late of John W. Shollenberger; and on the West by said South Fourth Street.

CONTAINING in front on said South Fourth Street twenty-seven (27) feet, and in depth of that width one hundred eighty (180) feet.

PARCEL # 46449405193456

FOR INFORMATIONAL PURPOSES ONLY: Being known as 75 South Fourth Street, Hamburg, PA 19526.

BEING THE SAME PREMISES which Ralph E. Shollenberger and Lenore E. Shollenberger, husband and wife, by Deed dated August 5, 2016 and recorded August 15, 2016 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2016028335 granted and conveyed unto Christopher W. Huntsinger and Leticia J. Huntsinger, husband and wife, in fee.

TAX PARCEL NO 46449405193456

BEING KNOWN AS 75 South Fourth Street, Hamburg, PA 19526

Residential Property

To be sold as the property of Christopher W. Huntsinger a/k/a Christopher Huntsinger and Leticia J. Huntsinger a/k/a Leticia Huntsinger

No. 22-15166

Judgment: \$46,814.33

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN three story stone front dwelling house and lot of ground situate on the West side of North Sixth Street, between Greenwich and Oley Street, in the City of Reading, Berks County, Pennsylvania, No. 642, bounded:

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

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

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

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

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

TAX PARCEL NO. 14530759833911

MAP PIN NO. 530759833911  
ACCOUNT: 14089475  
TO BE SOLD AS THE PROPERTY OF  
Margarita Contreras

No. 22-15720

Judgment: \$69,613.29

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN single-family residence situate in Spring Township, Berks County, Pennsylvania, being Dwelling Unit 142B of the Laurel Hill section within lands shown on the Plan of Spring Ridge as prepared by Urwiler and Walter, Inc. dated 1/1/1991 last revised 7/3/1991 and recorded in Plan Book 183 page 12, Berks County Records, and shown on the Unit Location Plan prepared by Ludgate Engineering Corporation dated 2/7/1992, Plan No. D-3528, and attached to the Declaration of Covenants and Easements, Conditions and Restrictions recorded in Misc. Book , page , Berks County Records, said Dwelling Unit including all that certain parcel of land more fully bounded and described as follows, to wit:

COMMENCING from a point near the middle of the intersection of SR 3023, known as State Hill Road and SRE 3055, known as Van Reed Road, said point being referenced on the aforementioned plan of Spring Ridge as recorded in Plan Book 183 page 12; thence North 66 degrees 48 minutes 00 seconds East, 482.88' to the True Point of Beginning, said point being the Northernmost corner of Unit 142B; thence extending along the face of the building of Unit 142B by property belonging to Spring Ridge development the following seven course and distances:

1. South 21 degrees 13 minutes 20 seconds East, 9.00' to a point;
2. North 68 degrees 46 minutes 40 seconds East, 2.00' to a point;
3. South 21 degrees 13 minutes 20 seconds East, 4.67' to a point;
4. South 68 degrees 46 minutes 40 seconds West, 2.00' to a point;
5. South 21 degrees 13 minutes 20 seconds East, 4.33' to a point;
6. North 68 degrees 46 minutes 40 seconds East, 8.00' to a point;
7. South 21 degrees 13 minutes 20 seconds East, 4.33' to a point;

On the centerline of the party wall of Dwelling Unit 142B and Dwelling Unit 141A; thence along the centerline of the said party wall, South 68 degrees 46 minutes 40 seconds West, 37.33' to a point; thence leaving the centerline of the party wall and extending along the face of the building of Dwelling Unit 142B by property belonging to Spring Ridge Development, the following eight courses and distances:

1. North 21 degrees 13 minutes 20 seconds West, 0.17' to a point;
2. South 68 degrees 46 minutes 40 seconds

5/18/2023

West, 4.00' to a point;  
 3. North 21 degrees 13 minutes 20 seconds  
 West, 11.66' to a point;  
 4. South 68 degrees 46 minutes 40 seconds  
 West, 2.67' to a point;  
 5. North 21 degrees 13 minutes 20 seconds  
 West, 14.50' to a point;  
 6. North 68 degrees 46 minutes 40 seconds  
 East, 14.50' to a point;  
 7. South 21 degrees 13 minutes 20 seconds  
 East, 4.00' to a point;  
 8. North 68 degrees 46 minutes 40 seconds  
 East, 21.50' to a point, the True Point of  
 Beginning.

BEING THE SAME PREMISES which  
 Timothy S. Kutz and Mary T. Kutz, husband and  
 wife, by Deed dated April 15, 2004 and recorded on  
 May 7, 2004, in the Berks County Recorder of  
 Deeds Office at Deed Book Volume 4054 at Page  
 494, as Instrument No. 2004036931, granted and  
 conveyed unto Mark D. Shoener.

Being Known as 142 Laurel Court,  
 Wyomissing, PA 19610  
 Parcel I.D. No. 80438716833279  
 Map Pin No. 438716833279  
 Account No. 80274842

TO BE SOLD AS THE PROPERTY OF Mark  
 D. Shoener

C.C.P. BERKS COUNTY, NO. 22-15964  
 Judgment - \$137,078.90  
 MATTHEW C. FALLINGS, Esquire, Attorney  
 for Plaintiff

ALL THAT CERTAIN LOT OR PIECE  
 OF GROUND, TOGETHER WITH THE  
 TWO-STORY BRICK DWELLING HOUSE  
 THEREON ERECTED, BEING THE EASTERN  
 HALF OF TWIN DWELLING SITUATE ON  
 THE NORTH SIDE OF SPRING STREET,  
 BETWEEN TELFORD AND WOODSIDE  
 AVENUES AND BEING NO. 2227 SPRING  
 STREET, IN THE TOWNSHIP OF SPRING  
 (FORMERLY THE BOROUGH OF WEST  
 LAWN), COUNTY OF BERKS AND  
 COMMONWEALTH OF PENNSYLVANIA,  
 AND BEING LOT NO. 401 (FOUR HUNDRED  
 ONE) IN MAP OR PLAN OF WEST LAWN,  
 AS SHOWN BY SAID MAP OR PLAN  
 SURVEYED BY WILLIAM H KARNS,  
 BEARING DATED OCTOBER 1907 AND  
 RECORDED IN THE RECORDER'S OFFICE  
 OF BERKS COUNTY IN PLAN BOOK  
 NUMBER 3, PAGE 19, AND BEING FURTHER  
 BOUNDED AND DESCRIBED AS FOLLOWS,  
 TO WIT ON THE NORTH BY A FIFTEEN  
 (15) FEET WIDE ALLEY; ON THE EAST BY  
 LOT NO 400; ON THE SOUTH BY SPRING  
 STREET, AND ON THE WEST BY PROPERTY  
 NOW OR LATE OF HARRY W BEARD  
 CONTAINING IN FRONT OR BREADTH ON  
 SAID SPRING STREET TWENTY-FIVE (25)  
 FEET AND IN DEPTH OF EQUAL WIDTH OR  
 BREADTH TO SAID ALLEY ONE HUNDRED

FORTY-FIVE (145) FEET.  
 TAX PARCEL ID 80438608976649  
 Fee Simple Title Vested in David T. Perry by  
 deed from Melissa A. Batz, dated 03/28/2008,  
 recorded 04/03/2008, in the Berks County Clerk's  
 Office in Deed Book 5331 Page 1485.  
 ALSO KNOWN AS 2227 Spring Street, West  
 Lawn, PA 19609  
 TO BE SOLD AS THE PROPERTY OF  
 David T. Perry

22-16484  
 Judgment: \$10,559.35  
 Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

All that certain lot or parcel of ground situate  
 in South Heidelberg Township, Berks County,  
 Pennsylvania, bounded and described according  
 to a final plan of Brookview, Phase II recorded in  
 Plan Book 201 Page 42, Berks County Records  
 and a Sketch Plan of Record "Lot 37 Annexation"  
 recorded in Plan Book 216 Page 37, Berks  
 County, records.

Being Lot 37 on the above mentioned plans.  
 Tax ID# 51-14366.  
 Known as: 133 Slater Drive, Wernersville,  
 PA 19565

Being the same premises which Ameriquest  
 Mortgage Company, by Deed dated 10/01/2003  
 and recorded 11/06/2003, in the Office of the  
 Recorder of Deeds in and for the County of  
 Berks, In Deed Book 3922, Page 569, granted and  
 conveyed unto Bruce E. Gaston, Jr. and Stacey  
 L. Gaston, Husband and Wife, in fee.

Tax Parcel: 51436604730028  
 Premises Being: 133 SLATER DR,  
 Wernersville, PA 19565

To be sold as the property of: Bruce E. Gaston  
 A/K/A Bruce E. Gaston, Jr and Stacey L. Gaston.

22-16565  
 JUDGMENT: \$90,080.97  
 Attorney: Brock & Scott PLLC

LEGAL DESCRIPTION

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

BEGINNING at a corner at the middle of  
 a double frame dwelling house and lot now  
 or late of Frank Oxenford and a 16 feet wide  
 alley; thence along said 16 feet wide alley in a  
 Northwardly direction 20 feet to a corner in a  
 line of land now or late of L. K. Francis Estate;  
 thence by the same in an Eastwardly direction  
 75 feet to a corner in line of land now or late

5/18/2023

Vol. 115, Issue 33

of Charles L. Hassler; thence along the same in a Southwardly direction 20 feet to a corner of aforesaid lot, now or late of Frank F. Oxenford; thence by the same and through the middle of partition wall of aforesaid double frame dwelling house in a Westwardly direction, 75 feet to the place of beginning.

PIN 33000000000000

Being the same premises which Matthew D. Hammons and Dayle L. Hammons by deed dated 06/21/2017 and recorded 06/27/201, in the Office of the Recorder of Deeds in and for the County for Berks, in Instrument No. 2018021384, granted and conveyed unto Denise N. Peters, His/Her/ Their heirs and assigns as sole owner.

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

Premises Being: 131 Pear Street, Boyertown, PA 19512

To be sold as the property of: Denise N. Peters.

Residential Property.  
To be sold as the property of: Thenard R. Caraballo

Docket No. 22-16773

Judgment: \$123,469.40

Attorney: Meredith H. Wooters, 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 tract of land, together with the buildings and improvements thereon erected, situate in Robeson Township, Berks County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the southeast corner thereof, a point in a public road leading, from Beckersville to Zions Church, located a distance of 168 feet 4 3/4 inches westward from an iron pin in the road, a corner of land now or late of prior minors; thence extending along in the said road, by land now or late of William T. Rock, South 81 degrees 25 minutes 30 seconds West, 28 feet to an iron pin in the road; thence by land now or late of S.P. Fox, North 89 degrees 45 minutes 30 seconds West, 133 feet to a point in the said road; thence by land retained by John H. Yoder, crossing an iron pin set at the North side of the road 15 feet from said point, North 07 degrees 45 minutes East, 257 feet to an iron pin; thence by the south side of a twenty feet wide strip of land, retained by John H. Yoder, North 80 degrees 07 minutes East, 161 feet to an iron pin; thence by land now or late of John H. Yoder, South 07 degrees 02 minutes East, 281.8 feet to the place of Beginning.

Being the same property conveyed to Kimberly M. Sloan, no marital status shown who acquired title by virtue of a deed from James F. Bell, Jr., no marital status shown, dated December 27, 2012, recorded January 3, 2013, at Instrument Number 2013000155, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 238 GOLF COURSE ROAD, BIRDSBORO, PA 19508.

Parcel No.: 73531304730403

Account: 73005360

See Instrument #: 2013000155

TO BE SOLD AS THE PROPERTY OF KIMBERLY M. SLOAN, NO MARITAL STATUS SHOWN

Case NO: 22-16771

JUDGMENT AMT.: \$364,824.67

ATTORNEY: Benjamin Hoen, Esquire

ALL THAT CERTAIN TRACT OF GROUND WITH THE IMPROVEMENTS THEREON ON THE SOUTHERN SIDE OF VIRGINIA AVE., BEING KNOWN AS LOT 436 OF THE FINAL PLAN OF GREEN VALLEY ESTATES PHASE 12, SITUATE IN LOWER HEIDELBERG TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF VIRGINIA AVE, A CORNER OF LOT 437;

THENCE ALONG LOTS 437 AND 438, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS, EAST 120.00 FEET TO A POINT A CORNER OF LOT 418;

THENCE ALONG LOT 418, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 84.00 FEET TO A POINT A CORNER OF LOT 435;

THENCE ALONG LOT 435, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 120.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF VIRGINIA AVE; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF VIRGINIA, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 84.00 FEET TO A POINT THE PLACE OF BEGINNING.

BEING the same premises which FIORINO GRANDE BY LAURA GRANDE HIS AGENT, by Deed dated 02/21/2017, and recorded 02/23/2017, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument No. 2017006806, granted and conveyed unto THENARD R. CARABALLO, in fee.

TAX PARCEL NO: 49-4377-04-90-1158

BEING KNOWN AS: 89 Virginia Avenue Reading, PA 19608

Case Number: 22-16776

Judgment Amount: \$164,604.88

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

5/18/2023

Vol. 115, Issue 33

Legal Description

ALL THAT CERTAIN lot or piece of ground situate on the northern side of West Main Street extend in a westerly direction from the borough of Fleetwood, between Merkel Avenue and Huyette Avenue, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania; being the whole of lot No. 23 and a portion of lot No. 22, as shown on a map or plan of building lots known as Fleetwood Manor, as laid out by Kleeffeld and Axe for Katherine W. Merkel in August 1927; bounded on the North by a twenty feet wide (20.00') alley, on the East by residue portion of lot No. 22, property belonging to Alice S. Meissner, formerly Alice S. Radermacher, on the South by the aforesaid West Main Street extended, and on the West by lot No. 24, property belonging to Stanley Richard and Dorothy Richard, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northern building line of West Main Street extended, a distance of two hundred eleven and thirty-three one-hundredths feet (211.33') measured in a westwardly direction along the aforesaid northern building line form the beginning of a curve having a radius of twenty feet (20.00') connecting the northern building line of the aforesaid West Main Street with the western building line of Merkel Avenue, said corner also being in the center line of an existing ten feet wide (10.00') driveway; thence in a westwardly direction along the northern building line of the aforesaid West Main Street extended, a distance of thirty-nine and forty-six one-hundredths feet (39.46') to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid West Main Street extended in a northerly direction along lot No. 24, property belonging to Stanley Richard and Dorothy Richard, his wife, a distance of two hundred thirty-one and seven one-hundredths feet (231.07') to a corner marked by an Iron pin on the southern side of a twenty feet (20.00') wide alley; thence in an easterly direction along same making an interior angle of eighty-seven degrees forty-two minutes (87° 42') with the last described line, a distance of fifty-one feet (51.00') to a corner marked by an iron pin in the center line of an existing ten feet wide (10.00') driveway; thence leaving and making an interior angle of eighty-nine degrees twenty-five minutes thirty seconds (89° 25' 30") with the last described line in a southerly direction along the center line of an existing ten feet (10.00') wide driveway along residue property belonging to Alice S. Meissner, formerly Alice S. Radermacher, a distance of two hundred twenty-nine and thirty one-hundredths (229.30") feet to and making an interior angle of ninety-two degrees fifty-two minutes thirty seconds (92° 52' 30") with the aforesaid West Main Street extended at the place of beginning.

CONTAINING ten thousand four hundred five and two-tenths (10,405.2) Square Feet

PARCEL NUMBERS: 72543114424766  
BEING KNOWN AS: 393 PARK ROAD  
FLEETWOOD, PA 19522

PROPERTY ID: 5431-14-42-4766

TITLE TO SAID PREMISES IS VESTED IN IRWIN G. RADERMACHER AND JACQUELINE F. RADERMACHER, HUSBAND AND WIFE BY IRWIN G. RADERMACHER AND JACQUELINE F. RADERMACHER, ALSO KNOWN AS JAQULINE F. RADERMACHER, HIS WIFE DEED FROM DATED JULY 24, 2007 RECORDED AUGUST 07, 2007 BOOK 5196 PAGE 2268 INSTRUMENT NO. 2007048684. IRWIN G. RADERMACHER DIED ON OR AROUND NOVEMBER 15, 2016.

TO BE SOLD AS PROPERTY OF: JACQUELINE F. RADERMACHER

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, July 7, 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**

D.R.L. §§ 111(3), 111-a(6), 115(9)

Adoption Form 4  
(Notice of Proposed Adoption)  
10/2004

In the Matter of the Adoption of  
A Child Whose First Name is  
Audrey a/k/a/ Baby Girl

Docket No.: A-00292-23  
**NOTICE OF PROPOSED ADOPTION**  
(Private-Placement)

TO: Keagan Henne

PLEASE TAKE NOTICE that a petition requesting an order approving and allowing the adoption of a child whose first name is Audrey a/k/a/ Baby Girl, who is alleged to be your daughter, and whose full name and date and place of birth are set forth in the petition for adoption, together with an agreement to adopt and consents to the adoption pursuant to the Domestic Relations Law, have been filed with the Family Court of the State of New York, County of Putnam. A hearing on the petition will be held on May 31, 2023, at 11:00 in the morning of that



5/18/2023

Vol. 115, Issue 33

day at the Family Court of the State of New York, County of Putnam, located at 20 County Center, Carmel Hamlet, New York 10512, at which time and place all persons having any interest therein will be heard.

PLEASE TAKE FURTHER NOTICE that your failure to appear may constitute a denial of your interest in the child, which may result, without further notice to you, in the adoption or other disposition of the custody of the child.

Dated: April 26, 2023  
Laurie B. Goldheim, Esq.  
LAW OFFICES OF LAURIE B. GOLDHEIM  
Attorney for the Petitioner  
P.O. Box 142  
Briarcliff Manor, New York 10510  
845-624-2727

**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 **Vivi West Reading Inc.**

The Articles of Incorporation have been filed on May 8, 2023.

**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, 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: **SUSTAINABLE MISFITS**

**Semanoff, Ormsby, Greenberg & Torchia, LLC**  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-3465

NOTICE IS HEREBY GIVEN that the Petition of Isabella R. Headley was filed in the

above named Court, praying for a Decree to change their name to ISABELLA R. WRIGHT.

The Court has fixed May 31, 2023, at 9:30 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.

**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**

**BAUMBACH, RICHARD C., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executor: PETER G. BAUMBACH,  
68 Kober Rd.,  
Harleysville, PA 19438.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**BRIGHT, VERNON R., dec'd.**

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

**FORNWALT, M. DONALD also known as  
FORNWALT, DONALD, dec'd.**

Late of Tulpehocken Township.  
Executor: DOUGLAS D. FORNWALT,  
131 Camp Strauss Rd.,  
Bethel, PA 19507.  
ATTORNEY: KENNETH C. SANDOE, ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**GIANGIACOMO, ROSEMARY, dec'd.**

Late of Union Township.  
Executors: MICHAEL P. GIANGIACOMO  
and  
MICHELE COOPER.  
c/o ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

5/18/2023

Vol. 115, Issue 33

**HARRIS, DOROTHY B., dec'd.**

Late of 279 Furnace Rd.,  
Robeson Township.  
Executrix: SHERRI L. HARRIS,  
279 Furnace Rd.,  
P.O. Box 107,  
Geigertown, PA 19523.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**JACKSON, JEFFREY RICHARD, dec'd.**

Late of Muhlenberg Township.  
Administratrix: SANDRA ANN JACKSON.  
c/o ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**KLING, MIRIAM M., dec'd.**

Late of 681 Ridge Rd.,  
Borough of Shoemakersville.  
Executors: ANN WOMACK,  
25646 Crab Alley East,  
Millsboro, DE 19966 and  
EUGENE R. KLING,  
416 E. 1st St.,  
Birdsboro, PA 19508.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**KUZMA, MICHAEL N., dec'd.**

Late of Brecknock Township.  
Executrix: LUCINDA N. KUZMA.  
c/o ATTORNEY: MARK L. BLEVINS, ESQ.,  
701 Penn Grant Rd.,  
Lancaster, PA 17602

**RICHART, DOUGLAS S., dec'd.**

Late of 6 Ursinus Dr.,  
Lower Heidelberg Township.  
Executor: STEPHEN D. RICHART.  
c/o ATTORNEY: ALEXANDER J.  
ELLIKER, ESQ.,  
316 W. Main Street,  
Kutztown, PA 19530

**SARRO, WANDA S., dec'd.**

Late of 1 Goat Hill Rd.,  
Pike Township.  
Executors: ANTHONY L. SARRO, III and  
MATTHEW J. SARRO.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**SCHAFFER, CHRISTOPHER C., dec'd.**

Late of Lower Alsace Township.  
Administrators: GARY LEE SCHAFFER  
and  
BONNIE LEE SCHAFFER,  
218 Montgomery Ave.,  
Reading, PA 19606.  
ATTORNEY: THOMAS L. KLONIS, ESQ.,  
536 Court Street,  
Reading, PA 19601

**SCHMECK, ALLEN, dec'd.**

Late of Borough of Wyomissing.  
Executrices: KELLY GOODHART,  
831 Scenic Dr.,  
Mohnton, PA 19540 and  
KRISTIE SCHMECK,  
1513 Colony Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street, P.O. Box 8514,  
Reading, PA 19603

**STUBBLEBINE, KENNETH M., dec'd.**

Late of Borough of Shoemakersville.  
Executrix: KATHY LENGEL,  
507 Martin Ave.,  
Reading, PA 19601.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**TOTHERO, AMELIA R., dec'd.**

Late of Borough of Mohnton.  
Executors: MARIA FREDRECK and  
JOSEPH FILIPPINI.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**VORNDRAN, MARY LOU, dec'd.**

Late of 31 Overhill Rd.,  
Borough of Wyomissing.  
Executor: RONALD N. VORNDRAN.  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**Second Publication****CROUTHAMEL, ROBERT B., dec'd.**

Late of Longswamp Township.  
Executor: JAMES D. ROBERTSON,  
247 Dickinson Dr.,  
Reading, PA 19605.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**DANIELS, MARGARET A., dec'd.**

Late of 1304 Dogwood Dr.,  
West Lawn.  
Executrix: DIANE D. HETTINGER,  
2419 John Hendry Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: J. CHRISTOPHER  
FROELICH, ESQ.,  
116 East Penn Avenue,  
Robesonia, PA 19551

5/18/2023

Vol. 115, Issue 33

**DANNER, KATIE I., dec'd.**

Late of 523 Huffs Church Rd.,  
Borough of Alburdis.  
Executrices: KATHERINE D. SCHANTZ,  
1913 Woodside Ave.,  
Alburdis, PA 18011 and  
KAREN L. WILLETT,  
28 Cedar St.,  
Macungie, PA 18062.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**DENLINGER, JR., MELVIN R., dec'd.**

Late of Willowbrook Rehabilitation and  
Health Care Center,  
120 Trexler Ave.,  
Borough of Kutztown.  
Executor: DARRELL C. DENLINGER,  
618 Parkview Rd.,  
Lykens, PA 17048.  
ATTORNEY: JAMES A. SNELL, ESQ.,  
242 South Eighth Street,  
Lebanon, PA 17042

**FICK, BARBARA A. also known as  
FICK, BARBARA ANN, dec'd.**

Late of 201 Wilson Ave.,  
Lower Alsace Township.  
Executor: DANIEL W. FICK, JR.,  
17 Carl Rd.,  
Boyertown, PA 19512.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**FINK, GEORGE C., dec'd.**

Late of 110 Airport Rd.,  
Bethel Township.  
Executor: MICHAEL G. FINK.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**HARNER, SCOTT A. also known as  
HARNER, SCOTT ALLEN, dec'd.**

Late of Amity Township.  
Executrix: CASSANDRA DENISE  
HARNER.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**HURLBRINK III, ROBERT WILLIAM,  
dec'd.**

Late of Country Meadows,  
1800 Tulpehocken Rd.,  
Borough of Wyomissing.  
Executrix: LAURA L. HOOK,  
13 E. Walnut St.,  
Shillington, PA 19607.

**JABLONSKI, EVELYN G., dec'd.**

Late of 500 E. Philadelphia Avenue,  
Cumru Township.  
Executor: TERRY W. SHUKER,  
57 Wesleyan Dr.,  
Reading, PA 19607.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER,  
P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**KAUFFMAN, ALLEN D., dec'd.**

Late of 4121 10th Ave.,  
Temple.  
Executor: CHARLES KAUFFMAN.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**KIJEK, NAOMI also known as  
KIJEK, NAOMI ESTELLA, dec'd.**

Late of Douglass Township.  
Executors: CHRISTOPHER KIJEK and  
DIANA STUMPF.  
c/o ATTORNEY: CLIFTON R. GUISE,  
ESQ.,  
HALBRUNER, HATCH & GUISE, LLP,  
2109 Market Street,  
Camp Hill, PA 17011

**LEATHERMAN, TERRY also known as  
LEATHERMAN, TERRY BRUCE, dec'd.**

Late of Cumru Township.  
Executor: BARRY D. LEATHERMAN,  
84 Woodside Dr.,  
Lumberton, NJ 08048.  
ATTORNEY: ERIC C. DIGGAN, ESQ.,  
519 Walnut Street,  
Reading, PA 19601-3477

**LOOSE, JOSEPH E. also known as  
LOOSE, JOSEPH EUGENE, dec'd.**

Late of 1207 N. Front St.,  
City of Reading.  
Executors: MICHAEL S. LOOSE,  
1145 Chestnut St.,  
Reading, PA 19602 and  
DAVID M. LOOSE,  
3002 Susanna Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER,  
P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**LORAH, HENRY A., dec'd.**

Late of 206 West Shore Dr.,  
Borough of Hamburg.  
Executrix: GINA HENN,  
509 Valley Rd.,  
Mohrsville, PA 19541.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

5/18/2023

Vol. 115, Issue 33

**MOYER, ELWOOD DENNIS, dec'd.**

Late of City of Reading.  
 Administratrix: RENEE A. MOYER,  
 1675 Old Lancaster Pike,  
 Reading, PA 19608.  
 ATTORNEY: FREDERICK R. MOGEL,  
 ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**RONEY, BARRY J., dec'd.**

Late of Earl Township.  
 Administratrix: EMMA L. RONEY.  
 c/o ATTORNEY: DAVID G. GARNER,  
 ESQ.,  
 635 E. High Street, Suite 2,  
 Pottstown, PA 19464

**RUPPERT, BRYON L., dec'd.**

Late of Lower Alsace Township.  
 Executrix: SANDRA B. LENGEL,  
 836A N. 25th St.,  
 Reading, PA 19606.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**SANDERS, PATRICIA L. also known as**

**SANDERS, PATRICIA LYNN, dec'd.**  
 Late of Robeson Township.  
 Executor: KAREN L. ALTHOUSE.  
 c/o ATTORNEY: SUSAN N. DENARO,  
 ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**SEIDEL, JACQUELINE L., dec'd.**

Late of 94 Christine Dr.,  
 Exeter Township.  
 Executor: DAVID M. ZEZENSKI,  
 52 Colin Ct.,  
 Reading, PA 19606.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**THOMPSON, KENNETH M. also known as**

**THOMPSON, SR., KENNETH M. and**  
**THOMPSON, KENNETH**  
**MACKENZIE, dec'd.**  
 Late of Cumru Township.  
 Executor: KENNETH M. THOMPSON.  
 5201 Wax Rd.,  
 Clarkson, KY 42726

**ZAORSKI, MONICA V., dec'd.**

Late of 103 Pine St.,  
 Borough of Shillington.  
 Executrix: SUZANNE M. MAHAJAN,  
 1015 Greenview Dr.,  
 Lancaster, PA 17601.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**Third and Final Publication****BLESSING, DELORES E.K., dec'd.**

Late of City of Reading.  
 Executrix: PAULINE A. EMSWILER,  
 129 Skyline Dr.,  
 Reading, PA 19606.  
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**CATALAN, CRISPIN L., dec'd.**

Late of Borough of West Reading.  
 Executrix: JANET C. KNOBLAUCH.  
 82 Lamms Mill Road,  
 Wernersville, PA 19565

**CLAUSER, TIMOTHY A. also known as**

**CLAUSER, TIMOTHY ALLEN, dec'd.**  
 Late of Exeter Township.  
 Executrix: CYNTHIA A. CLAUSER,  
 120 Dautrich Rd.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**COLON, JR., HERIBERTO, dec'd.**

Late of 1001 Heath Ave.,  
 Muhlenberg Township.  
 Administratrix: SAMANTHA C. LOWERY,  
 165 Oberlin Ave.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**COLUMBO, GEORGE BRIAN, dec'd.**

Late of Borough of Sinking Spring.  
 Administrators: TREVOR COLUMBO,  
 725 Mount Laurel Ave.,  
 Temple, PA 19560 and  
 BRIDGETT JEAN MOLINA,  
 820 Berkshire Dr.,  
 Reading, PA 19601.

ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**CRAMER, FRANCES ELIZABETH, dec'd.**

Late of Borough of Wyomissing.  
 Executrix: DR. KRISTINE ANNE  
 BILLMYER,  
 455 Central Park West,  
 New York, NY 10025.  
 ATTORNEY: JANA R. BARNETT, ESQ.,  
 1238 Cleveland Avenue,  
 Wyomissing, PA 19610-2102

**CREITZ, JEAN E., dec'd.**

Late of The Highlands,  
 2000 Cambridge Ave.,  
 Borough of Wyomissing.  
 Executor: RICHARD S. CREITZ,  
 7912 Hanson Bay Place,  
 Kissimmee, FL 34747.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

5/18/2023

Vol. 115, Issue 33

**FAUST, GERALD J. also known as  
FAUST, GERALD JOHN, dec'd.**  
Late of 31 Chestnut St.,  
Borough of Shillington.  
Executor: ERNEST M. FAUST,  
733 Tanager Trail,  
Augusta, WV 26704.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**FLAMMER, SHIRLEY E., dec'd.**  
Late of 3005 Old Route 22,  
Windsor Township.  
Executors: JAY F. FLAMMER and  
CINDI L. DUNKELBERGER.  
ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GARL, RONALD S., dec'd.**  
Late of City of Reading.  
Administratrix: CHERYL L. GARL,  
1621 Moss St.,  
Reading, PA 19604.  
ATTORNEY: GARY R. SWAVELY, JR., ESQ.,  
38 North Sixth Street,  
P.O. Box 1656,  
Reading, PA 19603-1656

**GULDIN, SUSAN N., dec'd.**

Late of 4117 7th Ave.,  
Borough of Temple.  
Executrix: KATE E. DEBIEC,  
208 Carroll St.,  
Reading, PA 19611.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**HOCH, MICHAEL G. also known as  
HOCH, MICHAEL GEORGE, dec'd.**  
Late of Muhlenberg Township.  
Administratrix: KIERSTEN A. ANDREWS,  
3 N. Haas St.,  
Topton, PA 19562.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**HOFFMAN, MAE, dec'd.**  
Late of 5440 Oley Turnpike Rd.,  
Exeter Township.  
Administratrix, C.T.A.: KERI L. WAGNER,  
490 Hunter Road,  
Oley, PA 19547.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**JOHNSON, KENNETH K. also known as  
JOHNSON, KENNETH KURTZ, dec'd.**  
Late of City of Reading.  
Executrix: HEATHER M. JOHNSON.  
c/o ATTORNEY: SANTO G. SPATARO, ESQ.,  
AEVITAS LAW, PLLC,  
275 Hess Blvd., Suite 101,  
Lancaster, PA 17601

**KALIL, PATSY C., dec'd.**  
Late of Amity Township.  
Executor: JOSEPH D. KALIL,  
424 Kleman Rd.,  
Gilbertsville, PA 19525.  
ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
OWM LAW,  
41 East High Street,  
Pottstown, PA 19464-5426

**KAPLAN, AMELIA, dec'd.**  
Late of Borough of Shillington.  
Executrix: DORIS PIETROWSKI,  
106 John Glenn Ave.,  
Kenhorst, PA 19607.  
ATTORNEY: PHILIP J. EDWARDS, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**KELLER, JAMES M., dec'd.**  
Late of Centre Township.  
Administratrix: LISA M. GOULET.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**LATTANZIO, SUSAN ARNOLD, dec'd.**  
Late of 255 Linden St.,  
City of Reading.  
Executrix: MARY A. CORY.  
c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
606 N. 5th Street,  
Reading, PA 19601

**LITCHERT, BARBARA E., dec'd.**  
Late of 180 Beckett Rd.,  
Richmond Township.  
Executor: DOUGLAS LITCHERT,  
180 Beckett Rd.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**MANWILLER, THELMA VIOLA, dec'd.**  
Late of Borough of Boyertown.  
Executrices: CAROLYN R. ECKERT,  
659 Hill Church Rd.,  
Boyertown, PA 19512 and  
BETTY A. GAUGER,  
609 East 4th St.,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512-1154

**RAPP, AUDREY E., dec'd.**  
Late of Borough of Wyomissing.  
Executrix: ELAINE J. STEELE,  
6 Butler Rd.,  
Egg Harbor Township, NJ 08234.  
ATTORNEY: ELIZABETH ROBERTS FIORINI, ESQ.,  
FIORNI LAW P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

5/18/2023

Vol. 115, Issue 33

**RENNARD, JR., RALPH L., dec'd.**

Late of 106 Woodland Manor Dr.,  
Borough of Mohnton.  
Executor: PETER RENNARD,  
640 Taper Dr.,  
Seal Beach, CA 90740.  
ATTORNEY: JOHN D. LEVAN, ESQ.,  
1508 Alsace Road,  
Reading, PA 19604

**SCHARFF, SYLVIA R., dec'd.**

Late of Tulpehocken Township.  
Executor: MICHAEL T. SCHARFF.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

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

Late of Cumru Township.  
Executor: ROBERT BOYER,  
2194 Turnpike Rd.,  
Elizabethtown, PA 17022.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**SPICER, ROBERT W., dec'd.**

Late of Earl Township.  
Administratrix: DIANE BOYER,  
25 Powerline Rd.,  
Boyertown, PA 19512.  
ATTORNEY: DAVID V. BOGDAN, ESQ.,  
2725 West Chester Pike,  
Broomall, PA 19008

**SPRACKLIN, RICHARD E., dec'd.**

Late of 430 Arlington St.,  
City of Reading.  
Administratrix: JEANMARIE SPRACKLIN,  
430 Arlington St.,  
Reading, PA 19611.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**THOMAS, ROSEANN J. also known as**

**THOMAS, ROSEANN JEAN, dec'd.**  
Late of Caernarvon Township.  
Executor: TERRI A. PAYNE.  
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
LAW OFFICES OF TIMOTHY B. BITLER,  
3115 Main Street,  
Birdsboro, PA 19508

**WEISNER-MILLER, DORIS H., dec'd.**

Late of Amity Township.  
Executors: THOMAS R. WEISNER,  
21 Bick Rd.,  
Fleetwood PA 19522,  
CATHY D. WEISNER and  
JANET H. WEISNER,  
393 Donat Rd.,  
Kempton, PA 19529.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHOON, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**YOUNG, PHYLLIS LYNN, dec'd.**

Late of 1032 Church Street,  
Borough of Reading.  
Administrator: CHRISTPHER STEPHEN  
YOUNG,  
715 Old Mill Road, Unit I-3,  
Wyomissing, PA 19610.

**TRUST NOTICES****Third and Final Publication****REVOCABLE TRUST OF JOHN S. HERR  
AND JANICE H. HERR, HUSBAND AND  
WIFE DTD JUNE 9, 2008 AS AMENDED  
AND RESTATED AUGUST 28, 2023**

JOHN S. HERR, Deceased. Late of Laureldale  
Twp., Berks County, PA. This Trust is in existence  
and all persons having claims or demands against  
said Trust or decedent are requested to make  
known the same and all persons indented to the  
decedent to make payment without delay to:  
**Trustee:** Wells Fargo Bank, National Associa-  
tion  
c/o Chenille Truitt  
101 N. Independence Mall E.,  
Phila. PA 19106

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