

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 20, 2023

The Defendant's Name Appears
First in Capital Letters

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

KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU GEISHAUSER
- (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL - (JGK)

SENIOR JUDGE SCOTT D. KELLER - (SDK)

SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

SENIOR JUDGE JAMES M. BUCCI - (JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

LECONTE, JUNIOR - Tucker, Kenyada Lynn;
22 16201; K. Tucker, IPP.

Abuse

ACEVEDO- RIVERA, RICARDO - Ruppert,
Bethanne; 23 678; B. Ruppert, IPP. (TMB).

ARGENTO, JOHN JOSEPH - Wojszwillo,
Jennifer; 23 607; J. Wojszwillo, IPP. (JGK).

BEAZER, JUSTYN - Kiel, Erika Von; 23 511;
E. Kiel, IPP. (JAB).

BULLOCKS, JORDAN C SR - Everett,
Brianna J; 23 569; B. Everett, IPP. (JMB).

CARABALLO, MARTIN VELEZ - Wolfe,
Lorey Ann; 23 492; L. Wolfe, IPP. (JMB).

COOPER, CHRISTINE - Cooper Jr, Harold J;
23 491; H. Cooper, IPP. (JAB).

COOPER JR, HAROLD J - Cooper, Christine;
23 489; C. Cooper, IPP. (JAB).

CRUZ, ALEJANDRO - Bays, Heather M; 23
509; H. Bays, IPP. (JAB).

DEDOS, JOSE ANTONIO - Dedos, Gacova;
23 501; G. Dedos, IPP. (JMB).

DEPRATO, ANGELINA - Ciabattoni, Michele
M; 23 498; M. Ciabattoni, IPP. (JAB).

DOCHERTY, KEVIN E - Docherty, Amy M;
23 570; A. Docherty, IPP. (JGK).

ESCOBAR, IRINEO HERNANDEZ - Nova,
Belen M; 23 506; B. Nova, IPP. (JAB).

GUZMAN, JANEIRA - Santiago, Israel Vega;
23 645; I. Santiago, IPP. (JGK).

HARING, NICHOLAS S - Kennedy, Megan J;
23 508; M. Kennedy, IPP. (JAB).

JUAREZ, ARTURO - Juarez, Zuleima; 23 568;
Z. Juarez, IPP. (JMB).

LUVIANO-DELVALLE, JUSTINA LEE -
Delvalle-Lopez, Carmen M; 23 673; C.
Delvalle-Lopez, IPP. (JGK).

MALONEY, NICHOLAS AARON - Maloney,
Lindsay Jane, M, M Minor; 23 537; L.
Maloney, IPP. (JMB).

MILLER, ROBERT P - Bommarito, Alissa
Marie; 23 679; A. Bommarito, IPP. (JMB).

MORRIS, BRETT M - Morris, Jennifer L; 23
510; J. Morris, IPP. (JAB).

ORAMAS, JONATHAN - Velez, Kethy
Denisse Cruz; 23 564; K. Velez, IPP. (JAB).

ORR, STEVEN - Grow, Amy, O, B Minor; 23
674; A. Grow, IPP. (JMB).

PETRIE, NORMAN A - Petrie, Maryellen; 23
672; M. Petrie, IPP. (JMB).

RENNINGER, WAYNE DOUGLASS -
Brown, Stephanie Leigh; 23 603; S. Brown,
IPP. (JGK).

REYNOSO, LUIS A - De Reynoso, Denny
Frias; 23 496; D. De Reynoso, IPP. (JAB).

RIOS, ELAIJAH JAEL - Garcia, Adrian; 23
545; A. Garcia, IPP. (TMB).

ROBERTSON JR, JIMMIE LEE - Robertson,
Tavia; 23 505; T. Robertson, IPP. (TMB).

RODRIGUEZ, ERIC THOMAS MICHAEL
- Lemon, Tara L; 23 502; T. Lemon, IPP.
(JAB).

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SCROGGINS, RICKY DALE - Scroggins, Samantha, S, A Minor; 23 500; S. Scroggins, IPP. (TMB).

SEIDEL, TED P - Pinder, Stacey; 23 593; S. Pinder, IPP. (JGK).

SEIDEL, TED P - Seidel, Brittany M; 23 596; B. Seidel, IPP. (JGK).

STEWART, GODFREY - Brown, Kenjah; 23 586; K. Brown, IPP. (JGK).

TOLENTINO, JEAN CARLOS UBILIS - Ruiz, Jonathan S; 23 512; J. Ruiz, IPP. (JAB).

UNGER, HILLARY ANN - Kopicz, Daniel Paul, K, C Minor; 23 671; D. Kopicz, IPP. (JGK).

VELEZ, KETHY DENISSE CRUZ - Oramas, Jonathan; 23 507; J. Oramas, IPP. (JAB).

WATERS, ONARIS - Lee, Katrina; 23 499; K. Lee, IPP. (JAB).

Complaint

ABREU, RAFAEL D, ABREU, ANA B - Highland Custom Builders LLC; 22 14783; Colin J. MacFarlane.

AMITABHA BUDDHIST SOCIETY OF PHILADELPHIA - 4D & Associates LLC; 22 16198; Mahlon J. Boyer.

KEYSTONE NURSING AND REHAB OF READING LLC, UNDERScore HOLDINGS LLC, PRIORITY HEALTHCARE GROUP - Henderson, Ronald, Henderson, David, Henderson, Donna; 22 14242; Andrew P. Watto.

WANNER, RICHARD - Hafer, Heather; 22 9754; Charles P. Maloney IV.

Confidential Document Form

PAULEMONT, MANOUCHKA - Discover Bank; 23 120; Michael J. Dougherty.

Contract - Debt Collection: Credit Card
ABDALAZEZ, MAHMOUD A - Cavalry Spv I LLC; 23 529; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

ADAMS, TIMOTHY W - Cavalry Spv I LLC; 23 573; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

ANDRADE, DAVID - Cavalry Spv I LLC; 23 524; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

BINDER, JESSICA - Cks Prime Investments LLC; 23 650; Frederic I. Weinberg. (JEG).

CARABELLO, LORENE M - Cks Prime Investments LLC; 23 658; Frederic I. Weinberg. (JEG).

COLON, AWILDA - Cks Prime Investments LLC; 23 646; Frederic I. Weinberg. (JEG).

DEFRANISCO, TRICIA E - Cavalry Spv I LLC; 23 527; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

FARFAN, VIVIAN - Citibank N A; 23 567; Michael J. Dougherty. (JBN).

FISHER, ANDRE E - Cavalry Spv I LLC; 23 526; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

FRY, TARA LINDSEY - First Portfolio Ventures I LLC; 23 504; Demetrios H. Tsarouhis. (JEG).

G, JUAN POZO - American Express National Bank; 23 740; Jordan W. Felzer. (MSF).

GUZMAN, HENRY - Citibank N A; 23 666; Yale D. Weinstein. (JEG).

HASSLER, ROXANNE - Cks Prime Investments LLC; 23 663; Joel M. Flink. (JBN).

HELBERT JR, WALTER W - Cavalry Spv I LLC; 23 597; David J. Apothaker. (JBN).

KISTLER, FORREST - Cavalry Spv I LLC; 23 546; David J. Apothaker. (MSF).

MILFORT, STANLEY - Citibank NA; 23 576; Michael J. Dougherty. (MSF).

MORGAN, JANIS T - Cavalry Spv I LLC; 23 534; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

MULLEN, ROBERT - Cavalry Spv I LLC; 23 477; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

ORTIZ, JOHN J - Citibank NA; 23 540; Michael J. Dougherty. (JEG).

PANNEPACKER, IAN T - Cavalry Spv I LLC; 23 525; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

PIZZIRUSSO, SALVATORE - Cks Prime Investments LLC; 23 664; Frederic I. Weinberg. (JEG).

RISON, DENISE M - Wells Fargo Bank N A; 23 518; Nicole M. Francese. (JBN).

SEIDEL, RUTH - Cavalry Spv I LLC; 23 521; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

SMITH, LEVERNE SR - Cks Prime Investments LLC; 23 647; Frederic I. Weinberg. (MSF).

SMITH, ROBIN J - Citibank N A; 23 651; Yale D. Weinstein. (MSF).

WEIR, DONNA C - Cavalry Spv I LLC; 23 535; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

WESLEY, ROBERT T III - Cavalry Spv I LLC; 23 528; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

Contract - Debt Collection: Other

NORTHEAST EPOXY LLC - Jwg Holdings LLC; 23 536; Richard W. III Keifer. (MSF).

REICHARDT, HOLLY C - Td Bank USA N A, Target National Bank; 23 520; Gregg L. Morris. (JEG).

Contract - Other

KROUT, PATRICIA, FITTERLING, ESTHER - 450 East Philadelphia Avenue Operations LLC; 23 606; Brian Scott Dietrich. (JBN).

SCHAICH, NICOLE - Casiano, Dominique; 23 676; D. Casiano, IPP. (JEG).

VEGA, ROBERTO - Credit Corp Solutions Inc; 23 482; Gregg L. Morris. (MSF).

Custody

GLOVER, ZACHARY - Cadwallader, Melinda Miller, Cadwallader, William; 23 591; Scott N. Jacobs. (TMB).

LOPEZ, JESENIA - Cruz-Rivera, Junior; 23 655; Joseph A. Guillama. (SEL).

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MENDEZ, MARIA RAMONA - Granados, Jose Manuel Canales; 23 519; Bridget Cambria. (JEG).

OLIVER JR, BRIAN, STAPLETON, KATHERINE, RICHARDSON, TINA - Pilozo, Ashley; 23 579; Joseph T. Bambrick Jr. (JGK).

ORAMAS, JONATHAN - Velez, Kethy Denise Cruz; 23 566; K. Velez, IPP. (SEL).

Default Judgment

WESTCOTT, JANIS L, UNKNOWN HEIRS AND/OR ADMINISTRATORS, WESTCOTT, JOHN R - Wells Fargo Bank N A; 22 13312; Meredith Wooters.

Divorce

ALGER, JOSHUA E - Alger, Amanda L; 23 750; Jana R. Barnett. (TMB).

CROSBY, NICKOLAS G - Crosby, Hannah C; 23 700; Sara R. Haines Clipp. (JEG).

CRUICKSHANK, CARL - Cruickshank, Karen; 23 577; Bernard Mendelsohn. (JEG).

ESTRELLA, YASMIL ESTEFANIA - Aguasaco, Nicolas Ortiz; 23 680; Bernard Mendelsohn. (JGK).

GRETH, JARRED ALLEN - Brown, Natosha Lynn; 23 587; N. Brown, IPP. (TMB).

JESUS, DANIEL SUERO DE - Frias, Maggie; 23 682; Anne K. Manley. (JEG).

KOROMA, IDRISSE - Koroma, Mbalu; 23 531; Gregory D. Henry. (SEL).

LOPEZ, KATHLEEN M - Lopez, Miyo F; 23 532; Priscilla Natale. (SEL).

MCHALE, PATRICK - Asante-Odame, Genevieve; 23 644; Rebecca L. Bell. (JGK).

MELCHER, KRISTI - Melcher, Joshua; 23 589; Lisa D. Gentile. (JEG).

NOTARIANNI, MARTA E - Notarianni, Anthony Sr; 23 683; Jill M. Scheidt. (JGK).

PATEL, ALPESHKUMAR SHANA BHAI - Patel, Rashmi; 23 581; Joseph A. Guillama. (JGK).

RANIERI, JONATHON - Dutill, Alaina; 23 648; Denise Sebald Lamborn. (SEL).

RODOLFF, STEPHANIE M - Rodolff, Brandon L; 23 523; Cheryl A. Rowe. (JGK).

SOLEDAD PLANCARTE PANTOJA, ELISA LAURA - Pantoja, Francisco; 23 503; Bernard Mendelsohn. (SEL).

SORIANO -CASTRO, EMERLIE - Soriano-Castro, Dani R; 23 588; Ryan W. McAllister. (JEG).

THOMPSON, LAURIE - Thompson, Sean C; 23 592; Jill M. Scheidt. (TMB).

VEIT, KENNETH - Veit, Jenna Sternberg; 23 533; Daniel I. Sager. (JEG).

Divorce - Custody Count Complaint

MELCHER, KRISTI - Melcher, Joshua; 23 590; Lisa D. Gentile. (JEG).

NOTARIANNI, MARTA E - Notarianni, Anthony Sr; 23 684; Jill M. Scheidt. (JGK).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ortiz, Ruben; 23 493; R. Ortiz, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ortiz, Ruben; 23 494; R. Ortiz, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ortiz, Ruben; 23 495; R. Ortiz, IPP. (JBN).

Magisterial District Justice Appeal

HYDIER, BRIAN - Soderberg, Lauren; 23 669; L. Soderberg, IPP. (JEG).

REIMENSCHNEIDER, E, REIMENSHNEIDER, ELSIE - Discover Bank; 23 490; Rochelle N. Bobman; Discover Bank, IPP. (JBN).

Miscellaneous - Mandamus

MAXATAWNY TOWNSHIP BERKS COUNTY - Arrowhead Industrial Association; 23 668; Joan E. London. (JBN).

Notice

GULLEY, ELLA YVONNE, GRAYSON, SANDRA - Pair Of Aces LLC; 23 3; Kelsey Frankowski.

Notice of Appeal from Magisterial District Judge Judgment

AQUINO, LIA F - Mvm Capital LLC; 23 665; Mvm Capital LLC, IPP. (MSF).

Real Property - Ejectment

BROWN, PATRICK C - Thuraiamy, Birabaharan; 23 702; William R. A Rush. (MSF).

PEREZ, MARIA A - Hernandez, Maria A; 23 530; Mark J. Merolla. (MSF).

ROBLES DIAZ, MARCOS MIGUEL, ALL OCCUPANTS - Fulton Bank N A; 23 653; Matthew Brushwood. (JBN).

ROSARIO, PETER - Rodriguez, Rafael E, Rodriguez, Rosalind; 23 601; Eric L. B Strahn. (MSF).

Real Property - Mortgage Foreclosure: Residential

BERRIOS, AMANDA, BERRIOS JR, LUIS M - Pennsylvania Housing Finance Agency; 23 667; Leon P. Haller. (MSF).

BYLINA, JEFFREY A - Bankunited N A; 23 652; Jill M. Fein. (MSF).

ECKSTORM, LINDA S - Newrez LLC; 23 602; Karina Velter. (MSF).

FELIX, RUTH E - Carrington Mortgage Services LLC; 23 739; Jill M. Fein. (MSF).

GEISINGER, MICHAEL - UMB Bank National Association, LVS Title Trust XIII; 23 654; M Troy Freedman. (MSF).

HARTMAN, RORY, UNKNOWN HEIRS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER KATHRYN L HARTMAN - Specialized Loan Servicing LLC; 23 565; Adrienna Hunsberger. (MSF).

MISKO, JANICE, MISKO, RYAN - Lakeview Loan Servicing LLC; 23 578; Geraldine M. Linn. (MSF).

ROTH, RYAN, ROTH, ERIC - Finance Of America Mortgage LLC; 23 584; Christine L. Graham. (MSF).

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SIBRI, EDWIN - Planet Home Lending LLC;
23 580; Kaitlin D. Shire. (MSF).
STORCH, ERIC R - Wilmington Savings Fund
Society Fsb, Stanwich Mortgage Loan Trust
I; 23 522; Jill M. Fein. (MSF).
WHITEMAN, JENNIFER A, WHITEMAN,
MATTHEW - Citizens Bank N A; 23 539;
Christine L. Graham. (MSF).

Real Property - Partition

KRICK, CHARLES M - Krick, Randall D; 23
575; James M. Polyak. (JEG).

Tort Intentional

KATZ, JOANNA, KATZ, STEVEN -
Camacho, Carmen; 23 704; Joel A. Ready.
(JEG).

Tort Motor Vehicle

CRUZ HERNANDEZ, LUIS XAVIER, RIOS,
RAFAEL - Story, Mark; 23 681; Richard T.
Kupersmith. (JBN).

DEEM, JONATHAN - Santos, Daniel, Kahn,
Emily; 23 699; Tyler Wilk. (JEG).

DOOR DASH INC - Ludwick, Randi L; 23
352; Stephen H. Price. (JBN).

GONZALEZ, MANUEL - King, Vashni
Rodriguez; 23 598; Eric L. B Strahan. (JEG).

HIMES, JONATHAN R - Carrero, Ramon A,
Morales, Maricelis; 23 662; Michael M.
Monsour. (MSF).

MACKENZIE, EMILY, MACKENZIE, LORI,
JOHN DOE 1-5 - Florimon, Jose Alberto
Paulino; 23 572; Larissa Staszkiw. (JEG).

POPAL, NAZIR, CITY LINE MOTORS LLC
- Jackson, Sandra Ann, Jackson, Jeffrey; 23
538; John N. Zervanos. (JBN).

ROBINSON, C H, DOUBLE AA AND RON
TRUCKING, TIS LOGISTICS - Palisades
Insurance Company, West, James; 23 649;
Christopher D. Hillsley. (JBN).

SNYDER, RYAN - Moyer, Alan; 23 670; Barry
J. Scatton. (JBN).

Tort Other

MUHLBERG TOWNSHIP AUTHORITY
- Mateo, Suleika, Rodriguez, Joshua
Fontanez, Wanda Rodriguez; 23 761;
Michael T. Van Der Veen. (MSF).

TOWER HEALTH, READING HOSPITAL -
Becker, Diane G, Becker, George W III; 23
517; Edwin L. Stock. (MSF).

Tort Premise Liability

AMERICAN EAGLE OUTFITTERS,
BERKSHIRE MALL, BERKSHIRE MALL
ASSOCIATES - Mease, Christopher M; 23
677; Michael M. Monsour. (MSF).

R&J DELI & GROCERY LLC - Steele,
Andrea; 23 574; Arianne N. Slocum,
Matthew Slocum. (JBN).

STAVEROSKY, THOMAS - Comerford,
Lauren; 23 776; Jonathon D. Marx. (JEG).

XFINITY STORE BY COMCAST, VCMG
LLC - Cruz, Luisa; 23 743; Rebecca A.
Sweeney. (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 February 10, 2023 at 10:00
o'clock A.M. .*

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

The following described Real Estate. To wit..

Third and Final Publication

Docket #14-19031

Judgment Amount: \$2,172,038.69

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain two and one-half (2 1/2) story mansion house, known as "Riveredge, Inc.", two (2) story garage and apartment building, stone barn, one (1) story stone building, swimming pool and other improvements thereon erected, situated on the easterly side of Pennsylvania State Highway Route No. 83, known as the Bernville Road; leading from Reading to Bernville, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point near the middle of the concrete roadbed of Pennsylvania State Highway Route No. 83; thence extending alongside Pennsylvania State Highway Route 83, North thirty-three (33) degrees fifty-five and one-half (55 1/2) minutes West, a distance of three hundred fifty feet and seventy hundredths of one foot (350.70') to a point near the middle of said concrete roadbed; thence leaving said Pennsylvania State Highway Route No. 83 and extending along land now or late of Zeb Horrell and LaRue E. Horrell, his wife, the two (2) following courses and distances: (1) North sixty (60) degrees twelve and one-half (12 1/2) minutes East, passing through an iron pin on line at a distance of forty-one feet and seventy-one hundredths of one foot (41.71') a total distance of two hundred thirty-one feet and seventy one hundredths of one foot (231.71') to an iron pin, (2) North thirty-three (33) degrees fifty-five and one-half (55 1/2) minutes West, a distance of one hundred twenty five feet and fifty hundredths of one foot (125.50') to an iron pin on the southerly lot line of Barlow Avenue; thence extending along the southerly lot line of Barlow Avenue (fifty feet (50') wide as shown on the Plan of "Riveredge Acres" said plan recorded in Plan Book Volume 9, Page 52, Berks County Records), North sixty (60) degrees twelve and one-half (12 1/2) minutes

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East, a distance of two hundred fifty-two feet and twenty-one hundredths of one foot (252.21') to an iron pin; thence leaving said Barlow Avenue and extending along land now or late of Anne Milliken Cullum the five (5) following courses and distances: (1) South thirty (30) degrees seventeen and one-half (17 1/2) minutes East, a distance of two hundred twenty feet and ninety-three hundredths of one foot (220.93') to an iron pin; (2) North fifty-nine (59) degrees eleven and one-half (11 1/2) minutes East, a distance of one hundred sixty feet and thirty-six hundredths of one foot (160.36') to an iron pin; (3) South thirty (30) degrees forty-eight and one-half (48 1/2) minutes East a distance of one hundred thirty-seven feet and sixty-one hundredths of one foot (137.61') to an iron pin; (4) South fifty-eight degrees (59) fifty-seven and one-half (57 1/2) minutes West, a distance of one hundred twenty-four feet and five hundredths of one foot (124.05') to an iron pin; (5) South thirty (30) degrees thirty-seven and one-half (37 1/2) minutes East, crossing a private driveway extending from Pennsylvania State Highway Route No. 83 to land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of one hundred twenty feet and sixty-six hundredths of one foot (120.66') to a crosscut in a concrete walk; thence extending partly along land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, and partly along land now or late of Anne Milliken Cullum, South fifty-eight (58) degrees fifty-seven and one-half (57 1/2) minutes West, a distance of sixty-nine and forty-seven hundredths of one foot (69.47) to an iron pin; thence extending along land now or late of Anne Milliken Cullum the following four (4) courses and distance (1) South thirty-one (31) degrees two and one-half (2 1/2) minutes East, a distance of twenty feet to an iron pin; (2) South fifty-eight (58) degrees twenty-seven and one-half (27 1/2) minutes West, a distance of fifty-four feet and six hundredths of one foot (54.06') to an iron pin; (3) North thirty-one (31) degrees thirty-two and one-half (32 1/2) minutes West, a distance of forty-two feet and ninety-two hundredths of one foot (42.92') to an iron pin, (4) South fifty-seven (57) degrees forty-seven and one-half (47 1/2) minutes West being along the southerly side of a private driveway leading to property now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of three hundred sixty-seven feet and seventy-six hundredths of one foot (367.76') to the place of beginning, the last described line passing through an iron pin on line at a distance of forty-one feet and sixty hundredths of one foot (41.60') from the place of beginning.

All that certain tract of land in Bern Township, Berks County, Pennsylvania, on the south side of a private driveway leading from Pennsylvania State Highway Route #83 to property of Edgar

L. and Georgia H. Paulsgrove, bounded and described as follows:

Beginning at a point one hundred and forty-nine feet East of an iron pin on the south side of the above named private drive, said iron pin being in line of land of the party of the first part hereto, thence along the south side of said private drive North fifty-seven degrees forty-seven and one-half minutes East, one hundred eighty-seven and thirteen hundredths feet to an iron pin corner, thence thirty-one degrees thirty-two and one-half minutes East fifteen feet to a point, thence along other land of which this was a part, South fifty-seven degrees forty-seven and one-half minutes West, one hundred eighty-seven and thirteen hundredths feet to a point; thence along the same North thirty-one degrees thirty-two and one-half minutes West, fifteen feet to the place of beginning.

All that certain tract of land in Bern Township, Berks County, Pennsylvania, near the east side of Pennsylvania Highway Route #83, about one-half mile North of Reading, bounded and described as follows:

Beginning at an iron pin corner of this and other land of Edgar L. and Georgia H. Paulsgrove, thence along lands of Frank C. and LaRue M. Brandenburg, South thirty-one degrees thirty-three minutes East three hundred twenty-one and eighty-four hundredths feet to an iron pin on the north side of a private land; thence along the north side of said land South sixty-one degrees twenty-three minutes West eighty-five feet to a point; thence along other land of which this was a part, North thirty-one degrees thirty-three minutes West, two hundred ninety eight and twenty-three hundredths feet to a point; thence along land of Edgar L. and Georgia H. Paulsgrove, North fifty-eight degrees twenty-seven minutes East twenty and eighty-eight hundredths feet to an iron pin; thence North thirty-one degrees two and one-half minutes West, twenty feet to an iron pin and North fifty eight degrees fifty seven and one-half minutes East fifty-nine and fifty-four hundredths feet to the place of beginning.

Thereon erected a dwelling house known as:
2017 Bernville Road a/k/a 2009 Bernville Road
Reading, PA 19601

Tax Parcel #530817010321
Account: 27050080
See Deed Instrument #: 15180805

Sold as the property of:
GEORGE LIMBERIOU, DENA LIMBERIOU
AS CO-EXECUTRICES OF THE ESTATE
OF ELEFTHERIOUS LIMBERIOU A/K/A
TEDDY LIMBERIOU and MARIA FAUST
AS CO-EXECUTRICES OF THE ESTATE OF
ELEFTHERIOUS LIMBERIOU A/K/A TEDDY
LIMBERIOU

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Judgment: \$95,979.69
Attorney: Brock & Scott, PLLC.

LEGAL DESCRIPTION

Being County Parcel No. 5306-06-29-5920

ALL THAT CERTAIN two story brick dwelling house with mansard roof and lot of ground, situate on the North side of Franklin Street No 429, between Fourth and Fifth Avenues, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by a twenty feet wide alley;
On the South by said Franklin Street;
On the East by property now or late of Adam S Krick, being No. 427 Franklin Street; and
On the West by property now or late of Jennie M. Wolicki, being No. 431 Franklin Street,

CONTAINING eighteen feet in front and one hundred and four feet, more or less, in depth.

BEING the same premises which Hector L. Torres and Madalyn Padilla, now Madalyn L. Torres, by Deed dated 04/11/2008 and recorded 4/17/2008, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5341, Page 69, granted and conveyed unto Madalyn L. Torres.

Tax Parcel: 93-5306-06-29-5920

Premises Being: 429 Franklin Street, West Reading, PA 19611

To be sold as the property of Hector L. Torres; Madalyn Torres A/K/A Madalyn L. Torres A/K/A Madalyn L. Padilla.

18-3675

JUDGMENT: \$150,823.17
ATTORNEY: BRCOK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two story brick dwelling erected, situate on the Southerly side of Second Street, between Holland Avenue and Franklin Street, in the borough of Shillington, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to Wit;

BEGINNING at a point on the Southerly lot line of Second Street (sixty feet wide, as shown on the Topographical Survey of the Borough of Shillington); Westward a distance of 112.49 feet from the intersection of the Southerly lot line of Second Street with the Westerly lot line of Franklin Street, (fifty feet wide, as shown on the aforesaid Topographical survey); thence along property now or late of the Berks County Trust Company, the two following distances and directions: (1) in a Southerly direction, forming an interior angle of 87 degrees 10 minutes with the Southerly lot line of Second Street, a distance of 101.18 feet to a point; (2) in a Westerly direction, forming an interior angle of 92 degrees

50 minutes with the last described line, a distance of 50 feet to a point; thence along property now or late of Amanda R. Case, in a Northerly direction forming a right angle with the last described line, a distance of 101.6 feet to a point; thence in an Easterly direction, along the Southerly lot line of Second Street, forming a right angle with the last described line, a distance of 55 feet to the place of BEGINNING.

PIN 77439507771516

BEING THE SAME PREMISES which Margaret J Hertzog, by Deed dated 10/03/2016 and recorded 10/06/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2016035556, granted and conveyed unto Hector Diaz, in fee.

Tax Parcel: 77-4395-07-77-1516

Premises Being: 58 2nd Street, Reading, PA 19607

TO BE SOLD AS THE PROPERTY OF HECTOR DIAZ

Docket #19 11494

Judgment Amount: \$189,583.37
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situate on the Southern side of the Macadam Township Road T-737 leading from State Highway Route 222 to Virginville in the Township Richmond; 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 Township Road T-737, said corner being the most Northwestern corner of the herein described premises; thence in and along the aforesaid Macadam Township Road and along property belonging now or late of Merrill Gene Moyer and Mary I. Moyer, his wife, South sixty one degrees thirty minutes East, a distance of one hundred forty nine and ninety four hundredths feet to a corner marked by a spike; thence along

Property belonging to Kenneth R. Bucks and Nancy A. Bucks, his wife, South nine degrees eleven minutes thirty seconds West, a distance of six hundred eighty eight and ninety nine hundredths feet to a corner marked by an iron pin at an old cherry tree in line of property belonging to Aline Rauer arid Elsie Rauer, North twenty one degrees twenty eight minutes fifty seconds West, a distance of five hundred sixty four and four hundredths feet to an iron pin at fence post in line of property belonging to the Estate of Minerva A. Seidel, deceased, North thirty nine degrees ten minutes thirty seconds East, a distance of two hundred ninety two and sixty hundredths feet to the place of Beginning.

CONTAINING two and seventy seven hundredths acres.

Thereon erected a dwelling house known as: 136 Virginville Road aka RD 3 Box 284

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Virginville Road
Kutztown, PA 19530
Tax Parcel #72542302671270
Account: 72049250
See Deed Book 3120, Page 2284
Sold as the property of:
LORIA. BORKEY AKA LORI BORKEY and
LEONARD P. BORKEY

5309-14-23-7377 Parcel ID: 66530914237377
Account #: 66-019580BEING THE SAME
PREMISES WHICH Franklin W. Noll, Jr., et ux.,
by deed dated June 25, 2012, and recorded June
28, 2012, Berks County Instrument No. 2012-
026611, granted and conveyed unto Elizabeth
Sichinga. TO BE SOLD AS THE PROPERTY
OF ELIZABETH SICHINGA

No. 19-13420
Judgment: \$144,396.51
Attorney: Leon P. Haller, Esquire

NO. 19-14701
Judgment: \$37,699.10
Attorney: Samantha Gable, Esquire

LONG LEGAL:

ALL that certain lot or piece of ground lying on the eastern side of Ardmore Avenue, a 50' wide street as shown on Reading Crest Plan of Lots recorded in Berks County Records in Plan Book No. 5, page 11, said lot being further known as Lot No. 4 as shown on Willow Heights Plan of Lots, laid out by Gerald D. O'Brien dated October 19, 1978, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of Ardmore Avenue, being a corner between Lots numbered 3 and 4 of said Plan of Lots, said point being northwardly a distance of 260 feet along said building line of Ardmore Avenue from the Northeastern building line of corner of Ardmore and Georgia Avenues; thence extending in a northerly direction along the eastern building line of Ardmore Avenue, by a line making a right angle with the line to be described last, a distance of 84.50 feet to a point; thence leaving said building line of Ardmore Avenue and extending in an easterly direction along property belonging now or late to John J. Lightcap and Janet L. his wife, by a line making a right angle with the said building line of Ardmore Avenue, a distance of 120.00 feet to a point, a corner of property belonging now or late to Louise K. Fritz and Curtis S., her husband; thence extending in a southerly direction along said property belonging now or late to Louise K. Fritz and Curtis S., her husband, of which the herein described lot was a part, by a line making a right angle with the last described line, a distance of 84.50 feet to a point; thence extending in a westerly direction along aforementioned Lot No. 3 by a line making a right angle with the last described line, a distance of 120.00 feet to the place of beginning.

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: 4013 ARDMORE AVENUE, READING, PA 19605 Mapped PIN:

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, being Lot No. 30, Section I, 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 29, 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 Eastern lot line of "Fairview Chapel Road" (Township Road No. T-440) said point being a point in common with Lot No. 29 and Lot No. 30; thence in a Southerly direction along the said lot line of "Fairview Chapel Road" a distance of one hundred and thirty three one hundredths feet (100.33') to a point; thence in an Easterly direction and at an interior angle of seventy-tune degrees twenty-six minutes and thirty seconds (79° 26' 30") with the last described line a distance of one hundred sixteen arid ninety-eight one hundredths feet (116.98') to a point; thence in a Northerly direction and at an interior angle of one hundred degrees thirty-three minutes and thirty seconds (100° 33' 30") with the last described line a distance of seventy-eight and ninety-one hundredths feet (78.90') to a point; thence in a Westerly direction and at an angle of ninety degrees (90°) with the last described line a distance on one hundred and fifteen feet (115.00') to the place of BEGINNING.

BEING THE SAME PREMISES which Sarah A. Hasson and Thomas A. Hasson, by Deed dated February 23, 2006 and recorded May 8, 2006 in Deed Book Volume 4871, page 1323, Instrument Number 2006041716 in the Office of the Recorder of Deeds of and for Berks County, PA, granted and conveyed unto Sarah A. Hasson.

TAX PARCEL NO 43533519613910
BEING KNOWN AS 361 Fairview Chapel Road, Birdsboro, PA 19508
Residential Property

To be sold as the property of Thomas A. Hasson and Unknown Heirs, Successors, Assigns and all Persons, Firms or associations claiming Right, Title or Interest from or under Sarah A. Hasson, deceased

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NO. 19-20927

Judgment: \$21,195.23

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two story brick dwelling house together with the lot or piece or ground upon which the same is erected, situate on the West side of South Sixth Street, between Bingaman and Laurel Streets, being Number 460 South Sixth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Mary McGovern;

On the East by said South Sixth Street;

On the South by property now or late of Anthony Yacoczonis; and

On the West by Market Alley.

CONTAINING in front or width on said South Sixth Street, North and South, twenty-two feet and six inches (22' 6"), more or less, and in length or depth, East and West, or equal width, one hundred and ten feet (110") to said Market Alley.

PARCEL NO. 01530643873408

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 460 South 6th Street, Reading, PA 19602

BEING THE SAME PREMISES which Stuart B. Goodman and Robin L. Goodman by Deed dated January 27, 1994 and recorded February 11, 1994 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 2509, Page 1911 granted and conveyed unto Georgina Cruz in fee.

TAX PARCEL NO 01530643873408

BEING KNOWN AS 460 South 6th Street, Reading, PA 19602

Residential Property

To be sold as the property of Trinidad Diaz, Administrator of the Estate of Georgina Cruz, deceased and Maria I. Vazquez, Administrator of the Estate of Georgina Cruz, deceased

20-00200

Judgment: \$121,520.00

Attorney: Stephen M. Hladik, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 4 in Phase V of the Development of "South Temple Heights" and being more particularly bounded and described according to a Final Subdivision Plan recorded in Plan Book 302, page 286, Berks County records, as follows:

BEGINNING at a point in the bed of Sefranka Road (T-617), said point being a corner of Lot No. 5 on said plan; thence leaving Sefranka Road and extending along said Lot No. 5, South 83° 13' 15" West, 175.61' to a point in line of lands now of late of Georgina Mushroom Co.; thence extending

along same, North 47° 22' 22" West, 44.78' to a point being a corner of Lot No. 3 on said Plan; thence extending along same and crossing the Westerly side of Sefranka Road, North 83° 13' 15" East, 220.95' to a point in the bed of Sefranka Road; thence extending in and along same South 04° 13' 35" East, 34.03' to the first mentioned point and place of BEGINNING.

CONTAINING 7,877 square feet of land.

BEING Lot No. 4 as shown on the above plan.

BEING THE SAME PREMISES which Donald D. Quinter and Barbara A. Quinter, husband and wife, by Deed dated July 31, 2007 and recorded on August 2, 2007, in the Berks County Recorder of Deeds Office at Deed Book Volume 5192 at Page 2198, as Instrument No. 2007047458, granted and conveyed unto Jimmie Williams

Being Known as 4524 A Sefranka Road f/k/a Lot 4 Sefranka Road, Temple, PA 19560

Parcel I.D. No. 66531913142641

Account No. 66001888

TO BE SOLD AS THE PROPERTY OF:
JAMMIE WILLIAMS

LEGAL DESCRIPTION

Docket No. 22-219

Judgment: \$168,607.43

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain lot or parcel of land situate on the southwesterly side of Township Road No. T-500 known as Schoffers Road, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 2 as shown on a Final Plan entitled "Behney Lots," recorded in Plan Book Volume 139 Page 78, Berks County records, and being more fully bounded and described as follows, to wit:

Beginning at a point in the macadam paving of Schoffers Road (T-500), said point being a corner in common with Lot No. 1 of said Final Plan of "Behney Lots;" thence extending along said Lot No. 1 South 38 degrees 23 minutes 55 seconds West passing through a steel pin on the southwesterly right-of-way line of Schoffers Road (T-500) at a distance of 39.75 feet, a total distance of 355.07 feet to a corner marked by a steel pin on the northeasterly side of a 25 feet wide right-of-way, as shown on said plan; thence extending along the northeasterly side of said right-of-way, North 43 degrees 36 minutes 16 seconds West, a distance of 147.14 feet to a corner marked by a steel pin on the southeasterly side of a 40 feet wide right-of-way for secondary access to Lot No. 3 as shown on said plan; thence

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extending along the southeasterly side of said 40 feet wide right-of-way, North 38 degrees 23 minutes 55 seconds East, passing through a steel pin on the southwesterly right-of-way line of Schoffers Road (T-500), at a distance of 330.74 feet, a total distance of 374.18 feet to a point near the northeasterly edge of the macadam paving of Schoffers Road (T-500); thence extending in and along said Schoffers Road (T-500), South 36 degrees 23 minutes 25 seconds East, a distance of 150.99 feet to the point or place of beginning.

Containing in area 1.220 acres of land, more or less.

Being the same property conveyed to Sebastian P. Onisa and Leah Onisa, husband and wife who acquired title by virtue of a deed from Sheila M. Langton, dated June 6, 2015, recorded July 2, 2015, at Instrument Number 2015022460, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 371 SCHOFFERS ROAD, READING, PA 19606.

Parcel No.: 43533610350175

Account: 43029138

See Deed Book Volume , Page

TO BE SOLD AS THE PROPERTY OF SEBASTIAN P. ONISA AND LEAH ONISA, HUSBAND AND WIFE

22-1713

JUDGMENT: \$176,561.72

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground being Lot No. 131 on Plan of Lots of Roselawn, as recorded in the Office of the Recorder of Deeds for Berks County in Plan Book Volume 9, Page 21, together with the two-story semi-detached brick dwelling with basement garage thereon erected, situate in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Charles Mabry and Edith Mabry;

ON the East by Marion Avenue;

ON the South by Bennett Street (heretofore erroneously given as Marjory Street); and

ON the West by a 20 feet wide alley.

CONTAINING in front on Marion Avenue 27 feet 6 inches and in depth of equal width 120 feet.

PIN 57531806286400

BEING THE SAME PREMISES which M Dolly Feltenberger, by Deed dated 10/02/2020 and recorded 10/21/2020 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2020039385, granted and conveyed unto Carlos Hernandez Robledo, in fee.

Tax Parcel: 57531806286400

Premises Being: 3100 MARION ST, Laureldale, PA 19605

TO BE SOLD AS THE PROPERTY OF: CARLOS HERNANDEZ ROBELEDO.

Docket #22-2651
Judgment Amount: \$108,358.04
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Borough of Laureldale, in the County of Berks, State of Pennsylvania:

BEGINNING at a point on the southwest side of Rosedale Avenue (50' wide) a corner in common with Lot 2 on the abovementioned Plan; thence along the Southwest side of Rosedale Avenue South 11° 50' 06" East a distance of 26.28 feet to a point on line of lands now or late of James A. Davies and Ann S. Davies, his wife; thence along said lands South 70° 56' 20" West a distance of 04.86 feet to a point a corner in common with lands now or late of Donald S. Fisher and Janice S. Fisher, his wife; thence along said lands North 16° 37' 34" West a distance of 39.61 feet to a point a corner in common with the aforementioned Lot 2; thence along Lot 2 North 78° 09' 54" East a distance of 107.34 feet to a point on the Southwest side of Rosedale Avenue, the place of BEGINNING.

Thereon erected a dwelling house known as: 3704 Rosedale Avenue Laureldale, PA 19605

Tax Parcel #57531917017716

Account: 57000166

See Deed INSTRUMENT NUMBER: 2009037249

Sold as the property of: RYAN RODNEY RENNINGER

22-09530

JUDGMENT: \$115,130.86

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MAIDEN CREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF LIMESTONE ACRES, DRAWN BY A.C.L. ASSOCIATES, INC., DATED JANUARY 2, 1980 1988, AND LAST REVISED NOVEMBER 9, 1990, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 178 PAG 356, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTH VIEW ROAD (53 FEET WIDE), SAID POINT BEING MEASURED TO FOLLOWING COURSES AND DISTANCES FROM A POINT OF

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CURVE ON THE NORTHWESTERLY SIDE OF HOCH ROAD (T-754) (53 FEET WIDE), (1) LEAVING HOCH ROAD ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF FEET TO A POINT OF TANGENT ON THE SOUTHWESTERLY SIDE OF SOUTHVIEW DRIVE, AND (2) SOUTH 41 DEGREES 58 MINUTES 04 SECONDS EAST ALONG SOUTH YOU DRIVE 102.50 FEET SAID POINT BEING A CORNER OF LOT #49 A ON SAID PLAN

CONTAINING IN FRONT OR BREADTH SOUTHEASTWARDLY ALONG THE SOUTHWESTERLY SIDE OF SOUTH FEW ROAD 42.50 FEET AND EXTENDING OF THAT WIDTH OR DEPTH SOUTHWESTWARDLY BETWEEN PARALLEL LINE AT RIGHT ANGLES TO SOUTH VIEW DRIVE 123.50 FEET

BEING THE SAME PREMISES WHICH JOHN SCHOLL TBA BERKCO REALTY, BY DEED DATED 05/21/2004 AND RECORDED 09/01/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS IN DEED BOOK 4140, PAGE 2209, GRANTED AND CONVEYED UNTO CHRISTIAN J. TELENKO, IN FEE.

Tax Parcel: 61-5421-19-51-5796

Premises Being: 104 South View Road, Fleetwood, PA 19522

TO BE SOLD AS THE PROPERTY OF CHRISTIAN J. TELENKO A/K/A CHRISTIAN TELENKO.

Case Number: 22-9890
Judgment Amount: \$187,008.75
Attorney: Dana Marks, Esq.

DESCRIBED ACCORDING TO A FINAL PLAN OF BLANDON MEADOWS, IV-PHASE 4 PART 2 AND PART 3 RECORDED IN PLAN BOOK VOLUME 161, PAGE 19, BERKS COUNTY RECORDS, AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF CASSIDY COURT (53 FEET WIDE) A CORNER IN COMMON WITH LOT 136 ON THE ABOVE MENTIONED PLAN; THENCE ALONG THE SOUTHWEST SIDE OF CASSIDY COURT SOUTH 41 DEGREES 54 MINUTES 39 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT A CORNER IN COMMON WITH LOT 134 ON THE ABOVE MENTIONED PLAN; THENCE ALONG LOT 134 SOUTH 48 DEGREES 02 MINUTES 15 SECONDS WEST A DISTANCE OF 162.83 FEET TO A POINT A CORNER IN COMMON WITH LOT 151 ON THE ABOVE MENTIONED PLAN, THENCE ALONG LOT 151 NORTH 39 DEGREES 22 MINUTES 35 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT A CORNER IN COMMON WITH THE ABOVE MENTIONED LOT 136, THENCE ALONG LOT 136 NORTH

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48 DEGREES 00 MINUTES 35 SECONDS EAST A DISTANCE OF 149.73 FEET TO A POINT ON THE SOUTHWEST SIDE OF CASSIDY COURT, THE PLACE OF BEGINNING CONTAINING 10,584 SQUARE FEET BEING LOT 135 ON THE ABOVE MENTIONED PLAN.

PARCEL NO. 5421-17-01-4154.

TO BE SOLD AS PROPERTY OF: Tony A. Plucker and Mary B. Plucker

No. 2022-11456
Judgment: \$188,699.04
Attorneys: Matthew G. Brushwood

ALL THAT CERTAIN tract or piece of land located North of Colin Court (private), and being Unit 19 as shown on the Crestwood South - Lot 71 Final Plan recorded in Plan Book Volume 305, page 97, Berks County Records, situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point North of Colin Court, said point being the southeasterly most corner of the herein described tract and being located South eighty-nine degrees two minutes thirty-eight seconds West (S. 89° 02' 38" W.), a distance of two hundred ninety-one feet and ninety hundredths of one foot (291.90') from the westernmost corner of Lot 74 of Crestwood South recorded in Plan Book 175 page 30; thence extending through Lot 71 the following four courses and distances: (1) in a southwesterly direction on a line bearing South sixty-nine degrees forty-seven minutes fifty-seven seconds West (S. 69° 47' 57" W.), a distance of thirty-nine feet and seventy-five hundredths of one foot (39.75') to a point; (2) in a northwesterly direction along Unit 17 on a line bearing North twenty degrees twelve minutes three seconds West (N. 20° 12' 03" W.), a distance of fifty-seven feet and thirty hundredths of one foot (57.30') to a point; (3) in a northeasterly direction on a line bearing North sixty-nine degrees forty-seven minutes fifty-seven seconds East (N. 69° 47' 57" E.), a distance of thirty-nine feet and seventy-five hundredths of one foot (39.75') to a point; (4) in a southeasterly direction along Unit 19 on a line bearing South twenty degrees twelve minutes three seconds East (S. 20° 12' 03" E.), a distance of fifty-seven feet and thirty hundredths of one foot (57.30') to the place of beginning.

CONTAINING in area two thousand two hundred seventy-seven square feet (2,277 s.f.) of land.

BEING PART OF THE SAME PREMISES WHICH GRETH DEVELOPMENT GROUP, INC., a Pennsylvania Corporation, by Deed dated 6/28/2012 and recorded 6/29/2012 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2012026770, granted and conveyed unto

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COPACETIC FAMILY, L.P., a Delaware limited partnership.

BEING KNOWN AS 13 Girard Ave, Reading, PA 19605

KNOWN AS 42 COLIN COURT, EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA 19606

Residential Property

To be sold as the property of Jose J. Tinoco

TAX PARCEL: 43-5326-17-00-8392

ACCOUNT: 43-002784

See Instrument No. 2013008350

C.C.P. BERKS COUNTY, NO. 22-11784

Judgment - \$128,670.46

Matthew C. Fallings, Attorney for Plaintiff

To be sold as the property of ADRIENNE D. GRAY

NO. 22-11486

Judgment: \$149,084.95

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick welling house thereon erected, situate on the Northern side of Girard Avenue, being No. 13, West of Kutztown Road, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, (being further known as the Western seventeen (17) feet of Lot No. 84 and the Eastern fourteen (14) feet six (06) inches of Lot No. 23, as shown on Plan of Lots of John Henry Miler,) said plan recorded in Plan Book 5A, page 21, Berks County Records, more particularly bounded and described as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground situate in Fleetwood Borough, Berks County, Pennsylvania bounded and described according to a Final Plan of Clover Crossing, Phase #4 Section "C" and "D" recorded in Plan Book 203, Page 11, Berks County records, as follows:

BEGINNING at a point on the northeast side of Evergreen Lane (50' wide) a corner in common with Lot 75 on the abovementioned Plan; thence northwesterly along the northeast side of Evergreen of 525.00 feet to an arc distance of 40.65 feet to a point a corner in common with Lot 73 on the abovementioned Plan; thence along Lot 73 North 79° 24' 55" East a distance of 122.22 feet to a point on line of Lot 86 on the abovementioned Plan; thence along Lot 86 South 0° 04' 35" East a distance of 35.00 feet to a point a corner in common with the abovementioned Lot 75; thence along Lot 75 South 76° 39' 45" West a distance of 106.55 feet to a point on the northeast side of Evergreen Lane, the place of beginning.

CONTAINING 4,219 square feet.

BEING Lot 74 on the abovementioned Plan.

BEING KNOWN AS 203 Evergreen Ln Fleetwood, PA 19522

Parcel No. 44544101162209

BEING the same premises which Keith A. Price, Sr. and Kathy A. Price, formerly Kathy A. Manwiller, husband and wife by Deed dated November 19, 2001 and recorded in the Office of Recorder of Deeds of Berks County on November 19, 2001 at Book 3450, Page 0580 granted and conveyed unto Keith A. Price, Sr. and Kathy A. Price, husband and wife.

TO BE SOLD AS THE PROPERTY OF Keith A Price Sr.

BEGINNING at a point in the Northern side of Girard Avenue, sixty (60) feet wide, said point being two hundred fifty-nine (259) feet nine and three-quarters (9 3/4) inches West of the Northwestern Intersection of Girard Avenue, sixty (60) feet wide and Kutztown Road, eighty (80) feet wide, thence in a Westerly direction along the Northern side of Girard Avenue, a distance of thirty-one (31) feet six (06) inches to a point, thence in a Northerly direction through Lot No. 83, at right angles to Girard Avenue, a distance of ninety (90) feet zero (00) inches to a point in the Southern side of an eight (08) feet wide alley; thence in an easterly direction along the same, at right angles to last described line, a distance of thirty-one (31) feet six (06) inches to a point; thence in a Southerly direction through Lot No. 84 at right angles to last described line and passing through the middle of a party wall separating the within described premises adjoining on the East, a distance of ninety (90) feet zero (00) inches to a point In the Northern side of Girard Avenue, the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deed and conveyances.

BEING THE SAME PREMISES which TD Home Improvements, LLC by Deed dated July 27, 2018 and recorded August 2, 2018 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2018025994 granted and conveyed unto Jose J Tinoco, an adult individual, as sole tenant, in fee.

TAX PARCEL NO 66530812965286

22-12217

JUDGMENT: \$201,131.03

ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or parcel of land together with the two and one-half story frame dwelling house and garage thereon erected situate in Spring Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit

BEGINNING at a point in the middle of the public road leading from Sinking Spring to Fritztown, said point being 524.71 feet east of the corner in common of property of John and Helen H. Hassler and other property of the Grantor herein and of which the herein described premises

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were a part, thence in an easterly direction along the middle of the said public road. the distance of 110.00 feet to a point, thence in a northerly direction on and along other property of the Grantor herein by a line at right angles to the said public road, the distance of 175.00 feet to a point, thence in a westerly direction and still along the same by a line at right angles to the last described line, the distance of 110.00 feet to a point, thence in a southerly direction and still along the same by a line at right angles to the last described line, the distance of 175.00 feet to the place of beginning, the angle between the first described line and the last described line being a right angle.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 845 Fritztown Road, Reading, Pennsylvania.

BEING THE SAME PREMISES which Kelly Fisher, an adult individual, by Deed dated 03/01/2018 and recorded 03/05/2018 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2018007262, granted and conveyed unto Matthew B Keller and Jordan D Keller, husband and wife, in fee.

Tax Parcel: 80437506387198

Premises Being: 845 FRITZTOWN ROAD, Sinking Spring, PA 19608

TO BE SOLD AS THE PROPERTY OF: MATTHEW B KELLER; JORDAN D KELLER

22-12342

JUDGMENT: \$133,187.92

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, being No.

443 South Fourth Street, situate on the East side of South Fourth Street in the Borough, of Hamburg, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of South Fourth Street (formerly Main Street), said point being in line of property now or late of Mary Jane Stitzel, deceased; thence eastward along said property now or late of Mary Jane Stitzel, deceased, the distance of one hundred eighty feet (180') to a point in line of Primrose Alley; thence along said alley, Northward the distance of fifteen feet (15') to a point in line of property now or late of Mary Jane Stitzel, deceased; thence along property now or late of Mary Jane Stitzel, deceased, the distance of one hundred eighty feet (180') to a point in the Eastern line of South Fourth Street; thence Southward along South Fourth Street the distance of fifteen feet (15') to the place of Beginning.

BEING THE SAME PREMISES which Patrick Smith, by Deed dated 03/24/2020 and

recorded 04/06/20202 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 22020011744, granted and conveyed unto Troy A. Eppihimer, in fee.

Tax Parcel: 46449405179534

Premises Being: 443 S 4th St, Hamburg, PA 19526

TO BE SOLD AS THE PROPERTY OF: TROY A. EPIPHIMER

No. 22-12413

Judgment: \$32,180.19

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain message, tenement and two-story frame dwelling house and lot of ground on which the same is erected, situate on the North side of West High Street, being No. 337 West High Street, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of Thomas Deck, and said High Street; thence through the middle of a double-frame dwelling house in a northerly direction along said property now or late of Thomas Deck, 260 feet, to a corner of Mulberry Alley; thence along the same in a westerly direction, 39 feet to a corner of lot now or late of Charles V. Haak; thence along the same in a southerly direction, 260 feet to a corner on said High Street; thence along said street in an easterly direction, 44 feet to a corner of property now or late of Thomas Deck, the place of beginning.

CONTAINING 44 feet in front, East and West, 39 feet in the rear, East and West; and in depth North and South, 260 feet, be the same, more or less.

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: 337 WEST HIGH STREET, WOMELSDORF, PA 19567

Mapped PIN: 4337-06-49-5515

Parcel ID: 95433706495515

Account #: 95040100

BEING THE SAME PREMISES WHICH J. Kevin Sauder, by deed dated September 24, 2010 and recorded on October 1, 2010, in the Office of the Recorder of Deeds, Berks County, Pennsylvania, Instrument No. 2010-037837, granted and conveyed unto James M. Hancock.

TO BE SOLD AS THE PROPERTY OF JAMES M. HANCOCK.

22-13095

JUDGMENT: \$167,538.36
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the Westerly side of Pennsylvania Legislative Route 157, said route connecting Township Route T-746 with Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyors, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 157, said route approximately sixty (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five degrees twelve minutes thirty seconds West (N. 55° 12' 33" W.) passing through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths feet (321.76') to an iron pin in line of property of now or late Develco Corp.: thence along the same North forty-three degrees twenty-seven minutes thirty seconds East (N. 43°27' 30"E.), a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternberg, his wife, South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along said road South thirty-four degrees forty-six West (S. 34° 46' W.) a distance of ninety-two and two hundredths feet (92.02') to a place of BEGINNING.

BEING THE SAME PREMISES which Barbara Kies, by Deed dated 06/02/2016 and recorded 06/08/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No 2016019062, granted and conveyed unto Pedro Marrero, Jr., in fee

Tax Parcel: 68541009270030

Premises Being: 5700 Allentown Pike, Reading, PA 19605

TO BE SOLD AS THE PROPERTY OF: PEDRO MARRERO JR.

22-13128

JUDGMENT: \$90,238.29
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maidencreek Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Blandon Meadows, Section No. 3, drawn by Robert B. Ludgate & Associates, dated August 7, 1980 and revised September 30, 1980, said Plan recorded in Berks County in Plan Book 114 page 21, as follows to wit:

BEGINNING at a point in the Northerly side of White Birch Lane (25 feet wide) said point being a corner of Lot No. 30 on said Plan; thence extending from said point of beginning along Lot No. 30 on said plan; thence extending from said point of beginning along Lot No. 30 North 00 degrees 38 minutes 20 seconds West 131.63 feet to a point in line of lands now or late of Consolidated Rail Corporation; thence extending along said North 85 degrees 30 minutes 19 seconds East 22.72 feet to a point, a corner of Lot No. 32 on said plan; thence extending along same South 00 degrees 38 minutes 20 seconds East 133.16 feet to a point on the Northerly side of White Birch Lane; thence extending along same South 89 degrees 21 minutes 40 seconds West 22.67 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 31 as shown on the abovementioned Plan.

SUBJECT to a 4 feet wide maintenance easement along front of premises, a 45 feet wide drainage and sanitary sewer easement and a 75 feet wide railroad principle building setback line along rear of premises.

BEING THE SAME PREMISES which Daniel J. Matz and Quinn E. Cline-Matz, husband and wife, by Deed dated 02/07/2014 and recorded 02/18/2014 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2014004926, granted and conveyed unto Daniel J. Matz, in fee.

Tax Parcel: 61542005085543

Premises Being: 208 White Birch Ln, Blandon, PA 19510

TO BE SOLD AS THE PROPERTY OF DANIEL J. MATZ.

22-13135

JUDGMENT: \$31,941.75
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT NUMBER 2 AS SHOWN ON THE LARRY FEGER SUBDIVISION PLAN BEING NO. 85-59-F PREPARED BY MOTLEY ENGINEERING CO., INC., DATED

02/02/2023

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JUNE 3, 1985 AND REVISED JULY 26, 1985 INTENDED TO BE RECORDED, SAID LOT BEING SITUATE ON THE NORTHERLY SIDE OF BARD ROAD (TOWNSHIP ROUTE NO. 331) BETWEEN MOORE ROAD AND CUNHART ROAD IN THE TOWNSHIP OF ROBESON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT NEAR THE CENTER OF BARD ROAD, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED LOT NUMBER 2 AND ALSO THE MOST SOUTHEASTERLY CORNER OF LOT NUMBER 5 AS SHOWN ON THE AFOREMENTIONED SUBDIVISION PLAN;

THENCE LEAYING BARD ROAD ALONG SAID LOT NUMBER 5 AND PASSING THROUGH AN IRON PIPE 27.50 FEET FROM THE SAID POINT OF BEGINNING, NORTH 2 DEGREES 53 MINUTES 43 SECONDS WEST, 384.14 FEET TO AN IRON PIPE;

THENCE CONTINUING ALONG SAID LOT NUMBER 5, NORTH 61 DEGREES 19 MINUTES 14 SECONDS EAST, 141.71 FEET TO AN IRON PIN MARKING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED LOT NUMBER 2 AND ALSO THE MOST NORTHWESTERLY CORNER OF LOT NUMBER 1 AS SHOWN ON SAID SUBDIVISION PLAN;

THENCE ALONG SAID LOT NUMBER 1 PASSING THROUGH AN IRON PIN 28.69 FEET FROM THE NEXT DESCRIBED CORNER, SOUTH 2 DEGREES 53 MINUTES 43 SECONDS EAST, 389.38 FEET TO A POINT NEAR THE CENTER OF BARD ROAD;

THENCE IN AND ALSO THE CENTER OF BARD ROAD BY LAND OF JAMES L. BURKHART, NANCY E. BURKHART AND RICHARD D. BURKHART, SOUTH 63 DEGREES 15 MINUTES 30 SECONDS WEST, 139.51 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PREMISES WHICH LARRY L. FEGER, BY DEED DATED JUNE 3, 1986 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1899, PAGE 1232 CONVEYED UNTO ANTHONY C. WOJSZWILLO, JR AND NANCY J. WOJSZWILLO, HIS WIFE, IN FEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO ANTHONY C. WOJSZWILLO, JR. FROM ANTHONY C. WOJSZWILLO, JR. AND NANCY J. WOJSZWILLO, HUSBAND AND WIFE BY DEED DATED 8/20/1999, AND RECORDED ON 10/6/1999, AT BOOK 3132, PAGE 189, IN BERKS COUNTY, PA.

Tax Parcel: 73530304842618

Premises Being: 213 Bard Road, Robeson Township, PA 19540

TO BE SOLD AS THE PROPERTY OF: ANTHONY C. WOJSZWILLO JR

Docket #22-13521
Judgment Amount: \$182,666.08
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE TWO (2) STORY FRAME DWELLING HOUSE ERECTED THEREON SITUATE ON THE SOUTHERN SIDE OF AND BETWEEN PENNSYLVANIA AVENUE AND THE BRIDGE CROSSING THE PENNSYLVANIA RAILROAD, IN THE BOROUGH OF BIRDSBORO, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED ON THE NORTH BY THE AFORESAID EAST MAIN STREET; ON THE EAST BY NO. 510 EAST MAIN STREET, PROPERTY NOW OR LATE OF THE ESTATE OF WILLIAM REED, DECEASED, ON THE SOUTH BY RIGHTOF- WAY OF THE PENNSYLVANIA RAILROAD COMPANY SCHUYLKILL VALLEY DIVISION; AND ON THE WEST BY NO. 452 EAST MAIN STREET, PROPERTY NOW OR LATE BELONGING TO CLARA LACEY, WIDOW OF THEODORE R. LACEY, DECEASED, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER MARKED BY A DRILL HOLE ON TOP OF A STONE WALL IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF EAST MAIN STREET, A DISTANCE OF EIGHTY-TWO (82) FEET FOUR AND THREE-EIGHTHS (4 3/8) INCHES EASTWARD FROM THE SECOND ANGLE IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID EAST MAIN STREET, EAST OF PENNSYLVANIA AVENUE; THENCE CONTINUING ALONG THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID EAST MAIN STREET, SOUTH SIXTY (60) DEGREES NINE (9) MINUTES EAST A DISTANCE OF THIRTY-SIX (36) FEET SEVEN AND THREE-QUARTERS (7 3/4) INCHES TO A CORNER MARKED BY A DRILL HOLE ON TOP OF A STONE WALL THENCE LEAVING THE AFORESAID EAST MAIN STREET AND ALONG NO. 510 EAST MAIN STREET, PROPERTY NOW OR LATE OF THE ESTATE OF WILLIAM REED, DECEASED, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH TWENTY-NINE DEGREES FIFTY-ONE (51) MINUTES WEST A DISTANCE OF EIGHTEEN (18) FEET THREE AND ONE-HALF (3 1/2) INCHES TO A CORNER MARKED BY AN IRON PIN; (2) SOUTH TEN (10) DEGREES THIRTY-ONE (31) MINUTES WEST A DISTANCE OF ONE HUNDRED FORTY-SEVEN (147) FEET NO (0) INCHES TO A CORNER MARKED BY AN IRON PIN AND (3) SOUTH NO (0) DEGREES FORTY-

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THREE (43) MINUTES EAST A DISTANCE OF FORTY-TWO (42) FEET THREE INCHES TO A CORNER MARKED BY AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY LINE THE RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD COMPANY SCHUYLKILL VALLEY DIVISION; THENCE ALONG THE SAME SOUTH SIXTY-NINE (69) DEGREES WEST A DISTANCE OF EIGHTEEN (18) FEET FIVE AND ONE-EIGHTH (5 1/8) INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE ALONG NO. 452 EAST MAIN STREET, PROPERTY NOW OR LATE BELONGING TO CLARA LACEY, WIDOW OF THEODORE LACEY, DECEASED, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) NORTH ONE (1) DEGREE WEST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET THREE AND ONE-QUARTER (3 1/4) INCHES TO A CORNER MARKED BY AN IRON PIN; (2) NORTH EIGHT (8) DEGREES NINETEEN (19) MINUTES WEST A DISTANCE OF FIFTY (50) FEET SIX AND FIVE-EIGHTHS (6 5/8) INCHES TO A CORNER MARKED BY AN IRON PIN, AND (3) NORTH TWENTY-FIVE (25) DEGREES FIFTY-ONE (51) MINUTES EAST A DISTANCE OF SIXTY-NINE (69) FEET ONE AND FIVE-EIGHTHS (1 5/8) INCHES TO THE PLACE OF BEGINNING.

Thereon erected a dwelling house known as:
502 East Main Street
Birdsboro, PA 19508

Tax Parcel #31534410351775
Account: 31022350

See Deed Book , Page INSTRUMENT #2019005632

Sold as the property of
GLORIANNA BERRY and JASON BERRY

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

ACTION TO QUIET TITLE

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
ACTION TO QUIET TITLE
No. 22-13109
ASSIGNED: JAMES E. GAVIN, J.

ATTORNEYS FOR PLAINTIFFS:
Jeffrey D. Bukowski, Esquire
SMITH BUKOWSKI, LLC
1050 Spring Street, Suite 1
Wyomissing, PA 19610
(610) 685-1600

READING PROPERTIES 68, LLC AND
READING PROPERTIES 69, LLC, Plaintiffs
vs.
CARLOS CABRERA, FRANKLIN TORRES,
BELALDINO RAMIREZ, ALEX ABREU,
DAVID BOYER, AND CRESLAC DUCHEINE,
Defendants

NOTICE TO: Defendants Carlos Cabrera, Franklin Torres, Belaldino Ramirez, and David Boyer

TAKE NOTICE THAT Plaintiffs Reading Properties 68, LLC ("RP 68") and Reading Properties 69, LLC ("RP 69") (collectively, "Plaintiffs") have filed an action in the aforesaid Court at the above number, seeking to quiet title to two properties, 17 South 9th Street, Reading, PA 19602 ("17 South 9th Street"), and 41 North 9th Street, Reading, PA 19601 ("41 North 9th Street") (collectively, the "Properties"). When the owners of the Properties were Victor Cabrera, Keldia Cabrera and/or Manuel A. Cabrera, they created a mortgage in favor of Defendants dated and recorded on November 1, 2012 with the Berks County Recorder of Deeds (Instrument No. 2012046016) (the "Mortgage") that purportedly created liens that encumber title to the Properties. At a time when the Mortgage was filed of record: 17 South 9th Street was transferred to RP 69 by a Deed in Lieu of Foreclosure, which Deed was recorded on October 23, 2015 with the Berks County Recorder of Deeds (Instrument No. 2015037642); and 41 North 9th Street was sold by Sheriff's sale to RP 68, which Sheriff's Deed was recorded on September 9, 2013 with the Berks County Recorder of Deeds (Instrument No. 2013038625). Plaintiffs have requested the Court to exercise its power to quiet title to the Properties in favor of Plaintiffs by entering an Order declaring the Mortgage invalid and requiring the Berks County Recorder of Deeds to satisfy of record the Mortgage, thereby extinguishing all liens purportedly created by the Mortgage

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encumbering title to the Properties.

NOTICE

If you wish to defend against the claims against you in the lawsuit, you must enter a written appearance personally or by attorney and file your defenses or objections to the claims set forth against you in writing with the court within thirty (30) days from the date of publication of this Notice. 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 for the relief requested by the Plaintiff. You may lose money or property or any 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.

Berks County Lawyer Referral Service
Berks County Bar Association
544 Court Street
Reading, PA 19601
(610) 375-4591
www.berksbar.com

AVISO

Le han demandado a usted en el tribunal. Si usted quiere defenderse de los reclamos en su contra en la demanda, debe comparecer por escrito personalmente o por medio de un abogado y presentar sus defensas u objeciones a los reclamos presentados en su contra al interponer una comparencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona por escrito ante el tribunal dentro de los treinta (30) días a partir de la fecha de publicación de este Aviso. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o agravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED DEBE LLEVARLE ESTA DEMANDA SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE PARA PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ES POSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

Servicio de Recomendación para Contratar Abogados

Colegio de Abogados del Condado Berks
544 Court Street
Reading, PA 19603
(610) 375-4591
www.berksbar.com

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Harze, Clifford H. Pharmaceutical Distribution Consultants, LLC.**, a Pennsylvania corporation, with an address of 100 Grandview Road, Boyertown, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jeffrey C. Karver, Esq.
BOYD & KARVER, P.C.

7 East Philadelphia Avenue, Ste. 1
Boyertown, PA 19512-1154

Notice is hereby given that the shareholders and directors of **Saville's Diner, Inc.**, a Pennsylvania corporation, with an address of 830 E Philadelphia Ave., Boyertown, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jeffrey C. Karver, Esq.
BOYD & KARVER, P.C.

7 East Philadelphia Avenue, Ste. 1
Boyertown, PA 19512-1154

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-13217
REPLEVIN ACTION

21st Mortgage Corporation, Plaintiff
vs.
MICHELLE LOUISE MUSSEMAN,
Defendant

02/02/2023

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TO: MICHELLE LOUISE MUSSEMAN

BY ORDER DATED December 27, 2022, THE BERKS COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING 21st MORTGAGE CORPORATION, TO SERVE ITS COMPLAINT BY PUBLICATION.

You are hereby notified that on September 12, 2022, Plaintiff, 21ST Mortgage Corporation filed a Complaint in Replevin (the "Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 22-13217. The complaint seeks Possession of your 1976 Redman Manufactured Home, Serial Number 12207198 and located at 260 Wooltown Road, Lot 3, Wernersville, Berks County, Pennsylvania (the "Manufactured Home") whereupon the Manufactured Home may be repossessed by the Sheriff of Berks County. The Complaint was reinstated on January 9, 2023 and also seeks money damages in the amount of \$30,883.69 plus per diem interest of \$8.58 per day from August 21, 2022, plus costs of suit.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, 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 for any money claimed in the Complaint 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.

AVISO PARA DEFENDER

USTED HA SIDO DEMANDADO/A EN LA CORTE. Si usted desea defender conta la demanda puestas en las siguientes páginas, usted tienen que tomar acción dentro veinte (20) días después que esta Demanda y Aviso es servido, con entrando por escrito una apariencia

personalmente o por un abogado y archivando por escrito con la Corte sus defensas o objeciones a las demandas puestas en esta contra usted. Usted es advertido que si falla de hacerlo el caso puede proceder sin usted y un juzgamiento puede ser entrado contra usted por la Corte sin más aviso por cualquier dinero reclamado en la Demanda o por cualquier otro reclamo o alivio solicitado por Demandante. Usted puede perder dinero o propiedad o otros derechos importante para usted.

USTED DEBE LLEVAR ÉSTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEERÉ CON INFORMACIÓN DE CÓMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ÉSTA OFICINA PUEDE PROVEERÉ INFORMACIÓN ACERCA AGENCIAS QUE PUEGAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE AQ UN HONORARIO REDUCIDO O GRATIS.

LAWYERS' REFERRAL SERVICE OF THE

**BERKS COUNTY BAR ASSOCIATION
544 COURT STREET
READING, PA 19601
(610) 375-4591
www.berksbar.com**

Kellie Rahl-Heffner, Esquire
Attorney for Plaintiff
Attorney I.D. No. 200962
33 S. 7th Street, PO Box 4060
Allentown, PA 18105-4060
(610) 820-5450

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 21-15573

WELLS FARGO BANK, N.A., Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Pamela Russell a/k/a Pamela G. Russell, Deceased, Defendant

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Pamela Russell a/k/a Pamela G. Russell, Deceased

You are hereby notified that on November 3, 2021, Plaintiff, WELLS FARGO BANK, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against

02/02/2023

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you in the Court of Common Pleas of Berks County Pennsylvania, docket to TERM, No. 21-15573. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 13 Vale Drive, Boyertown, PA 19512 whereupon your property would be sold by the Sheriff of Berks County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, 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 further notice for any money claimed in the complaint 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service Berks County Bar Association 544 Court St.

P.O. Box 1058
Reading, PA 19603
610-375-4591

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

**ALTHOUSE, JOAN M. also known as
ALTHOUSE, JOAN MARIE, dec'd.**

Late of 454 Bossler Rd.,
Centre Township.

Executrix: REBECCA S. KOZLOSKI.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

BASSLER, MARIE P., dec'd.

Late of Cumru Township.
Executor: PAUL R. BASSLER,
367 Waterford Ln.,
Reading, PA 19606.

ATTORNEY: JEFFREY C. KARVER,
ESQ.,

BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

BECCARIA, III, GEORGE J., dec'd.

Late of Greenwich Township.
Executrix: CAROL LEE BECCARIA,
41 Robin Hill Rd.,
Lenhartsville, PA 19534.

ATTORNEY: JAMES E. CROSSEN, III, ESQ.,
WILLIAMSON, FRIEDBERG & JONES, LLC,
10 Westwood Rd.,
Pottsville, PA 17901

**BEYERLE, SANDRA A. also known as
BEYERLE, SANDRA ANN, dec'd.**

Late of 147 Golf Ridge Road,
South Heidelberg Township.
Executor: STEVEN J. HAMILTON.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

BIEHL, MARGARETTA E., dec'd.

Late of Borough of Boyertown.

Executors: DAVID A. BIEHL,
191 Red Oak Dr.,
Boyertown, PA 19512 and
JAMES A. BIEHL,
450 Madison St.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

BOYER, JEFFREY A., dec'd.

Late of Longswamp Township.
Executor: SONYA GEISINGER.
c/o ATTORNEY: YEKATERINA
BACENET, ESQ.,
33 South Seventh St.,
P.O. Box 4060,
Allentown, PA 18105

**DEAN, V. IRENE also known as
DEAN, VIOLET IRENE, dec'd.**

Late of Borough of Birdsboro.
Executor: THOMAS A. DEAN.
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

IRETON-HEWITT, JOHN H., dec'd.

Late of 623 West First St.,
Union Township.
Executrix: JUNE A. LAXTON.
c/o ATTORNEY: DAVID F. SPANG, ESQ.,
WALKER & SPANG, LLC,
247 Lincoln Way East,
Chambersburg, PA 17201

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JONES, KELLY LYNN, dec'd.

Late of Borough of Mt. Penn.
 Executors: HAYLEY PAIGE JONES and
 EVEN TYLER JONES.
 ATTORNEY: BESS M. COLLIER, ESQ.,
 FELDMAN & FELDMAN, LLP,
 820 Homestead Rd.,
 Jenkintown, PA 19046

KRIVI, MARGARET R., dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: DENNIS BRIGHTBILL,
 4003 Deer Creek Rd.,
 Reading, PA 19608.

MADARA, BARBARA A., dec'd.

Late of Complete Care,
 5501 Perkiomen Ave.,
 Exeter Township.
 Administratrix: CYNTHIA L. GARDECKI,
 3236 Perkiomen Ave.,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**MARTIN, PETRA C. also known as
REYNOLDS, PETRA C., dec'd.**

Late of 3543 Old Route 22,
 Borough of Hamburg.
 Executor: JORDAN MARTIN,
 30 Nutt Rd., Apt. T1,
 Phoenixville, PA 19460.
 ATTORNEY: JOHN T. FORRY, ESQ.,
 FORRY ULLMAN,
 540 Court Street,
 P.O. Box 542,
 Reading, PA 19603-0542

MILLER, DENNIS L., dec'd.

Late of Barto.
 Executrix: BEULAH M. MILLER,
 264 Gun Club Road,
 Barto, PA 19504.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

NEWCOMB, DIANE E., dec'd.

Late of Perry Township.
 Executor: DONALD M. SNYDER.
 c/o ATTORNEY: ERIC L. B. STRAHN, ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606

O'ROURKE, KATHY M., dec'd.

Late of 2129 Fernwood St.,
 City of Reading.
 Executrix: O'ROURKE, SHEILA A.,
 2129 Fernwood St.,
 Reading, PA 19604.
 ATTORNEY: RAYMOND
 BUTTERWORTH, ESQ.,
 1105 Berkshire Boulevard, Suite 312,
 Wyomissing, PA 19610

**REITNER, MARY M. also known as
REITNER, MARY MADELINE, dec'd.**

Late of 803 Penn St.,
 City of Reading.
 Executrix: NORMA RUTT,
 4332 Danor Drive,
 Reading, PA 19605

ROBINSON, CHRISTINE L., dec'd.

Late of Alsace Township.
 Executrix: JUSTINE L. STUMP,
 48 Polar Ave.,
 Temple, PA 19560.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Floor,
 Reading, PA 19603

RUTH, MARY ANN, dec'd.

Late of Borough of Wyomissing.
 Executrix: MARGO J. DEROUCHIE,
 416 Friedensburg Rd.,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SLABY, EDMUND J., dec'd.

Late of Amity Township.
 Executrix: ELIZABETH SLABY.
 c/o ATTORNEY: ANDREW C. LAIRD, ESQ.,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

STINE, NATHANIEL ROBERT, dec'd.

Late of Exeter Township.
 Administrator: DENNIS A. STINE.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

**WIDMER, VERONICA A. also known as
WIDMER, VERONICA, dec'd.**

Late of Tilden Township.
 Executrix: ROSEMARY MCLAUGHLIN,
 414 Black Horse Rd.,
 Schuylkill Haven, PA 17972.
 ATTORNEY: SHELBY G. HOSTETTER,
 ESQ.,
 75 Memorial Drive,
 Schuylkill Haven, PA 17972

Second Publication**BERTOLET, ROBERT F., dec'd.**

Late of 440 Wingspread Court,
 Exeter Township.
 Executors: RENE MICHAEL BERTOLET,
 2620 Antietam Ave.,
 Reading, PA 19606 and
 MONIQUE M. HICKS,
 200 Wildflower Circle,
 Yardley, PA 19067.
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19606

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BURBANK, JOSEPH SMITH, dec'd.

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

DOMINGUEZ, MANUEL, dec'd.

Late of 103 Ridge St.,
 Cumru Township.
 Administrator: JEFFREY P.
 ALTENDERFER.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

EMERICH, LYNN L., dec'd.

Late of 1102 Seifrit Lane,
 Bern Township.
 Executor: SCOTT EMERICH,
 399 Sioux Court,
 Sinking Spring, PA 19608.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

FOX, IRVIN C., dec'd.

Late of 21 Vista Acres Dr.,
 Borough of Kutztown.
 Executor: DAVID J. FOX,
 21 Vista Acres Dr.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

FRANKE, ROBERT B., dec'd.

Late of Longswamp Township.
 Executor: UNIVEST BANK AND TRUST
 ATTN: KIM RESSLER, VICE
 PRESIDENT,
 1103 Rocky Dr., Suite 101,
 Reading, PA 19609.
 ATTORNEY: LATISHA B.
 SCHUENEMANN, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610-3346

HENSINGER, NANCY O., dec'd.

Late of 413 Race St.,
 Borough of Fleetwood.
 Executrix: KATHY J. FREYMOYER.
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

HIGGINS, VIRGINIA R., dec'd.

Exeter Township.
 Executor: PATRICK J. HIGGINS,
 23 Kimberwick Circle,
 Glenmoore, PA 19343.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

**HORNAK, SUE MARIE also known as
HORNAK, SUE M., dec'd.**

Late of Spring Township.
 Executrix: REBECCA J. FAUST,
 310 N. Dwight St.,
 West Lawn, PA 19609.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

HUNTER, JOYCE E., dec'd.

Late of Exeter Township.
 Administrator: JAMES R. HUNTER.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

KERN, CAROLE A., dec'd.

Late of 1053 Park Rd.,
 Maiden creek Township.
 Executrix: SANDRA A. KERN.
 C/O ATTORNEY: AMY J. MILLER, ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

KLINE, MIRIAM J., dec'd.

Late of City of Reading.
 Administrator: PETER S. RADER.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

KOLASINSKI, LINDA J. also known as**KOLASINSKI, LINDA JEAN
BUZALEWSKI, dec'd.**

Late of 1041 Whitford Dr.,
 Muhlenberg Township.
 Executrix: PAULETTE EGLER.
 ATTORNEY: J. WILLIAM WIDING, III, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**KOPROWSKI, TERRY MICHAEL also
known as****KOPROWSKI, TERRY M. and
KOPROWSKI, TERRY, dec'd.**

Late of 870 Rhodora Ave.,
 Muhlenberg Township.
 Administrators: TIMOTHY J.
 KOPROWSKI and
 ANDREW S. GEORGE, ESQ.,
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

LONGLOTT, LAWRENCE E., dec'd.

Late of Cumru Township.
 Executors: DEBORAH A. MCGOWAN and
 RICHARD C. LONGLOTT.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

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MARKOSI, IRENE A., dec'd.

Late of Tilden Township.
 Executrix: MARY A. GREENE,
 170 Scenic Dr.,
 Hamburg, PA 19526.

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

MCMASTER, ROBERT L., dec'd.

Late of Douglassville Township.
 Executrix: THERESA R. MCMASTER.
 c/o ATTORNEY: LISA J. CAPPOLELLA, ESQ.,
 1236 East High Street,
 Pottstown, PA 19464

MILLER, PATRICIA M. also known as**MILLER, PATRICIA MAE, dec'd.**

Late of 71 Klapperthal Rd.,
 Exeter Township.
 Executor: KEITH C. MILLER,
 100 Treetops Dr.,
 Lancaster, PA 17601.

ATTORNEY: AMANDA O'DRISCOLL, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

PETERS, PHYLLIS E also known as**PETERS, PHYLLIS LILLIAN also
known as****PETERS, PHYLLIS ENSHER and
ENSHER-PETERS, PHYLLIS L., dec'd.**

Late of 2144 Inverness Court,
 Borough of Wyomissing.
 Executrix: ARIANA PETERS PATNODE,
 7655 East Wingtip Way,
 Scottsdale, AZ 85255.

ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

PICHE, JAMES I., dec'd.

Late of 300 Steven Dr.,
 Borough of Lenhartsville.
 Executrix: RITA PICHE,
 300 Steven Dr.,
 Lenhartsville, PA 19534.

ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

REYNOLDS, STEVEN M. also known as**REYNOLDS, STEVEN and
REYNOLDS, STEVEN MICHAEL,
dec'd.**

Late of 115 Laird St.,
 Spring Township.
 Administrator: MICHAEL TERRENCE
 REYNOLDS.

c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

RHEIN, SHIRLEY M., dec'd.

Late of Cumru Township.
 Executors: JOHN D. RHEIN,
 255 Estates Dr.,
 Chico, CA 95928 and
 JUDITH M. JOHNSON
 1989 Stonewall Farms Dr.,
 Fuquay Varina, NC 27526.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Floor,
 Reading, PA 19603

**SCHWENK, MARY LOUISE also known as
SCHWENK, MARY L., dec'd.**

Late of Borough of Topton.
 Executrix: KATHLEEN S. PENNYPACKER.
 ATTORNEY: LEE F. MAUGER, ESQ.,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 East High Street,
 Pottstown, PA 19464

**SOWERS, SCOTT STEVEN also known as
SOWERS, SCOTT S., dec'd.**

Late of Amity Township.
 Executor: STEVEN HUNTER SOWERS,
 340 Maraviya Blvd.,
 Nakomis, FL 34275.
 ATTORNEY: FREDERICK M. NICE, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

STOUDT, MARY E., dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executors: JEAN L. CONCUZZA,
 439 Oley St.,
 Reading, PA 19601 and
 PERRY S. THOMPSON,
 153 Vermont Rd.,
 Reading, PA 19608.

ATTORNEY: TERRY D. WEILER, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

**STUEBNER, JEAN LOUISE also known as
STUEBNER, JEAN L., dec'd.**

Late of 560 Scenic Dr.,
 Bern Township.
 Executors: VIRGINIA E. WILKENS,
 284 Spruce Mill Lane,
 Scotch Plains, NJ 07076 and
 ROBERT C. ORLANDO,
 793 Grange Rd.,
 Leesport, PA 19533.

ATTORNEY: TERRY D. WEILER, ESQ.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19607

TAYLOR, JENNIFER ANN, dec'd.

Late of Spring Township.
 Administratrix: DIANNE L. OTT,
 879 Geigertown Rd.,
 Birdsboro, PA 19508.
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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TESSIER, RAYMOND W., dec'd.

Late of 1220 Sheridan St.,
Borough of Laureldale.
Executor: BRUCE TESSIER,
620 Memorial Highway,
Fleetwood, PA 19522.
ATTORNEY: JOSEPH T. BAMBRICK, JR.,
ESQ.,
529 Reading Avenue,
West Reading, PA 19611

WHITE, NICK T., dec'd.

Late of City of Reading.
Administratrix: MONIQUE A. WHITE.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

**WOLFE, ANDREW H. also known as
WOLFE, ANDREW HORST, dec'd.**

Late of Lower Heidelberg Township.
Executor: MARK N. WOLFE,
21 Laura Ct.,
Sinking Spring, PA 19608.
ATTORNEY: FREDERICK M. NICE, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

WOLFE, BRENDA S., dec'd.

Late of Cumru Township.
Executrix: JUDITH KLINE,
102 Gold St.,
Reading, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

Third and Final Publication**BASHORE, HANK Q., dec'd.**

Late of Berks County.
Administratrix: DONNA M. NEGRON.
c/o ATTORNEY: ANTHONY J.
FITZGIBBONS, ESQ.,
279 North Zinn's Mill Road,
Lebanon, PA 17042

CIERVO, BARBARA, dec'd.

Late of 304 Reading Ave.,
Borough of West Reading.
Executrix: DANELLE C. PARISI,
34 Upland Rd.,
Reading, PA 19609.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

DIETRICH, LINDA E., dec'd.

Late of 1011 Berks Rd.,
Bern Township.
Executrix: LISA N. STEWART.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD ATTORNEYS,
2640 Westview Drive,
Wyomissing, PA 19610

EASTERBROOK, ALICE M., dec'd.

Late of 533 Franklin St.,
Borough of Hamburg.
Executor: JOHN R. MECEDA,
6832 Averbach Court,
Warrenton, VA 20187.
ATTORNEY: SARAH RUBRIGHT
MCCAHERN, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Floor,
Reading, PA 19603

FEALY, ALVIN C., dec'd.

Late of Bethel Township.
Executor: MARK L. GIRTON
c/o ATTORNEY: CONRAD A. FAVELLO, ESQ.,
641 State Route 93,
Sugarloaf, PA 18249

FLANNERY, JR., CHARLES F., dec'd.

Late of 3209 Mannerchor Road,
Muhlenberg Township.
Executrix: DONNA L. ANGSTADT,
3209 Mannerchor Rd.,
Reading, PA 19560.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
JONATHAN B. BATDORF, ESQ., P.C.,
317 E. Lancaster Avenue,
Shillington, PA 19607

GIBBONS, KEVIN RICHARD, dec'd.

Late of Amity Township.
Administratrix: JUDITH A. GIBBONS,
101 Inspiration Blvd.,
Freedom 314,
Reading, PA 19607.
ATTORNEY: HENRY M. KOCH, JR., ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

GREENE, RICHARD J. also known as**GREENE, RICHARD JOEL and
GREENE, RICHARD, dec'd.**

Late of 1800 Reading Blvd.,
Borough of Wyomissing.
Executrix: MICHELE GREENE,
1800 Reading Blvd.,
Wyomissing, PA 19610.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
Reading, PA 19601

JACOBS, N. LOUISE, dec'd.

Late of Borough of Mohnton.
Executors: JEFFREY L. JACOBS,
855 N. Park Rd., Apt. 0303,
Wyomissing, PA 19610,
REBECCA REIFSNYDER,
21 Dewey St.,
Mohnton, PA 19540 and
KRISTA L. JACOBS,
49 S. Wyomissing Ave., 2nd Fl.,
Shillington, PA 19607.
ATTORNEY: ALLEN R. SHOLLENGER, ESQ.,
BARLEY SNYDER, LLP,
2755 Century Blvd.,
Wyomissing, PA 19610

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JARZYNSKO, JOSEPH R., dec'd.

Late of 110 Bran Rd.,
Spring Township.
Administratrix: NANCY JARZYNSKO,
7309 Lynch Rd.,
Sebastopol, CA 95472.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

LAPP, JR., NED MONTGOMERY also known as

LAPP, JR., NED M., dec'd.
Late of 18 Furnace Ave.,
Robeson Township.
Executrix: DENISE HALL,
1764 Horseshoe Pike,
Honey Brook, PA 19344.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
HUCKABEE, WEILER & LEVENGOOD,
P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19606

LODER, E. PHYLLIS also known as LODER, ELAINE PHYLLIS, dec'd.

Late of 1007 Faller Lane,
Bern Township.
Executrix: KRISTEN SALEN,
229 McCoy Lane,
Leesport, PA 19533.
ATTORNEY: BRETT M. FEGELY, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

LOVE, R. DOUGLAS also known as LOVE, ROBERT DOUGLAS, dec'd.

Late of 2932 Plow Rd.,
Borough of Birdsboro.
Executrix: MARCIA D. LOVE,
2932 Plow Rd.,
Birdsboro, PA 19508.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MARTH, ANNETTE M., dec'd.

Late of Borough of Wyomissing.
Executor: OLIN R. MARTH, II,
2908 Cotswold Rd.,
Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MILLER, ROGER A. also known as MILLER, ROGER ALAN, dec'd.

Late of 370 Main St.,
Maidencreek Township.
Executors: FAYE S. LEED,
124 Deborah Dr.,
Reading, PA 19610 and
ANTHONY SANTARELLI,
6 Riverside Dr., Apt. A,
Reading, PA 19605.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

PIPI, ELIZABETH LILLAH also known as PIPPI, ELIZABETH L., dec'd.

Late of Oley Township.
Executors: TRACY L. ZEIBER,
129 Virginia Ave.,
Reading, PA 19606 and
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

RADKA, SR., RICHARD F., dec'd.

Late of 58 Arlington Ave.,
City of Reading.
Executor: RICHARD F. RADKA, JR.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

RAMIREZ, MANUEL D., dec'd.

Late of 2727 Kutztown Rd.,
Muhlenberg Township.
Administratrix: AWILDA M. RAMIREZ.
c/o ATTORNEY: JOSEPH T. BAMBRICK,
JR., ESQ.,
529 Reading Avenue,
West Reading, PA 19611

REIDER, MAURA PATRICIA also known as

REIDER, MAURA P., dec'd.
Late of Exeter Township.
Administrators: JOHN W. REIDER and
JESSIE J. REIDER.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

RITTER, CHRISTOPHER A., dec'd.

Late of Bethel Township.
Executrix: TAMARA G. RITTER,
90 Frantz Road,
Bethel, PA 19507.
ATTORNEY: MATTHEW E. HAMLIN,
ESQ.,
PERSUN & HAMLIN, P.C.,
1215 Summit Way,
Mechanicsburg, PA 17050

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ROGERS, PAULINE, dec'd.

Late of Exeter Township.
 Administratrix, C.T.A.: SOPHIA NEAL,
 c/o ATTORNEY: NATHAN EGNER, ESQ.,
 RADNOR STATION TWO,
 290 King of Prussia Rd., Ste. 110,
 Radnor, PA 19087.

SCHMEHL, FERN E., dec'd.

Late of Borough of Boyertown.
 Executor: GLENN L. SCHMEHL,
 1612 Barkwood Dr.,
 Orefield, PA 18069.
 ATTORNEY: TIMOTHY C. BITTING, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street, P.O. Box 8514,
 Reading, PA 19603

SCHOLL, JAMES WILLIAM also known as

SCHOLL, JAMES W., dec'd.
 Late of Perry Township.
 Administratrix, C.T.A.: SUNDENA K.
 HAAS,
 c/o ATTORNEY: DENISE M.
 ANTONELLI, ESQ.,
 17 E. Gay St., Ste. 100,
 West Chester, PA 19380.

SUHLER, JR., THOMAS EDWARD, dec'd.

Late of Longswamp Township.
 Administrator: THOMAS E. SHUHLER.
 c/o ATTORNEY: CAROLYN M.
 MARCHESANI, ESQ.,
 WOLF, BALDWIN & ASSOCIATES, P.C.,
 800 East High Street,
 Pottstown, PA 19464

SIMON, LOUISE A., dec'd.

Late of Borough of Womelsdorf.
 Executor: JAMES PERDOCH,
 27 Waterman Dr.,
 Mountain Top, PA 18707.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SKOKOWSKI, ANNABELLE M., dec'd.

Late of Borough of Boyertown.
 Executrix: LINDA M. CARPENTER,
 1444 Mensch Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: JOSEPH K. KOURY, ESQ.,
 OWM LAW,
 41 E. High St.,
 Pottstown, PA 19464

SNYDER, LAURETTA P., dec'd.

Late of Jefferson Township.
 Executrix: GLORIA J. GASSERT,
 7098 Bernville Rd.,
 Bernville, PA 19506.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

STANLEY, SUSIE C., dec'd.

Late of Exeter Township.
 Executrix: MANDY STANELY.
 c/o ATTORNEY: DARAL A. WOERLE,
 ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

ULRICH, ROBIN ANN also known as

ULRICH, ROBIN A., dec'd.
 Late of City of Reading.
 Administrator: DAWSON M. ULRICH,
 203 Beverly Ave.,
 Reading, PA 19607.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHOON, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Blvd.,
 Wyomissing, PA 19610

WENTZEL, EDITH T., dec'd.

Late of Borough of Wyomissing.
 Executor: JOHN J. MASANO.
 c/o ATTORNEY: HEIDI B. MASANO,
 ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610

FICTITIOUS NAME

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

Reiniger Eye Care with its principal place of business at 500 Jefferson Street, Reading, PA 19605.

The name and address of the person owning or interested in said business are: Drs. Cohn and Reiniger, P.C., 500 Jefferson Street, Reading, PA 19605.

The application was filed on January 20, 2023.

William R. Blumer, Esq.
BARLEY SNYDER
 2755 Century Boulevard
 Wyomissing, PA 19610-3346

MISCELLANEOUS

PUBLIC HEARING NOTICE OF PROPOSED PRIVATE SALES TO BE CONDUCTED BY THE BERKS COUNTY TAX CLAIM BUREAUS presented by: Nicole E. Blanding, Director/Socrates J. Georgeadis, Solicitor-PROPERTY #1: NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale,

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ALL THAT CERTAIN PROPERTY LOCATED AT 643 GORDON STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING THREE HUNDREDTHS (0.03) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY BOOK VOLUME 2754, PAGE 1508, AND BEARING PARCEL NUMBER 15530756430749. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Six Thousand Dollars and Zero Cents (\$6,000.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March 20, 2023, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. PROPERTY #2: NOTICE IS HEREBY GIVEN THAT the Tax Claim Bureau of Berks County, Pennsylvania, intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 307 WEST DOUGLASS STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING FOUR HUNDREDTHS (0.04) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY BOOK VOLUME 4513, PAGE 2360, AND BEARING PARCEL NUMBER 15530756443753. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Trademark Realty, LLC, who has offered to pay the sum of Seven Thousand Dollars and Zero Cents (\$7,000.00), by way of certified check. The property will be sold free and clear of ONLY tax claims and tax judgments. No other liens are to be automatically divested. If not satisfied that the offered amount, as set forth herein and already approved by the Tax Claim Bureau, is sufficient, a petition can be presented to the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale within forty-five (45) days of the first public notice of such proposed sale. If no objections are received, settlement of the private sale will be confirmed on March

20, 2023, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601.

TRUST NOTICES

First Publication

SANDRA BEYERLE FAMILY TRUST DATED JUNE 23, 2016

Late of South Heidelberg Township, Berks County, PA

All persons having claims or demands against the Trust of SANDRA A. BEYERLE also known as SANDRA ANN BEYERLE, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Bank of America, N.A.,
c/o Trustee's Attorney: Scott G. Hoh, Esquire
Law Office of Scott G. Hoh
606 North 5th 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:

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