

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending December 6, 2024

The Defendant's Name Appears
First in Capital Letters

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

**PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)**

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

**JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)**

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

**SENIOR JUDGE SCOTT D. KELLER -
(SDK)**

**SENIOR JUDGE JAMES M. BUCCI -
(JMB)**

**SENIOR JUDGE MARY ANN ULLMAN -
(MAU)**

WALTER, MICHELLE K - Porter, Justin; 24 16216; Kenneth Millman.

Abuse

ARROYO, VANESSA L - Laureano, Jr., Marco A; 24 17748; M. Laureano, IPP. (TMB).

BOBET, ALYASA - Gilmore, Amaniye R Lozada; 24 17751; A. Gilmore, IPP. (JMS).

BROUGH, BRYTNY L - Brough, Michael A; 24 17710; M. Brough, IPP. (JEG).

BROUGH, MICHAEL A - Brough, Brytny L; 24 17608; David T. Schnarrs (D); B. Brough, IPP. (JEG).

BURIGANA, JEDD ANGELO - Gehman, Melissa R; 24 17565; M. Gehman, IPP. (TMB).

COOK, ISALIAH M - Vasquez, Thais O; 24 17800; T. Vasquez, IPP. (JDB).

DILORENZO, ROBERT M - Leibensperger, Kaitlin S; 24 17678; K. Leibensperger, IPP. (JMB).

ESPARZA, ERIKA A - Delgado, Luis E, V, G D; 24 17712; L. Delgado, IPP. (JDB).

GERMAN, LUIS E ETANISLAO - Etanislao, Lety E Rosario Mesa De; 24 17690; L. Etanislao, IPP. (TMB).

GILMORE, AMANIYEH RENE LOZADA - Bobet, Alyasa; 24 17645; A. Bobet, IPP. (JMS).

IRICK, MIRANDA J - Irick, Christina M; 24 17707; C. Irick, IPP. (TMB).

LOPES, CHARIF MALIK - Smith, Karla Ann; 24 17669; K. Smith, IPP. (JMB).

MARTINEZ, AMMIEL - Williams, Charmaine S; 24 17591; C. Williams, IPP. (JMB).

MARTINEZ, ASA - Williams, Charmaine S; 24 17590; C. Williams, IPP. (JMB).

ODONNELL, CHRISTOPHER J - Odonnell, Janet A; 24 17764; J. Odonnell, IPP. (JDB).

ORTIZ, JOSE MELENDEZ - Ortiz, Candice Melendez; 24 17559; C. Ortiz, IPP. (JDB).

POLISCHECK, JAYTHAN JORDAN - Colon, Jolyse Mercedes; 24 17796; J. Colon, IPP. (JDB).

PRINCE, ROBERT C - Keppley, Michelle Ann; 24 17566; M. Keppley, IPP. (JDB).

REICHERT, MATTHEW RAY - Fike, Mariah Chantelle; 24 17607; M. Fike, IPP. (TMB).

RIVERA, ELIUD MANUEL RODRIGUEZ - Rosa, Francesca Marie; 24 17681; F. Rosa, IPP. (JDB).

RODRIGUEZ, CARLOS - Green, Wendy Lynn; 24 17649; W. Green, IPP. (JMS).

STERNER, CORDARRO J - Biegler, Jennifer L; 24 17569; J. Biegler, IPP. (JDB).

VALENTIN, ENRIQUE COLON - Quezada, Sheilyn; 24 17750; S. Quezada, IPP. (TMB).

VELAZQUEZ, GEOVANNI O DELGADO - Caban, Zaidy L, E, E A; 24 17567; Z. Caban, IPP. (JDB).

VENTURA, ERICSON JOSE - Guzman, Mayelin M; 24 17570; M. Guzman, IPP. (JDB).

12/19/2024

Vol. 117, Issue 12

WHITE, JOHN HAROLD - White, Elizabeth J; 24 17801; E. White, IPP. (JDB).

Arbitration Award

MILLER, JACK, MILLER, PAMELA KRALL - Andrew, Victoria; 23 9768; V. Andrew, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Community Options Inc; 24 17597; Adam Michael Koelsch, Paul R. Morcom. (SEL).

Complaint

ALBARRAN, NATASHA M - Capital One N A; 24 17102; Robert L. Baroska III.

SABER, AMY - Synchrony Bank; 24 14454; Gregg L. Morris.

Confidential Document Form

ADELSON, GREGG R - Diamond Credit Union; 24 16748; Michael J. Dougherty. GUTSHALL, CHRIS R - Discover Bank; 24 17531; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

BAILEY, STEVEN - First National Bank Of Omaha; 24 17708; F. Omaha, IPP. (MSF).

BECKER, DONALD - Cavalry Spv I LLC; 24 17677; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

BENITEZ, NANCY - Cavalry Spv I LLC; 24 17756; David J. Apothaker. (JBN).

BONILLA, BARBARA A - Wells Fargo Bank N A; 24 17742; Michael H. Kaliner. (JEG).

BOTELLO, MANUEL - Cavalry Spv I LLC; 24 17676; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

CAHN, MICHAEL T - JPMorgan Chase Bank N A; 24 17752; Ian M. Lauer. (MSF).

CAMACHO, BERNADE - Cavalry Spv I LLC; 24 17658; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

CARR, DERRICK - Cavalry Spv I LLC; 24 17755; David J. Apothaker. (MSF).

EBRIGHT, BRUCE A - Cavalry Spv I LLC; 24 17680; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

FERRARO, RENEE M - First National Bank Of Omaha; 24 17753; Brad D. DeFontes. (JBN).

FORD, ROBERT T - Cavalry Spv I LLC; 24 17673; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

FREEMAN, HALEY L - Bank Of America N A; 24 17803; Frederic I. Weinberg. (MSF).

HASSLER, GWENDOLYN D - Cavalry Spv I LLC; 24 17665; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

JAMISON, JENNELLE L - Cavalry Spv I LLC; 24 17661; David J. Apothaker. (JEG).

KOPCIK, KATHRYN - JPMorgan Chase Bank N A; 24 17647; Sean P. Stevens. (JBN).

LAMBDIN, GINA - Bank Of America N A; 24 17774; Frederic I. Weinberg. (JBN).

LAUB, COURTNEY L - Cavalry Spv I LLC; 24 17657; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

LEE, ALEXANDRA - Capital One N A; 24 17766; Michael F. Ratchford. (MSF).

MAINS, MORGAN A - PNC Bank National Association; 24 17806; Erin R. Grady. (JBN).

MARSH, SHARON L - Cavalry Spv I LLC; 24 17656; David J. Apothaker. (JBN).

MCILWAIN, MELISSA D - First National Bank Of Omaha; 24 17648; Brad D. DeFontes. (JEG).

MORLA, FILOMENA - Cavalry Spv I LLC; 24 17670; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

MOYER, JONATHAN - Cavalry Spv I LLC; 24 17663; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

NEIMAN, BRIAN A - Cavalry Spv I LLC; 24 17741; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

PASA, NICULAE - Bank Of America N A; 24 17772; Frederic I. Weinberg. (MSF).

PLASENCIA, ESTEBAN - Cavalry Spv I LLC; 24 17662; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

RIKER, JASON J - Cavalry Spv I LLC; 24 17666; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

SALAS-REYES, JONEL T - Cavalry Spv I LLC; 24 17671; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

SANTIAGO, JEAN MALDONADO - Cavalry Spv I LLC; 24 17675; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

SHAW, SIMEON E - Cavalry Spv I LLC; 24 17560; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

SOLER, JR, JORGE - PNC Bank, National Association; 24 17778; Erin R. Grady. (MSF).

THOMPSON, SUZANNE - Credit Acceptance Corporation; 24 17564; Gregg L. Morris. (JEG).

TRETTETTER, DAVID - Cavalry Spv I LLC; 24 17659; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

VALDEZ, JOSE O - Bank Of America N A; 24 17814; Frederic I. Weinberg. (JBN).

Contract - Debt Collection: Other

GAMBLER, ERIC M - First National Bank Of Omaha; 24 17603; Brad D. DeFontes. (MSF).

YERGER, DAVID A - First Commonwealth Federal Credit Union; 24 17594; Michael R. Nesfeder. (MSF).

Contract - Other

ACEVEDO, ARLENE DENISE RIVERA - First Commonwealth Federal Credit Union; 24 17599; Michael R. Nesfeder. (JEG).

AKAFF, AALA - Rutgers, State University Of New Jersey (the); 24 17851; Gregory J. Allard. (JEG).

BACHMAN'S ROOFING BUILDING & REMODELING INC, BACHMAN'S ROOFING BUILDING & REMODELING LLC - Saracino, Michael R, Saracino, Amy N; 24 17852; Matthew Chabal, III (MSF).

12/19/2024

Vol. 117, Issue 12

BAEZ, MARCUS ALLEN - First Commonwealth Federal Credit Union; 24 17552; Michael R. Nesfeder. (JBN).

FELIZ PAINTING & MAINTENANCE CORP - Ford Motor Credit Company LLC; 24 17744; Paul J. Klemm. (MSF).

MINNESOTA LIFE INSURANCE COMPANY - Goodman, Tanya, Goodman, Wayne; 24 17802; Robert J. Foster. (JEG).

ORENDACH, JR, JOHN JOSEPH - First Commonwealth Federal Credit Union; 24 17558; Michael R. Nesfeder. (MSF).

PERROTTO BUILDERS LTD, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA - Telco Inc; 24 17683; Ashley Nichols Weber. (JBN).

ROSS, BONNIE - Unify Financial Federal Credit; 24 17596; Frederic I. Weinberg. (JBN).

Custody

EBLING, STEPHANIE - Clemens, James; 24 17765; Fatih Oguz. (JDB).

FABIAN, ALLYSON - Fabian, John E; 24 17769; Pilar Diaz. (JMS).

KUPINSKI, ALICIA - Magners, Courtney; 24 17562; C. Magners, IPP. (JDB).

MCFARLAND-ORTIZ, CHASNAE - Diaz-Cruz, Tashon; 24 17641; T. Diaz-Cruz, IPP. (JDB).

MORGAN, SAIDAH - Morgan, Joseph; 24 17761; J. Morgan, IPP. (JDB).

RODRIGUEZ, MARC - Sember, Samantha; 24 17702; S. Sember, IPP. (JDB).

SANTANA, SHYANNE - Santos, Pedro; 24 17604; P. Santos, IPP. (JMS).

SMITH, TALUA, NICHOLAS, STEPHEN - Fisher, Rachel, Fisher, Daniel; 24 17679; Margaret McDonough. (JDB).

STRAUSE, KELLI - Strause, Steven; 24 17815; Joseph A. Guillama. (JMS).

WILLIAMS, BRANDI - Williams, John; 24 17777; J. Williams, IPP. (JDB).

Divorce

BEHAN, PAUL - Behan, Kristine; 24 17639; Andrew J. Skomorucha. (JDB).

BICKINGS, CHRISTOPHER J - Bickings, Cynthia; 24 17711; Lynn Fleisher. (JDB).

BOSWELL, PAUL - Boswell, Patricia; 24 17561; P. Boswell, IPP. (JDB).

DIAZ, JESSICA ANN - Morales, Elvin; 24 17563; E. Morales, IPP. (JDB).

HECKMAN, GRACE - Heckman, Dalton; 24 17693; D. Heckman, IPP. (JDB).

HENNE, DAVID B - Henne, Jamie L; 24 17809; Joseph A. Guillama. (JDB).

HIBBS, SAMANTHA - Hibbs, Jeremy; 24 17568; Rebecca Ann Smith. (JDB).

HOLSOPPLE, JAMES HERBERT - Holsopple, Jennifer L; 24 17746; J. Holsopple, IPP. (JDB).

MOSER, ALLISON B - Moser, Jason; 24 17691; Julie J. Marburger. (JDB).

MOSER, CHERISE J - Moser, Randolph S; 24 17595; Carolyn A. Garneau. (JDB).

RUGGIERO, RONAL V - Ruggiero, Jessica L; 24 17588; Nikolas David Capitano. (JDB).

SANO, OUMAR - Sano, Ruth; 24 17643; Rebecca Ann Smith. (JDB).

SHOWALTER, MATTHEW - Showalter, Brooke; 24 17776; Dawn M. L. Palange. (JMS).

SMITH, IVANA LEONI - Smith, Richard Aaron; 24 17610; R. Smith, IPP. (JDB).

STOCK, THOMAS A - Stock, Lindsey; 24 17703; Cheryl A. Rowe. (JDB).

WINDISH, JUSTIN A - Windish, Stephanie J; 24 17655; Zachary A. Morey. (SEL).

YOST, CHRISTOPHER - Yost, Michelle; 24 17763; Dawn M. L. Palange. (JMS).

ZAYAS, ROBERTO - Zayas, Mariana; 24 17638; Lisa D. Gentile. (JDB).

Divorce - Custody Count Complaint

SANO, OUMAR - Sano, Ruth; 24 17644; Rebecca Ann Smith. (JDB).

Land Use Appeal

WASHINGTON TOWNSHIP ZONING HEARING BOARD - Marlowe, Royal, Marlowe, Margaret; 24 17813; Eric C. Frey, Eric C. Frey. (MSF).

License Suspension Appeal

CARRASCO, ARIZBE G OSTOS - Commonwealth Of Pennsylvania, Department Of Transportation; 24 17668; Commonwealth Of Pennsylvania, IPP. (JMS).

Local Agency Appeal

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - New Directions Treatment Services Inc; 24 17745; Stephen G. Welz. (JBN).

Magisterial District Justice Appeal

MILLER, MINERVA - Komarov, Alex O; 24 17759; A. Komarov, IPP. (JBN).

ROMANIA TRANSPORT - Mich, Gavrila; 24 17686; Zachary A. Morey. (JEG).

SASSAMAN, TYLYN - Weand, Alan; 24 17758; A. Weand, IPP. (MSF).

Petition

HENRY, MICHELLE A, PA ATTORNEY GENERAL, PENNSYLVANIA PAROLE BOARD, PENNSYLVANIA DEPARTMENT OF CORRECTIONS, BRITAIN, KATHY, SUPERINTENDENT FRACKVILLE - Cruz, George; 24 17682; G. Cruz, IPP. (MSF).

Petition for Appeal Nunc Pro Tunc

WEIDNER, JANELLE - Service Pro Wyomissing; 24 17640; Service Pro Wyomissing, IPP. (MSF).

Petition to Set Aside Tax Sale

BERKS COUNTY TAX CLAIM BUREAU, FAMILY HM INVESTMENTS LLC - Vega, Vicenta C Maldonado; 24 17799; Shawn J. Lau. (JEG).

Professional Liability - Medical

HERITAGE SENIOR LIVING LLC - Beccone, Camille; 24 17771; Patrick J. Doyle Jr, Kelly M. Ciravolo. (JEG).

12/19/2024

Vol. 117, Issue 12

**Real Property - Mortgage Foreclosure:
Residential**

ALLEN, PAULA L, ALLEN, DAVID L - Citizens Bank N A; 24 17760; Gregory Javardian. (MSF).

CLIFTON, KYLE, HEARY, MICHELLE - Freedom Mortgage Corporation; 24 17709; Leah Wilson. (MSF).

DUNKELBERGER, WILLIAM E, DUNKELBERGER, LINDA L - U S Bank Trust National Association, Dwelling Series III Trust; 24 17797; Timothy Cirino. (MSF).

GEHRINGER, SHANE D, GEHRINGER, TRACI L - Santander Bank N A; 24 17795; Leah Wilson. (MSF).

HELSEY, ROBERT P, HELSEY, BONITA - Lakeview Loan Servicing LLC; 24 17667; Heather Riloff. (MSF).

PEREZ, SR, AUDELI, PEREZ, FLOR - Deutsche Bank National Trust Company, Morgan Stanley Abs Capital I Inc Trust 2006-he5, Mortgage Pass-through Certificates, Series 2006-he5; 24 17853; Leah Wilson. (MSF).

ROBBINS, JOSHUA A - Ajax Mortgage Loan Trust 2021-f, Mortgage Backed Securities, Series 2021-f, U S Bank National Association; 24 17749; Kaitlin D. Shire. (MSF).

SPOTTS, JASON A - Lakeview Loan Servicing LLC; 24 17767; E Edward Qaqish. (MSF).

TIBBETTS, PAUL J, TIBBETTS, SUSAN A - U S Bank Trust National Association, Rca Acquisition Trust; 24 17688; Stephen M. Hladik, Thomas C. Dyer. (MSF).

Tort Motor Vehicle

BEBAUE, MICHAEL - Manitoba Public Insurance Corporation, United Dhillon Truck Lines Inc; 24 17593; Samuel A. Garson. (MSF).

GARMAN, RAYMOND EUGENE, GARMAN, MARY BETH - Schies, Kyle J; 24 17762; Michael D. Dautrich. (JEG).

GONZALEZ-JOUBERT, ALTAGRACIA, DOE, JOHN - Zourob, Ramzi; 24 17775; Robert A. Dengler. (JEG).

MATZ, DANIEL - Reyes, Roseann; 24 17600; Peter L. Johnston. (JBN).

MOLINA, CARLISHA - Liberty Mutual Personal Insurance Company, Ramos, Karla; 24 17664; Matthew B. Weisberg. (JEG).

NELSON-TURNER, LAURA A - Deangelis, Paul J, Deangelis, Barbara A; 24 17798; Scott F. Breidenbach. (JBN).

RAMIREZ, MARIA DE LOURDES MARTINEZ, RAMIREZ-MARTINEZ, JOHANY - Espinoza, Soledad; 24 17768; Ryan P. Merrill. (JBN).

SEKELIC, LINDA F - Allen, Brenda L; 24 17654; Ronald E. Cirba. (MSF).

SISTER SERVANTS OF THE MOST SACRED HEART OF JESUS - Perez, Federico, Santos, Talita; 24 17601; Michael P. Malvey. (JEG).

VANDERPOOL, FRANCIS - Bound, Jonah; 24 17622; John S. Benson. (JEG).

ZIMMERMAN, MATTHEW, PENSKE TRUCK LEASING CO LP - Talj, Fadi; 24 17747; Ashley G. Beener. (MSF).

Tort Other

ELECTROLUX HOME PRODUCTS INC - Erie Insurance Exchange, Shuman, Laura; 24 17854; Robert Smolen. (JBN).

Tort Premise Liability

JD SAGE LLC - Foster, Thomas; 24 17754; John E. Lavelle. (JEG).

QSC RESTAURANT OF DOUGLASVILLE LP, MCDONALDS - Brightbill, Dorothy; 24 17757; John E. Lavelle. (JEG).

QUINTERO, GABRIELA FRIAS - Vargas, Cecilia Blanco; 24 17611; Matthew E. Gallagher. (JBN).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **January 10, 2025** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

First Publication

No. 19-15764
Judgment: \$216,021.85
Attorney: Stephen M. Hladik, Esquire

ALL that lot or parcel of ground situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan - Phase 1C of "West Ridge" recorded in Plan Book 242, page 39, Berks County records, as follows:

BEGINNING at a point on the northwest side of Christina Drive (53 feet wide) a corner in common with Lot 95 on the abovementioned Plan; thence Southwesterly along the northwest side of Christina Drive along the arc of a circle curving to the left having a radius of 276.50 feet to an arc distance of 67.66 feet to a point a corner in common with Lot 74 shown on the abovementioned Plan; thence along lot 74 North 22° 14' 49" West a distance of 111.24 feet to a point in corner in common with Lot 73 as shown on the abovementioned Plan; thence along Lot 73 North 37° 57' 28" East a distance of 130.18 feet to a point on line of the abovementioned Lot 95; thence along Lot 95 South 08° 13' 36" East a distance of 189.82 feet to a point on the northwest side of Christina Drive, the place of beginning.

12/19/2024

Vol. 117, Issue 12

BEING the same premises which Bern West Ridge, Inc., by Deed dated July 5, 2000 and recorded on November 15, 2000, in the Berks County Recorder of Deeds Office at Deed Book Volume 3264 at Page 48, as Instrument No. 200054523, granted and conveyed unto Leslie V. Broschat.

TAX PARCEL NO. 27438904701265

MAP PIN NO. 438904701265

ACCOUNT NO. 27000379

TO BE SOLD AS THE PROPERTY OF

Leslie V. Broschat

Docket #22-11833

Judgment Amount: \$39,832.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN 1-1/2 story brick dwelling house and the lot or piece of ground upon which the same is erected situate on the South side of Cotton Street between South 10th and South 11th Street, being number 1008 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 and West by property now or late of Asaph Purtzman, and on the South by property now or late of Henry Larkin.

CONTAINING in front or width East and West on said Cotton Street, 13 feet 09 inches and in depth 60 feet.

Thereon erected a dwelling house known as:

1008 Cotton Street

Reading, PA 19602

Tax Parcel #10531629076748

Account: 10326425

See Deed Book 5103, Page 0260

Sold as the property of:

PABLO VASQUEZ, ADMINISTRATOR OF THE ESTATE OF GLORIA SHEAFERMANDS, DECEASED

No. 22-15807

Judgment - \$210,213.49

Caroline P. Arahamian, Esquire., Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the one-story single brick ranch type dwelling house erected thereon, situate on the Northern side of and known as No. 2049 Cleveland Avenue, between Morwood Avenue and Logan Avenue, in the Development of West Wyomissing, Township of Spring, County of Berks and State of Pennsylvania, being lot No. 1 as shown on a map or plan of building lots as laid out by Richard H. Rhoads and Virginia W. Rhoads, his wife, dated November 1954, and revised on March 28, 1955 recorded on April 14,

1955, in Office of Recorder of Deeds in and for Berks County, Pennsylvania, in Plan Book Vol. 16, page 7, bounded on the North by a fifteen (15) feet wide alley on the East by lot No. 2, residue property belonging to Richard H. Rhoads and Virginia W. Rhoads, his wife, on the South by the afore-said Cleveland Avenue (50 ft. wide) and on the West by a ten (10) feet wide alley, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northern building line of Cleveland Avenue, a distance of five hundred fourteen feet one and three-eighth inches (514' 1-3/8"). Westwardly from a point in the aforesaid Northern building line at right angles to a stone point cut in the concrete pavement on a five (5) feet range line and on the Southwestern corner of the intersection of the aforesaid Cleveland Avenue and Logan Avenue; thence in a Westerly direction along the Northern building line of the aforesaid Cleveland Avenue, a distance of fifty-eight feet no inches (58' 0") to a corner marked by an iron pin on the Eastern side of a ten (10) feet wide alley; thence in a Northerly direction along same, making an making an interior angle of ninety-two degrees twenty-three minutes thirty seconds (92° 23' 30") with the last described line, a distance of one hundred thirty-five feet one and one-half inches (135' 1 1/2") to a corner marked by an iron pin on the Southern side of a fifteen (15) feet wide alley thence in an Easterly direction along same, making an interior angle of eighty-seven degrees thirty six minutes thirty seconds (87° 36' 30") with the last described line, a distance of sixty three feet seven and three-quarter inches (63° 7-3/4") to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid fifteen (15) feet wide alley, and in a Southerly direction along lot No. 2, residue property belonging to Richard H. Rhoads and Virginia W. Rhoads, his wife, a distance of one hundred thirty-five feet no inches (135' 0") to and making a right angle with the aforesaid Cleveland Avenue at the place of beginning.

CONTAINING eight thousand two hundred eleven and thirty-eight one-hundredths (8,211.38) square feet.

BEING KNOWN AS 2049 Cleveland Avenue, Reading, PA 19609

PARCEL NO.: 80-4396-09-16-5385

BEING the same premises which RUSSELL T. LONG, JR. single man and RUTH ANN LONG, single woman, by Deed dated July 23, 1972 and recorded in the Office of Recorder of Deeds of Berks County on July 26, 1971 at Book 1590, Page 647 as Instrument 8385 granted and conveyed unto Lester J. Hollenbach and June A. Hollenbach, his wife.

TO BE SOLD AS THE PROPERTY OF all known and unknown heirs to the Estate of Lester J. Hollenbach, deceased.

12/19/2024

Vol. 117, Issue 12

Prothonotary # 23-00321

Judgment: \$82,119.40

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 27439807692389

ALL THOSE CERTAIN two lots or pieces of ground situate on the East side of Berkley Street, between Ventnor Avenue and Riverview Avenue and being Lot Nos. 198 and 204 as shown on the Map or Revised Plan of West Shore Addition as laid out by Joseph Bloch and Son, situated in the Township of Bern, County of Berks and State of Pennsylvania, said Plan recorded in Plan Book 8 page 27, bounded and described as follows, to wit:

- On the North by Ventnor Avenue;
- On the East by Lot Nos. 199 and 203;
- On the South by Riverview Avenue; and
- On the West by Berkley Street.

LOT NO. 198 CONTAINING a frontage on said Riverview Avenue of 105 feet and a depth of equal width 140 feet along Berkley Street and 140 feet 1/2 inch along Lot No. 199.

LOT NO. 204 CONTAINING a frontage on said Ventnor Avenue of 105 feet and a depth along Lot No. 203 of 103 feet and along Berkley Street of 130 feet.

Being known as: 2464 VENTNOR AVENUE, READING, PENNSYLVANIA 19605.

Title to said premises is vested in Joseph M. Matz and Alexandria L. Matz, husband and wife, by deed from Donna Lee Kerper dated August 28, 2009 and recorded August 31, 2009 in Instrument Number 2009041564.

TO BE SOLD AS THE PROPERTY OF JOSEPH M. MATZ AND ALEXANDRIA L. MATZ

Berks County No. 23-11675
Judgment Amount: \$108,913.29
Attorney: Powers Kirn, LLC

ALL THAT CERTAIN lot or piece of ground, being Lot No. 26 as shown on the plan of "Wedgewood Heights", section No. 1, said plan recorded in Plan Book Volume 16, page 2, Berks County records, situate on the Northwesterly side of Alsace Road, being mostly in the Township of Alsace and party in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northwesterly lot line of Alsace Road (50 feet wide) on the division line between Lot No. 25 and Lot No. 26, Southwestwardly a distance of 389.93 feet from the point of curvature of the Southwestly end of the curve having a radius of 20 feet connecting the said Northwesterly lot line of Alsace Road with the Southwestly lot line of McKnight's Gap road (60 feet wide); thence from said place of beginning, extending in the Southwestly direction along the Northwesterly lot line of Alsace Road, a distance of 70.00 feet to an iron pin; thence extending in a Northwesterly

direction along Lot No. 27, forming a right angle with the Northwesterly lot line of Alsace Road. a distance of 179.64 feet to an iron pin; thence extending in a Northeasterly direction along Lot Nos. 13 and 14, forming a right angle with the last described line, a distance of 70.00 feet to an iron pin; thence extending in a Southeasterly direction along Lot No. 25, forming a right angle with the last described line, a distance of 179.64 feet to the place of beginning. The last described line forming a right angle with the Northwesterly lot line of Alsace Road.

BEING THE SAME PREMISES which Joyce A. Horowitz, by Deed dated 6/9/2015 and recorded in the Office of the Recorder of Deeds of Berks County on 6/12/2015 in Instrument No. 2015019751, granted and conveyed unto Joyce A. Horowitz.

Joyce Ann Horowitz a/k/a Joyce A. Horowitz, is deceased as of 12/9/2022.

BEING KNOWN AS: 2326 Alsace Road, Reading, Pennsylvania 19604.

TAX PARCEL NO. 22531815631562
See Instrument 2015019751.

To be sold as the property of Joyce Ann Horowitz a/k/a Joyce A. Horowitz, Deceased.

Case Number: 23-16292
Judgment Amount: \$75,093.49
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN two story, brick mansard roof dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Perry Street, between North Eleventh and Locust Streets, being No. 1123 Perry Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

- ON the North by ten feet (10') wide alley;
- ON the East by property now or formerly of Eugene M. Knapp, being No. 1125 Perry Street;
- ON the South by said Perry Street; and
- ON the West by property now or formerly of Barry F. Kantner, being No. 1121 Perry Street.

CONTAINING in front or width, East and West, on said Perry Street fourteen feet (14') and in depth of equal width one hundred feet (100').

BEING THE SAME PREMISES WHICH MARY J. GOODWIN, by Deed dated 9/27/2005 and recorded 12/1/2005 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Record Book 4723, Page 1186, granted and conveyed unto ALEXANDER BETANCES.

BEING the same premises which Alexander Betances, by Deed dated 2/27/2009 and recorded 3/4/2009 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2009008686, granted and conveyed unto Silvia Pena, in fee.

Tax Parcel: 17531738173411
Premises Being: 1123 Perry Street, Reading, PA 19604

To be sold as Property of: Silvia Pena

Docket No. 23-16952
Judgment: \$396,217.60

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

LEGAL DESCRIPTION

All that certain lot shown as Lot #12 of "Seidel School" subdivision situate on the Northwesterly side of Schoolhouse Lane in Ruscombmanor Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey map prepared by Rockland Surveyors, Inc., dated October 6, 1987, last revised May 18, 1988, and recorded in Berks County in Plot Book Vol. 155, at page 1.

Beginning at a point on the Northwesterly right of way line of Schoolhouse Lane, (53 feet wide), said point being the Easterly corner of the herein described Lot #12 and the Southerly corner of Lot #2; thence by Northwesterly right of way line of Schoolhouse lane; South 75 degrees 32 minutes 15 seconds West 175.08 feet to a point, a corner of Lot #11; thence by the same North 17 degrees 14 minutes 40 seconds West 350.00 feet to a 5/8" rebar set this survey in line of lands now or late of John G. Troop; thence by the same North 75 degrees 32 minutes 15 seconds East 175.00 feet to a 5/8" rebar set this survey, a corner of Lot #1; thence by the same and Lot #2 passing through a 5/8" rebar set on line this survey at 175.00 feet South 17 degrees 15 minutes 25 seconds east 350.00 feet to the Point of Beginning.

Being the same property conveyed to Ashley Ortiz and Aaron A. Ortiz, husband and wife, Anne Donnelly, John Donnelly, and Treyvon Bearden who acquired title, with rights of survivorship, by virtue of a deed from Jeffrey Lindstrom, dated May 5, 2022, recorded May 6, 2022, at Instrument Number 2022019045, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 4 SCHOOLHOUSE LANE, FLEETWOOD, PA 19522.

Parcel No.: 76544003449230
Account: 76055425

See Instrument Number 2022019045

TO BE SOLD AS THE PROPERTY OF ASHLEY ORTIZ AND AARON A. ORTIZ, HUSBAND AND WIFE, ANNE DONNELLY, JOHN DONNELLY, AND TREYVON BEARDEN

No. 23-17894
Judgment: \$70,426.61
Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situated on the East side of Mulberry Street, between Amity and Union Streets, being numbered 1515 Mulberry Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Mulberry Street, being the Northeast corner of said Mulberry Street and a 10-foot wide alley, and being 120 feet North from the Northeast corner of Amity and Mulberry Streets; thence East along said 10-foot wide alley, 109 feet to an alley; thence North along said alley 13 feet; thence West along property now or late of ___ Bulles, 109 feet to said Mulberry Street; thence South along said Mulberry Street 13 feet to the place of beginning,

CONTAINING in front on said Mulberry Street, North and South, 13 feet and in depth, East and West, of equal width, 109 feet to said alley.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1515 MULBERRY STREET, READING, PA 19604

Mapped PIN: 5317-29-08-9517
Parcel ID#: 17531729089517

BEING THE SAME PREMISES WHICH Fidias A. Feliz Cuello, by Deed dated August 10, 2011 and recorded August 31, 2011 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2011-032279, granted and conveyed unto Claribel Paredes-Galan.

TO BE SOLD AS THE PROPERTY OF CLARIBEL PAREDES-GALAN

Docket # 23-17963
Judgment \$97,091.70
Attorney Stern & Eisenberg

ALL THAT CERTAIN LOT OF GROUND, TOGETHER WITH THE TWO AND ONE-HALF STORY FRAME DWELLING THEREON ERECTED, BEING NO. 30 FRONT STREET, IN THE BOROUGH OF MOHNTON, COUNTY OF BERKS AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED MORE FULLY

12/19/2024

IN ACCORDANCE WITH A SURVEY MADE BY WILLIAM H. SWARTZ, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY PROPERTY LINE OF FRONT STREET, AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE BOROUGH OF MOHNTON, 88.26 FEET WEST OF THE SOUTHWEST PROPERTY LINE INTERSECTION OF FRONT AND LAKE STREETS; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN PROPERTY LINE OF FRONT STREET, A DISTANCE OF 30 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION, FORMING AN INTERIOR ANGLE OF 89 DEGREES 57 MINUTES WITH THE SOUTHERN PROPERTY LINE OF FRONT STREET, A DISTANCE OF 159.30 FEET TO A POINT ON THE NORTHERN SIDE OF A 10 FEET WIDE ALLEY; THENCE ALONG SAME IN AN EASTERLY DIRECTION, FORMING AN INTERIOR ANGLE OF 88 DEGREES 56 MINUTES WITH THE LAST DESCRIBED LINE A DISTANCE OF 30 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION, FORMING AN INTERIOR ANGLE OF 91 DEGREES 04 MINUTES WITH THE LAST DESCRIBED LINE, A DISTANCE OF 153.72 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN FRONT ALONG FRONT STREET 30 FEET, BEING IRREGULAR IN SHAPE.

PARCEL NO.: 65439518318515

PROPERTY ADDRESS: 30 E. Front Street, Mohnton, PA 19540

BEING the same premises which Catherine V. Lutz by Deed dated November 8, 2000 and recorded in the Office of Recorder of Deeds of Berks County on November 13, 2000 at Book 3263, Page 834 as Instrument 2018007292 granted and conveyed unto Jan R. Dietrich and Jennifer M. Dietrich, Husband and wife.

TO BE SOLD AS THE PROPERTY OF: Jan R Dietrich and Jennifer M Dietrich

Case Number: 24-1351
Judgment Amount: \$282,081.26
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY SITUATED IN THE BOROUGH OF FLEETWOOD, COUNTY OF BERKS, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract or parcel of land situate on the Westerly side of South Franklin Street, between Spruce Street and Poplar Street, in the Borough of Fleetwood, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly boundary line of a fifty (50) feet wide street

Vol. 117, Issue 12

known as South Franklin Street, as shown on the topographical survey of the Borough of Fleetwood, said iron pin being a corner of lands now or late of Doris L. Eck and distant 98 feet 8-5/8 inches measured in a Northwesterly direction along the said Westerly boundary line of South Franklin Street from the intersection of the said Westerly boundary line of South Franklin Street and the Northerly boundary line of a fifty (50) feet wide street known as Spruce Street; thence along lands now or late of Andora M. Foose and Horman O. Foose, South 58 degrees 25 minutes West, a distance of 140 feet to an iron pin; thence along other lands now or late of Doris L. Eck, North 31 degrees 35 minutes West, a distance of 50 feet to an iron pin; thence still by the same, North 58 degrees 25 minutes East, a distance of 140 feet to an iron pin in the said Westerly boundary line of South Franklin Street; thence along the said Westerly boundary line of South Franklin Street, South 31 degrees, 35 minutes East, a distance of 50 feet to the iron pin, the place of beginning.

CONTAINING 7,000 square feet.

BEING Lot No. 13 as shown on the abovementioned Plan.

FOR INFORMATION ONLY: Parcel No. 44-5431-16-73-8246

Being the same property conveyed to Robert A. Marcellus by Deed from Forino Co., LP, a Pennsylvania limited partnership, by Eileen Hauptly of record as Instrument No. 2020023422 in the Recorder of Deeds Office for Berks County, Pennsylvania, dated June 11, 2020 and recorded on July 15, 2020.

Being also known as 130 South Franklin Street, Fleetwood, PA 19522

To be sold as the property of: Robert A Marcellus

Case Number: 24-01461
Judgment Amount: \$921,925.00
Attorney: Andrew Roman Perrong, Esquire
(Parcel IDs: 51436503049528,
51436503141462)

PROPERTY DESCRIPTION:

**PREMISES A:
PURPART NO. 1**

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the Macadam State highway L. R. 06066 known as Galen Hall Road-West, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the macadam state highway L. R. 06066 known as Galen Hall Road-West leading from Wernersville to Fritztown said corner being the Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway the two following courses and distances, viz:

12/19/2024

Vol. 117, Issue 12

(1) South fifty-five degrees forty-eight minutes thirty seconds East a distance of one hundred forty-three and seventy-one one-hundredths feet to a corner marked by an iron pin, and (2) South forty-six degrees three minutes thirty-six seconds East a distance of two hundred and eighty one-hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property to be acquired by Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (2) South thirty-four degrees fifty-seven minutes seventeen seconds West a distance of three hundred ten and forty-five one-hundredths feet to a corner marked by an iron pin, and (2) North fifty-five degrees seven minutes thirty-eight seconds West a distance of one hundred ninety-nine and eighty-two one-hundredths feet to a corner marked by an iron pin; thence along property belonging to Galen Hall Country Club, Inc., North twelve degrees sixteen minutes zero seconds East a distance of three hundred sixty-eight and seventy-one one-hundredths feet to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the macadam state highway L. R. 06066 known as Galen Hall Road-West in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the macadam state highway L. R. 06066 known as Galen Hall Road-West leading from Wernersville to Fritztown, said corner being the most Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway South forty-four degrees thirty-three minutes thirty-six seconds East a distance of thirty-six and four one-hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property about to be acquired by Galen Hall Country Club, Inc., South twelve degrees sixteen minutes zero seconds West a distance of three hundred sixty-eight and seventy-one one-hundredths feet to a corner marked by an iron pin; thence along other property belonging to Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (1) North fifty-five degrees seven minutes thirty-eight seconds West a distance of one hundred seventy nine and fifty-nine one-hundredths feet to a corner marked by an iron pin, and (2) North thirty-five degrees sixteen minutes twenty-four seconds east, a distance of three hundred forty-seven feet to the place of beginning.

PREMISES B:

ALL THAT CERTAIN tract or piece of ground located on the Northeast side of Winding Way and Southwest of Galen Hall Road West,

Legislative Route LR-06066, being Lot No. 1 of the Plan of Lots of Galen Hall, Section Number One recorded in Plan Book Volume 43, page 25, Berks County records situate in the Township of South Heidelberg, County of Berks, and the Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at an iron pin on the Northeast side of Winding Way (50.00 feet wide), a corner of Lot No. 2; thence in a Northwesterly direction along the building line of Winding Way, 150.09 feet to an iron pin; thence in a Northeasterly direction by a line making an interior angle of 89 degrees 48 minutes 03 seconds with the last described line, 40.00 feet to an iron pipe, a corner of land of John H. Bertolet; thence along the same in a Northeasterly direction by a line making an interior angle of 180 degrees 07 minutes 12 seconds with the last described line, 275.45 feet to a marble monument in the Southwest building line of Galen Hall Road West; thence along the same in a Southeasterly direction by a line making an interior angle of 85 degrees 09 minutes 49 seconds with the last described line, 150.54 feet to an iron pin, a corner of Lot No. 2; thence in a Southwesterly direction along Lot No. 2 by a line making an interior angle of 94 degrees 50 minutes 11 seconds with the last described line, and an interior angle of 90 degrees 04 minutes 45 seconds with the first described line, 302.56 feet to the place of beginning.

PREMISES A:

Being the same premises which John H. Bertolet and Elaine M. Bertolet, his wife by Deed dated November 14, 1975 and recorded November 17, 1975 in Berks County in Deed Book 1681 Page 218 conveyed unto George E. Strobel, in fee.

PREMISES B:

Being the same premises which Galen Hall Country Club, Inc., a Delaware corporation by Deed dated April 21, 1976 and recorded April 21, 1976 in Berks County in Deed Book 1688 Page 1306 conveyed unto George E. Strobel, Jr., in fee.

PREMISES A & B:

Being the same premises upon which George E. Strobel aka George E Strobel, Jr by Juliette Rice and Robert Rice Jr, his Attorney-in-Facts, by Deed dated June 24, 2022 and recorded July 13, 2022 in Berks County in Instrument Number 2022028119 conveyed unto Active World Holdings Inc, a Pennsylvania corporation, in fee.

Property being known as: 697 North Galen Hall Road / Winding Way, Wernersville, PA 19565.

Improvements thereon consist of: A single-family two story frame residential dwelling.

TO BE SOLD AS THE PROPERTY OF: Active World Holdings Inc, a Pennsylvania Corporation.

12/19/2024

Vol. 117, Issue 12

Case No. 24-11033

Judgment Amount: \$110,472.53

Attorney: Law Office of Gregory Javardian,
LLC

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Mohnton Law Addition, drawn by Roy J. Wise, Inc., Engineering-Surveying-Planning, dated 5/1/1980, said Plan recorded in Berks County in Plan Book 107, page 8, as follows, to wit:

BEGINNING at a point on the Southerly side of Grove Avenue (54 feet wide), said point being measured the two following courses and distances from a point of curve on the Westerly side of Leininger Avenue (54 feet wide); (1) leaving Leininger Avenue along the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 33.68 feet to a point of tangent on the Southerly side of Grove Avenue, and (2) South 82° 54' 32" West, 78.24 feet to the point of beginning, said point also being a corner of Lot No. 56 on said Plan; thence extending from said point of beginning South 0° 35' 28" East along the rear of Lots Nos. 56, 55, 54 and a portion of Lot No. 53, the distance of 175.04 feet to a point, a corner of Lot No. 58 on said Plan; thence extending along same, North 35° 1' 4" West, 169.69 feet to a point on the Southeasterly side of Grove Avenue; thence extending along same the two following courses and distances; (1) Northeastwardly and Eastwardly along the arc of a circle curving to the right having a radius of 206 feet, the arc distance of 100.41 feet to a point of tangent on the Southerly side of Grove Avenue, and (2) North 82° 54' 32" East, 2.81 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 57 as shown on the abovementioned Plan.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

BEING THE SAME PREMISES which Cartus Financial Corporation by Deed dated October 22, 2013 and recorded January 7, 2014 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2014000528, granted and conveyed unto Thomas E. Ashman, IV.

BEING KNOWN AS 403 Grove Avenue, Mohnton, PA 19540.

TAX PARCEL NO. 39-4395-13-14-4798

ACCOUNT:

See Instrument No. 2014000528

To be sold as the property of Thomas E. Ashman, IV

Docket #24-11403

Judgment Amount: \$75,513.04

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement and one contiguous lot of ground, together with the two and One-Half Story Brick Dwelling and Other Buildings Thereon Erected, Situate in the Borough of West Leesport, County of Berks and Commonwealth of Pennsylvania, Bounded and Described as Follows, to wit:

BEGINNING at the Curb on The Public Road Leading from Leesport Depot to Rieser's Mill; Thence By Lands Late of Levi R. Roth, South 245 Feet to an Alley 10 Feet Wide; Thence Along Said Alley East 19 Feet; Thence by lands Now Or Late of Lovina Roth, North 252 Feet To Public Road Aforesaid; Thence Along Said Public Road Leading From Philadelphia and Reading Railway Depot, West 26 Feet 04 inches to the Place of Beginning. 5,706 square feet, more or less.

Thereon erected a dwelling house known as:

240 Main Street

Leesport, PA 19533

Tax Parcel #449007583734

Account: 92007591

See Deed Instrument No.: 2016025085

Sold as the property of:

ANGELA WEIDENHEIMER AKA
ANGELA S. WEIDENHEIMER and
JERRY WEIDENHEIMER AKA JERRY L.
WEIDENHEIMER, JR.

Docket No. 24-12827

Judgment: \$243,510.95

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Ofazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain two-story frame dwelling house and the lot or piece of ground upon which the same is erected, situated on the South side of Wesner Road, formerly Washington Avenue, in the Village of Blandon, Township of Maiden creek, County of Berks and State of Pennsylvania, being Lot No. 25 in the plan of building lots laid out by Thomas and Clay, in the Village of Blandon, Pennsylvania, A.D. 1884, bounded and described as follows, to wit:

On the North by said Wesner Road,

On the East by property now or late of George Haines,

On the South by a ten-foot alley, and

On the West by property now or late of Lewis Keller.

Containing in front along said Wesner Road thirty feet and in depth, from said Wesner Road to said Alley, one hundred fifty feet.

Being the same property conveyed to Luis Sandoval and Michele Sandoval, husband and

12/19/2024

Vol. 117, Issue 12

wife who acquired title, as tenants by the entirety, by virtue of a deed from Howard P. Sahms, dated November 21, 2023, recorded November 29, 2023, as Instrument Number 2023035199, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 73 WEST WESNER ROAD, BLANDON, PA 19510.

Parcel No.: 61541012877381

Account: 61028145

See Instrument Number 2023035199

TO BE SOLD AS THE PROPERTY OF LUIS SANDOVAL AND MICHELE SANDOVAL, HUSBAND AND WIFE

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, February 7, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION

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 **Penn Scattered Acres, Inc.**

The Articles of Incorporation have been filed on June 25, 2024.

Christopher J. Hartman, Esq.
Hartman Valeriano Magovern & Lutz, P.C.
 1025 Berkshire Boulevard, Suite 700
 P.O. Box 5828
 Wyomissing, PA 19610

The name of the proposed corporation is **SCATTERED ACRES REINHOLDS, INC.**

The Articles of Incorporation have been filed on October 25, 2024.

Christopher J. Hartman, Esq.
Hartman Valeriano Magovern & Lutz, P.C.
 1025 Berkshire Boulevard, Suite 700
 P.O. Box 5828
 Wyomissing, PA 19610

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 10, 2024, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Seiders Hill III Homeowner's Association**

The purposes for which it was organized are: a planned community association

Stacey R. MacNeal, Esq.

AUDIT LIST

First Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

To Claimants, Beneficiaries, Heirs and Kin, and to all other parties in interest.

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**December 31, 2024**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **January 2, 2025** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BABBITT, LANCE M. - Adrienne Smith, Admix., Scott G Hoh, Esq.

SEBASTIAN, CHRISTINE P. - Mary Noecker and Karen Haddigan, Execs., Shawn J. Lau, Esq.

Last day for filing Accounts for February 2025 is January 6, 2025.

Suzanne M. Myers
 Register of Wills and
 Clerk of the Orphans' Court
 Berks County, Pennsylvania

12/19/2024

Vol. 117, Issue 12

NOTICE FOR PUBLICATION

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-17256

NOTICE IS HEREBY GIVEN that the Petition of Bryce Babyak was filed in the above-named Court, praying for a Decree to change their name to BRYCE GOOD.

The Court has fixed January 10, 2025, at 2:30 p.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-16983

NOTICE IS HEREBY GIVEN that the Petition of Summer Sage Yost Urban was filed in the above named Court, praying for a Decree to change their name to SUMMER SAGE YOST URBAN-TAIT.

The Court has fixed January 10, 2025, at 2:15 p.m. in Courtroom "4E" of the Berks County Services Center, 633 Court Street, 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.

Stephen H. Price, Esq.
Mogel, Speidel, Bobb & Kershner
520 Walnut Street
Reading, PA 19601

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-16201

OSWALD RODRIGUEZ, Plaintiff
vs.

HERNAN GEOVANNY PRIETO: HP
TRANSPORT SISTEM: CORPORATION,
UNITED SERVICES: AUTOMOBILE
ASSOCIATION, Defendant

**NOTICE TO: DEFENDANTS, HERNAN
GEOVANNY PRIETO and HP TRANS-
PORT SISTEM CORPORATION**

A Complaint has been filed to you.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE.

Lawyer's Referral Service of the
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601
(610) 375-4591

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-14527

FIRST COMMONWEALTH FEDERAL
CREDIT UNION, Plaintiff

vs.

LORDEZACKERY NIGEL VOUSE and
ANDREA-LYNN PHOEBIE LANETTE
VOUSE, Defendants

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages in an amount in excess of \$14,000.

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

12/19/2024

Vol. 117, Issue 12

for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

First Publication

AMOROSO, MARK , dec'd.

Late of Old Route 22,
Upper Tulpehocken Township.
Administrators: SUSAN DEANGELO,
4000 East Village Circle,
Flagstaff, AZ 86004 and
LEE AMOROSO,
9825 Townsend-Winona Rd.,
Flagstaff, AZ 86004 and
RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

ANSEL, DOMINICK CHRISTYLER, dec'd.

Late of 1227 E. Main St.,
Union Township.
Administrator: GARY E. ANSEL,
1227 E. Main St.,
Douglassville, PA 19518.
ATTORNEY: JOSEPH QUINN, ESQ.,
ROSS, QUINN & PLOPPERT, P.C.,
192 S. Hanover St., Suite 101,
Pottstown, PA 19464

BATTLE, ROSE MARY, dec'd.

Late of City of Reading.
Administrator: MAURICE M. BATTLE.
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

BAUER, WALTER KARL, dec'd.

Late of 1120 Edwards Rd.,
Brecknock Township.
Administratrix: EMILY BAUER,
29 Clarion Dr.,
Fredericksburg, VA 22405.
ATTORNEY: JOHN J. MCCREESH, IV,
ESQ.,
7053 Terminal Square,
Upper Darby, PA 19082

BEISSEL, NANCY, dec'd.

Late of Centre Township.
Executrix: KAREN A. RAUGH.
c/o ATTORNEY: MS. STEPHANIE
RAUCH-MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

BURKHOLDER, NANCY J., dec'd.

Late of Spring Township.
Executrix: LINDA L. SHEPPARD.
c/o ATTORNEY: NICHOLAS T. GARD, ESQ.,
Smoker Gard Associates LLP,
121 E. Main Street,
New Holland, PA 17557

BUTTON, THOMAS S., dec'd.

Late of 107 Ritz Ave, Reading.
Executors: HEATHER L. HOOVER,
30 Lorane Rd.,
Reading, PA 19606 and
TRUDY M. BUTTON,
208 Lincoln Dr.,
Reading, PA 19606.
ATTORNEY: J. CHRISTOPHER
FROELICH, ESQ.,
116 East Penn Avenue,
Robesonia, PA 19551

DEMARIO, ANGELINA, dec'd.

Late of 206 Linden Place,
Amity Township.
Executrix: MARIA DEMARIO LINEY,
51 Cedar Hill Lane,
Media, PA 19063.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

12/19/2024

Vol. 117, Issue 12

DONMOYER, GERALD RAY also known as
DONMOYER, GERALD, dec'd.

Late of Tulpehocken Township.
Executrix: TARA L. HEPLER.
c/o ATTORNEY: RYAN A. WEBBER, ESQ.,
WEBBER LAW, PLLC,
5000 Ritter Rd., Suite 202,
Mechanicsburg, PA 17055

GONCHER, JOAN C. also known as
GONCHER, JOAN, dec'd.

Late of 501 Walnut St., Apt. 108,
City of Reading.
Executrix: PATRICIA A. SCHLEICHER,
1813 Steuben Rd.,
Reading, PA 19602.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GRUBER, CHARLES I. also known as
GRUBER, CHARLES IRVIN, dec'd.

Late of Rockland Township.
Executor: KENNETH C. GRUBER.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

HARING, JOAN P., dec'd.

Late of 257 Eagle Point Rd.,
Maxatawny Township.
Executor: JEFFREY A. EBLING,
60 Sweet Corn Dr.,
Kutztown, PA 19530.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

HARTMAN, DOLORES M., dec'd.

Late of Tulpehocken Township.
Executor: MITCHELL P. HARTMAN,
154A Deck Rd.,
Womelsdorf, PA 19567.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,

520 Walnut Street,
Reading, PA 19601

KEENER, GERALD M., dec'd.

Late of 1447 Luzerne St.,
City of Reading.
Executors: DORIS G. ENZMAN,
1620 Gregg St.,
Shillington, PA 19607 and
DAVID R. KEENER,
750 Fritztown Rd.,
Sinking Spring, PA 19608.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

KERSHNER, SUSAN J. also known as
**PILKERTOWN, SUSAN J. KERSHNER,
dec'd.**

Late of 1304 Fern Ave.,
Borough of Kenhorst.
Administrator: GERALD E. WILSON, JR.
c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

KLOIBER, MICHAEL D., dec'd.

Late of 128 Lori Lane,
Longswamp Township.
Executrix: CHRISTINE A. DAVCO,
53 North 3rd St.,
Emmaus, PA 18049.
ATTORNEY: EMILY A. ZETTMOMOYER, ESQ.,
53 North Third Street,
Emmaus, PA 18049

KOHL, MELROSE I., dec'd.

Late of 803 Penn St.,
City of Reading.
Executrix: JOAN M. KOHL,
Himmelwright Rd.,
Barto, PA 19504.
ATTORNEY: H. CHARLES MARKOFOSKI, ESQ.,
MARKOFOSKI LAW OFFICES,
1258 E. Philadelphia Avenue,
P.O. Box 369,
Gilbertsville, PA 19525-0369

LORD, GARY A., dec'd.

Late of 40 Wyomissing Ave.,
Borough of Mohnton.
Executors: SCOTT A. LORD,
31 Rock Ridge Rd.,
Morgantown, PA 19543 and
CHERYL A. LORD,
515 Dorchester Ave.,
West Lawn, PA 19609.
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

**MATULONIS, CHARLES SALVATORE,
dec'd.**

Late of Borough of West Reading.
Administrator: ANTHONY C.
MATULONIS.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
RESOLUTION LAW GROUP, LLC,
606 North 5th Street,
Reading, PA 19601

MILLER, SR., WILLIAM A. also known as
**MILLER, SR., WILLIAM ALBERT,
dec'd.**

Late of 167 Pond View Dr.,
Windsor Township.
Executrix: NANCY J. MILLER,
167 Pond View Dr.,
Hamburg, PA 19526.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

12/19/2024

Vol. 117, Issue 12

OBAROW, MARY E., dec'd.

Late of 1011 Berks Rd.,
Bern Township.
Executors: CRAIG D. OBAROW,
185 Bertolet Mill Rd.,
Oley, PA 19547 and
NICK OBAROW, III,
1801 Cambridge Ave., Unit B9,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

OESTERLE, CLAUDE F., dec'd.

Late of Ruscombmanor Township.
Administratrix: CYNTHIA OESTERLE.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

RUSS, JOEL ANN, dec'd.

Late of Longswamp Township.
Administratrix: LAURA M. MILLER.
c/o ATTORNEY: SAMUEL W.B.
MILLINGHAUSEN, III, ESQ.,
180 S. Main Street,
Suite 204,
Ambler, PA 19002

TOWNSEND, ROBERTA V., dec'd.

Late of Borough of Boyertown.
Executrix: LAURA TOWNSEND ZUBEY.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

**UPDEGROVE, ELAINE R. also known as
UPDEGROVE, ELAINE RUTH, dec'd.**

Late of 702 N. Waverly St.,
Borough of Shillington.
Executors: TIMOTHY D. UPDEGROVE
and
LISA L. BLANK.
86 Highland Rd.,
Atglen, PA 19310

**WARNER, ROBERT N. also known as
WARNER, ROBERT NEWELL, dec'd.**

Late of Borough of Bally.
Executors: HARRY S. WARNER,
31 Babcock Rd.,
Westerly, RI
02891-3303 and
GLENN W. WARNER,
1418 Fifth St.,
Los Osos, CA 93402.
ATTORNEY: DOROTHY K. WEIK-
HANGE, ESQ.,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 East Broad Street,
P.O. Box 64769,
Souderton, PA 18964

WEIDENHAMMER, RAYMOND C., dec'd.

Late of Borough of Fleetwood.
Executrix: BARBARA A.
WEIDENHAMMER,
6 Augusta Lane,
Fleetwood, PA 19522.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WISNIEWSKI, GERALD J., dec'd.

Late of Exeter Township.
Executrix: DIANE L. ARCHER,
4190 Lynn Ave.,
Reading, PA 19606.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

Second Publication**ALLEN, JOAN V., dec'd.**

Late of Exeter Township.
Executor: GEORGE H. ALLEN, JR.
c/o ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

BLATT, FERN, dec'd.

Late of First Street,
Shartlesville.
Executrix: SHARON EATON, 22 Tulley
Dr.,
Bernville, PA 19506.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

BOUTVYNIUK, SHIRLEY F., dec'd.

Late of Mount Laurel Avenue,
Temple.
Executrix: JENNIFER YARISH,
814 Mount Laurel Ave.,
Temple, PA 19560.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

DALESSIO, MICHAEL J., dec'd.

Late of 107 Peach St.,
City of Reading.
Administrator: MICHAEL A. WERTZ,
1229 Elm St.,
Reading, PA 19604.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

12/19/2024

Vol. 117, Issue 12

GARRELL, CHRISTOPHER MICHAEL**also known as****GARRELL, CHRISTOPHER M., dec'd.**

Late of Muhlenberg Township.

Administrators: JOAN M. GARRELL,

3251 Osprey Lane,

Port Charlotte, FL 33953 and

JENNIFER L. BROWN,

348 Waterloo Blvd., Unit 412,

Exton, PA 19341.

ATTORNEY: EUGENE ORLANDO, JR., ESQ.,

ORLANDO LAW OFFICES, P.C.,

2901 St. Lawrence Avenue, Suite 101,

Reading, PA 19606

GRUBER, BETTY M., dec'd.

Late of Maidencreek Township.

Executors: RICHARD J. GRUBER,

2808 Penlynn Dr., Apt. 107,

West Lawn, PA 19609 and

KATHY L. HEFFNER,

1182 Pleasant Hill Rd.,

Fleetwood, PA 19522.

ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,

203 East Noble Avenue,

Shoemakersville, PA 19555

HELDER, BARBARA L., dec'd.

Late of 1006 Leanne St.,

Muhlenberg Township.

Executrix: JULIA HELDER,

36 Inverrary Pl.,

Annandale, NJ 08801-1613.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,

BINGAMAN, HESS, COBLENTZ &

BELL, P.C.,

Treeview Corporate Center,

2 Meridian Boulevard, Suite 100,

Wyomissing, PA 19610

KEMP, JOYCE M., dec'd.

Late of 501 Highland Ave.,

Borough of Kutztown.

Executrix: LORAIN L. WUCHTER,

103 North Laurel St.,

Kutztown, PA 19530.

ATTORNEY: CARL W. MANTZ, ESQ.,

136 W. Main Street,

Kutztown, PA 19530

LACKWOOD, DONNA J., dec'd.

Late of City of Reading.

Executor: MATTHEW D. SCHAPPELL.

c/o ATTORNEY: MS. STEPHANIE

RAUCH-MANNINO, ESQ.,

CORNERSTONE LAW FIRM, LLC,

8500 Allentown Pike, Suite 3,

Blandon, PA 19510

LELLA, LORETTA, dec'd.

Late of Perry Township.

Executrix: LARAIN FALCON,

35 Farview Rd.,

Hamburg, PA 19526.

ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,

203 East Noble Avenue,

Shoemakersville, PA 19555

LONABERGER, GENE M., dec'd.

Late of N. 5th St.,

City of Reading.

EXECUTOR: JOSEPH T. BAMBRICK, JR., ESQ.,

529 Reading Avenue, Suite K,

West Reading, PA 19611

MORRIS, SANDRA M., dec'd.

Late of 450 Philadelphia Ave.,

Borough of Shillington.

Executor: VINCENT P. MORRIS,

34 Dawson Dr.,

Mohnton, PA 19540.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

**NICHOLSON, JOY A. also known as
NICHOLSON, JOY ARDYTH, dec'd.**

Late of Borough of Kutztown.

Executrix: LINDSAY N. BERARDI.

c/o ATTORNEY: REBECCA M. YOUNG, ESQ.,

LIA K. SNYDER, ESQ.,

YOUNG & YOUNG,

119 E. Main Street,

Macungie, PA 18062

RAY, BRUCE A., dec'd.

Late of 3714 Patton St.,

Borough of St. Lawrence.

Administratrix: TERESA M. RAY.

c/o ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &

LUTZ, P.C.,

1025 Berkshire Boulevard, Suite 700,

Wyomissing, PA 19610

RENNINGER, JANICE E., dec'd.

Late of Borough of Boyertown.

Executor: ROBERT A. ZERN.

c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,

LAW OFFICES OF RICHARD T.

CURLEY, P.C.,

50 E. Philadelphia Avenue,

P.O. Box 357,

Boyertown, PA 19512

SCHLOTT, JR., LUTHER D., dec'd.

Late of City of Reading.

Executrix: TAMA J. HERTZOG.

c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,

BITLER LAW, P.C.,

3115 Main Street,

Birdsboro, PA 19508

SCHMICK, QUENTIN T. also known as**SCHMICK, SR., QUENTIN T. also****known as****SCHMICK, QUENTIN TERRY, dec'd.**

Late of 1401 Garfield Ave.,

Borough of Wyomissing.

Executor: QUENTIN TERRY SCHMICK, JR.,

310 Portland Place,

Lititz, PA 17543.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

12/19/2024

Vol. 117, Issue 12

**STEPHENS, MIRIAM A. also known as
STEPHENS, MIRIAM ARDELLE, dec'd.**
Late of 1231 Alsace Rd.,
City of Reading.

Executrix: MARIA KOHALMI,
3 Valley Dr.,
Birdsboro, PA 19508.

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

STETLER, STEVEN J., dec'd.

Late of 4017 New Holland Rd.,
Cumru Township.

Administratrix: TAMMIE SCAVELLO.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

STOUDT, RANDY L., dec'd.

Late of 731 Little Mountain Rd.,
Bethel Township.

Executrix: CINDY L. STOUDT,
731 Little Mountain Rd.,
Myerstown, PA 17067.

ATTORNEY: JONATHAN B. BATDORF,
ESQ.,

317 E. Lancaster Avenue,
Shillington, PA 19607

THOMPSON, CONSTANCE M., dec'd.

Late of City of Reading.

Administrators: WANDA MORRISON and
JAY W. WALDMAN, ESQ.

C/O ATTORNEY: JAY W. WALDMAN,
ESQ.,

WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

THUN, DAVID L., dec'd.

Late of Borough of Wyomissing.
Executors: BARBARA B. THUN,
NOEL B. THUN and

MICHAEL J. THUN.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

USTASZEWSKI, JEAN D., dec'd.

Late of 1113 Strawberry Run,
Exeter Township.

Executor: KERRY J. USTASZEWSKI.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,

KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

WEEAST, IVA L., dec'd.

Late of City of Reading.

Executor: DAVID E. WEEAST.
c/o ATTORNEY: DARAL A. WOERLE,
ESQ.,

P.O. Box 6765,
Wyomissing, PA 19610

WENRICH, JUNE L., dec'd.

Late of Borough of Womelsdorf.
Executrix: DONNA L. DIMAIO,
232 Bainbridge Circle,
Sinking Spring, PA 19608.

ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

WISNIEWSKI, GERALD J., dec'd.

Late of Exeter Township.

Executrix: DIANE L. ARCHER,
4190 Lynn Ave.,
Reading, PA 19606.

ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

YERGER, DORIS J. also known as

YERGER, DORIS JOAN, dec'd.

Late of Amity Township.

Executor: JOHN W. YERGER, III,
31 Mount Fair Dr.,
Watertown, CT 06795.

ATTORNEY: LAWRENCE M. FRANGIOSA, ESQ.,
675 North Lewis Rd.,
Limerick, PA 19468

Third and Final Publication

ADAM, EMMA J., dec'd.

Late of 27 Timothy Dr.,
Borough of Fleetwood.

Executor: FRED A. YOB.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

AULENBACH, SR., JOHN W., dec'd.

Late of Bern Township.

Executor: RICHARD L. GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

BARR, JANICE L., dec'd.

Late of 558 Franklin St.,
Borough of Hamburg.

Executor: LUKE S. BARR.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
606 North 5th Street,
Reading, PA 19601

BEHM, CAROL A., dec'd.

Late of 2567 Welsh Rd.,
Cumru Township.

Executrix: BRENDA L. MANCIAS,
15 Octagon Ave.,
Sinking Spring, PA 19608.

ATTORNEY: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

BORN, CAROLE P., dec'd.

Late of 693 Alleghenyville Rd.,
Brecknock Township.

Executor: DEVIN A. BORN,
128 Matthew Dr.,
Sinking Spring, PA 19608.

ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

12/19/2024

Vol. 117, Issue 12

BORN, DAVID B., dec'd.

Late of 693 Alleghenyville Rd.,
Brecknock Township.
Executor: DEVIN A. BORN,
128 Matthew Dr.,
Sinking Spring, PA 19608.
ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

**BURNS, DONALD T. also known as
BURNS, DONALD THOMAS, dec'd.**

Late of 1918 Meadow Lane,
Borough of Wyomissing.
Executrix: CAROL D. BURNS,
1918 Meadow Lane,
Wyomissing, PA 19610.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

**FALKEVITZ, ANNETTE L. also known as
FALKEVITZ, ANNETTE LORRAINE, dec'd.**

Late of Washington Township,
Borough of Bechtelsville.
Executor: ROGER H. DAVIS, II,
150 Walter Dr.,
Gilbertsville, PA 19525.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

FISHER, BETTY J., dec'd.

Late of Tulpehocken Township.
Executrix: DENISE M. KOCHER,
1690 Ellenton Mountain Road,
Canton, PA 17724.
ATTORNEY: KENNETH C. SANDOE, ESQ.,
STENER & SANDOE ATTORNEYS AT LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

GOTTSHALL, KAREN S., dec'd.

Late of 105 Dries Rd.,
City of Reading.
Administrator: DAVID M. GOTTSHALL.
ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

HAMILTON, EDWARD ROLAND, dec'd.

Late of Douglassville Township.
Administratrix: DEBRA G. SPEYER, ESQ.,
Two Bala Plaza, Suite 300,
Bala Cynwyd, PA 19004

HECK, CLARENCE J., dec'd.

Late of 1011 Berks Rd.,
Borough of Leesport.
Executrix: MARY LOU HECK,
452 Drake Rd.,
Mohrsville, PA 19541.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

JONES, JEAN, dec'd.

Late of 68 South Wyomissing Ave.,
Borough of Shillington.
Executrix: DIANE M. WARADZIN,
68 South Wyomissing Ave.,
Shillington, PA 19607.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

**KENNEDY, EDNA D. also known as
KENNEDY, EDNA, dec'd.**

Late of Borough of Boyertown.
Executor: MICHAEL ALLAN SHADE.
c/o ATTORNEY: MARY C. CROCKER, ESQ.,
1296 East High Street,
Pottstown, PA 19464

**MURRAY, MARGARET H. also known as
MURRAY, MARGARET HAYS, dec'd.**

Late of 2000 Cambridge Ave., Apt. 329,
Borough of Wyomissing.
Executor: STEVEN R. MURRAY-WOLF,
11182 Coal Ridge St.,
Firestone, CO 80504.

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

NOECKER, JR., ROBERT E., dec'd.

Late of 410 Tilden Rd.,
Borough of Hamburg.
Executrix: DEBRA NOECKER,
410 Tilden Rd.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

SILK, DONNA L., dec'd.

Late of Centre Township.
Executrix: LISA STRAUSSER,
931 Drake Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

**UMSTEAD, ESTHER M. also known as
UMSTEAD, ESTHER MAY, dec'd.**

Late of Borough of Birdsboro.
Executor: ROBERT M. MYERS.
c/o ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

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

Late of 816 Margaret St.,
City of Reading.
Administratrix: KATELYN GERGES,
19 Heather Lane,
Douglassville, PA 19518.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

**WOESSNER, SUSAN L. also known as
WOESSNER, SUSAN LOUISE, dec'd.**

Late of South Heidelberg Township.
Executrix: SHERRY A. EPLER.
c/o ATTORNEY: FREDERICK R. MOGEL, ESQ.,
MOGEL, SPEIDEL, BOBB & KERSHNER,
520 Walnut Street,
Reading, PA 19601

MOVING? Let Us Know!! If you are moving or you would like your BERKS COUNTY LAW JOURNAL sent to a different mailing address, please fill out the form below and return it to:

BERKS COUNTY LAW JOURNAL

Attention: Courtney Morstatt, Publications & Marketing Coordinator
cmorstatt@berksbar.org
OR
Fax: (610) 373-0256

SUBSCRIBER NAME: _____

Current Mailing Address: _____

CHANGE TO:

New Mailing Address: _____

If your Firm Name, Phone, Fax Numbers and E-mail address have also changed, please include that information.