

# LEGAL NOTICES

## APPEARANCE DOCKET

**Week Ending October 18, 2024**

**The Defendant's Name Appears  
First in Capital Letters**

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

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

**JUDGE SCOTT E. LASH - (SEL)**

**JUDGE THOMAS G. PARISI - (TGP)**

**JUDGE MADELYN S. FUDEMAN - (MSF)**

**JUDGE JAMES M. LILLIS - (JML)**

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

**JUDGE PATRICK T. BARRETT - (PTB)**

**JUDGE J. BENJAMIN NEVIUS - (JBN)**

**JUDGE TINA M. BOYD - (TMB)**

**JUDGE JAMES E. GAVIN - (JEG)**

**JUDGE JILL M. SCHEIDT - (JMS)**

**JUDGE JUSTIN D. BODOR - (JDB)**

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

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

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

PENNSYLVANIA CONFERENCE OF  
SEVENTH DAY ADVENTIST INC - Ruch,  
Amanda; 24 14634; A. Ruch, IPP.  
SANTA RITA GROCERY, MATOS, RUDDY -  
Keystone Enterprise LLC; 24 744; Keystone  
Enterprise LLC, IPP.  
SANTA RITA GROCERY, MATOS, RUDDY -  
Keystone Enterprise LLC; 24 744; Keystone  
Enterprise LLC, IPP.

### Abuse

ARANGO, FERNANDO ESTEBAN - Wade,  
Amanda Lynn; 24 15967; A. Wade, IPP.  
(TMB).  
ARROYO, JEAN M ENCARNACION -  
Reyes, Peggy Ferrer; 24 15827; P. Reyes,  
IPP. (JMS).  
BARRERA, ANA - Zielinski, Matthew Aaron;  
24 15771; M. Zielinski, IPP. (JMS).  
CASTANEDA, JOSE LUIS - Santos, Emilsa  
M; 24 15782; E. Santos, IPP. (JMS).  
COLLADO, ADRIAN ALBERTO - Cartagena,  
Evelisse M Arroyo; 24 15872; E. Cartagena,  
IPP. (JMB).  
COLLAZO, ANGEL L - Collazo, Anna Josefa  
Durand; 24 15980; A. Collazo, IPP. (TMB).  
CONTRERAS, ISIMARA PAULINA GARCIA  
- Perez, Keury De Jesus Vega; 24 15981; K.  
Perez, IPP. (TMB).  
FRANCHOVIK, TROY - Gamber, Mary  
Louise; 24 16024; M. Gamber, IPP. (JMB).  
GARCIA, DANIEL OROZCO - Willingham,  
Alexis R; 24 16023; A. Willingham, IPP.  
(JMB).  
GLANTZ, RYAN T - Glantz, Charles W; 24  
15893; C. Glantz, IPP. (JMB).  
GOMEZ, MIGUEL DIAZ - Freitas, Jamilly  
Nunes De; 24 15899; J. Freitas, IPP. (JMB).  
GUZMAN, FRANCISCO D PANTOJA -  
Plancarte, Elisa L; 24 16027; E. Plancarte,  
IPP. (JMB).  
HEIST, RILEY LOGAN - Haines, Alivia Lee;  
24 16002; A. Haines, IPP. (JMB).  
JALAL, MARWAN J - Little, Rayonna M  
McClary; 24 15824; R. Little, IPP. (JMS).  
MENDEZ, JOSE LUIS REYES - Colon,  
Marisol Vazquez; 24 15896; M. Colon, IPP.  
(JMB).  
MOONEY, KYLE C - Mooney, Erin Louise;  
24 15763; E. Mooney, IPP. (JMS).  
MORALES, RAFAEL NEGRON - Ruiz, Kiara  
L; 24 15994; K. Ruiz, IPP. (JMB).  
NOVOTNAK, GARRETT LUKE - Novotnak,  
Alexandrea T; 24 15883; A. Novotnak, IPP.  
(JMB).  
ORTIZ, JONATHAN E - Reinert, Madison A;  
24 15760; M. Reinert, IPP. (JDB).  
PLANCARTE, ELISA LAURA PANTOJA -  
Pantoja, Francisco D; 24 15919; F. Pantoja,  
IPP. (JMB).  
REINERT, MADISON A - Ortiz, Jonathan E;  
24 15768; J. Ortiz, IPP. (JDB).

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REYES, SAMUEL - Hardy, Jr, Reginald, H, R III; 24 15826; R. Hardy, IPP. (JMS).

RICHARDSON, TAFARI L - Arndt, Chesaley A; 24 15784; C. Arndt, IPP. (JMB).

RIOS, CHRISTOPHER R - Rios, Luznereida; 24 15786; L. Rios, IPP. (JMS).

SKELLY, JOSEPH R - Skelly, Jessica L, S, A E; 24 15756; J. Skelly, IPP. (JMS).

SMITH, KIM M - Bradley, Duane; 24 15762; D. Bradley, IPP. (JMB).

SPEIGHT, ISAIAH TERRELL - Herbein, Ashley Lauren; 24 15765; A. Herbein, IPP. (JMS).

STAMM, JASON R - Miller, Alisha R; 24 15870; A. Miller, IPP. (JMB).

VILLAHERMOSA, JUAN ANGEL VALPAIS - Nova, Criselda Valdez; 24 15788; C. Nova, IPP. (TMB).

ZIELINSKI, MATTHEW AARON - Barrera, Ana T; 24 15877; A. Barrera, IPP. (JMS).

#### Arbitration Award

AMERICAN EXPRESS NATIONAL BANK - Castello, Albert; 21 11777; A. Castello, IPP.

FLEMING, EZEKIEL - Lancer Insurance Company, Ez Rent A Car Inc; 23 5255; Lancer Insurance Company, Ez Rent A Car Inc, IPP.

JIMINEZ, KIM - Ciso's Heating, Sanchez, Narciso, Sanchez Enterprises; 22 14515; Ciso's Heating, Sanchez, Narciso, Sanchez Enterprises, IPP.

KEYSTONE ENTERPRISE LLC - Santa Rita Grocery, Matos, Ruddy; 24 744; Santa Rita Grocery, Matos, Ruddy, IPP.

PULEO, JR, RUSSELL - Humphrey, Tyler R; 23 14902; T. Humphrey, IPP.

WOOD, JULIE LYNN - Gottier, John, Gottier, Janet; 22 11885; J. Gottier, IPP.

#### Complaint

BURGOS, CHRISTIAN, BURGOS, BETHZAIDA - Chacon, Patricia, Chacon, Gerardo; 24 1734; Adam J. Sager.

JOHNS, MATTHEW C - Diamond Credit Union; 24 15329; Michael J. Dougherty.

#### Contract - Debt Collection: Credit Card

ABREU, RAFAEL - Wells Fargo Bank N A; 24 15892; Michael H. Kaliner. (JBN).

ALLEN, MARY M - Discover Bank; 24 16028; Erin R. Grady. (MSF).

ANGEL, KATHERINE B - Wells Fargo Bank N A; 24 15998; Nicole M. Francese. (MSF).

BERGER, HEATHER A - Discover Bank; 24 16025; Erin R. Grady. (JEG).

BROWN, CALIESHA - JPMorgan Chase Bank N A; 24 16006; Ian M. Lauer. (JBN).

BURKEY, KELLEY - Discover Bank; 24 15923; Erin R. Grady. (JBN).

CANNON, RYAN L - Discover Bank; 24 15915; Erin R. Grady. (JEG).

CINTRON, TIFFANY - Cavalry Spv I LLC; 24 15761; David J. Apothaker. (MSF).

CONROY, JENNA - Cavalry Spv I LLC; 24 15953; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

DRUPP, SHAWN - Cavalry Spv I LLC; 24 15905; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

ERNST, CHRIS - Cavalry Spv I LLC; 24 15753; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

FERNANDEZ, JUAN A - Cavalry Spv I LLC; 24 15913; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

GARMAN, BRANDON G - Cavalry Spv I LLC; 24 15914; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

HERNANDEZ, MARIBEL - Discover Bank; 24 15900; Erin R. Grady. (JBN).

KAUCHER, DONELLE, KAUCHER, SHAWN - Cavalry Spv I LLC; 24 15803; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

KEPPLEY, LAUREL - JPMorgan Chase Bank N A; 24 15894; Ian M. Lauer. (JEG).

MONTAGUE, ELEANOR - Capital One N A; 24 15975; Michael F. Ratchford. (JEG).

MORALES, JASMINE - Velocity Investments LLC; 24 16033; Frederic I. Weinberg. (JBN).

NICHOLS, JR, FREDERICK A - Cavalry Spv I LLC; 24 15933; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

PINEDA, MARLENE - Cavalry Spv I LLC; 24 15801; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

PREDDIE, ALEXA L - Cavalry Spv I LLC; 24 15758; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

REDDICK, JAMAL T - Cavalry Spv I LLC; 24 15766; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

RIVAS, JOSHUA E VARGAS - Cavalry Spv I LLC; 24 15857; David J. Apothaker. (MSF).

ROSSINO, KYLE - Cavalry Spv I LLC; 24 15869; David J. Apothaker. (MSF).

ROTH, DANIEL - JPMorgan Chase Bank N A; 24 15973; Ian M. Lauer. (JBN).

SAEZ, JAZMIN - JPMorgan Chase Bank N A; 24 15955; Ian M. Lauer. (JBN).

SCHAN, CHRISTINA - Discover Bank; 24 15934; Erin R. Grady. (MSF).

SMITH, DIANE - Cavalry Spv I LLC; 24 15860; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

STINGER, KRISTA A - JPMorgan Chase Bank N A; 24 15885; Ian M. Lauer. (MSF).

VOGT, REBECCA - Cavalry Spv I LLC; 24 15958; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

ZETTELEMOYER, ADRIAN F - Cavalry Spv I LLC; 24 15969; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

ZIEGLER, MICHAEL - Cavalry Spv I LLC; 24 15952; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

**Contract - Debt Collection: Other**

BUSKARITZ, SCOTT - Reynolds Restoration; 24 15858; Wade D. Manley. (JBN).

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**Contract - Other**

GURU NANAK LLC, H&G EXPRESS INC, AIR PROS SERVICE HEATING COOLING & REFRIGERATION INC, SAGGI, PARMJIT SINGH, SAGGI, GURPARIT SINGH, GURU NANAK STORE INC, SAGGI, CHARANJIT - Itria Ventures LLC; 24 15767; Jonathan Bender Bender. (JEG).

LOPEZ TAVERAS, MANUEL DE JESUS - First Commonwealth Federal Credit Union; 24 16000; Michael R. Nesfeder. (JBN).

RHODES, SHANNON - Berks Fire Water Restorations Inc; 24 15986; Nicole Plank. (JEG).

SFMS LLC - Motamedi, Ata; 24 16005; Eric B. Freedman. (MSF).

**Custody**

BALDÉ, MAMADOU, BAH, OUMOU - Bah, Mohamed; 24 16039; Sean M. Cooper. (JDB).

FRATICELLI, JENIFFER - Diaz, Joel Mendoza; 24 15875; Kenneth C. Myers. (JDB).

ROBINSON, DOREATHA - Robinson, Foster; 24 16026; F. Robinson, IPP. (JDB).

STRAINING, AMBER - Hills, Raqui; 24 15984; H Christopher Crocker. (JDB).

**Divorce**

AKERS, BRANDI - Mertz, Dakota; 24 15874; D. Mertz, IPP. (JDB).

BATTLE, AMY - Battle, Evan; 24 15916; Lauren M. Marks. (JDB).

CAMERON, AMANDA - Cameron, Jr, David B; 24 15993; Bernard Mendelsohn. (JDB).

DEIBERT, MICHAEL E - Deibert, Ann L; 24 15961; Ann E. Endres. (JDB).

DEPUÉ, KRISTIN - Depue, Scot Mason; 24 15985; Bernard Mendelsohn. (SEL).

DIAZ, JESSICA LYNN - Diaz, Mario; 24 15831; M. Diaz, IPP. (JDB).

DOWLING, MICHAEL J - Dowling, Leslie K; 24 15822; Gregory D. Henry. (JDB).

FANA, AUDALIA - Fana, Elvis; 24 15804; Andrew J. Skomorucha. (JDB).

GARBER, HOLLY J - Garber, Steven M; 24 15889; Joseph A. Guillama. (JDB).

GUPTA, MARY - Gupta, Ramchandra; 24 15974; R. Gupta, IPP. (JDB).

LAUMONIER, STEVE A - Chuck, Kimberly A; 24 15995; Joseph T. Bambrick Jr. (JDB).

MADENFORD, ANA - Madenford, Richard Arlin; 24 15881; R. Madenford, IPP. (JDB).

RINEHIMER, THEODORE A - Rinehimer, Regina M; 24 15890; Gregory D. Henry. (JDB).

SOTO, LORENA MARIA GARCIA - Darnall, Robert Andrew; 24 15976; R. Darnall, IPP. (JDB).

STEELE, LESLIE ANN - McDermott, Jr, Michael J; 24 15962; M. McDermott Jr, IPP. (JDB).

TAYLOR, DAVID ROBERT - Balaguer, Mary Beth; 24 15988; M. Balaguer, IPP. (JDB).

YERGEY, ZACHARY - Yergey, Christa, Basile, Christa; 24 15901; Margaret McDonough. (JDB).

YETTO, BRENT - Yetto, Nicole; 24 15764; Courtney A. Hahn. (JDB).

**Divorce - Custody Count Complaint**

BATTLE, AMY - Battle, Evan; 24 15917; Lauren M. Marks. (JDB).

**Entry/Withdraw of Appearance**

RODRIGUEZ, VICTORIANO - Adame, Maria Guadalupe; 24 16007; M. Adame, IPP. (JDB).

**Land Use Appeal**

BOARD OF SUPERVISORS OF UNION TOWNSHIP, BERKS COUNTY - Columbia Acquisitions Lp, Pinnacle Acquisitions Lp, Prospect Acquisitions Lp; 24 15971; Carl N. Weiner. (MSF).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wright, Charnae; 24 15755; C. Wright, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pronsky, Melissa; 24 15920; M. Pronsky, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jimenez, Ynocencio; 24 15977; LizMary Mejia. (JMS).

**Magisterial District Justice Appeal**

GÉCIK, PATRICIA - LVNV Funding LLC; 24 15757; LVNV Funding LLC, IPP. (JBN).

KULL, CHERYL L - Walters, James; 24 15979; J. Walters, IPP. (MSF).

LUND, KEVIN, LUND, KANDACE - Rock Creek Capital LLC; 24 15948; Michael J. Dougherty. (JBN).

TAVAREZ, CECILIA - Diamond Credit Union; 24 15787; Michael J. Dougherty. (MSF).

WEIKEL, MARGARET - Synchrony Bank; 24 15965; Synchrony Bank, IPP. (JBN).

**Miscellaneous - Declaratory Judgment**

HASSLER, LISA, HASSLER, MARK, LA NUEVA IMAGEN TRANSPORTATION LLC - Lower Alsace Township; 24 15911; Kelsey Frankowski. (JEG).

**Real Property - Mortgage Foreclosure: Commercial**

OVERLORD REAL ESTATE HOLDINGS LLC, DELACRUZ, SAMUEL - Wilmington Savings Fund Society Fsb, Mfa 2022-inv3 Trust; 24 15978; Danielle M. DiLeva. (MSF).

**Real Property - Mortgage Foreclosure: Residential**

KIADII, EDWARD - The Bank Of New York Mellon, Cwheq Revolving Home Equity Loan Trust, Series 2006-i; 24 16032; Daniel J. Capecci. (MSF).

LANTEIGNE, ADAM LYLE - Lakeview Loan Servicing LLC; 24 15897; Kayleigh Zeron. (MSF).

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LAROSE, PATRICK W, MILLER, ERICA M - Pennymac Loan Services LLC; 24 15938; Jill Manuel-Coughlin. (MSF).

Docket #16-02038

Judgment Amount: \$111,690.44

Attorney: KML Law Group, P.C.

LEVAN, JEFFREY A, LEVAN, HEATHER M - Phh Mortgage Corporation; 24 15937; Adrienna Hunsberger. (MSF).

MOYER, MICHAEL L, MOYER, TARA - Freedom Mortgage Corporation; 24 15867; Nicole M. Francese. (MSF).

WELSH, LERONE A - Pennsylvania Housing Finance Agency; 24 15930; Leon P. Haller. (MSF).

**Statement of Objections from Magisterial District Justice**

KRAEMER, EARNEST R, KRAEMER, ELIZABETH - Celtic Farms & Kennels Inc; 24 16003; Thomas L. Klonis. (JEG).

**Tort Motor Vehicle**

FRY, KYLIE - Parks, James Hunter; 24 15918; Christopher T. Moyer. (MSF).

LOUGHNEY, KELLY A, MADHUR, JAIN - Boarman, Michael C, Boarman, Nadiia S; 24 15963; Adam T. Wolfe. (MSF).

**Tort Other**

AMERICAN BEAUTY NAIL SPA - Batista, Iris; 24 15898; Randall M. Justice. (MSF).

**Tort Premise Liability**

IHOP REALTY CORPORATION, INTERNATIONAL HOUSE OF PANCAKES, INTERNATIONAL HOUSE OF PANCAKES LLC, EXCELLENT PANCAKES INC, GH SPRING RIDGE ASSOCIATES INC, GH SPRING RIDGE ASSOCIATES L P, GH SPRING RIDGE GENERAL PARTNER CORP, S RIDGE MANAGEMENT LLC, ABC CORPORATIONS (1-10) - Dominguez, Brenda; 24 15982; Leonard K. Hill, Max I. Goldberg. (JBN).

PENN STATE HEALTH, ST JOSEPH MEDICAL CENTER, JOHN DOE COMPANY - Spatz, Virginia; 24 15908; Mark R. Strauss. (MSF).

SELECT GRILLE LLC - Twiford, Jennifer; 24 15909; Kenneth Millman. (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 **November 8, 2024** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Third and Final Publication**

**LEGAL DESCRIPTION**

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

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

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

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

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

Prothonotary # 18-04122

Judgment: \$110,874.02

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 35-5310-12-95-5490

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

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

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PIN; THENCE BY LAND OF DAVID HARTZ, NORTH 9 DEGREES WEST, 55 FEET TO AN IRON PIN; THENCE BY LAND OF THE CAERNARVON CEMETERY, NORTH 78 DEGREES AND 30 MINUTES EAST, 165 FEET TO THE PLACE OF BEGINNING.

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

BEING UPI NUMBER: 35531012955490

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

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

Title to said premises is vested in James W. Byrne and Dawn L. Byrne, husband and wife, by deed from LUIS CAMARA, AKA LUIS E. CAMARA VARGAS and NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ dated August 25, 2014 and recorded August 27, 2014 in Instrument Number 2014027935.

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

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

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

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

South 15 degrees 00 minutes 00 seconds East, 544.50 feet, to an iron pipe, a corner in a stone row, thence along land of the said Clyde W. and Beulah R. Fronheiser the two following courses and distances, (1) South 81 degrees 22 minutes 10 seconds West, 249.00 feet, to an iron pin, a corner in a stone fence corner, (2) South 3 degrees 52 minutes 10 seconds East, 194.70 feet to the first mentioned point and place of beginning.

PIN 40548004601827

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

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN TILDEN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO THE FINAL PLAN OF MAJESTIC VIEW ACRES, DRAWN BY LUDGATE ENGINEERING COR-PORATION, AND RECORDED IN PLAN BOOK VOLUME 220, PAGE 65, BERKS COUNTY RECORDS, AS FOLLOWS TO WIT:

BEGINNING AT A POINT OR NEAR THE CENTERLINE OF MOUNTAIN VIEW DRIVE, T-699, AT A CORNER IN COMMON WITH LOT NO. 7 AS SHOWN ON SAID PLAN; THENCE IN AND ALONG SAID CENTERLINE OF MOUNTAIN VIEW DRIVE, SOUTH 73 DEGREES 49 MINUTES 44 SECONDS EAST 183.58 FEET TO A CORNER IN COMMON WITH LANDS OF NOW OR LATE PATRICK A. REED AND LEAH K. ROTH; THENCE ALONG THE SAME LANDS THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: ( 1 ) SOUTH 07 DEGREES 08 MINUTES 02 SECONDS WEST 106.51 FEET TO A POINT; (2) THENCE SOUTH 76 DEGREES 37 MINUTES 13 SECONDS EAST 32.89 FEET TO A CORNER IN COMMON WITH ANNAR PARCEL NO. 1 AS SHOWN ON SAID PLAN; THENCE ALONG THE SAME SOUTH 09 DEGREES 32 MINUTES 16 SECONDS WEST 279.22 FEET TO A POINT IN LINE WITH LANDS NOW OR LATE OF RAYMOND E. CALE AND ROSALIE CALE; THENCE ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCE TO WIT (1) SOUTH 44 DEGREES 03 MINUTES 22 SECONDS WEST 58.533 FEET TO A POINT, (2) THENCE SOUTH 52 DEGREES 25 MINUTES 31 SECONDS EAST 239.59 FEET TO A CORNER IN COMMON WITH LANDS NOW OR LATE OF RICHARD E. HIX AND ELLA K. HIX; THENCE ALONG THE SAME LANDS THE TWO FOLLOWING COURSES AND DISTANCE TO WIT: (1) SOUTH 40 DEGREES 33 MINUTES 31 SECONDS WEST 314.16

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FEEET TO A POINT; (2) THENCE SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST 741.41 FEET TO A POINT ON THE NORTHERLY SIDE OF I-78, US 78; THENCE ALONG THE SAME SOUTH 65 DEGREES 56 MINUTES 55 SECONDS WEST 2062.26 FEET TO A CORNER IN COMMON WITH LAND OF OTHERS; THENCE ALONG THE SAME AND LANDS NOW OR LATE OF DAVID L. SHADE AND SYLVIA S. SHADE, NORTH 36 DEGREES 33 MINUTES 26 SECONDS EAST 421.22 FEET TO A POINT; THENCE ALONG SAID LANDS OF SHADE THE FIVE FOLLOWING COURSES AND DISTANCES TO WIT: (1) SOUTH 60 DEGREES 24 MINUTES 24 SECONDS EAST 72.51 FEET TO A POINT; (2) THENCE NORTH 32 DEGREES 30 MINUTES 17 SECONDS EAST 637.61 FEET TO A POINT; (3) THENCE SOUTH 54 DEGREES 59 MINUTES 05 SECONDS EAST 173.03 FEET TO A POINT; (4) THENCE NORTH 41 DEGREES 09 MINUTES 51 SECONDS EAST 511.52 FEET TO A POINT; (5) THENCE NORTH 55 DEGREES 53 MINUTES 15 SECONDS WEST 359.27 FEET TO A CORNER IN COMMON WITH LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE ALONG THE SAME LOT NORTH 34 DEGREES 06 MINUTES 45 SECONDS EAST 587.35 FEET TO A CORNER IN COMMON WITH LOT NO. 7 AFORESAID; THENCE ALONG SAID LOT THE TWO FOLLOWING COURSES AND DISTANCES TO WIT: (1) NORTH 78 DEGREES 53 MINUTES 13 SECONDS EAST 133.09 FEET TO A POINT; (2) THENCE NORTH 00 DEGREES 42 MINUTES 10 SECONDS EAST 466.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 555 MOUNTAIN VIEW ROAD, HAMBURG, PA 19526

PARCEL ID #: 84-4474-0343-8660

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

Case Number: 23-01474

Judgment Amount: \$403,925.88

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

Attorneys for Plaintiff

A Florida professional limited liability company

### **LEGAL DESCRIPTION**

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

County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of the macadam state highway Legislative Route No. 06020 leading from Womelsdorf to Bernville, being in line of property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife; thence extending along the Southeasterly side of said state highway which was the top of the bank of the Union Canal, and along said property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife, the two following courses and distances, viz: (1) North forty-two degrees thirty-nine minutes thirty seconds East (N. 42° 39' 30" E.) a distance of One hundred eighteen and no one-hundredths feet (118.00') to a point, and (2) North sixty-seven degrees twenty-one minutes fifteen seconds East (N. 67° 21' 15" E.) a distance of Two hundred thirty-two and seventy-eight one-hundredths feet (232.78') to a point on the Western line of township road T-489 known as Mill Road, leading from said state highway to North Heidelberg; thence along the Western line of said township road and along property belonging to John H. Gassert and Anna R. Gassert, his wife, South twenty degrees fifty-two minutes forty-five seconds East (S. 20° 52' 45" E.) crossing over the former Union Canal, a distance of fifty-five and forty-eight one-hundredths feet (55.48') to an iron pin, a corner of residue property belonging to Thomas P. Handwerk, of which the herein described tract was a part; thence along said residue property belonging to Thomas P. Handwerk, the four following courses and distances, viz: (1) South twenty-eight degrees forty-six minutes forty seconds East (S. 28° 46' 40" E.) crossing Krick's Mill Bridge over the Tulpehocken Creek, being in, along and though said township road known as Mill Road, a distance of One hundred thirty-nine and forty-eight one-hundredths feet (139.48') to a point near the Westerly line of said road, (2) South seventy-five degrees five minutes fifteen seconds East (S. 75° 05' 15" E.) diagonally crossing to the middle of said Mill Road, a distance of Two hundred sixty-four and eighty-three one-hundredths feet (264.83') to a point near the middle of said Mill Road, (3) leaving said Mill Road, South fifty-two degrees forty-three minutes twenty seconds West (S. 52° 43' 20" W.) passing through a concrete stone on line at a distance of thirty-eight and forty-five one hundredths feet (38.45'), a total distance of Three hundred sixty and no one-hundredths feet (360.00') to a concrete stone, and (4) North fifty-one degrees two minutes forty-five seconds West (N. 51° 02' 45" W.) recrossing the Tulpehocken Creek and Union Canal, a distance of Four hundred fifty-one and fifty-five one-hundredths feet (451.55') to the Place of Beginning.

CONTAINING in area: 3.002 Acres.

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, the

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

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

PARCEL NUMBER: 4339-00-97-4182

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

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

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

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Case Number: 23-16103

Judgment Amount: \$172,160.61

Attorney: Kevin T. Fogerty, Esquire

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

BEGINNING at a point on the center line of Penn Avenue (80 feet wide as shown on the Plan of "Spring Crest Courts", said Plan being recorded in Plan Book Volume 5A, Page 14, Berks County records), Eastward a distance of two hundred thirty-six feet and sixty-three hundredths of one foot measured along the arc of a curve having a radius of eighty-one hundred sixty-six feet and fifteen hundredths of one foot, a central angle of one degree thirty-nine minutes thirty-seven seconds form the point of curvature on the center line of Penn Avenue Westward from Court Boulevard; thence in an Easterly direction along the center line of Penn Avenue the distance of two hundred thirteen feet and forty-three hundredths of one foot along the arc of a curve deflecting to the left having a radius of eighty-one hundred sixty-six feet and fifteen hundredths of one foot a central angle of one degree twenty-nine minutes fifty-one seconds to a point at the intersection of the center line of Penn

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Avenue eighty feet wide and Dwight Street, fifty feet wide; thence along the center line of Dwight Street South two degrees seven minutes East the distance of two hundred ten feet and seventy-three hundredths of one foot to a point the last described line forming the interior tangent angle of ninety-three degrees thirty-three minutes two seconds with the tangent to the curve on the center line of Penn Avenue; thence along the Northerly right of way line of the Lebanon Valley Branch of the Reading Company South eighty-eight degrees thirteen and one-half minutes West the distance of two hundred eleven feet and four hundredths of one foot to a point; thence along the property now or late of Howard Hosiery Company North two degrees thirty-five minutes West, the distance of two hundred twenty-five feet and three-hundredths of one foot to the place of Beginning. The last described line forming an interior tangent angle of eighty-four degrees twenty-nine minutes seven seconds with the tangent to the curve on the center line of Penn Avenue.

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

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

TO BE SOLD AS PROPERTY OF: Pandya Properties LLC

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Case Number: 23-17523

Judgment Amount: \$361,227.46

Attorney: Jill M. Fein, Esquire

### LEGAL DESCRIPTION

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

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

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point of place of BEGINNING.

PIN 38538715546455

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

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

Case Number: 24-00817

Judgment Amount: \$165,186.91

Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of land and the one-half story brick dwelling house thereon erected, situate in the Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a survey made October 13, 1954, by Howard H. Ranck, R. S., as follows, to wit:

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

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

Tax Parcel: 35532104822015

Premises Being: 1135 Elverson Rd, Morgantown, PA 19543

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

Case Number: 24-03390

Judgment Amount: \$88,164.59

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN lot or piece of ground, being Lot No. 6, Section J along "Fairview Chapel Road" as shown on the plan of lots of Sunset Manor, Section 2, as laid out by Exeter Associates, Incorporated, said plan recorded in Plan Book 9, page 10, Berks County Records,

situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

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

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

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

BEING the same premises which Nancy M. Karo, by Deed dated October 6, 2004 and recorded in the Office of the Recorder of Deeds of Berks County on November 5, 2004 in Deed



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book 4185, Page 680 granted and conveyed to Robert E. Karo.

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

UPI No. 43533519624320

Map PIN No. 533519624320

Object ID No. 69100

TO BE SOLD AS PROPERTY OF: Robert E. Karo

24-04428

Judgment \$31,762.93

Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

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

ALL THAT CERTAIN two-story mansard roof and the lot of ground situated on the East side of Rose Street, between Windsor and Spring Streets, No. 915, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

ON the West side by said Rose Street;

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

ON the East side by a fence.

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

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

Tax Parcel: 14530750751400

Premises Being: 915 Rose St, Reading, PA 19601

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

No. 24-04576

Judgment: \$185,257.05

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

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

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known as Lot No. 8, in said Plan known as "West Lawn", said lot being bounded on the North by Penn Avenue, on the East by Lot No. 7, on the South by Lebanon Valley Railroad and on the West by Lot No 9.

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

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 2030 PENN AVENUE, READING, PA 19609

Mapped PIN: 4396-09-06-8983

Parcel ID #: 80439609068983

Account #: 80910633

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

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

Docket No. 24-10448

Judgment: \$221,655.24

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

**LEGAL DESCRIPTION**

**Purpart No. 1**

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

Beginning at a point on the Southerly lot line of Lobelia Avenue Westwardly a distance of one hundred fifty feet (150') from the intersection of the Westerly lot line of Stoudt's Ferry Bridge Road with the Southerly lot line of Lobelia Avenue, thence in a Southerly direction, forming

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

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

### **Purpart No. 2**

All that certain lot or piece of ground situate on the South side of Lobelia Avenue between Stoudt's Ferry Bridge and Rosewood Roads, as shown on the plan of "Riverview Park", Section 2, (said plan recorded in Plan Book Volume 7, page 32, Berks County records), in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

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

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

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

Parcel No.: 66530917005450

Account: 66100700

See Deed Book Volume 4914, Page 462

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

Docket No. 24-10511

Judgment: \$167,262.43

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

### **LEGAL DESCRIPTION**

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

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

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

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

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

Parcel No.: 49436606499018

Account: 49016910

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

TO BE SOLD AS THE PROPERTY OF CHELSEA M. CARL

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Case Number: 24-10703  
Judgment Amount: \$70,885.15  
Attorney: Jacqueline F. McNally, Esquire

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

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

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

On the south by a fifteen feet wide road, and  
On the west by property now or late of Dr Joseph Blewett and wife

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

BEING the same premises which Nevin F. Leiby and Tanya M. Leiby, Co-Administrators CTA of the estate of Marilyn G. Leiby, Deceased, by deed dated 09/01/2005 and recorded 10/25/2005 in the Office of the Recorder of Deeds in and for the County of Berks in record Book 4693, Page 2113, granted and conveyed unto Antonia Taveras.

Parcel ID: 5400-11-55-2869

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

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

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

Case Number: 24-10909  
Judgment Amount: \$118,201.00  
Attorney for Plaintiff: Orlans PC

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

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

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

Tax ID / Parcel No. 10531630189150

Being the same premises which Michael Blake by Deed dated 3/21/2006 and recorded 3/29/2006 in Berks County in Record Book 4835 Page 448

conveyed unto Able Management, LLC, in fee.

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

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

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants:

A schedule of distribution will be filed by the Sheriff, December 6, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

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

**AUDIT LIST**

**Second and Final Publication**

AUDIT NOTICE ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (November 4, 2024) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on November 6, 2024 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

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

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

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

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

JOHN BRUNNER was filed in the above named Court, praying for a Decree to change their name to JOHN RAYMOND BRUNNER.

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

The Court has fixed December 6, 2024, at 9:30 a.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

**Matthew R. Kessler, Esq.**  
**KESSLER LAW OFFICES, LLC**  
8 Church Lane  
Douglassville, PA 19518

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

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

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

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

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

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-15280

NOTICE IS HEREBY GIVEN that the Petition of DANIEL JOHN HACKNEY was filed in the above named Court, praying for a Decree to change their name to SAMANTHA ALICE GRETH.

The Court has fixed December 6, 2024, at 10:00 a.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Brian F. Boland, Esq.**  
**KOZLOFF STOUTT**  
2640 Westview Drive  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-14934

NOTICE IS HEREBY GIVEN that on September 20, 2024, the Petition of RAYMOND

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-01738

YANLEY LOPEZ,  
Plaintiff

v.  
MARILYN SINGLAR,  
Defendant

v.  
YAIRA RAMOS-DIAZ  
Additional Defendant

**NOTICE TO DEFEND**

TO: YAIRA RAMOS-DIAZ  
1803 Butter Lane  
Apartment 16  
Reading, PA 19606

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 Joinder 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 of any money claimed in the Joinder Complaint or for any other claim or relief requested by the Plaintiff or Defendant. 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

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TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers' Referral Service of the Berks County Bar Association  
544 Court Street  
Reading, Pennsylvania 19601  
Telephone (610) 375-4591  
www.berksbar.com

Kristin E. Jaquis, Esquire  
JOHNSON DUFFIE STEWART & WEIDNER  
301 Market Street  
Lemoyne, PA 17043  
Telephone: (717) 761-4540

## 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

#### **BAILEY, GLENN C., dec'd.**

Late of 333 Cameron,  
City of Reading.  
Executor: THOMAS W. FREDERICK,  
803 Greenway Terrace,  
Reading, PA 19607.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

#### **BAILEY, SHIRLEY A., dec'd.**

Late of 1515 Richmond Rd.,  
Borough of Fleetwood.  
Executor: RANDY A. BAILEY,  
1515 Richmond Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

#### **BEETEL, CHRISTOPHER J., dec'd.**

Late of Lower Heidelberg Township.  
Executors: MARY ANN B. MOFFITT and  
CHRISTOPHER P. BEETEL.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

#### **EVANS, JR., DONALD W., dec'd.**

Late of Lori Court.  
Executors: SCOTT D. EVANS and  
STACEY L. ZBYSZINSKI,  
11506 Eagle Pass Court,  
Chesterfield, VA 23838.  
ATTORNEY: LAUREN BUTTERWORTH, ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE, PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

#### **FIORINI, SHEILA also known as**

**FIORINI, SHEILA ANN, dec'd.**  
Late of Amity Township.  
Administratrix, C.T.A.: SHARON LEE  
HODGES,  
201 Holly Dr.,  
Douglassville, PA 19518.  
ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
OWM LAW,  
41 East High Street,  
Pottstown, PA 19464

#### **HAHN, STEVEN B. also known as**

**HAHN, STEVEN BRUCE, dec'd.**  
Late of Borough of Laureldale.  
Executor: TOM R. HAHN.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

#### **HENRICH, DARYLL R., dec'd.**

Late of Mountain Rd.,  
Borough of Hamburg.  
Executor: DARYLL HENRICH, JR.,  
2774 Mountain Rd.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

#### **HOPKINS, R. BRUCE, dec'd.**

Late of 2000 Cambridge Ave., Apt. 603,  
Borough of Wyomissing.  
Executrix: AMANDA S. MILLISOCK,  
2 Pheasant Lane,  
Mohnton, PA 19540.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

#### **KENNEDY, NOELLE W., dec'd.**

Late of Robeson Township.  
Executor: WILLIAM B. PAUL, III,  
200 Tumbleweed Way,  
Birdsboro, PA 19508.  
ATTORNEY: GARTH G. HOYT, ESQ.,  
MCNEES WALLACE & NURICK, LLC,  
426 W. Lancaster Ave., #110,  
Devon, PA 19333

#### **LANDES, BARRY G., dec'd.**

Late of Colebrookdale Township.  
Executrix: LORA M. VENARCHIK.  
c/o ATTORNEY: MARY C. CROCKER, ESQ.,  
1296 East High Street,  
Pottstown, PA 19464

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**LAYTON, PATRICIA A., dec'd.**

Late of Borough of Kenhorst.  
 Executrix: DOROTHY LUCKANITZ,  
 526 Court St.,  
 Reading, PA 19601.  
 ATTORNEY: ROBERT T. MILLS, ESQ.,  
 526 Court Street,  
 Reading, PA 19601

**MCGOVERN, MICHAEL PATRICK, dec'd.**

Late of Cumru Township.  
 Administratrix: JEAN C. FOGAL.  
 c/o ATTORNEY: SANDRA M.  
 LIBERATORI, ESQ.,  
 RICK LAW OFFICES,  
 933 N. Charlotte Street, #3-B,  
 Pottstown, PA 19464

**MURRAY, BONNIE L., dec'd.**

Late of 1400 Commonwealth Blvd.,  
 Borough of Shillington.  
 Executor: KENT MURRAY,  
 112 Granville Ave.,  
 Shillington, PA 19607.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607

**RAUENZAHN, CAROLYN Q., dec'd.**

Late of 740 Sportsman Rd.,  
 Borough of Wernersville.  
 Executrix: KAREN M. BENNETHUM,  
 740 Sportsman Rd.,  
 Wernersville, PA 19565.  
 ATTORNEY: LARRY W. MILLER, JR.,  
 ESQ.,  
 MILLER LAW GROUP, PLLC,  
 25 Stevens Avenue,  
 West Lawn, PA 19609

**SANDS, LENORE E., dec'd.**

Late of Borough of Bally.  
 Executor: BRIAN M. SANDS.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 570 Main Street,  
 Pennsburg, PA 18073

**SMITH, WILLIAM J. also known as**

**SMITH, WILLIAM JOHNSON, dec'd.**  
 Late of Amity Township.  
 Executrix: FLORENCE E. SMITH,  
 1016 Summer Ln.,  
 Pottstown, PA 19465.  
 ATTORNEY: REBECCA A. HOBBS, ESQ.,  
 OWM LAW,  
 41 East High Street,  
 Pottstown, PA 19464

**TALFORD, GLORIA M. also known as**

**TALFORD, GLORIA, dec'd.**  
 Late of City of Reading.  
 Executor: JEFFERY A. LOWERY.  
 c/o ATTORNEY: BENJAMIN A.  
 LEISAWITZ, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**WESTLEY, SR., ROBERT W., dec'd.**

Late of 2125 Elizabeth Ave.,  
 Executor: LORI L. WESTLEY,  
 1208 North 6th St.,  
 Reading, PA 19601.  
 ATTORNEY: LAUREN BUTTERWORTH,  
 ESQ.,  
 LAUREN P. BUTTERWORTH, ESQUIRE,  
 PLLC,  
 P.O. Box 113,  
 Adamstown, PA 19501

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

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

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

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

**COPE, DIANE HELEN also known as  
COPE, DIANE H., dec'd.**

Late of Penn Township.  
 Executrix: JENNIFER J. TODISCO,  
 1500 North Boundary Rd.,  
 Bernville, PA 19506

**ETIENNE, DUCKENS, dec'd.**

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

**GONZALEZ-IRIZARRY, JULIO, dec'd.**

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

**GREER, MARK C., dec'd.**

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

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

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

**KOZUB, NANCY C., dec'd.**

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

**MILLER, ERNEST O., dec'd.**

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

**MILLER, FERN H., dec'd.**

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

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

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

**MOLINA, MANUEL ROSA, dec'd.**

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

**PAWELSKI, RAYMOND, dec'd.**

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

**RANDALL, EVELYN E., dec'd.**

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

**RUDOLPH, ELIZABETH J., dec'd.**

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

**SEILER, GUY C. also known as**

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

**SHIBLEY, MARIE, dec'd.**

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

**SPOHN, PAULINE C., dec'd.**

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

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

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

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**Third and Final Publication****ABREU, ALIDA, dec'd.**

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

**BAXTER, JAMES THOMAS, dec'd.**

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

**BLANKENBILLER, LESTER C., dec'd.**

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

**BUKOWSKI, PATRICIA A., dec'd.**

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

**CAREY, MARILYN L., dec'd.**

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

**DAVIS, SCOTT E., dec'd.**

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

**EPLER, PEGGY A., dec'd.**

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

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

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

**HILLEGASS, MARIE E., dec'd.**

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

**HOBBS, RITA P., dec'd.**

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

**HOOVER, JANE F., dec'd.**

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

**KAZMAR, GERALD A., dec'd.**

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

**KLINE, HOWARD R., dec'd.**

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

**LONG, DEBORAH L., dec'd.**

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



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

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

**NUNEZ, ESTEBAN MANZANO, dec'd.**

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

**PHELPS-HINES, JAZAVIER, dec'd.**

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

**RHOADS, NANCY ANN, dec'd.**

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

**SAMSEL, DENNIS A., dec'd.**

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

**SCHWEITZER, RUTH J., dec'd.**

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

**SOCKEL, DAVID J., dec'd.**

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

**STAMBAUGH, HARVEY C., dec'd.**

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

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

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

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

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

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

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

**ZARSKA, JOEL L., dec'd.**

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

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**MISCELLANEOUS****NOTICE**

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

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

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

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