

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending October 11, 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)**

VIA, JOEL T - Pca Acquisitions V LLC; 24 15706; Michael F. Ratchford.

VIA, JOEL T - Pca Acquisitions V LLC; 24 15740; Michael F. Ratchford.

Abuse

ADAMSKY, BRIANNA - McCurdy, Brandon; 24 15583; B. McCurdy, IPP. (JMS).

ALVAREZ, FRANKLIN E RODRIGUEZ - Mast, Yerieska Del Carmen; 24 15645; Y. Mast, IPP. (JMB).

BREA, SANDY - Suero, Sori Leny; 24 15710; S. Suero, IPP. (JMS).

CHOC, NELSON E - Fogarty, Alyssa R, C, J P, C, L, N, F, V, R; 24 15687; A. Fogarty, IPP. (JMS).

CORDERO, JEREMIAS BORRERO - Muniz, Ashley; 24 15738; A. Muniz, IPP. (JMS).

GOMEZ, WENDY JOSELINA - Rodriguez, Robert De Jesus Torres; 24 15523; R. Rodriguez, IPP. (JDB).

GONZALEZ, JOSE M - Marrera, Norma Estella; 24 15623; N. Marrera, IPP. (JMB).

GUBILETE, GLADIMICHE - Rondon, Franklin Bueno; 24 15607; F. Rondon, IPP. (JMS).

KRAUSE, JR, SCOTT - Smith, Kerie A; 24 15665; K. Smith, IPP. (TMB).

LASH, ERIKA GONZALEZ - Gonzalez, Francisco Rafael; 24 15684; F. Gonzalez, IPP. (TMB).

MARTINEZ, JONATHAN NEGRON - Cancel, Deborah Vargas; 24 15741; D. Cancel, IPP. (JMS).

MOHR, DANTE A - Mohr, Skyler N; 24 15643; S. Mohr, IPP. (JMB).

PRESTON, III, SAMUEL E - Burgos, Karla Gonzalez, P, J; 24 15608; K. Burgos, IPP. (JMS).

REYES, JONATHAN T - Santiago, Tierra J; 24 15524; T. Santiago, IPP. (JDB).

RODRIGUEZ, BENJAMIN RIVERA - Bernal, Beatriz C; 24 15703; B. Bernal, IPP. (JMS).

RODRIGUEZ, JUNIOR ANTONIO DEJESUS NUNEZ - Rodriguez, Stephanie; 24 15537; S. Rodriguez, IPP. (JMS).

SANTIAGO, RAPHAEL NICK - Castillo, Milena Marie; 24 15556; M. Castillo, IPP. (JMS).

TAYLOR, AISHA - Pendergrass, Jr, Andre M; 24 15647; A. Pendergrass, IPP. (JMB).

VARA, ERIC ROSAS - Figueroa, Esmeralda Josefina; 24 15507; E. Figueroa, IPP. (JDB).

WALLACE, MICHAEL J - Wallace, Melissa C; 24 15511; M. Wallace, IPP. (JDB).

ZENO, REDULFO - Aleman, Sofia; 24 15554; S. Aleman, IPP. (JDB).

**Appeal from Suspension of Official
Inspection Station**

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
- Sevdalis, Michael; 24 15690; Edwin L.
Stock. (JMS).

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION -
J&M Auto LLC; 24 15691; Edwin L. Stock.
(JMS).

Arbitration Award

GEICO, HERNANDEZ-DEFRUTOS, ELIDA
- Rosario, Maximo S Nova; 23 14140; M.
Rosario, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF
ASSESSMENT APPEALS - Spring Am
West Tic LLC; 24 15582; Matthew J. Rifino.
(SEL).

Complaint

AMITABHA BUDDHIST SOCIETY OF
PHILADELPHIA - Amity Electric LLC; 23
1392; Jamie V. Ottaviano.

Contract - Debt Collection: Credit Card

ADAMS, LESLIE L - Citibank N A; 24 15632;
Sean P. Stevens. (JEG).

BEIDLER AKA STEPHEN M BEIDLER JR,
STEPHEN MICHAEL - U.S. Bank National
Association; 24 15666; Erin R. Grady.
(JEG).

BRUNO, JAVISH - Cavalry Spv I LLC; 24
15622; David J. Apothaker. (JBN).

COCCO, DIANA - U S Bank National
Association; 24 15667; Erin R. Grady.
(MSF).

COLON, ANDRES - Discover Bank; 24
15671; Erin R. Grady. (JEG).

DAVIS, AMY - Citibank N A; 24 15562; Sean
P. Stevens. (MSF).

DE REYES, ANA - Citibank N A; 24 15617;
Sean P. Stevens. (MSF).

ECHAVARRIA, SR, WINDEL D - JPMorgan
Chase Bank N A; 24 15559; Sean P. Stevens.
(JBN).

ECHAVARRIA, WINDEL - JPMorgan Chase
Bank N A; 24 15629; Sean P. Stevens.
(JEG).

GUERRERO, RALPH - JPMorgan Chase Bank
N A; 24 15663; Ian M. Lauer. (JBN).

HOFFMAN, CATHY A - Citibank N A; 24
15709; Michael J. Dougherty. (JEG).

INCANDELA, MASSIMO - JPMorgan Chase
Bank N A; 24 15558; Sean P. Stevens.
(MSF).

JULIAN, MICHAEL J - JPMorgan Chase Bank
N A; 24 15637; Sean P. Stevens. (MSF).

KETTERER, DONNA B - Citibank N A; 24
15638; Sean P. Stevens. (JBN).

LAUSELL, MADELAINE, BIG MIKE'S
CAR ESTATE LLC - American Express
National Bank; 24 15705; Jordan W. Felzer.
(JBN).

LEIVA, LIDIA - Citibank NA; 24 15634;
Michael J. Dougherty. (JBN).

LINDENMUTH, JR, ROBERT HARRISON -
U S Bank National Association; 24 15639;
Erin R. Grady. (JEG).

MUNIZ, YALEXANDER - Citibank N A; 24
15563; Sean P. Stevens. (JBN).

PANNEBAKER, CRYSTAL - JPMorgan Chase
Bank N A; 24 15695; Ian M. Lauer. (JBN).

PANNEBAKER, CRYSTAL M - JPMorgan
Chase Bank N A; 24 15696; Ian M. Lauer.
(JEG).

PRIZER, ROBERT E - Citibank N A; 24
15641; Michael J. Dougherty. (JBN).

RODRIGUEZ, MARIELLY - Wells Fargo
Bank N A; 24 15644; Michael H. Kaliner.
(MSF).

ROSE, KRISTA - Citibank N A; 24 15631;
Sean P. Stevens. (JBN).

SANTIAGO, NATALIE - JPMorgan Chase
Bank N A; 24 15633; Sean P. Stevens.
(MSF).

VARGAS, JOSHUA - JPMorgan Chase Bank
N A; 24 15688; Ian M. Lauer. (JBN).

VILLANUEVA, HECTOR - JPMorgan Chase
Bank N A; 24 15635; Sean P. Stevens.
(JEG).

Contract - Other

CALLAHAN, JAMES J - Good Will Steam
Fire Engine Company No 1; 24 15619;
Kimberly A. Bonner. (JEG).

GAMA MUSHROOMS LLC - Ontelaunee
Farms Inc; 24 15614; Cheryl J. Allerton.
(JEG).

MC GILLOWAY, IV, PATRICK J - Minquas
Fire Company #2; 24 15621; Kimberly A.
Bonner. (MSF).

S&D LOGISTICS LLC, TITAN TRANSFER
INC, PROGRESSIVE FLEET, JOHN DOE
CORPORATION 1-3 - Henriquez, Melvin;
24 15625; Samuel H. Burkhardt. (JEG).

YANTZ, ANTHONY E, SILVAGNOLI,
MARIE - Lcs Capital LLC; 24 15627;
Nicole M. Francese. (JBN).

Custody

AFRAM, SENYO KWASI - Weaver, Jennifer
Sue; 24 15628; Shane L. Weaver. (JDB).

PASKO, ELISHABETH - Pasko, Ian; 24
15624; Dawn M. L Palange. (SEL).

ROTKISKE, JR, MICHAEL - Gannon, Megan;
24 15492; M. Gannon, IPP. (JEG).

Divorce

BARAKAT, SOUKAINA - Roach, Lee J; 24
15699; John C. Pierce. (JDB).

CRUZ, JACQUELINE BONILLA - Bonilla,
Jose Antonio; 24 15564; Joseph T. Bambrick
Jr. (JMS).

CRUZ, JEAN PERALTA - Ciriaco, Alexa
Javier; 24 15682; Leah Rotenberg. (JDB).

DUNCAN, LARRY J - Duncan, Michelle; 24
15700; Andrew J. Skomorucha. (JDB).

DUNDORO, NICOLE L - Dundoro, Mark E;
24 15683; Ann E. Endres. (JDB).

FLORES-TROCHEZ, CLAUDIA - Flores-
Castillo, Alexander; 24 15685; Joseph A.
Guillama. (JDB).

GODUSKY, KAITLYN - Galeano, Asaf;
24 15539; Amy L. Kruzel, Lauren L.
Sorrentino. (JDB).

KASE, OLIVIA M - Kase, Tyler A; 24 15531;
Nicole Plank. (JMS).

LOBB, JENNIFER - Smith, Paul; 24 15712; P.
Smith, IPP. (JDB).

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MARTIN, SCOTT MICHAEL - Martin, Lacey Kreiensieck; 24 15535; Ashley Tedesco. (JEG).

NOVIELLO, FRANK - Noviello, Rebecca; 24 15668; R. Noviello, IPP. (JDB).

ROMAN, JESSICA ELAINE - Roman, Christopher Adam; 24 15672; C. Roman, IPP. (JDB).

TAYLOR, PATRICK M - Taylor, Rachel L; 24 15707; Allan J. Ray. (JDB).

TRUMP, HANNAH R - Trump, Taylor R; 24 15694; Cheryl A. Rowe. (JDB).

ZELLNER, JR, GREGORY CLARK - Zellner, Nicole Marie; 24 15530; N. Zellner, IPP. (SEL).

Divorce - Custody Count Complaint

GODUSKY, KAITLYN - Galeano, Asaf; 24 15540; Lauren L. Sorrentino. (JDB).

MARTIN, SCOTT MICHAEL - Martin, Lacey Kreiensieck; 24 15536; Ashley Tedesco. (JEG).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Diaz, Cecilio; 24 15669; LizMary Mejia. (JMS).

Magisterial District Justice Appeal

ARIAS, DIANA - Discover Bank; 24 15711; Michael J. Dougherty. (JBN).

AUTOLUXE MOTOR GROUP LLC (DAVID) - Moran, Kelly J; 24 15692; K. Moran, IPP. (MSF).

SEAHOLTZ, ROBERT - Bliesath, Jack S, Elder, Thelma M; 24 15557; J. Bliesath, IPP. (JEG).

TARRACH, NICOLLE - Grande, Santo; 24 15744; S. Grande, IPP. (JBN).

VIA, JOEL T - Pca Acquisitions V LLC; 24 15706; Michael F. Ratchford. (JEG).

VIA, JOEL T - Pca Acquisitions V LLC; 24 15740; Michael F. Ratchford. (JEG).

WILKINSON, JESSICA - Diamond Credit Union; 24 15743; Michael J. Dougherty. (MSF).

Miscellaneous - Declaratory Judgment

FUENTES, MICHELLE - Guzman, Miguel Arnaldo Torres; 24 15698; Amparito Arriaga. (MSF).

Miscellaneous - Other

PATIENT FIRST CORPORATION, PATIENT FIRST PRIMARY AND URGENT CARE ALLENTOWN - Quier, Peter; 24 15626; Joshua B. Goldberg. (MSF).

WHITE & KENNETH ASSOCIATES LLC - Quier, Peter; 24 15618; Joshua B. Goldberg. (JBN).

Miscellaneous - Replevin

BIEN-AIME, BRIAN - Ally Bank; 24 15670; Leslie J. Rase. (JBN).

REAM, SOLYN DAVID - Ally Capital Corp; 24 15640; Regina Cohen. (MSF).

Petition

GERHART, JODY - Borough Of Wyomissing; 24 15555; Christopher J. Hartman. (MSF).

RIVERA, SONIA SANTIAGO, GERENA, JOSE - Township Of Tulpehocken; 24 15613; Michelle R. Mayfield. (JBN).

Petition for Issuance of Certificate of Title
GYOMBER, JAMES S - Anthony J Kodz LLC; 24 15689; Michael D. Dautrich. (JEG).

Petition to Set Aside Tax Sale

ARDOLI, LULJETA, ARDOLI, MUSA, BERKS COUNTY TAX CLAIM BUREAU - Hernandez, Miguel Gomez; 24 15752; Tullio DeLucca. (MSF).

BERKS COUNTY TAX CLAIM BUREAU, AB3 BUYER LLC - Morla, Angelica, Zorrilla, Danilo; 24 15609; Nicole Plank. (JEG).

Real Property - Mortgage Foreclosure: Residential

ANY AND ALL UNKNOWN HEIRS SUCCESSORS AND ASSIGNS REPRESENTATIVES DEVISES, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, MCRAE, BERNICE E - Llacg Community Investment Fund; 24 15697; William E. Miller. (MSF).

BLEVINS, JR, HAROLD S, BLEVINS, JENNIFER A - Lakeview Loan Servicing LLC; 24 15615; Geraldine M. Linn. (MSF).

BUCK, JENNIFER E, UNKNOWN HEIRS AND/OR ADMINISTRATORS, CHIPPERFIELD, WILLIAM A - Wells Fargo Bank NA; 24 15606; E Edward Qaqish. (MSF).

DOUGHERTY, BRADLEY S - Fulton Bank N A; 24 15538; Marc A. Hess. (MSF).

HOPPE, MICHELLE, UNITED STATES OF AMERICA (THE) - Newrez LLC; 24 15754; Kaitlin D. Shire. (MSF).

LILE, JIMMY D, LILE, JOAN M - Diamond Credit Union; 24 15742; Benjamin Hoen. (MSF).

LUGO-PONS, ELMO - Flanagan State Bank; 24 15701; E Edward Qaqish. (MSF).

PATRICK, RYAN C - Midfirst Bank; 24 15560; E Edward Qaqish. (MSF).

STOEBER, DANIEL H, STOEBER, TAMA L - Carrington Mortgage Services LLC; 24 15704; Heather Riloff. (MSF).

SWEPPER, DARRYL S - Bank Of New York Mellon Trust Company N A, JPMorgan Chase Bank NA, Mastr Alternative Loan Trust 2005-2, Mortgage Pass-through Certificate Series 2005-2; 24 15620; B. A, IPP. (MSF).

Tort Motor Vehicle

CASSANO, JEANINE LYNN - Melendez, Julio E; 24 15642; Davis D. O'Leary. (JEG).

LOPEZ, JEFFRY PERALTA, PERALTA, JENNIFER ROSARIO - Smith, Pharaoh; 24 15561; Robert A. Dengler. (JEG).

MCLAUGHLIN, ARTHUR L, ALLAN MYERS INC - Hammond, Kathryn, Decario, Anthony; 24 15612; Stephen W. Zakos. (MSF).

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MILLER, MELISSA - Dundala, Michael J; 24 15630; Marc A. Weinberg. (MSF).
OTTO, KARLEEN A, OTTO, KARLEEN A - Earman, Jordan; 24 15745; Michael D. Ferguson. (JEG).

P, E, PETERSHEIM, JAMES - Kramlich, Thomas; 24 15686; Barry J. Scatton. (MSF).

Tort Other

TANG, MICHAEL - Consensus Health LLC; 24 15508; Alexander Nemiroff. (JBN).

Tort Premise Liability

ESCOBEDO, LINDA, BORRERO, LUIS A, BORRERO, TANYA, DOE DEFENDANTS 1-4 - Morganti, Donna, Morganti, Daniel, Morganti, Joshua; 24 15708; Brooke J. Elmi. (MSF).

HOLIDAY INN EXPRESS & SUITES WYOMISSING AN IHG HOTEL, JOHN DOES #1-10 (FICTITIOUS INDIVIDUALS), # 1-10 (FICTITIOUS CORPS.) - Lurwick, Joseph; 24 15605; Mary E. LeMieux-Fillery. (JEG).

Alley; Thence Extending North Along The Same a Distance of 30 Feet To The Southern Building Line of Said Amity Street; Thence Extending East Along The Same, a Distance of 90 Feet to the Western Building Line of Said Linden Street, the Place of Beginning.

Thereon erected a dwelling house known as: 1430 Linden Street Reading, PA 19604
Tax Parcel #17531730283386
Account: 17458150
See Deed Book Page Instrument Number: 2019033594

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

Prothonotary # 18-04122
Judgment: \$110,874.02

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 35-5310-12-95-5490

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 November 8, 2024 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Second Publication

Docket #16-02038
Judgment Amount: \$111,690.44
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The Land Described Herein is Situated in the State of Pennsylvania, County of Berks, And Is Described as Follows:

ALL THAT CERTAIN Lot or Piece of Ground Together with the 2-1/2 Story Brick Dwelling House Thereon Erected, situated at the Southwest Corner of Amity and Linden Streets, Being No. 1430 Linden Street in the City of Reading, County of Berks and State of Pennsylvania, Bounded and Described As Follows, To Wit:

Beginning at the Intersection of the Southern Building Line of Said Amity Street With The Western Building Line of Said Linden Street; Thence Extending South Along Said Western Building Line of Said Linden Street, a Distance of 30 Feet to a Point; Thence Extending West at Right Angles To Last Described Line, A Distance of 90 Feet To The East Side of a 15 Feet Wide

ALL THAT CERTAIN LOT SITUATE IN THE VILLAGE OF MORGANTOWN, CAERNARVON TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER THEREOF, A POINT IN THE STATE HIGHWAY LEADING TO READING, BEING A CORNER OF LAND OF WHICH THESE PREMISES WAS A PART; THENCE ALONG IN SAID HIGHWAY, SOUTH 9 DEGREES EAST, 55 FEET TO A POINT IN SAID HIGHWAY; THENCE BY LAND RETAINED BY THE GRANTORS, OF WHICH THESE PREMISES WAS A PART, SOUTH 78 DEGREES AND 30 MINUTES WEST, 165 FEET TO AN IRON PIN; THENCE BY LAND OF DAVID HARTZ, NORTH 9 DEGREES WEST, 55 FEET TO AN IRON PIN; THENCE BY LAND OF THE CAERNARVON CEMETERY, NORTH 78 DEGREES AND 30 MINUTES EAST, 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 6280 MORGANTOWN ROAD, MORGANTOWN, PENNSYLVANIA 19543.

BEING UPI NUMBER: 35531012955490
BEING THE SAME PREMISES CONVEYED TO JAMES W. BYRNE AND DAWN L. BYRNE FROM LUIS CAMARA, AKA LUIS E. CAMARA VARGAS AND NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ BY DEED DATED AUGUST 25, 2014, AND RECORDED ON AUGUST 27, 2014, AS INSTRUMENT NUMBER: 2014027935.

Being known as: 6280 MORGANTOWN ROAD, MORGANTOWN, PENNSYLVANIA 19543.

Title to said premises is vested in James W. Byrne and Dawn L. Byrne, husband and wife,

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by deed from LUIS CAMARA, AKA LUIS E. CAMARA VARGAS and NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ dated August 25, 2014 and recorded August 27, 2014 in Instrument Number 2014027935.

TO BE SOLD AS THE PROPERTY OF JAMES W. BYRNE AND DAWN L. BYRNE

Case Number: 18-16728
Judgment Amount: \$219,357.58
Attorney: Robert Flacco, Esq.

ALL THAT CERTAIN tracy of woodland located on the Northerly Side of Deer Run Road, SR 1028, formerly known as Benfield Road having an ultimate right-of-way of (60 feet) situate in District Township, Berks County, Commonwealth of Pennsylvania, shown as LOT 2 O A SUBDIVISION PLAN (LOT LINE REVISION) FOR John J and Eileen M. Pinder, last revised November 20, 1993, prepare by Carl L. Adams, professional land surveyor, recorded in Plan Book 199, page 34, Berks County records, said Lot 2 being more fully described as follows:

BEGINNING at a p k spike, a corner in the centerline of Deer Run Road, said point is on line of lands of Clyde W. and Beulah R. Fronheiser and is also the most Southerly corner of this lot, thence from a point of beginning in and along the said Deer Run Road, North 85 degrees 18 minutes 10 seconds West 200.76 feet to an iron pin, a corner of the Northern edge of the said Deer Run Road, thence leaving the said road and along Lot 3 as shown on the said plan the three following courses and distances (1) North 3 degrees 52 minutes 10 seconds West, 188.25 feet to an iron pin, a corner, (2) North 6 degrees 06 minutes 55 seconds East 497.56 feet to an iron pin, a corner, (3) North 76 degrees 54 minutes 35 seconds East 258.61 feet to an iron pipe, a corner, thence along land of Jerry and Kimberly Luft South 15 degrees 00 minutes 00 seconds East, 544.50 feet, to an iron pipe, a corner in a stone row, thence along land of the said Clyde W. and Beulah R. Fronheiser the two following courses and distances, (1) South 81 degrees 22 minutes 10 seconds West, 249.00 feet, to an iron pin, a corner in a stone fence corner, (2) South 3 degrees 52 minutes 10 seconds East, 194.70 feet to the first mentioned point and place of beginning.

PIN 40548004601827

TO BE SOLD AS PROPERTY OF: Anthony Kemp Sr. Anthony Kemp Sr, A/K/A Anthony Kemp

Case Number: 22-15627
Judgment Amount: \$66,035.60
Attorney: Robert Flacco Esq.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN TILDEN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING

TO THE FINAL PLAN OF MAJESTIC VIEW ACRES, DRAWN BY LUDGATE ENGINEERING COR-PORATION, AND RECORDED IN PLAN BOOK VOLUME 220, PAGE 65, BERKS COUNTY RECORDS, AS FOLLOWS TO WIT:

BEGINNING AT A POINT OR NEAR THE CENTERLINE OF MOUNTAIN VIEW DRIVE, T-699, AT A CORNER IN COMMON WITH LOT NO. 7 AS SHOWN ON SAID PLAN; THENCE IN AND ALONG SAID CENTERLINE OF MOUNTAIN VIEW DRIVE, SOUTH 73 DEGRESS 49 MINUTES 44 SECONDS EAST 183.58 FEET TO A CORNER IN COMMON WITH LANDS OF NOW OR LATE PATRICK A. REED AND LEAH K. ROTH; THENCE ALONG THE SAME LANDS THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: (1) SOUTH 07 DEGREES 08 MINUTES 02 SECONDS WEST 106.51 FEET TO A POINT; (2) THENCE SOUTH 76 DEGREES 37 MINUTES 13 SECONDS EAST 32.89 FEET TO A CORNER IN COMMON WITH ANNAR PARCEL NO. 1 AS SHOWN ON SAID PLAN; THENCE ALONG THE SAME SOUTH 09 DEGREES 32 MINUTES 16 SECONDS WEST 279.22 FEET TO A POINT IN LINE WITH LANDS NOW OR LATE OF RAYMOND E. CALE AND ROSALIE CALE; THENCE ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCE TO WIT (1) SOUTH 44 DEGREES 03 MINUTES 22 SECONDS WEST 58.533 FEET TO A POINT, (2) THENCE SOUTH 52 DEGREES 25 MINUTES 31 SECONDS EAST 239.59 FEET TO A CORNER IN COMMON WITH LANDS NOW OR LATE OF RICHARD E. HIX AND ELLA K. HIX; THENCE ALONG THE SAME LANDS THE TWO FOLLOWING COURSES AND DISTANCE TO WIT: (1) SOUTH 40 DEGREES 33 MINUTES 31 SECONDS WEST 314.16 FEET TO A POINT; (2) THENCE SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST 741.41 FEET TO A POINT ON THE NORTHERLY SIDE OF I-78, US 78; THENCE ALONG THE SAME SOUTH 65 DEGREES 56 MINUTES 55 SECONDS WEST 2062.26 FEET TO A CORNER IN COMMON WITH LAND OF OTHERS; THENCE ALONG THE SAME AND LANDS NOW OR LATE OF DAVID L. SHADE AND SYLVIA S. SHADE, NORTH 36 DEGREES 33 MINUTES 26 SECONDS EAST 421.22 FEET TO A POINT; THENCE ALONG SAID LANDS OF SHADE THE FIVE FOLLOWING COURSES AND DISTANCES TO WIT: (1) SOUTH 60 DEGREES 24 MINUTES 24 SECONDS EAST 72.51 FEET TO A POINT; (2) THENCE NORTH 32 DEGREES 30 MINUTES 17 SECONDS EAST 637.61 FEET TO A POINT; (3) THENCE SOUTH 54 DEGREES 59 MINUTES 05 SECONDS EAST 173.03 FEET TO A POINT; (4) THENCE NORTH 41 DEGREES 09 MINUTES

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51 SECONDS EAST 511.52 FEET TO A POINT; (5) THENCE NORTH 55 DEGREES 53 MINUTES 15 SECONDS WEST 359.27 FEET TO A CORNER IN COMMON WITH LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE ALONG THE SAME LOT NORTH 34 DEGREES 06 MINUTES 45 SECONDS EAST 587.35 FEET TO A CORNER IN COMMON WITH LOT NO. 7 AFORESAID; THENCE ALONG SAID LOT THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: (1) NORTH 78 DEGREES 53 MINUTES 13 SECONDS EAST 133.09 FEET TO A POINT; (2) THENCE NORTH 00 DEGREES 42 MINUTES 10 SECONDS EAST 466.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 555 MOUNTAIN VIEW ROAD, HAMBURG, PA 19526

PARCEL ID #: 84-4474-0343-8660

TO BE SOLD AS PROPERTY OF: Jessica Donchez and Dennis J. Donchez

Case Number: 23-01474

Judgment Amount: \$403,925.88

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

Attorneys for Plaintiff

A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with the frame, two story and attic dwelling house thereon erected, lying on the Southwesterly corner of the Pennsylvania State Highway Legislative Route No. 06020 and Township Road T-489, situate mostly in the Township of North Heidelberg, with a small strip between the Tulpehocken Creek and Route No. 06020 situate in the Township of Jefferson, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of the macadam state highway Legislative Route No. 06020 leading from Womelsdorf to Bernville, being in line of property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife; thence extending along the Southeasterly side of said state highway which was the top of the bank of the Union Canal, and along said property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife, the two following courses and distances, viz: (1) North forty-two degrees thirty-nine minutes thirty seconds East (N. 42° 39' 30" E.) a distance of One hundred eighteen and no one-hundredths feet (118.00') to a point, and (2) North sixty-seven degrees twenty-one minutes fifteen seconds East (N. 67° 21' 15" E.) a distance of Two hundred thirty-two and seventy-eight one-hundredths feet (232.78') to a point on the Western line of township road

T-489 known as Mill Road, leading from said state highway to North Heidelberg; thence along the Western line of said township road and along property belonging to John H. Gassert and Anna R. Gassert, his wife, South twenty degrees fifty-two minutes forty-five seconds East (S. 20° 52' 45" E.) crossing over the former Union Canal, a distance of fifty-five and forty-eight one-hundredths feet (55.48') to an iron pin, a corner of residue property belonging to Thomas P. Handwerk, of which the herein described tract was a part; thence along said residue property belonging to Thomas P. Handwerk, the four following courses and distances, viz: (1) South twenty-eight degrees forty-six minutes forty seconds East (S. 28° 46' 40" E.) crossing Krick's Mill Bridge over the Tulpehocken Creek, being in, along and though said township road known as Mill Road, a distance of One hundred thirty-nine and forty-eight one-hundredths feet (139.48') to a point near the Westerly line of said road, (2) South seventy-five degrees five minutes fifteen seconds East (S. 75° 05' 15" E.) diagonally crossing to the middle of said Mill Road, a distance of Two hundred sixty-four and eighty-three one-hundredths feet (264.83') to a point near the middle of said Mill Road, (3) leaving said Mill Road, South fifty-two degrees forty-three minutes twenty seconds West (S. 52° 43' 20" W.) passing through a concrete stone on line at a distance of thirty-eight and forty-five one hundredths feet (38.45'), a total distance of Three hundred sixty and no one-hundredths feet (360.00') to a concrete stone, and (4) North fifty-one degrees two minutes forty-five seconds West (N. 51° 02' 45" W.) recrossing the Tulpehocken Creek and Union Canal, a distance of Four hundred fifty-one and fifty-five one-hundredths feet (451.55') to the Place of Beginning.

CONTAINING in area: 3.002 Acres.

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, the full, free liberty and right at all times hereafter, forever to have and use a right-of-way thirty feet (30') wide along the Southeasterly side of the Tulpehocken Creek for access to and from Mill Road to the residue of property owned by the Grantor, Thomas P. Handwerk, adjoining the land hereby granted and conveyed, for egress, regress and ingress by the Grantors herein, their heirs, successors and assigns, as per plan prepared by Lewis E. Hart, P.E., dated April 5, 1973.

BEING KNOWN AS: 10 KRICKS MILL ROAD WOMELSDORF, PA 19567

PARCEL NUMBER: 4339-00-97-4182

TITLE TO SAID PREMISES IS VESTED IN ROBERT L. KINSKY AND EDGAR L. KINSKY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM RONALD P. GEORGE AND MARY K. GEORGE DATED 04/27/2006 RECORDED 05/30/2006 BOOK 04887 PAGE 1916 INSTRUMENT NUMBER 2006047183

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EDGAR L. KINSKY IS DECEASED,
DOD 07/13/2008; ROBERT L. KINSKY IS
DECEASED. DOD 02/09/2023

TO BE SOLD AS THE PROPERTY OF:
Dayna Kinsky, In Her Capacity as Heir of Robert
L Kinsky; Unknown Heirs, Successors, Assigns,
and All Persons, Firms or Associations, Claiming
Right, Title or Interest From or Under Robert
L Kinsky

Case Number: 23-16103
Judgment Amount: \$172,160.61
Attorney: Kevin T. Fogerty, Esquire

ALL THAT CERTAIN tract or piece of
ground, together with the dwelling house thereon
erected, situate on the Southwest corner of Penn
Avenue and Dwight Street, in the Township of
Spring, County of Berks and Commonwealth of
Pennsylvania, more fully bounded and described
as follows, to wit:

BEGINNING at a point on the center line
of Penn Avenue (80 feet wide as shown on the
Plan of "Spring Crest Courts", said Plan being
recorded in Plan Book Volume 5A, Page 14,
Berks County records), Eastward a distance
of two hundred thirty-six feet and sixty-three
hundredths of one foot measured along the arc
of a curve having a radius of eighty-one hundred
sixty-six feet and fifteen hundredths of one foot,
a central angle of one degree thirty-nine minutes
thirty-seven seconds from the point of curvature
on the center line of Penn Avenue Westward
from Court Boulevard; thence in an Easterly
direction along the center line of Penn Avenue
the distance of two hundred thirteen feet and
forty-three hundredths of one foot along the arc
of a curve deflecting to the left having a radius
of eighty-one hundred sixty-six feet and fifteen
hundredths of one foot a central angle of one
degree twenty-nine minutes fifty-one seconds to a
point at the intersection of the center line of Penn
Avenue eighty feet wide and Dwight Street, fifty
feet wide; thence along the center line of Dwight
Street South two degrees seven minutes East the
distance of two hundred ten feet and seventy-
three hundredths of one foot to a point the last
described line forming the interior tangent angle
of ninety-three degrees thirty-three minutes two
seconds with the tangent to the curve on the center
line of Penn Avenue; thence along the Northerly
right of way line of the Lebanon Valley Branch of
the Reading Company South eighty-eight degrees
thirteen and one-half minutes West the distance
of two hundred eleven feet and four hundredths
of one foot to a point; thence along the property
now or late of Howard Hosiery Company North
two degrees thirty-five minutes West, the distance
of two hundred twenty-five feet and three-
hundredths of one foot to the place of Beginning.
The last described line forming an interior tangent
angle of eighty-four degrees twenty-nine minutes
seven seconds with the tangent to the curve on
the center line of Penn Avenue.

PARCEL ID. 80-43-8611-66-6148

BEING the same premises which Pizza Hut of
America, LLC (f/k/a Pizza Hut of America, Inc.),
by Deed dated June 15, 2015 and recorded July
20, 2015 in the Office of the Recorder of Deeds
in and for the County of Berks at Instrument No.
2015024820, granted and conveyed unto Pandya
Properties LLC.

TO BE SOLD AS PROPERTY OF: Pandya
Properties LLC

Case Number: 23-17523
Judgment Amount: \$361,227.46
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground
designated as Lot No. 3 as shown on Plan No.
1043 Drawing No. 3 made by G & K Associates;
situate on Funk Road, Colebrookdale Township,
Berks County, Pennsylvania; being known as
Orchard Group Estates II, More fully described
as follows, to wit:

BEGINNING at a point, an iron pin, on the
East side of Funk Road (44 feet wide), said
iron pin being South 49 degrees 42 minutes 14
seconds West 120.93 feet measured along said
side of Funk Road from a copper weld; thence
extending from said point of beginning and along
line of Lot No. 4 South 47 degrees 10 minutes 09
seconds East 807.92 feet to an iron pin, a corner;
thence extending along line of Lot No. 2 South
42 degrees 49 minutes 51' seconds West 231.09
feet to iron pin, a corner; thence extending along
lands now or late of Harvey S. Bechtel North 44
degrees 41 minutes 14 seconds West 537.24 feet
to an iron pin; thence extending along lands now
or late of Joseph F. Marrone North 45 degrees 22
minutes 19 seconds West 295.26 feet to an iron
pin, a corner; thence extending along the East side
of Funk Road North 49 degrees 42 minutes 14
seconds East 200.00 feet to the first mentioned
point of place of BEGINNING.

PIN 38538715546455

Being the same premises which James D.
Isett and Deborah M. Isett by Deed dated
03/12/2021 and recorded 04/05/2021 in Berks
County Recorder of Deeds as Instrument Number
2021016166 conveyed unto Michael F. Staples
and Kerry M. Swayne.

To Be Sold As The Property Of: Michael F.
Staples and Kerry M. Swayne

Case Number: 24-00817
Judgment Amount: \$165,186.91
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land and the
one-half story brick dwelling house thereon
erected, situate in the Township of Caernarvon,
County of Berks and Commonwealth of
Pennsylvania, bounded and described according

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to a survey made October 13, 1954, by Howard H. Ranck, R. S., as follows, to wit:

BEGINNING at a point in the northern side of the State Highway leading from Morgantown to Hopewell, a corner of land now or late of Leon Herb, being located 261.4 feet west from a corner of now or late Donald Jacobs; thence extending along the northern side of said highway, North eighty-five degrees twenty-two minutes West, 121.5 feet to the point in said highway; thence by land now or late of Albert R. Wallace and Cora May Wallace, his wife, North six degrees ten minutes West, 525.6 feet to a stake; thence by land now or late of Bethlehem Steel Company, North seventy-one degrees forty-three minutes East, 121.5 feet to a stake; thence by land now or late of Leon Herb, South six degrees ten minutes East, 576 feet to the place of BEGINNING.

BEING THE SAME PREMISES which WILLIAM HALBERSTADT and SHIRLEY M. HALBERSTADT, HUSBAND AND WIFE by Deed dated July 29, 2016 and intended for immediate recording in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, granted and conveyed unto SEAN T. BAUER and STEPHANIE BAUER, Mortgagor(s) herein.

Tax Parcel: 35532104822015

Premises Being: 1135 Elverson Rd, Morgantown, PA 19543

To be sold as Property of: Sean T. Bauer and Stephanie Bauer

Case Number: 24-03390

Judgment Amount: \$88,164.59

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN lot or piece of ground, being Lot No. 6, Section J along "Fairview Chapel Road" as shown on the plan of lots of Sunset Manor, Section 2, as laid out by Exeter Associates, Incorporated, said plan recorded in Plan Book 9, page 10, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the Easter lot line of "Fairview Chapel Road" (Township Route No. T-440) said point being a point in common of Lot No. 6 and Lot No. 7 located 26.50 feet East and 131.50 feet South of the intersection of the center line of "Fairview Chapel Road" and the center line of "Lehigh Avenue", thence in a southerly direction along said lot line of "Fairview Chapel Road" (T-400) a distance of 84.88 feet to a point; thence along an arc subtending a central angle of 90 degrees, 21 minutes a distance of 31.54 feet are measure to a point; thence in an Easterly direction along the northern lot line of "Highway Place" a distance of 68.74 feet to a point; thence in a northerly direction and at an angle of 90 degrees to the last described line a distance of 105.00 feet to a point; thence in a westerly direction and at an angle of 90 degrees to the last described line a distance of 88.22 feet to the place of beginning.

AND ALL THAT CERTAIN tract or piece of land located on the Northern side of Highview Place, East of Fairview Chapel Road, T-440 being the westerly 80 feet of Lot No. 5, Block "J" in the Development of Sunset Manor, Section 2, as prepared for Exeter Associates, Inc., and recorded in the Office for the Recorder of Deeds in and for Berks County in Plan Book Volume 29, page 10, situate in the Township of Exeter, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a corner in the Northern building line of Highview Place, (53.00 feet wide) said corner being the distance of 68.74 feet East of a point of curve a 20 feet radius forming the Northeastern intersection of Fairview Chapel Road (53 feet wide) public macadam road, Route No. T-440 and said Highview Place a place of beginning being the Southeastern corner of Lot No. 6 and the Southwestern corner of the herein described parcel; thence Northwardly and the Easterly line of Lot No. 6, forming a right angle with the Northerly building line of Highview Place, the distance of 105.00 feet to an iron Pipe; thence Eastwardly along the rear of Lot No. 8, forming a right angle with the last described line, the distance of 80.00 feet to a point; thence Southwardly forming a right angle with the last described line by a line being 8.00 feet West of and parallel to the line dividing Lot No. 4 and Lot No. 5, the distance of 105.00 feet to a point in the Northern building line of Highview Place; thence Westwardly forming a right angle with the last described line, along the Northerly building line of Highview Place, and forming a right angle with the first describe line, the distance of 80.00 feet to the place of beginning.

BEING the same premises which Nancy M. Karo, by Deed dated October 6, 2004 and recorded in the Office of the Recorder of Deeds of Berks County on November 5, 2004 in Deed book 4185, Page 680 granted and conveyed to Robert E. Karo.

The improvements thereon erected being known and numbered as 319 Fairview Chapel Road, Birdsboro, PA 19508

UPI No. 43533519624320

Map PIN No. 533519624320

Object ID No. 69100

TO BE SOLD AS PROPERTY OF: Robert E. Karo

24-04428

Judgment \$31,762.93

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

BEING PARCEL NUMBER 14-5307-50-75-1400

ALL THAT CERTAIN two-story mansard roof and the lot of ground situated on the East side of Rose Street, between Windsor and Spring Streets, No. 915, in the City of Reading, County of Berks

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and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North side by House Lot No. 917 Rose Street,

ON the West side by said Rose Street;

ON the South side of House Lot No. 913 Rose Street, property now or late of Moyer; and

ON the East side by a fence.

CONTAINING in front of said Rose Street, thirteen feet (13'), and in depth of one hundred five feet (105') to said fence.

BEING the same premises which Elido Antonio Abreu by Deed dated 6/8/2007 and recorded 6/12/2007 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5156 and Page 231, granted and conveyed unto Ymelda A. Rodriguez, in fee.

Tax Parcel: 14530750751400

Premises Being: 915 Rose St, Reading, PA 19601

To be sold as the property of: Ymelda A. Rodriguez

BEING THE SAME PREMISES WHICH Ricky Dean Stehman, by Deed dated June 13, 2023 and recorded June 27, 2023, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2023-018568, granted and conveyed unto Timothy M. Abuiz and Tiffany R. McMullen-Abuiz.

TO BE SOLD AS THE PROPERTY OF TIMOTHY M. ABUIZ AND TIFFANY R. MCMULLEN-ABUIZ

Docket No. 24-10448
Judgment: \$221,655.24

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

Purpart No. 1

All that certain two story brick dwelling and the lot or piece of ground upon which the same is erected, between Stoudt's Ferry Bridge Road and Rosewood Road, as shown on the Plan of "Riverview Park", Section 2, (said plan recorded in Plan Book Volume 7, page 32, Berks County records), in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit

Beginning at a point on the Southerly lot line of Lobelia Avenue Westwardly a distance of one hundred fifty feet (150') from the intersection of the Westerly lot line of Stoudt's Ferry Bridge Road with the Southerly lot line of Lobelia Avenue, thence in a Southerly direction, forming a right angle with the Southerly lot line of Lobelia Avenue, a distance of one hundred fifty feet (150') to a point, thence in a Westerly direction, forming a right angle with the last described line, a distance of sixty-five feet (65') to a point, thence in a Northerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the Southerly lot line of Lobelia Avenue; thence in an Easterly direction along the Southerly lot line of Lobelia Avenue, forming a right angle with the last described line, a distance of sixty-five feet (65') to the place of beginning.

SUBJECT to the restrictions governing the development of "Riverview Park", Section 2, as recorded in Miscellaneous Book, Volume 158, page 305, Berks County records

Purpart No. 2

All that certain lot or piece of ground situate on the South side of Lobelia Avenue between Stoudt's Ferry Bridge and Rosewood Roads, as shown on the plan of "Riverview Park",

No. 24-04576

Judgment: \$185,257.05

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground together with the brick bungalow dwelling house and other buildings erected thereon, situate in the Township of Spring, (formerly West Lawn Borough) and known as House No. 2030 Penn Avenue, in said former Borough of West Lawn (formerly a part of Spring Township), County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by Wm. H. Karns and bearing dated October, 1907, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book Volume 3 page 19, and being further known as Lot No. 8, in said Plan known as "West Lawn", said lot being bounded on the North by Penn Avenue, on the East by Lot No. 7, on the South by Lebanon Valley Railroad and on the West by Lot No 9.

HAVING a frontage of twenty-five feet and a depth of eighty-eight feet, two inches on the East, and eighty-nine feet eight and one-eighth inches to the West side to Railroad.

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: 2030 PENN AVENUE, READING, PA 19609

Mapped PIN: 4396-09-06-8983

Parcel ID #: 80439609068983

Account #: 80910633

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Section 2, (said plan recorded in Plan Book Volume 7, page 32, Berks County records), in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point on the Southerly building line of Lobelia Avenue, Westwardly a distance of two hundred fifteen feet (215') from the intersection of the Westerly building line of Stoudt's Ferry Bridge Road with the Southerly building line of Lobelia Avenue, thence in a Southerly direction, forming a right angle with the Southerly building line of Lobelia Avenue, a distance of one hundred, fifty feet (150') to a point, thence in a Westerly direction, forming a right angle with last described line, a distance of sixty-five feet to a point, thence in a Northerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the Southerly building line of Lobelia Avenue, thence in an Easterly direction along the Southerly building line of Lobelia Avenue, forming a right angle with the last described line, a distance of sixty-five feet (65') to the place of beginning.

Being the same property conveyed to Terry L. Ernst, Jr. who acquired title by virtue of a deed from Lewis E. Schoener, dated June 29, 2006, recorded July 6, 2006, as Document ID 2006055863, and recorded in Book 4914, Page 462, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 816 LOBELIA AVENUE, READING, PA 19605.

Parcel No.: 66530917005450

Account: 66100700

See Deed Book Volume 4914, Page 462

TO BE SOLD AS THE PROPERTY OF TERRY L. ERNST, JR.

Docket No. 24-10511
Judgment: \$167,262.43

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

LEGAL DESCRIPTION

All that certain lot or tract of land with the improvements thereon erected, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Plan and Survey thereof made by Spotts, Stevens and McCoy, Inc., Surveyors, dated May 19, 1979 and last revised May 11, 1982, and known as Saddlebrook Village, II, as follows, to wit:

Beginning at a point on the Northwesterly side of Elm Street (as shown on said Plan) at the distance of 30.8 feet measured on the arc of a circle curving to the right, having a radius

of 20.00 feet from a point on the Southeasterly side of Saddlebrook Drive (60 feet wide); thence along said side of Elm Street, South 20 degrees 05 minutes 40 seconds West, 91.25 feet to a point of curve; thence still along same on the arc of a circle curving to the right having a radius of 487.88 feet, the arc distance of 36.06 feet to a point; thence North 58 degrees 43 minutes 40 seconds West, 68.98 feet to a point; thence along Lot No. 10 North, 25 degrees 34 minutes 07 seconds East, 136.73 feet to a point on said side of Saddlebrook Drive; thence along same, on the arc of a circle curving to the left, having a radius of 520.00 feet, the arc distance of 33.56 feet to a point of tangent; thence South 66 degrees 08 minutes 27 seconds East, 3.08 feet to a point of curve; thence on the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 30.8 feet to the point and place of beginning.

Being Lot No. 11 Block K on said Plan as revised.

Being the same property conveyed to Chelsea M. Carl who acquired title by virtue of a deed from U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by Truman Capital Advisors, LP, its attorney in fact, dated December 9, 2019, recorded December 27, 2019, as Instrument Number 2019045475, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 202 SADDLEBROOK DRIVE, WERNERSVILLE, PA 19565.

Parcel No.: 49436606499018

Account: 49016910

See Deed Instrument Number 2019045475, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF CHELSEA M. CARL

Case Number: 24-10703
Judgment Amount: \$70,885.15

Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN lot or tract of land with building thereon erected, situate in the Township of Ontelaunee, County of Berks and Commonwealth of Pennsylvania, bounded and described in Plan Book 5, Page 24 as follows to wit:

On the north by property now or late of the City of Reading,

On the east by property now or late of Mark E Paft and wife,

On the south by a fifteen feet wide road, and

On the west by property now or late of Dr Joseph Blewett and wife

CONTAINING in width, east and west, sixty (60) feet and in depth north and south seventy seven (77) feet nine and one half (9-1/2) inches. PIN 68540011552869

BEING the same premises which Nevin F. Leiby and Tanya M. Leiby, Co-Administrators

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CTA of the estate of Marilyn G. Leiby, Deceased, by deed dated 09/01/2005 and recorded 10/25/2005 in the Office of the Recorder of Deeds in and for the County of Berks in record Book 4693, Page 2113, granted and conveyed unto Antonia Taveras.

Parcel ID: 5400-11-55-2869

Property Address: 35 Berkley Park Road, Reading, PA 19605

Title vested with M G Realty & Investments LLC by Deed from Antonia Taveras dated March 24, 2023 and recorded on March 29, 2023 with the Berks County Recorder of Deeds as Instrument Number: 2023008822.

TO BE SOLD AS PROPERTY OF: M G REALTY & INVESTMENTS LLC

Case Number: 24-10909

Judgment Amount: \$118,201.00

Attorney for Plaintiff: Orlans PC

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground thereon appertaining, situate on the South side of Muhlenberg Street, being Number 1242 Muhlenberg Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit.

BOUNDED on the North by said Muhlenberg Street; on the South by a 10 feet wide alley; on the East by property now or late of Andrej Watycha; and on the West by property now or late of Frank Halinowski.

CONTAINING in front on Muhlenberg Street, 15 feet and in depth, 100 feet.

Tax ID / Parcel No. 10531630189150

Being the same premises which Michael Blake by Deed dated 3/21/2006 and recorded 3/29/2006 in Berks County in Record Book 4835 Page 448 conveyed unto Able Management, LLC, in fee.

Being the same premises which Able Management LLC by Deed dated 12/25/2021 and recorded 1/4/2022 in Berks County in Instrument number 2022000381 conveyed unto Roughnecks Realty LLC, in fee.

TITLE TO SAID PREMISES VESTED IN Roughneck Realty LLC, by Deed from Able Management LLC, dated December 28, 2021, recorded January 4, 2022, in Instrument number 2022000381.

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

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, December 6, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

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 (November 4, 2024) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on November 6, 2024 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

DUFFT, LUCILLEA, - William G. Dufft, Exr., Jonathan B. Batdorf, Esq.

FICK, DANIEL C. - Daniel N. Fick and Tyler Fick, Exrs., Michael J. Gombar, Jr., Esq.

FRECH, VIOLA MAE A/K/A FRECH, VIOLA M.- Shelly R Frech, Extx., Eugene Orlando, Jr., Esq.

KOSTURA, PAULINE - Cecelia Mennig, Extx., Dawn M. Palange, Esq.

RITZMAN, TERRY L. - Darid Ritzman, Exr., James E. Sher, Esq.

SCHLAPPICH, DORIS ANNE - Randall S. Schlappich, Exr., Jonathan B. Batdorf, Esq.

SELLARI, HOPE A. - Suzanne M. Henne, Admx., Richard S. Caputo, Esq.

THE YOCUM FAMILY PERPETUAL CHARITABLE TRUST - Wilmington Trust N.A., Trustee, Adam T. Gusdorff, Esq.

YANKURA, JAMES S. - Maria G. Yankura, Extx., Karyn L. Seace, CELA

Last day for filing Accounts for December 2024 is November 4, 2024.

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

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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**AZZARELLO, VICTORIA L., dec'd.**

Late of Borough of West Reading.
 Executrix: ESTHER M. WEIDLÉ.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

BROWN, JR., ROBERT G., dec'd.

Late of Borough of Wyomissing.
 Executors: GARY L. BROWN,
 953 Pinetree Way,
 Lancaster, PA 17601 and
 LINDA K. MCDONOUGH,
 305 Shakespeare Dr.,
 Reading, PA 19608.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 FIORINI LAW, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

COPE, DIANE HELEN also known as

COPE, DIANE H., dec'd.
 Late of Penn Township.
 Executrix: JENNIFER J. TODISCO,
 1500 North Boundary Rd.,
 Bernville, PA 19506

ETIENNE, DUCKENS, dec'd.

Late of Borough of Shillington.
 Administrator: JAMES ELIZE.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

GONZALEZ-IRIZARRY, JULIO, dec'd.

Late of City of Reading.
 Administratrix: ELIZABETH LOPEZ.
 c/o ATTORNEY: SARA R. HAINES CLIPP,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

GREER, MARK C., dec'd.

Late of City of Reading.
 Administratrix: RITA L. GREER.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

**HORNBERGER, BARRY L. also known as
HORNBERGER, BARRY, dec'd.**

Late of 615 Wyoming Ave.,
 Borough of Wyomissing.
 Executor: PETER HORNBERGER,
 26 Plymouth Place,
 Wyomissing, PA 19610.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

KOZUB, NANCY C., dec'd.

Late of 1152 Ben Franklin Highway East,
 Amity Township.
 Executor: KRISTOPHER KOZUB,
 206 N. Harrison St.,
 Richmond, VA 23220.
 ATTORNEY: DIANE M. KELLY-
 GONZALEZ, ESQ.,
 P.O. Box 202,
 Coopersburg, PA 18036

MILLER, ERNEST O., dec'd.

Late of 324 Virginville Rd.,
 Perry Township.
 Executrix: ELAINE N. MILLER.
 c/o ATTORNEY: JAMES R. CLARK, ESQ.,
 LAW OFFICES OF JAMES R. CLARK,
 277 Millwood Road,
 Lancaster, PA 17603

MILLER, FERN H., dec'd.

Late of 619 Crisscross Rd.,
 Richmond Township.
 Executor: CLAIR L. DERR,
 921 N. Richmond St.,
 Fleetwood, PA 19522.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

MILLER, JR., RAY C., dec'd.

Late of 2637 Mountain Rd.,
 Tilden Township.
 Executor: MICHAEL R. MILLER,
 2129B Old Lancaster Pike,
 Reinholds, PA 17569.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

MOLINA, MANUEL ROSA, dec'd.

Late of City of Reading.
 Administratrix: JENNIFER MOLINA,
 512 Emerson Ave.,
 Laureldale, PA 19605.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

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PAWELSKI, RAYMOND, dec'd.

Late of City of Reading.
 Administrator: FRANKLIN PAWELSKI.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

RANDALL, EVELYN E., dec'd.

Late of Borough of Topton.
 Executrix: LAURA STONEBACK,
 15 Williamson Dr.,
 Topton, PA 19562.
 ATTORNEY: MARK R. SPROW, ESQ.,
 DERR, HAWMAN & DERR,
 9 East Lancaster Avenue,
 Shillington, PA 19607

RUDOLPH, ELIZABETH J., dec'd.

Late of City of Reading.
 Executor: WAYNE R. RUDOLPH, JR.,
 216 Beverly Place,
 Reading, PA 19611.
 ATTORNEY: MARK R. SPROW, ESQ.,
 DERR, HAWMAN & DERR,
 9 East Lancaster Avenue,
 Shillington, PA 19607

SEILER, GUY C. also known as

SEILER, GUY CLARK, dec'd.
 Late of South Heidelberg Township.
 Executrix: MARGARET L. SEILER.
 c/o ATTORNEY: E. RICHARD YOUNG,
 JR., ESQ.,
 1248 West Main Street,
 Ephrata, PA 17522

SHIBLEY, MARIE, dec'd.

Late of 201 Inspiration Blvd.,
 City of Reading.
 Executor: IVAN SHIBLEY,
 201 Inspiration Blvd.,
 Shillington, PA 19607.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

SPOHN, PAULINE C., dec'd.

Late of Borough of Boyertown.
 Executrix: RUTH ANN MOYER.
 c/o ATTORNEY: CHRISTOPHER C.
 MUVDI, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

SWALLEY, SR., RICHARD W., dec'd.

Late of Oley Township.
 Executrix: LORETTA R. HOCH.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

Second Publication**ABREU, ALIDA, dec'd.**

Late of 422 Carsonia Ave.,
 Lower Alsace Township.
 Executor: MILLIGROS ABREU,
 422 Carsonia Ave.,
 Reading, PA 19606.
 ATTORNEY: WARREN H. PRINCE, ESQ.,
 PRINCE LAW OFFICES, P.C.,
 646 Lenape Road,
 Bechtelsville, PA 19505

BAXTER, JAMES THOMAS, dec'd.

Late of 545 South 15-1/2 St.,
 Borough of West Reading.
 Administratrix: CYNTHIA B. BAXTER,
 545 South 15-1/2 St.,
 Reading, PA 19606.
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

BLANKENBILLER, LESTER C., dec'd.

Late of 72 Kremp Rd.,
 Borough of Mohnton.
 Executor: THOMAS A. JACOBS,
 201 E. Lincoln Ave.,
 Robesonia, PA 19551.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

BUKOWSKI, PATRICIA A., dec'd.

Late of City of Reading.
 Executor: ANTHONY BUKOWSKI,
 3716 37th Ave.,
 Brentwood, MD 20722.
 ATTORNEY: JEFFREY D. BUKOWSKI, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

CAREY, MARILYN L., dec'd.

Late of 3556 Ridgeway St.,
 Borough of Laureldale.
 Executrix: MICHELLE L. ANASTASIO,
 4002 Hilltop Ave.,
 Reading, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

DAVIS, SCOTT E., dec'd.

Late of District Township.
 Administrator: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

EPLER, PEGGY A., dec'd.

Late of 1319 Moselum Springs Rd.,
 Borough of Hamburg.
 Administrators: MISTY FOSDICK,
 743 Sendero Court,
 Chesapeake, VA 23322 and
 RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

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FETTER, BETTY J., dec'd.

Late of 1800 Tulpehocken Rd.,
Borough of Wyomissing.
Executors: JANICE E. KAUCHER,
1108 Dogwood Dr.,
West Lawn, PA 19609 and
DOUGLAS L. FETTER,
336 Laurel Dr.,
Trappe, PA 19426.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HILLEGASS, MARIE E., dec'd.

Late of 313 Poplar St.,
Borough of Bally.
Executors: MONICA A. WITMAN,
CECILIA G. YERGER and
JEROME R. HILLEGASS,
172 Hillcrest Rd.,
Barto, PA 19504.

HOBBS, RITA P., dec'd.

Late of Borough of Boyertown.
Executor: ROBERT WELLER.
ATTORNEY: RICHARD T. CURLEY,
ESQ.,
50 E. Philadelphia Avenue,
P.O. Box 357,
Boyertown, PA 19512

HOOVER, JANE F., dec'd.

Late of Bern Township.
Executor: RANDALL C. HOOVER,
153 Oak Circle,
Leesport, PA 19533.
ATTORNEY: GRAZIELLA M. SARNO,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

KAZMAR, GERALD A., dec'd.

Late of Rockland Township.
Executrices: CYNTHIA A. BUSWELL and
NICOLE B. SMITH.
c/o ATTORNEY: ERIC C. FREY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

KLING, HOWARD R., dec'd.

Late of 1 Reading Dr.,
Borough of Wernersville.
Executor: KARL H. KLING,
802 Summer Breeze Path,
Cochranville, PA 19330.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

LONG, DEBORAH L., dec'd.

Late of Bern Township.
Executor: STEPHEN W. DIETRICH.
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
PLANK - FRANKOWSKI,
Four Park Plaza, Suite 205,
Wyomissing, PA 19610

MAGARO, SR., ROBERT ALLEN, dec'd.

Late of 821 Mulberry St.,
City of Reading.
Administrator: ANTHONY MAGARO,
821 Mulberry St.,
Reading, PA 19604.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

NUNEZ, ESTEBAN MANZANO, dec'd.

Late of City of Reading.
Administratrix: KALPANA DOSHI.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

PHELPS-HINES, JAZAVIER, dec'd.

Late of 1122 Perkiomen Ave., Apt. 2,
City of Reading.
Executor: MICHEAL PHELPS,
1122 Perkiomen Ave., Apt. 2,
Reading, PA 19602.
ATTORNEY: TONYA A. BUTLER, ESQ.,
2312 Fairmont Avenue, Suite 402,
Reading, PA 19605

RHOADS, NANCY ANN, dec'd.

Late of Borough of Wyomissing.
Executrix: BETH A. BRIZEK.
c/o ATTORNEY: FREDERICK M. NICE, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

SAMSEL, DENNIS A., dec'd.

Late of 308 Snyder Rd.,
Oley Township.
Administratrix: JACQUELINE E. WANNER.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

SCHWEITZER, RUTH J., dec'd.

Late of 478 South Wyomissing Ave.,
Cumru Township.
Administrators: PAULETTE A. BAIR,
227 South Wyomissing Ave.,
Shillington, PA 19607 and
ROCKEY L. SCHWEITZER,
478 South Wyomissing Ave.,
Reading, PA 19607.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

SOCKEL, DAVID J., dec'd.

Late of 5485 Perkiomen Ave.,
Exeter Township.
Executrix: MICHELLE SOCKEL,
28 Charlemont Ct.,
Reading, PA 19607.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

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STAMBAUGH, HARVEY C., dec'd.

Late of 78 Main St.,
Upper Tulpehocken Township.
Executrix: SHARON K. GEORGE.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

STRAUBE, BETTY L. also known as STRAUBE, BETTY LOUISE, dec'd.

Late of 81 New Hope Blvd.,
Oley Township.
Executrix: LISA S. MAUGER-KULP,
69 Main St.,
Oley, PA 19547.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

UNGER, JACQUELINE M. also known as**UNGER, JACQUELINE R. and UNGER, JACQUELINE RUTH, dec'd.**

Late of Borough of Wernersville.
Executors: KURT B. UNGER,
826 Rosetree Dr.,
Williamstown, NJ 08094 and
LISA A. UNGER,
623 Pennfield Ave.,
Havertown, PA 19033.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WOLICKI, MARC H. also known as**WOLICKI, MARC HURST, dec'd.**

Late of 1011 Berks Rd.,
Bern Township.
Executrix: DEBORAH M. OLIVIERI,
19 Meadow Ridge Rd.,
Temple, PA 19560.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

ZARSKA, JOEL L., dec'd.

Late of 119 Heidelberg Ave.,
Lower Alsace Township.
Executrix: KAREN STYER,
2041 Buck Hill Rd.,
Gerrardstown, WV 25420.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

Third and Final Publication**ANDERSON, CAREY A. also known as ANDERSON, CAREY ALAN, dec'd.**

Late of Earl Township.
Executrix: CHERYL A. ANDERSON.
c/o ATTORNEY: ERIC R. STRAUSS,
ESQ.,
WORTH, MAGEE & FISHER, P.C.,
2610 Walbert Avenue,
Allentown, PA 18104

BATTLE, SHARLY ANN, dec'd.

Late of Borough of West Reading.
Administrators: RICHARD JAMES
WOODS, JR. and
TONYA N. HENRY,
c/o DAVID M. D'ORLANDO, ESQ.,
R+D ESTATE CONSULTING, PLLC,
53 S. Main St.,
Yardley, PA 19067.

BOLICK, DARYL L., dec'd.

Late of City of Reading.
Executrix: DEBORAH L. BOLICK,
c/o KRISTEN L. BEHRENS, ESQ.,
DILWORTH PAXSON LLP,
1500 Market St., #3500E,
Philadelphia, PA 19102.

CARR, SEAN G., dec'd.

Late of 1152 Ben Franklin Highway East,
Amity Township.
Administrator, C.T.A.: KATHLEEN H.
BLAUM,
26 Timberline Dr.,
Wyomissing, PA 19610.
ATTORNEY: PAUL T. ESSIG, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

CLOMPUS, MARION L., dec'd.

Late of Union Township.
Executrix: TERRI A. HEMLER.
c/o ATTORNEY: MICHAEL J. RIGHI,
ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

CURRIER, MICHAEL C. also known as CURRIER, MICHEAL C., dec'd.

Late of Borough of Mohnton.
Administrator: MARK S. CURRIER,
344 Cassidy Court,
Blandon, PA 19510.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

FEGELY, RAY G., dec'd.

Late of Borough of Laureldale.
Executrix: LORI A. POTTEIGER,
4411 5th Ave.,
Temple, PA 19560.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

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GILBERT, ROBERT WANNER, dec'd.

Late of 2171 Hampden Blvd., Apt. K6,
City of Reading Township.
Executor: TOM GILBERT,
12 Donald Dr.,
Shrewsbury, PA 17361

GREENLAND, RITA M., dec'd.

Late of Muhlenberg Township.
Executor: STEPHEN J. STRUS, JR.,
c/o THOMAS G. WOLPERT, ESQ.,
WOPERT SCHREIBER MCDONNELL P.C.,
527 Main St.,
Royersford, PA 19468.

**HAMSHER, SHIRLEY E. also known as
HAMSHER, SHIRLEY, dec'd.**

Late of 2405 Bell Dr.,
Spring Township.
Executors: JEFFREY H. HAMSHER,
1924 Wickford Place,
Wyomissing, PA 19610 and
DEBORAH J. MIKES,
600 Russell St.,
Wernersville, PA 19565.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HEFFNER, LEE B., dec'd.

Late of 3087 Pricetown Rd.,
Temple.
Executor: BRUCE E. HEFFNER,
c/o ATTORNEY: ANDREW W. MUIR, ESQ.,
MUIR LAW OFFICES,
560 Van Reed Rd., Suite 307,
Wyomissing, PA 19610

KERSCHNER, RANDALL J., dec'd.

Late of Muhlenberg Township.
Executor: GREGG A. KERSCHNER,
4223 Texas St., Spt. 332,
San Diego, CA 92104.
ATTORNEY: LEAH B. ROTENBERG, ESQ.,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

KUSER, GLÓRIA, dec'd.

Late of 734 Bossler Rd.,
Borough of Leesport.
Executors: KEVIN and
LISA KUSER
920 Hearthstone Lane,
Reading, PA 19608

LEVENGOOD, PATRICIA T., dec'd.

Late of 113 Westin Rd.,
Douglass Township.
Executor: ROBIN S. LEVENGOOD, ESQ.,
c/o HUCKABEE, WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

MERKEL, ERMA M., dec'd.

Late of Maiden creek Township.
Executor: ERNEST C. LESHÉR,
79 Soursley Rd.,
Lenhartsville, PA 19534.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

MEST, DOLORES F., dec'd.

Late of Douglass Township.
Executors: LAVERNE RICHARD MEST, JR.,
TODD A. MEST and
SHAWN D.J. BARNDT.
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyerstown, PA 19512

MILES, RANDY LEE, dec'd.

Late of 158 Steeple Dr.,
Borough of Robesonia.
Administrators: RYAN MILES AND TYLER MILES.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

**MOTTA, MORRIS P. also known as
MOTTA, MORRIS PHILLIP, dec'd.**

Late of 230 Cedar Hill Rd.,
Borough of Birdsboro.
Executor: JANET MOTTA,
230 Cedar Hill Rd.,
Birdsboro, PA 19508.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SOSH, MARY E., dec'd.

Late of 135 Midland Ave.,
Lower Alsace Township.
Executor: CHRISTOPHER E. SOSH,
12 Meadow Ridge Rd.,
Temple, PA 19560.
ATTORNEY: SARAH RUBRIGHT
MCCAHERN, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

STRASSNER, GERALDINE E., dec'd.

Late of 1532 N. 9th St.,
City of Reading.
Administratrix: ROSEMARIE A.
GEHRINGER,
1801 Reservoir Rd.,
Reading, PA 19604.
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

STRUBLE, RONALD W., dec'd.

Late of 1 Home Ave.,
Borough of Topton.
Executor: BRIAN FENSTERMACHER,
3248 Dovecote Dr.,
Quakertown, PA 18951

**ZENTNER, PATRICIA E. also known as
ZENTNER, PATRICIA, dec'd.**

Late of District Township.
Executor: HAROLD A. ZENTNER, III,
2 Treichler Rd.,
Alburtis, PA 18011.
ATTORNEY: JOHN M. ASHCRAFT, III, ESQ.,
20 North 5th Street, Suite 1,
Emmaus, PA 18049

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FICTITIOUS NAME

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

Coach Light Apartments with its principal place of business at 47 Fegley St., Pine Grove, PA 17963.

The name and address of the person owning or interested in said business are: Kevin B. Huber, 47 Fegley St., Pine Grove, PA 17963 and Barry M. Huber, 14 Fairview St., Pine Grove, PA 17963.

The application was Filed on October 11, 2024.

Russell E. Farbiarz, Esq.
Antanavage Farbiarz, PLLC
 64 N. 4th Street
 Hamburg, PA 19526-1508

MISCELLANEOUS**NOTICE**

PLEASE TAKE NOTICE that the Kutztown Area School District filed a petition in the Court of Common Pleas of Berks County, Pennsylvania, to No. 24-15823 asking the Court to approve the sale of the premises located at 251 Long Lane, Maxatawny Township, Berks County, Pennsylvania, together with all improvements therein erected to NSS Propco, LLC for a purchase price of sale price of \$1,695,000.00. The Court has fixed the 15th day of November 2024, at 9:30 A.M. as the time and Judge J. Benjamin Nevius's Courtroom in the Berks County Courthouse, 633 Court Street, Reading, Pennsylvania as the place of hearing upon said Petition.

All persons interested may appear and be heard at the said time and place.

JAMES E MANCUSO, ESQUIRE
 MANCUSO LAW GROUP LLC
 Solicitor, Kutztown Area School District
 PO BOX 6311
 WYOMISSING PA 19610
 610-685-1111

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