

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending January 10, 2025

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)

GOD IS 1 LLC - Pennsylvania American  
Water; 22 16863; Pennsylvania American  
Water, IPP.

TAVERA-MOREL, KELVIN - City Of  
Reading; 23 3379; City Of Reading, IPP.

### Abuse

ALBRECHT, CHASE - Garcia, Sasha A Cruz;  
25 168; S. Garcia, IPP. (JMB).

AUGUSTINE, RYAN J - Augustine, Tara S; 25  
115; T. Augustine, IPP. (JDB).

BITTING, ELIZABETH R - Quirindongo,  
Matthew F; 25 137; M. Quirindongo, IPP.  
(JDB).

BLIMLINE, JAY ALLAN - Schaub, Kayla  
Marie; 25 258; K. Schaub, IPP. (TMB).

BORTZ, JUSTIN FRANCIS - Fiedler, Tracy  
Lynn; 25 245; T. Fiedler, IPP. (TMB).

CONCEPCION, MIGUEL TAVERAS -  
Camacho, Alba Fernandez; 25 110; A.  
Camacho, IPP. (JDB).

CONNERS, KELLY A - Abrams, Brice R; 25  
212; B. Abrams, IPP. (JMB).

CORSON, MICHAEL DAVID - Yorgey, Traci  
Lynn; 25 108; T. Yorgey, IPP. (JDB).

CRUZ, ISRAEL GARCIA - Medina, Sarah A;  
25 124; S. Medina, IPP. (JMS).

EBERLIN, DONALD C - Galaskewicz,  
Danielle I; 25 163; D. Galaskewicz, IPP.  
(JMB).

GONZALEZ, JONATHAN E - Ortiz, Vanessa;  
25 107; V. Ortiz, IPP. (TMB).

GRAVER, LOTHAR THEOBALT - O'Brien,  
Kathleen Ann; 25 106; K. O'Brien, IPP.  
(JDB).

GUPTA, RAMCHANDRAR - Gupta, Mary T;  
25 256; M. Gupta, IPP. (JDB).

HANNUM, PATRICK E - Hawkes, Madeleine  
D; 25 125; M. Hawkes, IPP. (JMS).

MARTINEZ, YADIEL GERALDO BRITO  
- Arias, Jada Skilyn; 25 116; J. Arias, IPP.  
(JDB).

MENDOZA, NATALIE - Turner, Kalia D; 25  
221; K. Turner, IPP. (TMB).

ORTIZ, JOHN - Martinez, Caroline Villanueva;  
25 251; C. Martinez, IPP. (TMB).

ORTIZ, JOSE A - Nonnenmocher, Michelle; 25  
223; M. Nonnenmocher, IPP. (TMB).

PARKER, DENNIS MICHAEL - Moser,  
Stacey Eslinger; 25 244; S. Moser, IPP.  
(TMB).

PRIETO, KRYSTAL I - Cruz, Destiny M; 25  
140; D. Cruz, IPP. (JMS).

QUIRINDONGO, MATTHEW F - Bitting,  
Elizabeth R; 25 112; E. Bitting, IPP. (JDB).

ROSA, RAFAEL CONTRERAS DE LA -  
Morel, Shairy A Jerez; 25 165; S. Morel,  
IPP. (JMB).

ROYSTER, GRANT E - Severson, Jameelah  
M; 25 255; J. Severson, IPP. (TMB).

RUSSO, BRANDON M - Russo, Courtney A;  
25 261; C. Russo, IPP. (TMB).

SAWYER, JEREMY - Schuld, Candice; 25  
263; C. Schuld, IPP. (TMB).

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SIMMERS, JOHN E - Cavacini, Brittany M; 25 220; B. Cavacini, IPP. (TMB).  
 SMITH, JR, JASON W - Marzo, Paula J; 25 126; P. Marzo, IPP. (JMS).  
 WILLIAMS, LORENZO M - Arroyo, Isia Lynn; 25 211; I. Arroyo, IPP. (JMB).  
 ZALEWSKI, ROMAN P - Puls, Dorothy E; 25 105; D. Puls, IPP. (JDB).  
 ZARTMAN, MATTHEW HENRY ALLEN - Dzugan, Laura M; 25 141; L. Dzugan, IPP. (JMS).

**Arbitration Award**

FIGUEROA, SR, LUIS A - Diamond Credit Union; 22 11045; Diamond Credit Union, IPP.

GOD IS 1 LLC - Allstate Vehicle And Property Insurance Company, Capone, Linda; 22 16863; Allstate Vehicle And Property Insurance Company, IPP.

RODRIGUEZ, ROSA M - City Of Reading, Tavera-Morel, Kelvin; 23 3379; City of Reading, IPP.

**Complaint**

EXXEU-CLEAN, TOLBERT, DARRELL - Benner, Kenneth A; 24 18019; Michael D. Dautrich.

RIVERA, SARA ALGELIS GIBSON, RIVERA, NESHE GIBSON, GRAHAM, CHABLIS - Green Street Property Management; 24 18261; Keith Mooney.

ROMANIA TRANSPORT, FLOREA, GHEORGE, FLOREA, AURICA, FLOREA, EZECHEL - Mich, Gavrilă; 24 17686; Zachary A. Morey.

SEYMOWR-TERRERO, DIOGENE SIVIERO, NATIONAL FREIGHT INC - Emerick, Jr, Donald, Emerick, Christina; 24 16533; David A. Miller.

**COMPLAINT: DIVORCE**

MARK, JAMES - Mark, Jacqueline; 08 15023; Jacqueline R. Mark, Lisa D. Gentile. (JEG).

**Confidential Information Form**

ANTONIO, RENEE - Reading Housing Authority; 24 18423; Edwin L. Stock.

**Contract - Debt Collection: Credit Card**

CAMACHO, ARIANA V - Wells Fargo Bank N A; 25 249; Michael H. Kaliner. (JBN).

CASANOVA, MARIA E - Citibank NA; 25 210; Michael J. Dougherty. (JBN).

DENVER, JAMES W - Wells Fargo Bank N A; 25 260; Nicole M. Francese. (MSF).

DERRICK, WILLIAM V - Citibank N A; 25 199; Michael J. Dougherty. (JEG).

DETURCK, MICHAEL JOHN - Wells Fargo Bank N A; 25 215; Michael H. Kaliner. (JEG).

HARRIS, CRISTEN M - Wells Fargo Bank N A; 25 134; Nicole M. Francese. (JBN).

HARTLESS, CHRISTOPHER - Citibank NA; 25 209; Michael J. Dougherty. (MSF).

HEIDENREICH, RONALD H - Cavalry Spv I LLC; 25 161; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

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LANGMEAD, VANESSA - Cavalry Spv I LLC; 25 150; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

MCCANN, IV, WILLIAM - JPMorgan Chase Bank N A; 25 148; Michael R. Lipinski. (JEG).

MCCANN, IV, WILLIAM A - JPMorgan Chase Bank N A; 25 132; Michael R. Lipinski. (JEG).

MORAN, SEAN J - Wells Fargo Bank N A; 25 246; Michael H. Kaliner. (JEG).

NGUYEN, DEAN V - Cavalry Spv I LLC; 25 158; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

PICCARRÈTA, NICOLE M - First National Bank Of Omaha; 25 259; Nicholas J. Raker. (JBN).

RIVERA, DANISE - Lvnv Funding LLC; 25 103; Thomas J. Nolan. (JBN).

RODRIGUEZ, YANERI - JPMorgan Chase Bank N A; 25 149; Michael R. Lipinski. (MSF).

RODRIGUEZ, JESSICA - Cavalry Spv I LLC; 25 153; David J. Apothaker. (JBN).

ROSA, SEVERINO A LA - Citibank N A; 25 151; Paul J. Klemm. (JEG).

SINGH, VIKRAMJIT - Wells Fargo Bank N A; 25 267; Michael H. Kaliner. (MSF).

UGARTE, JULISSA N - Cavalry Spv I LLC; 25 159; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

WHEELER, PHILIP A - Cavalry Spv I LLC; 25 156; David J. Apothaker. (MSF).

**Contract - Debt Collection: Other**

GREEN, EVELYN - Country Meadows Of Wyoming LLC; 25 218; Laurie M. Higgins. (JEG).

MECCA CARIBBEAN AND SOUL FOOD LIMITED LIABILITY COMPANY,

PEREZ, ELA DORENA - Itria Ventures LLC; 25 265; Jonathan Bender Bender. (JBN).

**Contract - Other**

AMGUARD INSURANCE COMPANY - Babb, Amy; 25 224; Timothy G. Daly. (JEG).

DERR, PHYLLIS - Velocity Investments, LLC; 25 152; Demetrios H. Tsarouhis. (MSF).

FRIAS, JOEL - Lvnv Funding LLC; 25 123; Gregg L. Morris. (JBN).

GIBSON, LYNN - Lvnv Funding LLC; 25 157; Michael F. Ratchford. (JBN).

HERNANDEZ, ESTEBAN - Velocity Investments LLC; 25 131; Demetrios H. Tsarouhis. (JBN).

HIGHTOWER, JR, KAREEM - Westlake Services LLC; 25 138; Michael F. Ratchford. (MSF).

KAR-TAL TRANSPORT INC - Penske Truck Leasing Co L P, Penske Leasing And Rental Company; 25 118; H David Seidman. (JBN).

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KIRLIN, FREDERICK L - Legacy Cash Offer LLC; 25 162; Tucker R. Hull. (JEG).

RAMIREZ, GABRIELLA - Westlake Services LLC; 25 142; Michael F. Ratchford. (JEG).

SHAKIBI, ARYAN - Velocity Investments LLC; 25 133; Demetrios H. Tsarouhis. (MSF).

THE KING OF TRANSPORTATION LLC, BERNARD, MOISES MARTE - Ebf Holdings LLC; 25 285; Thomas Domiczky. (JBN).

WENTZEL, TIMOTHY - Velocity Investments LLC; 25 130; Demetrios H. Tsarouhis. (MSF).

ZEIBER, JOANNE - Discover Bank; 25 144; Erin R. Grady. (MSF).

#### **Custody**

FORTT, JR, WILLIAM ANGELO - Gaugler, Chelsea Marie; 25 136; C. Gaugler, IPP. (JDB).

GUTTIEREZ, DEYANIRA - Gehris-DeJesus, Javier J; 25 257; Timothy B. Bitler Jr. (JEG).

MCCANN, JEREMIAH - Kemp, Alison; 25 289; Joseph P. Nastasi. (JDB).

RAINIER, DESIREE - Brant, Jr, Matthew; 25 166; M. Brant, IPP. (JDB).

ROSARIO, CRISTINA RODRIGUEZ - Alicea, Luis Ramirez; 25 217; L. Alicea, IPP. (JMS).

SPITLER, AMY - Brown, Charles A; 25 219; C. Brown, IPP. (SEL).

#### **Divorce**

CRUZ, LEINY M VALDEZ - Gregorio, Wilman Reyes; 25 122; Joseph A. Guillama. (JDB).

DIAZ, MARIA VICTORIA - Santana, Juan Carlos; 25 227; George A. Gonzalez. (JMS).

GARCIA, ALDO - Galan, Delilah M; 25 160; D. Galan, IPP. (JEG).

HECKERT, HANNAH - Heckert, Zachary; 25 264; Jeffrey R. Boyd. (JDB).

HOLE, PRISCILLA - Mummolo, Christopher; 25 242; Joseph T. Bambrick Jr. (JDB).

MOLINA, IV, FRANCISCO - Molina, Bridgett; 25 254; Dawn M. L Palange. (JEG).

MOORE, SAMUEL G - Moore, Liliana; 25 243; Joseph A. Guillama. (JMS).

RIEGLER, RYAN - Riegel, Kayla; 25 213; Lisa D. Gentile. (JDB).

SCOTT, THERESA MARIE - Scott, Zayne Alexander; 25 228; Bernard Mendelsohn. (JDB).

TAMAYO, SR, CESAR - Tamayo, Norma; 25 146; Rebecca Ann Smith. (SEL).

VELEZ, ROBERTO - Maldonado, Milagros M; 25 241; Joseph A. Guillama. (SEL).

YOUNKER, BO - Younker, Tanya; 25 275; Rebecca Ann Smith. (SEL).

#### **Divorce - Custody Count Complaint**

YOUNKER, BO - Younker, Tanya; 25 276; Rebecca Ann Smith. (SEL).

#### **License Suspension Appeal**

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sanchez, Eliezer Jovany Suarez; 25 262; Allan L. Sodomsky. (JMS).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Linares, Yojanis Espinosa; 25 268; Jay M. Nigrini. (JMS).

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Espinosa Linares, Yojanis; 25 344; Jay M. Nigrini. (JMS).

#### **Magisterial District Justice Appeal**

GROSS, INDIA EUGINA - Zubair, Salah; 25 247; S. Zubair, IPP. (MSF).

MARTINEZ, WALDEMAR JUAN - Reading Housing Authority; 25 250; Reading Housing Authority, IPP. (JEG).

ROBOYAR, MINERVA - Soto, Oscar A; 25 139; O. Soto, IPP. (JBN).

#### **Miscellaneous - Other**

CITY OF READING - Artisan Smiles Pc; 25 226; Edward J. Greene Jr. (MSF).

DUNLEAVY, NATHAN, ADAM, ROBERTA M, HARRY L ADAM JR AND ROBERTA M ADAM REVOCABLE TRUST AGREEMENT - Adam, Kathy O, Burr, Joy N, Maltry, Julie; 25 119; Kevin J. Sommar. (JEG).

MID ATLANTIC PLUMBING & HVAC INC, CAMAROTA, JOHN, DOE #1, JOHN - Exeter Supply Co Inc; 25 129; Cheryl J. Allerton. (JEG).

#### **Notice to Plead/Defend**

THEODORE, SULLIVAN - Ugc LLC; 24 17953; Nicole Plank.

#### **Petition**

ABREU, MOISES - Melendez, Sade; 25 114; Angelica Matias. (JEG).

BHG STRUCTURED SETTLEMENT INC, BERKSHIRE HATHAWAY LIFE INSURANCE COMPANY OF NEBRASKA - Geist, Nichole, Magnolia Live Ent LLC; 25 277; Douglas G. Mitchell. (JBN).

PIPA, MICHAEL, MARGOLIS EDELSTEIN - Reading Area Water Authority; 25 121; Edwin L. Stock. (MSF).

PROFIC, JAMARIS D - Randall, Rachel L; 25 117; Susan K. Quirits. (MSF).

#### **Petition for Issuance of Certificate of Title**

WEIBLE, JUSTIN - Schaeffer, James W; 25 216; J. Schaeffer, IPP. (MSF).

#### **Petition for Protection from PFI/SVP**

NAJARIAN, STEVEN PAUL - Valentin, Jennifer Valle, V, A C; 25 167; J. Valentin, IPP. (JDB).

#### **Professional Liability - Medical**

WEAVER, JOHN P, THOMPSON, GREGORY ERROL, ST JOSEPH REGIONAL HEALTH NETWORK, CENTRAL PA HEALTH NETWORK LLC, PENN STATE HEALTH, ST JOSEPH MEDICAL GROUP, SPIRIT PHYSICIAN SERVICES INC - Korber, Lorraine M; 25 222; Colin Burke. (JBN).

#### **Real Property - Mortgage Foreclosure: Residential**

ENTZMINGER, DAVID J, ENTZMINGER, LAURA L - U S Bank Trust National Association, Solely As Owner Trustee For, Ref 2 Acquisition Trust; 25 120; Caroline P. Aprahamian, Caroline P. Aprahamian. (MSF).

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GIBBS, GREGLYNN D - Midfirst Bank; 25 248; Geraldine M. Linn. (MSF).

LAVERTY, III, JOSEPH PATRICK, LAVERTY, KRISTIN M - Onslow Bay Financial LLC; 25 271; Leah Wilson. (MSF).

OCASIO, JR, RAMON - Pennymac Loan Services LLC; 25 272; Geraldine M. Linn. (MSF).

PERALTA, JOSE R, THE UNITED STATES OF AMERICA - Freedom Mortgage Corporation; 25 350; Nicole M. Francese. (MSF).

### Real Property - Other

EASTERN RIGGING AND INDUSTRIAL CONTRACTING INC - City Of Reading; 25 147; Edwin L. Stock. (JBN).

### Tort Motor Vehicle

MACHEMER, SAMANTHA - State Farm Mutual Automobile Insurance Company, Hanson, Nicole; 25 111; Robert W. Allen. (JBN).

MILLER, OWEN - Pennsylvania National Mutual Casualty Insurance Company, Peters, Tim, Peters, Lois; 25 240; Thomas E. Brenner. (JBN).

SCHLEGEL, RICHARD - Hernandez, Teresa; 25 164; Frank N. DiMeo Jr. (MSF).

SELECT AMBULANCE INC - Rau, Dawn; 25 291; Michael B. Kaspszyk. (MSF).

### Tort Other

BOROUGH OF WYOMISSING (THE), WESTERN BERKS WATER AUTHORITY (THE) - White, William F, Works At Wyomissing LLC (the), Slick Willy's Karts And Eats LLC; 25 274; Jeffrey D. Bukowski. (JEG).

BURGMAN, KATHLEEN A, MARINACCI, JO ANN, BOYER, ANDREW C, DOE, JOHN - Harvey, Felicia; 25 278; Simon T. Haileab. (MSF).

### Tort Premise Liability

BERKS COUNTY CONVENTION AUTHORITY, ASM GLOBAL - Valencia, Gisela; 25 266; Frank N. DiMeo Jr. (JEG).

MARTINEZ-PARIS, JAZMIN, CITY OF READING, DOES 1 & 2, JOHN - Milan, Nereida; 25 154; Robert A. Dengler. (JEG).

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## 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 7, 2025 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

### Second Publication

LEGAL DESCRIPTION OF PROPERTY TO BE EXECUTED UPON

Case Number: 19-16079

Judgment Amount: \$159,113.24 (\$228,942.88 including fees and interest, exclusive of costs)

Attorney: Amy J. Blumenthal, Esq.

BEING PARCEL NUMBER 63-5444-00-94-8282

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situate in the Township of Maxatawny County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a Beech Tree, a corner of lands now or late of Jacob Wanner and extending thence along the same following courses and distances, to wit

North 59 75 degrees East, 7 1 perches to a Chestnut Tree, thence North 77 degrees East, 8 5 perches to a Chestnut Tree, thence North 85 5 degrees East, 17 3 perches to a Walnut Tree, thence South 89 degrees East, 9.2 perches to a Hickory Tree; thence South 74 75 degrees East, 7 3 perches to a Walnut Tree, thence south 69 75 degrees East, 8 6 perches to a Chestnut Tree, thence South 67 degrees East, 6 perches to an Allen Tree; thence South 71 degrees East 6 3 perches to a Birch Stump, thence South 65 5 degrees East, 2 9 perches to a Beech Stump, thence South 61 25 degrees East, 5 perches to a Birch Tree; thence South 70 degrees East, 5 2 perches to a Dogwood Stump, thence South 70 5 degrees East, 9 7 perches to a stone, a corner of lands of Jesse Baucher, deceased, thence along the same North 32 75 degrees East 10.5 perches to a corner in a public road, thence North 45 degrees West 24 5 perches to a stone, thence along the same North 59 5 degrees West, 30 7 perches to a stone; thence along lands now or late of Henry Schmick South 68 degrees West 56 4 perches to a stone, and thence South 12 degrees East, 8.6 perches to the place of BEGINNING

CONTAINING 9 acres 138 perches, strict measure

BEING PART OF the same premises which Darlene E. Moyer by Deed bearing date July 09, 2001 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3381 page 313 granted and conveyed unto Luther W. Moyer and Darlene E. Moyer, Trustees of The Moyer Family Trust, in fee

And the said grantee in the above recited deed was erroneously set forth as Luther W Moyer and Darlene E Moyer, Trustees of The Moyer Family Trust, whereas it should have been Luther W Moyer and Darlene E Moyer, Trustees of the Luther W Moyer and Darlene E Moyer Revocable Living Trust Agreement, dated 9th day of July, 2001, as corrected herein

TO BE SOLD AS PROPERTY OF: Moyer Realty Management LLP.

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Prothonotary # 19-17268

Judgment: \$120,587.38

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 23531702654326 & 23531702654455

ALL THAT CERTAIN LOT, TRACT OR PIECE OF GROUND, UPON WHICH IS ERECTED A TWO STORY STUCCO OVER FRAME DWELLING, SITUATE IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN LINE OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY LANDS LATE OF ALBERT THALHEIMER DECEASED, SOUTH 34 DEGREES 53 MINUTES WEST, 87.5 FEET TO A POINT; THENCE BY LANDS OF REBECCA GOODHART, BY A LINE MAKING AN INTERIOR ANGLE OF 103 DEGREES 45 MINUTES WITH SAID LAST MENTIONED LINE 234 FEET TO THE EASTERN LINE OF A PUBLIC ROAD; THENCE ALONG THE EASTERN LINE OF SAID PUBLIC ROAD, MAKING AN INTERIOR ANGLE OF 93 DEGREES 37 MINUTES WITH THE LAST MENTIONED LINE, 90 FEET MORE OR LESS, TO THE SOUTHERN LINE OF THE RIGHT OF WAY OF THE MOUNT PENN GRAVITY RAILROAD COMPANY; THENCE ALONG SAID SOUTHERN LINE OF THE RIGHT OF WAY AFORESAID, 120 FEET, MORE OR LESS, TO A CORNER OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY THE SAME SOUTH 41.25 MINUTES EAST 178.43 FEET, TO THE PLACE OF BEGINNING.

CONTAINING SEVENTY-ONE ONE HUNDREDTHS OF AN ACRE, MORE OR LESS.

**PREMISES B**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER ALSACE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN ANGORA ROAD, BEING THE NORTHWESTERLY CORNER OF LAND OF GERTRUDE C. GOODHART, OF WHICH THIS IS A PART, AND THE SOUTHWESTERLY CORNER OF OTHER LAD OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER, HIS WIFE; THENCE ALONG SAID ROAD AND ALONG LANDS OF THE CITY OF READING, SOUTH 12° 23' WEST A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG OTHER LAND OF GERTRUDE C. GOODHART, IN A SOUTHEASTERLY DIRECTION AND BY

A LINE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE, A DISTANCE OF 220 FEET MORE OR LESS TO A POINT IN LINE OF PROPERTY OF THE CITY OF READING; THENCE ALONG THE SAME NORTH 34° 53' EAST A DISTANCE OF 60 FEET MORE OR LESS TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID OTHER PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION BY A LINE MAKING AN INTERIOR ANGLE OF 76° 15' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 234 FEET TO A POINT, THE PLACE OF BEGINNING.

Being known as: 810 ANGORA ROAD, READING, PENNSYLVANIA 19606.

Title to said premises is vested in Diane L. Bitzer and Heinz E. Klemm by deed from BENJAMIN L. HORNING dated June 26, 2013 and recorded June 26, 2013 in Instrument Number 2013026951.

TO BE SOLD AS THE PROPERTY OF DIANE L. BITZER AND HEINZ E. KLEMM

Case Number: 22-00156

Judgment Amount: \$0

Attorney: Larry W. Miller, Jr., Esquire

ALL THAT CERTAIN tract of ground with the three-story mansion and other improvements erected thereon on the South and Western sides of Washington Street and the Southern side of Cambridge Avenue situate in the Borough of Birdsboro. Berks County, Pennsylvania, being a portion of the residue property as shown on the recorded Subdivision Plan of "Mansion Heights" recorded in Plan Book 136 page 77 and revision recorded in Plan Book 146, page 76, Berks County Records, prepared by Robert B. Ludgate and Associates Plan No. D- 2215 dated March 18, 1985, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right of way line of Washington Street (50' wide) said point being North 36 degrees 38 minutes 22 seconds East, 50.00 feet from the Southeasternmost corner of Lot No. 84; thence through the residue parcel the four following courses and distances:

North 53 degrees 21 minutes 38 seconds West, 200.00 feet to a point;

North 24 degrees 5 1 minutes 00 seconds West, 121 .60 feet to a point;

North 61 degrees 22 minutes 50 seconds West, 120.00 feet to a point; and

North 28 degrees 37 minutes 10 seconds East, 295.00 feet to a point on the Southern right of way line of Cambridge Avenue (50' wide);

THENCE along the Southern right of way line of Cambridge Avenue by a curve to the left

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having an initial radius bearing North 3 1 degrees 56 minutes 35 seconds East, a radius of 375.00 feet, a central angle of 22 degrees 57 minutes 13 seconds and an arc length of 1 50.23 feet to a point of reverse curvature; thence by a reverse curve to the right entering the Western right of way line of Washington Street having a radius of 20.00 feet, a central angle of 68 degrees 4 1 minutes 39 seconds and an arc length of 23.98 feet to a point of reverse curvature; thence along the Western and Southwestern right of way line of Washington Street the four following courses and distances:

By reverse curve to the left having a radius of 1 75.00 feet, a central angle of 1 8 degrees 1 8 minutes 26 seconds and an arc length of 55.92 feet to a point of tangency;

South 30 degrees 37 minutes 25 seconds East, 192.06 feet to a point of curvature;

By a tangent curve to the right having a radius of 125.00 feet, a central angle of 67 degrees 1 5 minutes 47 seconds and an arc length of 1 46.75 feet to a point of tangency; and

South 36 degrees 38 minutes 22 seconds West, 1 53.42 feet to a point the place of beginning.

CONTAINING 3.00 acres of land.

BEING SUBJECT to a drainage easement in the Northwesternmost part of the herein before described for the purpose of future stormwater management facilities.

Title to said premises is vested in: Charles F. Rohrer Trust

Property being known as: 301 Washington Street, Birdsboro, PA 19508

Being Berks County Tax Parcel Number: 31-5344-13-03-5792

Seized and taken in execution as the property of:

Incorporated Investments & Acquisitions, LLC in suit of Charles F. Rohrer.

TO BE SOLD AS THE PROPERTY OF:

Incorporated Investments & Acquisitions, LLC

Case Number: 22-14823

Judgment Amount: \$75,788.16

Attorney: Michael S. Bloom, Esquire

PRESSMAN & DOYLE, LLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground together with the two and One-half story single frame dwelling house, situate in the Township of Alsace (erroneously referred to in prior Deed as Lower Alsace), County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the former Eastern side of a 50 feet wide Street called Oak Lane, now Lance Road, said Oak Lane (Lance Road) having since been relocated to a point 20 feet West of its former location said point being 140 feet South of the Northern property line now or late of James

B. Graeff, and being a corner of property now or late of Amelia I. Graeff; thence along said property now or late of Amelia I. Graeff, South 65 degrees 02 minutes East, a distance of 120 feet to a point; thence along the same South 24 degrees 58 minutes West, a distance of 200 feet to a point; thence along the same North 65 degrees 02 minutes West a distance of 140 feet to a point in the Eastern side of relocated Oak Lane, now Lance Road, a fifty feet wide street; thence along the same, North 24 degrees 58 minutes East, a distance of 200 feet to property now or late of Amelia I. Graeff; thence along the same, South 65 degrees 02 minutes East, a distance of 20 feet to the place of beginning.

Being the same premises which Norman R. Wilkinson by Deed dated 9/28/1990 and recorded 10/10/1990 in Berks County in Deed Book 2170 Page 1335 conveyed unto Norman R. Wilkinson and Linda M. Wilkinson, husband and wife, in fee Tax ID / Parcel No. 22531815730288 Pin: 531815730288 Acc: 22099275

TO BE SOLD AS THE PROPERTY OF NORMAN R. WILKINSON AND LINDA M. WILKINSON

DOCKET # 23-14910

Judgment Amount: \$106,723.64

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground upon which the same is erected situate on the North side of Delta Avenue, between Hoffer and Raymond Avenues in the City of Reading, County of Berks and Commonwealth of Pennsylvania, on the Plan of Northmont as laid out by David B. Hoffer, said plan being recorded in the Recorder's Office at Reading, Pennsylvania, in Plan Book 5, page 1, and being more particularly bounded and described as follows, to wit:

On the North by a ten feet wide alley;

On the East by property now or late of W. E. and Charles A. Mills, being No. 843 Delta Avenue;

On the South by Delta Avenue; and

On the West by property now or late of Landis F. Miller, being No. 839 Delta Avenue.

CONTAINING in front or width on said Delta Avenue sixteen feet (16') and in depth of equal width one hundred and ten feet (110') to said ten feet wide alley.

TOGETHER with the free and uninterrupted use forever of the ten feet wide alley on the North in common with the owners and occupiers of the land adjacent thereto.

Thereon erected a dwelling house known as:

841 Delta Avenue  
Reading, PA 19605

Tax Parcel #17530816930051

Account: 17344050

See Deed Book 4985, Page 2240

Sold as the property of:

CHAD E. NORTHEIMER

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Docket #: 23-17127  
Judgment: \$393,465.89  
Attorney: Matthew C Fallings, Esquire

**PURPART NO. 1:**

ALL THOSE CERTAIN lots or pieces of ground situate on the South side of Penn Avenue between Lake Avenue and Forrest Avenue on the Borough of Wyomissing, County of Berks and State of Pennsylvania, and known as Lots #124, 125 and the Eastern 15 feet of Lot #126 in Block 4 as shown on a map or plan of Wyomissing recorded in the Office for the Recording of Deeds in and for the County of Berks, in Plan Book I Page 1, more particularly bounded and described as follows, to wit.

BEGINNING at a point, the South property line of Penn Avenue, said point being the intersection of the Southern property line of Penn Avenue with the Western property line of Lake Avenue, thence along the Southern property line of Penn Avenue in a Westerly direction a distance of 55 feet to a point in the property line now or late of William B. Sheidy; thence along the same in a Southerly direction a distance of 150 feet to a point on the Northern side of a 15 feet wide alley; thence along the same in an Easterly direction a distance of 55 feet to a point on the Western property line of Lake Avenue; thence along the same in a Northerly direction a distance of 150 feet to a point on the South property line of Penn Avenue, said point being the place of beginning.

CONTAINING in front on Penn Avenue 55 feet and in depth of equal width 150 feet.

**PURPART NO. 2:**  
**PARCEL NO. 1:**

ALL THAT CERTAIN two-story brick dwelling house and two lots of ground upon which the same is erected, being #1306 Penn Avenue, Situate in the Borough of Wyomissing, County of Berks and State of Pennsylvania, as shown by the map or plan Wyomissing, surveyed by William H DeChant, and bearing dated of June 1896, said map or plan having been duly executed and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 1 page 1, and being further known as Lots #127 and 128 in Block #4 of the said plan of lots laid out by the Reading Suburban Real Estate Company, and known as Wyomissing, said lots being bounded on the North by Penn Avenue; on the East by Lot #126; on the South by a 15 feet wide alley; and on the West by Lot #129

CONTAINING in front on Penn Avenue 40 feet and a depth of 150 feet to said 15 feet wide alley

**PARCEL NO. 2:**

ALL THAT CERTAIN lot or piece of ground situate on the South side of Penn Avenue; between Lake and Forrest Avenues, and being known as the Western 05 feet of Lot #126 in Block #4, in

the Borough of Wyomissing, County of Berks and State of Pennsylvania, as shown by a map or plan of Wyomissing surveyed by William H. DeChant, and bearing date of June 1896, said map or plan having been duly executed and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 1 page 1 and being bounded and described as follows, to wit on the North by said Penn Avenue, on the East by the Eastern 15 feet of Lot #126; on the South by a 15 feet wide alley; and on the West by Lot #127 on said Plan, being #1 hereby conveyed

It is hereby agreed that the Western 05 feet of Lot #126 in Block #4 hereby conveyed as a part and parcel of premises #1306 Penn Avenue, being Lot #127 and 128, in Block #4, and in all future sue and disposition of said premises, the said 05 feet shall be consider an integral part thereof as recited in equity suit in which the Borough of Wyomissing was Plaintiff and the said Gertrude F. Sheidy was Defendant, being #1554 Equity Docket 1928 in the Common Pleas of Berks County in equity.

BEING known as 1306 Penn Avenue, Reading, PA 19601.

BEING PIN # 96 4396-07-68-8619

TO BE SOLD AS THE PROPERTY OF: The Unknown Heirs of Daniel Capozello

Case Number: 24-01929  
Judgment Amount: \$83,371.94  
Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN TWO AND ONE HALF STORY BRICK DWELLING HOUSE KNOWN AS 235 WEST ELM STREET AND THE LOT OR PIECE OF GROUND SITUATE ON THE NORTHERN SIDE OF ELM STREET, BETWEEN STERLEY STREET AND WYOMISSING AVENUE, IN THE BOROUGH OF SHILLINGTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA. BEING LOT NO. 402, AS DESIGNATED ON THE MAP OR PLAN OF "ALLENDALE ADDITION" AS LAID OUT BY ALLEN E. HILDEBRAND SAID MAP OR PLAN HAVING BEEN DULY RECORDED IN THE RECORDER'S OFFICE OF BERKS COUNTY. IN PLAN BOOK VOLUME 8, PAGE 15, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY A TWENTY FOOT WIDE ALLEY;

ON THE EAST BY LOT NO. 401:

ON THE SOUTH BY SAID ELM STREET, AND

ON THE WEST BY LOT NO. 401

CONTAINING IN WIDTH TWENTY FEET (20') ALONG SAID ELM STREET AND EXTENDING IN DEPTH OF EQUAL WIDTH ONE

HUNDRED THIRTY-FIVE FEET (135) TO SAID TWENTY FEET WIDE ALLEY.

BEING the same premises which Matthew L. Heaney and Karen Heaney, husband and wife, by

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deed dated March 25, 2014 and recorded on April 3, 2014 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Instrument No. 2014010202, granted and conveyed unto Thomas J. Juliano, an Adult Individual

The improvements thereon erected being known and numbered as 235 WEST ELM STREET, SHILLINGTON, PA 19607

UPI Number 77439507690507

Object ID Number: 77013380

Map PIN: 439507690507

TO BE SOLD AS PROPERTY OF: Thomas J. Juliano

Case Number: 24-2705

Judgment Amount: \$50,594.87

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story stone front mansard roof dwelling house, being No. 351 West Windsor Street, situate on the North side of West Windsor Street, between Schuylkill Avenue and Eckert Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by a ten feet wide alley; on the East by property now or late of Ella S. Heckman; on the South by said West Windsor Street; and on the West by property now or late of James W. Eckenroth and wife.

CONTAINING in front on said West Windsor Street, in width or breadth, fourteen feet seven inches, and in depth or length of equal width or breadth, one hundred twenty-five feet to said ten feet wide alley.

Erected on the rear of above lot is a two story brick garage.

BEING KNOWN AS: 351 W WINDSOR ST READING, PA 19601

PROPERTY NUMBER: 15530748358257

TITLE TO SAID PREMISES IS VESTED IN RICKY TABAREZ BY DEED FROM TLC REAL ESTATE SOLUTIONS INC., A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF PA DATED 06/03/2002 RECORDED 06/11/2002 BOOK 3548 PAGE 1968 INSTRUMENT NUMBER 39775

TO BE SOLD AS THE PROPERTY OF: Ricky Tabarez a/k/a Ricky Tabarez

Case Number: 24-03202

Judgment Amount: \$273,123.85

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN tract or piece of land situate on the North side of White Oak Drive (53

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feet wide) and being Lot No. 10, Block C, of the Plan of Lots of Chinkapin Oaks Subdivision, as recorded in Plan Book Volume 138, page 48, Berks County Records, situate in the Township of Ruscombmanor, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 54-45-84, as follows, to wit:

BEGINNING at an iron pin in the Northern right of way line of White Oak Drive (53 feet wide), a corner of Lot No. 11; thence along White Oak Drive, North 83 degrees 16 minutes 17 seconds West 190.00 feet to an iron pin, a corner of Lot No. 9; thence along Lot No. 9, North 09 degrees 51 minutes 05 seconds East, 250.30 feet to an iron pin, a corner of lands of Anthony P. Fischetti; thence along lands of the same, North 86 degrees 03 minutes 32 seconds East 195.35 feet to an iron pin, a corner of Lot No. 11; thence along Lot No. 11, South 09 degrees 51 minutes 05 seconds West 206.52 feet to an iron pin, the place of beginning.

CONTAINING 1.17 acres.

The improvements thereon being known as 19 White Oak Drive, Fleetwood, Pennsylvania - 19522.

BEING the same premises which Ryan Wolf and Melissa Wolf, husband and wife, by deed dated December 14, 2018 and recorded on December 17, 2018 in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Instrument No. 2018043296, granted and conveyed unto Jennifer L. Grim, an Adult Individual

UPI No: 76544003337951

Map Pin No. 544003337951

TO BE SOLD AS PROPERTY OF: Jennifer L. Grim

Docket #24-3413

Judgment Amount: \$19,808.82

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

The following Real Property Situate in Township of Exeter and Village of Stonetown, County of Berks and State of Pennsylvania, Described as Follows:

**PURPART I**

ALL THAT CERTAIN Lot or Piece of Ground Situate in the Township of Exeter, County of Berks and State of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point at an Iron Pipe in the Center Line of the Public Road Leading from the Philadelphia Pike (Route No. 422) To The Village of Stonetown, at a Corner of Lands of William Stanley; Thence along Lands of William Stanley South 62 Degrees 5 Minutes East a Distance of 94 Feet 8-5/8 Inches to an Iron Pipe a Corner of other Lands of Samuel W. Boone and Mildred E. Boone; Thence Along the Same South 27



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Degrees West a Distance of 89 Feet 8-5/8 Inches to a Corner of Lands of Clarence Swoyer; Thence Along The Same North 57 Degrees and 35 Minutes West a Distance of 95 Feet 1-3/4 Inches to a Point In The Center Of The Aforesaid Public Road; Thence Along The Center of the Public Road North 27 Degrees East a Distance of 82 Feet 3 Inches to The Place Of Beginning.

CONTAINING One Hundred Eighty-Seven One Thousands (0-187/1000) acre According to a Survey Made By Albert H. Moorshead in July, 1947.

## PURPART II

ALL THAT CERTAIN Piece, Parcel or Tract of Land Situate a Short Distance East of the Macadam Township Road Known as Stonetown Road Leading From Route No. 422 Towards Stonetown in the Township of Exeter, County of Berks and State of Pennsylvania, Bounded on the North By Property Belonging to Claude O. Neff and Amanda Neff, his wife; On the East By Property About To be Conveyed by Samuel W. Boone And Mildred E. Boone, his wife, to John R. Weller and Gloria E Weller, his wife; On The South By Residue Property Belonging to Samuel W. Boone and Mildred E. Boone, his wife; and on the West By other Property Belonging to Edward S. Hawk, single man, and Albert Brintzenhoff and Virginia M. Brintzenhoff, his wife, and Being More Fully Bounded and Described as Follows. To Wit:

BEGINNING at a corner marked by an Iron Pin a Short Distance East of the Macadam Township Road Known as Stonetown Road, the Aforesaid Point of beginning being the Most Southwestern Corner of the Herein Described Property, the Most Southeastern Corner of other Property Belonging to Edward S. Hawk, Single Man And Albert Brintzenhoff And Virginia M. Brintzenhoff, His Wife, and the Most Northwestern Corner of Residue Property Belonging To Samuel W. Boone and Mildred E. Boone, His Wife; Thence Along Other Property Belonging To Edward S. Hawk, Single Man, And Albert Brintzenhoff and Virginia M. Brintzenhoff, His Wife, North Fourteen Degrees Fifty-Seven Minutes Eight Seconds East (N. 14° 57' 08" E.), a Distance Of Eighty-Nine And Seventy-One One Hundredths Feet (89.71') to a Corner Marked by an Iron Pin In Line Of Property Belonging To Claude O. Neff And Amanda Neff, His Wife; Thence Along Property Belonging To Claude O. Neff and Amanda Neff, His Wife, South Seventy-Four Degrees Fifteen Minutes East (S. 74° 15' E.), a Distance Of Sixty-Two and Eighty-Five One Hundredths Feet (62.85') to a Corner Marked By An Iron Pin; Thence Along Property About To Be Conveyed By Samuel W. Boone And Mildred E. Boone, His Wife, To John R Weller and Gloria E. Weller, His Wife, South Nineteen Degrees Fifty-Two Minutes Eight Seconds West (S. 19° 52' 08" W.), a Distance Of Ninety-Four And Thirty-Seven One Hundredths

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Feet to a Corner Marked by an Iron Pin in Line of Residue Property Belonging To Samuel W. Boone and Mildred E. Boone, His Wife; Thence Along Residue property Belonging To Samuel W. Boone And Mildred E. Boone, His Wife, North Sixty-Nine Degrees Thirty-Seven Minutes Fifty-Two Seconds West (N. 69° 37' 52" W.), a Distance of Fifty-Five Feet (55') to the place of beginning.

CONTAINING Five Thousand Four Hundred Fourteen and One Tenths (5,414.10) Square Feet or Twelve One Hundredths (0.12) acres.

Thereon erected a dwelling house known as:

91 Stonetown Road  
Birdsboro, PA 19508

Tax Parcel #43533511564342

Account: 43031569

See Deed Book 3261, Page 1706

Sold as the property of:

The Unknown Heirs of VIRGINIA M. BRINTZENHOFF AKA VIRGINIA BRINTZENHOFF, Deceased

No. 24-3754

Judgment - \$179,684.01

Matthew C. Fallings, Esq.,

Attorney for Plaintiff

ALL THAT CERTAIN two and one half story brick dwelling house with slate roof and the lot or piece of ground upon which the same is erected, situate on the South side of Tuckerton Avenue, in the Township of Muhlenberg (formerly the Borough of Temple), County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground consisting of the whole of Lot No. 14 and the Eastern one half part of Lot No. 13 on Map or Plan of Lots laid out for Joel Leshar, in July 1906, by M.M Dreibelbis C.E. and recorded in the Office of Recorder of Deeds for Berks County, Pennsylvania in Plan Book No. 3 page 3 said lot or piece of ground being more particularly bounded and described as follows, to wit:

On the North by Tuckerton Avenue;

On the East by Lot No. 15 on said Plan;

On the South by Long Alley; and

On the West by property now or late of Nathan S. Leshar and Irvin E. Roth, being the Western one half of said Lot No. 13 on said Plan.

CONTAINING in front or width on said Tuckerton Avenue, 30 feet and in length of depth of equal width 153 feet to said Long Alley.

BEING the same premises which Angel Ortega and Leyda Enid-Cruz by Deed dated June 28, 2019 and recorded in the Office of Recorder of Deeds of Berks County on July 1, 2019 as Instrument 2019021212 granted and conveyed unto Alejandro E Fonseca-Rivera Jr.

TAX PARCEL: 66530912778080

MAP PIN: 530912778080

PROPERTY ADDRESS: 626 Tuckerton Ave, Temple, PA 19560

To be sold as the property of Alejandro E Fonseca-Rivera Jr

Case Number: 24-03819  
JUDGMENT amount: \$132,704.29  
Attorney: Jennie C. Shnyder, Esquire

Docket #: 24-04011  
Judgment: \$61,873.71  
Attorney: Caroline P Aprahamian, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MAIDEN CREEK TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF MEADOWBROOK, PHASE I AND II, DRAWN BY STACKHOUSE, SERTZ & BENSINGER, DATED OCTOBER 2, 2002 AND LAST REVISED DECEMBER 16, 2002, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 261, PAGE 58, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF KENSINGTON BOULEVARD (53 FEET WIDE) SAID POINT BEING A CORNER OF LOT NO 13 ON SAND PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO 13 NORTH 31 DEGREES 07 MINUTES 40 SECONDS WEST 151.67 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF BOUNTIFUL ACRES TRUST, THENCE EXTENDING ALONG SAID LANDS NORTH 63 DEGREES 32 MINUTES 12 SECONDS EAST 119.86 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST 150.00 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF KENSINGTON BOULEVARD; THENCE EXTENDING ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCES (1) SOUTH 63 DEGREES 32 MINUTES 12 SECONDS WEST 78.94 FEET TO A POINT OF CURVE, AND (2) SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 351.50 FEET THE ARC DISTANCE OF 28.62 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 17,072 SQUARE FEET OF LAND

BEING LOT NO 14 AS SHOWN ON THE ABOVE MENTIONED PLAN

SUBJECT TO A 15 FEET WIDE LANDSCAPE BUFFER EASEMENT EXTENDING ALONG REAR OF PREMISES.

COMMONLY KNOWN AS 124 Kensington Blvd, Blandon, PA 19510

BERKS COUNTY; PARCEL 61-5421-13-04-1253

BEING the same premises which FORINO CO., L.P., a Pennsylvania limited partnership, by its Attorney-in-Fact, John G. Smith granted and conveyed unto Troy A. Alves by deed dated October 12, 2004 and recorded March 23, 2005 at Deed Book Volume 4550 page 00325, Berks County Records.

TO BE SOLD AS PROPERTY OF: Troy A. Alves

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Penn Avenue, being No. 2325 Penn Avenue, in the Borough of West Lawn, Berks County and State of Pennsylvania, said lot of ground being composed of the westerly six feet three inches of Lot No. 580 and the easterly twelve feet six inches of Lot No. 581, as shown by the Map or plan surveyed by Wm H. Karns and bearing dated April, 1911, said Map or Plan having been duly recorded in the Recorder's Office of Berks County at Reading, Pennsylvania, in Plan Book Volume 3, page 34, and being further known as "West Lawn," bounded and described as follows, to wit:

BEGINNING at a point in the northern side of Penn Avenue, an 80 feet wide street as laid out on the topographical survey of the Borough of West Lawn, said point being 162 feet and 6 inches East of the northeastern building corner of the said Penn Avenue and Riegel Avenue, a 50 feet wide street, also as laid out on the topographical survey of the Borough of West Lawn; thence in an easterly direction along the said direction at right angles to the last described line and by a line passing through the middle of the party wall between premises No. 2323 Penn Avenue and the herein described premises, the distance of 176 feet and 1 / 4 inch to a point in the southern side of the 15 feet wide alley by a line making an interior angle of 93 degrees and 52 minutes with the last described line, the distance of 18 feet and 9-1/2 inches to a point; thence in a southerly direction along premises No. 2327 Penn Avenue and by a line making an interior angle of 86 degrees and 8 minutes with the last described line, the distance of 177 feet and 3-3/8 inches to the place of BEGINNING.

PARCEL NO.: 80438612960869

PROPERTY ADDRESS: 2325 Penn Avenue, West Lawn, PA 19609

BEING the same premises which Jay Robert Putt, executor of The Estate of Shirley A. Putt, deceased by Deed dated April 9, 2002 and recorded in the Office of Recorder of Deeds of Berks County on April 19, 2002 at Book 3519, Page 0859 granted and conveyed unto Beth Koehler.

TO BE SOLD AS THE PROPERTY OF: Beth Koehler

Prothonotary # 24-04506

Judgment: \$237,729.18

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 53445017027290

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ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Jefferson Heights, Section I recorded in Plan Book 242, Page 15. Berks County Records, as follows:

BEGINNING at a point on the Southeast side of Hickory Lane (50 feet wide) a corner in common with Lot 6 on the abovementioned Plan; thence along the Southeast side of Hickory Lane North 63 degrees 28 minutes East, a distance of 141.98 feet to a point on a curve connecting the Southeast side of Hickory Lane with the Southwest side of Dogwood Drive (50 feet wide); thence along said curve on the arc of a circle curving to the right having a radius of 10.00 feet, an arc distance of 15.71 feet to a point on the Southwest side of Dogwood Drive; thence Southeasterly along the Southwest side of Dogwood drive the following two courses and distances: (1) south 26 degrees 32 minutes east, a distance of 79.81 feet to a point; and (2) along the arc of a circle curving to the right having a radius of 175.00 feet, an arc distance of 62.72 feet to a point, a corner in common with Lot 4 on the abovementioned plan; thence along Lot 4 South 84 degrees West, a distance of 150.42 feet to a point, a corner in common with the aforementioned Lot 6: thence along Lot 6 North 26 degrees 32 minutes West, a distance of 98.43 feet to a point on the Southeast side of Hickory Lane, the place of beginning.

Being known as: 58 DOGWOOD DRIVE, BERNVILLE, PENNSYLVANIA 19506.

Title to said premises is vested in Eric J. Crammer by deed from Michael E. Misterkeiwicz, Sr. and Linda M. Misterkiewicz dated December 20, 2017 and recorded December 22, 2017 in Instrument Number 2017047522.

TO BE SOLD AS THE PROPERTY OF ERIC J. CRAMMER

Case No. 24-10084

Judgment Amount: \$134,388.76

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground, together with a one story brick ranch type of dwelling thereon erected, situate on the Northerly side of Pennsylvania Legislative Route No. 06043, leading from Pennsylvania State Highway U.S. Route No. 122 to Pennsylvania Legislative Route No. 06021, at this intersection with a proposed 33 feet wide road separating the herein described lot from land now or late of Warren G. Reinsel and Arlene R. Reinsel, his wife, in the Township of Ontelaunee, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a pin at the intersection of the Northerly lot line of said Pennsylvania Legislative Route No. 06043 with the Easterly lot line of said proposed 33 feet wide road;

thence extending along the Easterly side of said proposed 33 feet wide road, North 21° 8' West, by a line 33 feet Eastward from and parallel with the Easterly boundary line of property now or late of Warren G. Reinsel and Arlene R. Reinsel, his wife, a distance of 100.28 feet to an iron pin; thence extending along land now or late of Harry Koch and Helen M. Koch, his wife, the two following courses and distances: (1) North 64° 35' East, 82.51 feet to a point; (2) South 25° 25' East, 100 feet to a point on the Northerly lot line of said Pennsylvania Legislative Route No. 06043; thence extending along the Northerly lot line of said Pennsylvania Legislative Route No. 06043, South 64° 35' West, by a line 30 feet Northward from and parallel with the middle of said Pennsylvania Legislative Route No. 06043, a distance of 90 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Jason S. Houck by Deed dated October 25, 2019 and recorded October 28, 2019 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2019037270, granted and conveyed unto Casey J. Seward and Sylvia L. Seward.

BEING KNOWN AS 115 West Huller Lane, Reading, PA 19605.

TAX PARCEL NO. 68-5309-06-49-5461

ACCOUNT:

See Instrument No. 2019037270

To be sold as the property of Casey J. Seward and Sylvia L. Seward

No. 24-10372

Judgment: \$140,531.39

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or ground, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being known as 105 Ridge Street, bounded and described as follows, to wit:

ON the North by property now or late of Frank K. Spatz and Mary J. Spatz, being Lot No. 78; ON the East by 12 feet wide alley; ON the South by Lot No. 80; and ON the West by Ridge Street.

CONTAINING in front along Ridge Street, 20 feet and in depth of equal width, 20 feet.

BEING Lot No. 19 in the plan of building laid out by William F. High, known as "Pennwyn", which plan is recorded in the Recorder's Office of Berks County, Pennsylvania.

BEING THE SAME PREMISES which Alan C. Burkhart, by Deed dated February 17, 2022 and recorded on February 24, 2022, in the Berks County Recorder of Deeds Office as Instrument No. 2022007897, granted and conveyed unto Samantha Ingersoll.

Being Known as 105 Ridge Street, Reading, PA 19607

PARCEL I.D. NO. 39439510453493

MAP PIN NO. 439510453493

ACCOUNT NO. 39199010

TO BE SOLD AS THE PROPERTY OF Samantha Ingersoll

No. 24-10561  
Judgment: \$110,494.77  
Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN dwelling house and tract of land situate on the Eastern side of South Chestnut Street, between Philadelphia Avenue and 3rd Street in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at corner on building range of Chestnut Street in the middle of an alley way or division line between property late of Mary Eppenheimer and herein described lot and running thence along said building range of Chestnut Street, North 47-1/2 degrees East, 15 feet and 6 inches to a point in the middle of the partition wall of a certain house late the property of Charles Litchi; thence through the middle of said partition wall and land of the said Charles Litchi, South 42-1/2 degrees East, 92 feet 10 inches to a corner in a line of the Philadelphia and Reading Railway Company's land; thence by the same, South 55-3/4 degrees West, 15 feet 1 inch to a corner of late Mary Eppenheimer's lot; thence along the same and through the middle of partition wall of this and Mary Eppenheimer's house, North 42-1/2 degrees West 90 feet 6 inches 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: 24 SOUTH CHESTNUT STREET, BOYERTOWN, PA 19512

Mapped PIN: 5387-20-90-1801  
Parcel ID #: 33538720901801

BEING THE SAME PREMISES WHICH Raymond Kleinsmith, et ux., by Deed dated July 14, 2017 and recorded August 10, 2017, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2017-029218, granted and conveyed unto Cynthia A. Facciolli. Cynthia A. Facciolli is also known as Cynthia Facciolli.

TO BE SOLD AS THE PROPERTY OF CYNTHIA FACCIOLLI AKA CYNTHIA A. FACCIOLLI.

Docket No. 24-11735  
Judgment: \$87,966.85

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

**LEGAL DESCRIPTION**

All that certain two-story frame dwelling and lot of ground situate on the West side of Church Street (known as House No. 108) in the Borough of Robesonia (formerly a part of Heildelberg Township) County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by property now or formerly of W. Lutz;

On the East by Church Street;

On the South by property now or formerly of Samuel Spatz; and

On the West by property now or formerly of John Livingood.

Containing in front along said Church Street 30' and in depth of equal width along property of Samuel Spatz 213' and along property of W. Lutz 217' to said John Livingood's land.

Being the same property conveyed to William W. Wealand who acquired title by virtue of a deed from Richard C. Paplosky and Tina M. Paplosky, husband and wife, dated October 26, 2006, recorded November 17, 2006, as Instrument Number 2006088645, and recorded in Book 5014, Page 1488, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 108 NORTH CHURCH STREET, ROBESONIA, PA 19551.

Parcel No.: 74434712963008

Account: 74005600

See Deed Book Volume 5014, Page 1488

TO BE SOLD AS THE PROPERTY OF WILLIAM W. WEALAND

Case Number: 24-12295  
Judgment Amount: \$158,228.26  
Attorney: Robert P. Wendt, Esquire

**CONTAINING TRACT NO.1**

ALL THAT CERTAIN 2 1/2 story brick dwelling house and lot or piece of ground

SITUATE on the East side of Warwick Street, in the Township of Colebrookdale, County of Berks and State of Pennsylvania, bounded on the Northwest by Warwick Street on the Northeast by land of Merritt Lumber Yards (formerly John Rhoads) on the Southeast by the Colebrookdale Railroad and on the Southwest by property of Cyrus Beidler (formerly Reuben B Rhoads).

CONTAINING in within front on said Warwick Street 48 feet 3 1/2 inches more or less, and in the rear 49 feet more or less and in-depth along the Northeastern boundary 92 feet 10 inches, more or less and along the Southwestern boundary 100 feet more or less.

**TRACT NO. 2**

ALL THAT CERTAIN tract of land, situate in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at a corner of a 14 feet wide alley running parallel with South Reading Avenue said corner being a distance of 164 feet Southeast of South Reading Avenue and a corner of land of Metropolitan Edison Company and Walter B. Yerger, thence along said alley in a Northeastwardly direction 105 feet 6 inches to a corner of land of Oswin A H Jacob; thence along the same in a Southeastwardly direction two hundred and three and ninety five one hundredths feet, more or less to a corner of land of Merritt Lumber Yard (formerly John Rhoads Estate), thence along the same in a Southwestwardly direction one hundred and five feet six inches to a corner of land of Walter B. Yerger, thence along the same and by land of Metropolitan Edison Company in a Northwestwardly direction to hundred and three and ninety five one hundredths feet more or less to a corner at a 14 feet wide alley, the place of beginning.

All Tracts are Contiguous

Township of Colebrookdale contains 85% of subject property.

Borough of Boyertown contains 15% of subject property.

BEING the same real property which Christopher M. Bunn transferred to Jessica V. Vovericz on July 6, 2021, said Deed being recorded on August 17, 2021, in Instrument No. 2021041138.

UPI No. 38538607697321

Map PIN No. 538607697321

The improvements thereon being known as 40 Warwick Street, Boyertown, Pennsylvania - 19512 A/K/A 408 Warwick Street, Boyertown, Pennsylvania - 19512.

TO BE SOLD AS PROPERTY OF: Jessica N. Vovericz

Case Number: 24-12879

Judgment Amount: \$262,154.13

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

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE ONE AND ONE-HALF STORY SLUMP BRICK DWELLING ERRECTED, SITUATE ON THE NORTH SIDE OF FLORIDA AVENUE, BETWEEN STODT’S FERRY BRIDGE ROAD AND LANIANE AVENUE, AS SHOWN ON THE PLAN OF “RIVERVIEW PARK” SECTION 4, (SAID PLAN RECORDED IN PLAN BOOK 19, PAGE 1A 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

NORTHERLY BUILDING LINE OF FLORIDA AVENUE, A DISTANCE OF 139 FEET 4-1/2 INCHES EASTWARDLY FROM A POINT OF CURVE IN THE NORTHERLY BUILDING LINE OF FLORIDA AVENUE AT STODT’S FERRY BRIDGE ROAD; THENCE IN A DIRECTION FORMING AN INTERIOR ANGLE OF 104 DEGREES 23 MINUTES 10 SECONDS WITH THE NORTHERLY BUILDING LINE OF FLORIDA AVENUE A DISTANCE OF 140 FEET 7-3/4 INCHES TO A POINT; THENCE IN AN EASTERLY DIRECTION, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 150 FEET TO A POINT ON THE NORTHERLY BUILDING LINE OF FLORIDA AVENUE; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY BUILDING LINE OF FLORIDA AVENUE, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 63 FEET 5-5/8 INCHES TO A POINT; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTHERLY BUILDING LINE OF FLORIDA AVENUE, FORMING AN INTERIOR ANGLE OF 165 DEGREES 36 MINUTES 50 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 37 FEET 8-1/4 INCHES TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 771 FLORIDA AVE READING, PA 19605

PROPERTY ID: 66530917101186

TITLE TO SAID PREMISES IS VESTED IN LEANDRO FLORES MUNOZ; BTESAYDA PICHARDO-GARCIA, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM HERBERT R. SPITLER, JR. DATED MARCH 26, 2021 RECORDED MARCH 31, 2021 INSTRUMENT NO. 2021015830

TO BE SOLD AS PROPERTY OF: LEANDRO FLORES MUNOZ; BTESAYDA PICHARDO-GARCIA

Case Number: 24-13102

Judgment Amount: \$190,963.21

Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN lot or piece of ground, being known as 1319 Commonwealth Boulevard situate on the north side of Commonwealth Boulevard and lying east of Broadway Boulevard in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being further known as Lot Numbers 421 to 424 inclusive as shown on map or plan of Far View Hills, which map or plan is recorded in the Recorder’s of Berks County in Plan Book Volume 4 Page 34, and being bounded and described as follows:

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ON the north by a 15 foot wide alley; on the east by Lot Number 420 as shown on said map or plan; on the south by said Commonwealth Boulevard and on the west by Lot Number 425 as shown on said map or plan.

CONTAINING in front on said Commonwealth Boulevard in width or breadth east and west 80 feet and in depth or length of equal width and breadth north and south 110 feet more or less to said 15 feet wide alley on the north.

BEING the same premises which Dolores D. Priest by deed bearing date August 14, 2015 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA in Instrument No. 2015028400 granted and conveyed unto Thomas K. Priest, in fee.

Property ID: 54530506499975

Property Address: 1319 Commonwealth Blvd., Reading, PA 19607

Title vested with Moises U. Amparo, as Sole Owner by Deed from Thomas K. Priest dated December 31, 2018 and recorded on January 2, 2019 with the Berks County Recorder of Deeds as Instrument Number: 2019000054.

TO BE SOLD AS PROPERTY OF: MOISES U. AMPARO

DOCKET # 24-13235

JUDGMENT: \$266,776.73

ATTORNEY FOR PLAINTIFF:

MATTHEW C. FALLINGS, ESQUIRE

BEING PARCEL NUMBER. 5304-02-55-1156

### **PURPART NO. 1**

ALL THAT CERTAIN lot or piece of ground situate on the southern side of the macadam Township Road leading from Angelica to Green Hills Lake in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid macadam Township Road and Property belonging to the Estate of Samuel J Keffer, deceased on the East by proposed thirty-three (33') wide street and on the South and West by residue property belonging to John H. Vogt and Mabel O Vogt, his wife and being more fully bounded and described in accordance with a survey made by Walter E Spotts and Associates, Registered Professional Engineers and Land Surveyors, in March, 1960, as follows, to wit.

Beginning at a corner marked by an iron pin on the southern side of the macadam Township Road leading from Angelica to Green Hills Lake, the aforesaid point of beginning being the northeastern corner of the herein described property, being on the western side of a proposed thirty-three feet (33') wide street and being North fifty-one degrees thirty minutes West (N 51° 30' W.), a distance of four and thirty-three one-hundredths feet (4.33') from a planted stone; thence leaving the aforesaid macadam Township Road and along the western side of the aforesaid

proposed thirty-three feet (33') wide street, South twenty-three degrees thirty-three minutes West (S. 23° 33' W.), a distance of two hundred feet (200') to a corner marked by an iron pin, thence leaving the aforesaid proposed thirty-three feet (33') wide street and along residue property belonging to John H. Vogt and Mabel O. Vogt, his wife, the two (2) following courses and distances, viz: (1) passing through an iron pin ninety-seven (97') from the last described corner, North sixty-six degrees twenty-seven minutes West (N 66° 27' W), a distance of one hundred ninety-four feet (194') to a corner marked by an iron pin, and (2) passing through an iron pin eight and seventy-five one-hundredths feet (8.75') from the next described corner, North twenty-three degrees thirty-three minutes East (N 23° 33' E), a distance of two hundred fifty-one and eight-tenths feet (251 8') to a corner marked by a spike in the aforesaid macadam Township Road leading from Angelica to Green Hills Lake; thence in and along same and along property belonging to the Estate of Samuel J. Keffer, deceased, South fifty-one degrees thirty minutes East (S. 51° 30'E.), a distance of two hundred seventy-nine one-hundredths feet (200 79') to the place of BEGINNING.

CONTAINING one and six one-thousandths (1.006) acres

Agent's File Number. SR05-1367

1. The above described premises shall be used for residential purposes only

2. No buildings other than residences with attached or detached private garage shall be erected or maintained upon the above described premises

3. No movable structures such as chicken coops, animal pens, outside toilets, etc. with the exception, however, of bee supply houses, shall be erected or maintained upon the above described premises

4. No part of any residence or private garage erected or maintained upon the above described premises shall project nearer than twenty-five feet (25') to the closest side of the street and road mentioned in the foregoing description of said premises.

TOGETHER with the full and free right and liberty at all times, with other having the like right, to use the aforementioned proposed thirty-three feet (33') wide street for the purpose of going to and from the above described premises

### **PURPART NO 2**

ALL THAT CERTAIN lot or piece of ground situate a short distance southwardly from the macadam Township Road leading from Angelica to Green Hills Lake and on the eastern side of a proposed thirty-three feet (33') wide street leading southwardly from the aforesaid macadam Township Road in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded on the North by other property belonging to William Arnold and Gertrude H. Arnold, his wife, as recorded

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in Deed Book Volume 1227, page 590, Berks County Records, on the East and South by residue property belonging to John H. Vogt and Mabel O Vogt, his wife, and on the West by the aforesaid proposed thirty-three feet (33') wide street, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in March, 1960, as follows, to wit

BEGINNING at a corner marked by an iron pin on the eastern side of a proposed thirty-three feet (33') wide street, the aforesaid corner being the northwestern corner of the herein described property, the southwestern corner of other property belonging to William Arnold and Gertrude H. Arnold, his wife, and being South twenty-three degrees thirty-three minutes West (S. 23° 33' W.), a distance of two hundred twenty-five and forty-four one-hundredths feet (225.44') from an iron pin in the macadam Township Road leading from Angelica to Green Hills Lake, thence leaving the aforesaid proposed thirty-three feet (33') wide street and along the aforesaid other property belonging to William Arnold and Gertude H. Arnold, his wife, South sixty-nine degrees fifty-two minutes East (S 69° 52' E.), a distance of two hundred six feet (206') to a corner marked by an iron pin; thence along residue property belonging to John H Vogt and Mabel O. Vogt, his wife, the two (2) following courses and distances, viz: (1) passing through an iron pin

Agent File Number: SR05-1367

Seventy feet (70') from the last described corner, South twenty-two degrees thirteen minutes thirty seconds West (S 22° 13' 30" W, a distance of one hundred forty feet (140') to a corner marked by an iron pin, (2) passing through an iron pin one hundred feet (100') from the next described corner, North sixty-nine degrees forty-nine minutes thirty seconds West (N. 69° 49' 30" W.), a distance of two hundred nine and twenty-five one-hundredths feet (209.25') to a corner marked by an iron pin on the western side of the aforesaid proposed thirty-three feet (33') wide street; thence along same, North twenty-three degrees thirty-three minutes East (N. 23° 33' E.), a distance of one hundred forty feet (140') to the place of BEGINNING

CONTAINING sixty-six one-hundredths (0.66) of an arc,

SUBJECT, NEVERTHELESS, to the following restrictions, stipulations and covenants.

1. The above described premises shall be used for residential purposes only.

2. No building other than residences with attached or detached private garage shall be erected or maintained upon the above described premises

3. No movable structures such as chicken coops, animals pens, outside toilets, etc., with the exception however, of bee supply houses,

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shall be erected or maintained upon the above described premises

4. No part of any residence or private garage erected or maintained upon the above described premises shall project nearer than twenty-five feet (25') to the closest side of the street and road mentioned in the foregoing description of said premises.

TOGETHER with the full and free right and liberty at all times, with others having the like right, to use the aforementioned proposed thirty-three feet (33') wide street for the purpose of going to and from the above described premises

PARCEL NO.: 39-5304-02-55-1156

PROPERTY ADDRESS: 115 Mount Penn Rd, Reading, PA 19607

BEING the same premises which David Paul Dorman and Erin L. Dorman, Husband and Wife by Deed dated October 28, 2005 and recorded in the Office of Recorder of Deeds of Berks County on January 5, 2006 at Book 4745, Page 1981 as Instrument 2006000869 granted and conveyed unto Patrick C. Steuer and Tammy Steuer, Husband and Wife.

TO BE SOLD AS THE PROPERTY OF:

Patrick C. Steuer and Tammy Steuer

Docket No. 24-13816

Judgment: \$42,041.59

Attorney: Meredith H. Wooters, Esquire

### LEGAL DESCRIPTION

All that certain two-story frame dwelling house and lot or piece of ground upon which the same is erected, situate in the Village of Stouchsburg, Marion Township, Berks County, Pennsylvania, bounded on the North by the Berks and Dauphin Turnpike Road; on the East by property now or late of Wallace Peifer, being Lot No. 5; on the South by a sixteen feet wide alley; and on the West by property now or late of Charles Unger.

Containing in breadth, East and West, 50 feet; and in depth North and South, 244 feet; and being numbered on the ground plan or draft of said town with the number six.

Being the same property conveyed to Connie L. Fry who acquired title by virtue of a Distribution Order from Connie L. Fry, Executrix of the Estate of Janet M. Fry, deceased, dated November 5, 1992, recorded December 31, 1992, as Document ID 68571, and recorded in Book 2376, Page 1361, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 58 MAIN STREET, STOUCHSBURG, PA 19567.

Parcel No.: 62432803343638

Account: 62007048

See Deed Book Volume 2376, Page 1361

TO BE SOLD AS THE PROPERTY OF  
CONNIE L. FRY

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Case No. 24-14095  
Judgment Amount: \$51,320.79  
Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN two-story brick semi-detached dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side North 12th Street, between Amity and Union Streets, being No. 1517 North 12th Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of North 12th Street, 240 feet North from the Northeast corner of 12th and Amity Streets, a corner of property now or late of Samuel M. Sherman; thence East along same 105 feet to an alley; thence North along said alley 30 feet to other property now or late of Samuel M. Sherman; thence West along same 105 feet to the East building line of North 12th Street; thence South along same 30 feet to the place of BEGINNING.

CONTAINING in front on said North 12th Street, North and South, 30 feet, and in depth, East and West, 105 feet to said alley.

BEING THE SAME PREMISES which Sergio Morales Martell and Ofelia Morales-Santos by Deed dated September 20, 2013 and recorded September 23, 2013 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2013040879, granted and conveyed unto Galdino B. Palomares.

BEING KNOWN AS 1517 North 12th Street, Reading, PA 19604.

TAX PARCEL NO. 17-5317-30-18-7730

ACCOUNT:

See Instrument No. 2013040879

To be sold as the property of Galdino Palomares Barrera a/k/a Galdino B. Palomares

No. 24-14830  
Judgment: \$69,613.29  
Attorney: Stephen M. Hladik, Esquire

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

COMMENCING from a point near the

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

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

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

1. North 21 degrees 13 minutes 20 seconds West, 0.17' to a point;
2. South 68 degrees 46 minutes 40 seconds West, 4.00' to a point;
3. North 21 degrees 13 minutes 20 seconds West, 11.66' to a point;
4. South 68 degrees 46 minutes 40 seconds West, 2.67' to a point;
5. North 21 degrees 13 minutes 20 seconds West, 14.50' to a point;
6. North 68 degrees 46 minutes 40 seconds East, 14.50' to a point;
7. South 21 degrees 13 minutes 20 seconds East, 4.00' to a point;
8. North 68 degrees 46 minutes 40 seconds East, 21.50' to a point, the True Point of Beginning.

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

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



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Account No. 80274842  
TO BE SOLD AS THE PROPERTY OF Mark D. Shoener

No. 24-14847  
Judgment: \$99,235.29  
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN message, tenement, brick dwelling house and one-half lot of ground, situate on the West side of South Second Street, being No. 104 South Second Street, in the Borough of Womelsdorf, Berks County, Pennsylvania bounded and described as follows:

BEGINNING at a corner lot now or late of David Althouse Estate, thence by the same Northwesterly two hundred fifty-six (256) feet intersecting an alley; thence by the same Southwesterly thirty-three (33) feet intersecting lot now or late of Henry D. Hackman; thence by the same Southwesterly two hundred fifty-six (256) feet intersecting said South Second Street; thence by the same Northeasterly thirty-three (33) feet to the place of BEGINNING.

CONTAINING in front, North and South, thirty-three (33) feet, and in depth, East and West, two hundred fifty-six (256) feet.

BEING THE SAME PREMISES which Daniel P. Miller, by Deed dated April 6, 2006 and recorded on April 13, 2006, in the Berks County Recorder of Deeds Office at Deed Book Volume 4852 at Page 280, as Instrument No. 2006035617, granted and conveyed unto Kevin D. Warmkessel and Diana G. Poper, as joint tenants with the right of survivorship. The said Diana G. Poper departed this life on or about June 23, 2020, thereby vesting title to Kevin D. Warmkessel by operation of law. The said Kevin D. Warmkessel a/k/a Kevin Warmkessel departed this life on or about May 9, 2022. Kiersten L. Beagle is the Administratrix of the Estate of Kevin D. Warmkessel a/k/a Kevin Warmkessel, Deceased as reflected under File No. 06-22-1250 filed with the Berks County Register of Wills. Whereby operation of law, title vested in Kiersten L. Beagle, as Administratrix of the Estate of Kevin D. Warmkessel a/k/a Kevin Warmkessel, Deceased.

Being Known as 104 South 2nd Street, Womelsdorf, PA 19567

PARCEL I.D. NO. 95433707581591  
MAP PIN NO. 433707581591  
ACCOUNT NO. 95005800  
TO BE SOLD AS THE PROPERTY OF  
Kevin D. Warmkessel, Deceased

No. 2024-15293  
Judgment Amount: \$96,062.33  
Attorney: Matthew G. Brushwood, Esquire

ALL THAT CERTAIN two-story brick semi-detached dwelling house and lot or piece of ground upon which the same is erected, situate

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on the southwest corner of Garfield Avenue and West Lawn Avenue, as shown by the map or plan surveyed by William H. Dechant, C.E., bearing date April, 1914, said map or plan being duly recorded in the Recorder's Office of Berks County in Plan Book No. 2, page 44, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded:

On the North by Garfield Avenue;  
On the East by said West Lawn Avenue;  
On the South by a fifteen feet wide alley; and  
On the West by property now or late of Paul Wagner, being property No. 2206 Garfield Avenue, West Wyomissing aforesaid.

CONTAINING in front on said Garfield Avenue forty-three feet, more or less, to the center of a wall between the twin houses, and in depth one hundred twenty-five feet to the aforesaid fifteen feet wide alley.

BEING THE SAME PREMISES WHICH Pamela S. Spong by Deed dated August 4, 2014, and recorded August 8, 2014 in the Office for the Recorder of Deeds in and for the County of Berks and Commonwealth of Pennsylvania to Instrument No. 2014025822 granted and conveyed unto Debra L. Huber.

PARCEL IDENTIFICATION NO: 80-4396-09-05-4737; TAX ID #: 80043600  
TO BE SOLD AS THE PROPERTY OF  
DEBRA L. HUBER.

Case Number: 24-15448  
Judgment Amount: \$41,927.59  
Attorney: Brock and Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof, and the lot or piece of ground upon which the same is erected, situate on the southwest corner of Marion and Church Streets, being No. 1170 Church Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit: On the North by said Marion Street; On the East by said Church Street; On the South by property now or late of Edward Davis and Violet H. Davis, his wife; and On the West by a three feet wide alley.

CONTAINING in front or width on said Church Street thirteen (13) feet and eight (8) inches, and in depth along said Marion Street one hundred (100) feet, more or less.

Being the same premises which Agnes Medcalf, by Deed dated 12/27/2013 and recorded 01/06/2014, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2014000389, granted and conveyed unto Lucila Severino Marte, in fee. Tax Parcel: 14530743860765 A/K/A 14-5307-43-86-0765 Premises Being: 1170 Church St, Reading, PA 19601 To be sold as Property of: Lucila Severino Marte Taken in Execution and to be sold by

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**MANDY P. MILLER, ACTING SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, March 7, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

544 Court Street  
Reading, PA 19601  
610-375-4591

MOGEL SPEIDEL BOBB & KERSHNER  
By: Mark E. Zimmer, Esquire  
Attorney I.D. #87430  
520 Walnut Street  
Reading, PA 19601  
610-376-1515

**ACTION IN DIVORCE**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
NO. 22-12735  
IN DIVORCE

NIRMA TOORA, Plaintiff  
vs.  
BERNADETTE D. TOORA, Defendant

**NOTICE**

**To: BERNADETTE D. TOORA**

Plaintiff, Nirma Toora, through his attorney, Mark E. Zimmer, Esquire of Mogel, Speidel, Bobb & Kershner, P.C. has filed a **NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD UNDER SECTION 3301(d) OF THE DIVORCE CODE WITH ATTACHED COPY OF PRAECIPE TO TRANSMIT.**

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

**YOU SHOULD TAKE THIS NOTICE 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.**

Lawyer Referral Service  
Berks County Bar Association

**ARTICLES OF INCORPORATION**

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

The name of the proposed corporation is **Berks Dairy Co Corp.** The registered office is 2104 Inverness Court, Reading, PA 19610 in Berks County.

The name of the proposed corporation is **EBS HOLDINGS, INC.**

The Articles of Incorporation have been filed on January 16, 2025.

**AUDIT LIST**

**First Publication**

**AUDIT NOTICE - ORPHANS' COURT**

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (February 4, 2025) 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 February 5, 2025, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

KELL, MARYANN J. - John K. Kell, Exr., Jonathan B. Batdorf, Esq.

ZEIGLER, III., GEORGE W. - James N. Zeigler, Exr., Eugene Orlando, Jr., Esq.

Last day for filing Accounts for March 2025 is February 3, 2025.

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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. 25-00145

NOTICE IS HEREBY GIVEN that the Petition of Horace Michael Bannon III was filed in the above named Court, praying for a Decree to change his name to MICHAEL BANNON.

The Court has fixed February 28, 2025, at 2:30 p.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**EmmaRose M. Strohl, Esq.**

**BARLEY SNYDER**  
2755 Century Boulevard  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-18000

NOTICE IS HEREBY GIVEN that the Petition of Lydia Mae Drake was filed in the above named Court, praying for a Decree to change their name to ARTEMIS MAE DRAKE.

The Court has fixed February 28, 2025, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Julie J. Marburger, Esq.**

**BERMAN VOSS, P.C.,**  
1150 Berkshire Blvd., Suite 240  
Wyomissing, PA 19610

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-18414

NOTICE IS HEREBY GIVEN that the Petition of Maria Albina Esposito Adams was filed

in the above named Court, praying for a Decree to change her name to MARIA ALBINA ADAMO.

The Court has fixed February 28, 2025, at 2:00 p.m. in Courtroom "4E" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**ESTATE NOTICES**

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

**First Publication**

**COHEN, HARLAN I., dec'd.**

Late of Boca Raton,  
Palm Beach County FL and  
Exeter Township.  
Executrix: ALLISON COHEN-DEPAOLI,  
c/o ATTORNEY: PAUL R. COHEN, ESQ.,  
CURTIN & HEEFNER LLP,  
1040 Stony Hill Rd., #150,  
Yardley, PA 19067.

**DONATELLI, DOROTHY J., dec'd.**

Late of Maiden creek Township.  
Executrix: LAURIE D. RILEY,  
110 Rosemead Ave.,  
Reading, PA 19608.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**DRUMHELLER, PATRICIA SUE, dec'd.**

Late of Amity Township.  
Administrator: JACOB EARL  
DRUMHELLER,  
1915 Fairview Rd.,  
Glenmoore, PA 19343.  
ATTORNEY: MATTHEW R. KESSLER,  
ESQ.,  
KESSLER LAW OFFICES, LLC,  
8 Church Lane,  
Douglassville, PA 19518

**ESHBACH, ROSEMARIE, dec'd.**

Late of Alsace Township.  
Executor: GREGORY R. ESHBACH,  
275 Skyline Dr.,  
Reading, PA 19606.  
ATTORNEY: TIMOTHY C. BITTING,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

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**FICHTHORN, SHARON L., dec'd.**

Late of Maiden creek Township.  
 Administratrix: SANDY M. FICHTHORN,  
 220 S. Richmond St.,  
 Fleetwood, PA 19522.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**GANTERT, GEORGE M. also known as GANTERT, GEORGE MICHAEL, dec'd.**

Late of Exeter Township.  
 Executor: MATTHEW GANTERT,  
 c/o ATTORNEY: NICOLE B. LABELLETTA,  
 ESQ.,  
 LABELLETTA & WALTERS, LLC,  
 200 Barr Harbor Dr., Ste. 400,  
 Conshohocken, PA 19428.

**HAAS, SR., CARL R., dec'd.**

Late of Berks County, .  
 Executrix: BEVERLY HAAS-KEIM,  
 340 Main St.,  
 Oley, PA 19547.  
 ATTORNEY: FREDERICK M. NICE,  
 ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**HAUCK, JUDITH E., dec'd.**

Late Borough of Laureldale.  
 Executrix: PATRICIA ANN LUTZ,  
 10569 Allentown Blvd.,  
 Annville, PA 17003.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**HENNE, RUSSELL F. also known as HENNE, RUSSELL FREDERICK, dec'd.**

Late of 1 Stump Lane.,  
 Borough of Bernville.  
 Administrator: BRETT A. HENNE.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**MANTILLA, SR., LUIS A., dec'd.**

Late of City of Reading.  
 Administrator: LUIS A. MANTILLA, JR.,  
 1209 Spring St.,  
 Reading, PA 19601.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 101,  
 Reading, PA 19606

**SEIVERLING, MICHAEL P., dec'd.**

Late of 1505 Lexington Way,  
 Caernarvon Township.  
 Administrator: MICHEL B. DETURCK.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**STINE, HELEN J., dec'd.**

Late of Borough of Birdsboro.  
 Executor: JEFFERY SHOWERS,  
 c/o CALEB J. ZIMMERMAN, ESQ.,  
 ZIMMERMAN LAW OFFICE,  
 466 Jonestown Rd.,  
 Jonestown, PA 17038.

**STOLTZ, JERALD P., dec'd.**

Late of Borough of Boyertown.  
 Executor: FRANKLIN P. STOLTZ,  
 4936 Gayman Rd.,  
 Doylestown, PA 18901.  
 ATTORNEYS: CHRISTOPHER MANNO and  
 LAURA M. MERCURI,  
 DUFFY NORTH,  
 104 N. York Rd.,  
 Hatboro, PA 19040

**ULRICH, TWILA Y., dec'd.**

Late of Exeter Township.  
 Executrix: TAMI A. ULRICH,  
 18 Myrtle Ave.,  
 Reading, PA 19606.  
 c/o ATTORNEY: SCOTT C. PAINTER,  
 ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**WEBER, ALFRED J., dec'd.**

Late of 5 Foxglove Lane,  
 Exeter Township.  
 Executrix: MARGARET D. WEBER,  
 5 Foxglove Lane,  
 Reading, PA 19606.  
 ATTORNEY: ROBIN S. LEVENGOOD,  
 ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD, P.C.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

**WEITZEL, SHIRLEY A. also known as WEITZEL, SHIRLEY ANN, dec'd.**

Late of 1011 Berks Rd,  
 Bern Township.  
 Executors: STEVEN R. WEITZEL,  
 134 Christine Dr.,  
 Reading, PA 19606 and  
 MAJORIE A. KERN,  
 4465 New Holland Rd.,  
 Mohnton, PA 19540.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**Second Publication****ALVARADO-GONZALEZ, CARLOS RAFAEL also known as ALVARADO, CARLOS, dec'd.**

Late of City of Reading.  
 Executrix: GLORIMAR ALVARADO  
 PABON.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

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**CARSON, GLEN W. also known as  
CARSON, GLEN, dec'd.**  
Late of County Line Rd.,  
Hereford Township.  
Executrix: ELIZABETH CARSON-NAVE and  
AMY SHUP.  
c/o ATTORNEY: GEORGE M.  
NIKOLAOU, ESQ.,  
NIKOLAOU LAW OFFICES LLC,  
166 Allendale Road,  
King of Prussia, PA 19406

**DAYWALT, JOHN C., dec'd.**  
Late of 133 S. Mill St.,  
Borough of Birdsboro.  
Administrator: JESSE DAYWALT,  
6005 Waterview Circle,  
Phoenixville, PA 19460.  
ATTORNEY: KAREN E. EICHMAN, ESQ.,  
EICHMAN LAW, PLLC,  
8 Federal Road, Suite 3,  
West Grove, PA 19390

**EYSOLDT, JEFFREY, dec'd.**  
Late of 133 Kriebel Rd.,  
Hereford Township.  
Administratrix: SARAH EYSOLDT,  
4209 N. Ocotillo Canyon Dr.,  
Tuscon, AZ 85750.

**FORRY, JR., LARRY I., dec'd.**  
Late of Borough of Laureldale.  
Administratrix: DEBORAH ANN FORRY.  
c/o ATTORNEY: KAREN H. COOK, ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**HOCH, JOAN L., dec'd.**  
Late of Oley Township.  
Administratrix: CHRISTINE J. SNYDER,  
54 E. Locust St.,  
Fleetwood, PA 19522.  
ATTORNEY: VICTORIA GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**JACOBS, DIANE M. also known as  
JACOBS, DIANE MAE, dec'd.**  
Late of City of Reading.  
Executor: TIMOTHY M. JACOBS,  
711 Bruckman Ave., Apt. BB,  
Reading, PA 19605.  
ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**LANDMESSER, LYNN also known as  
LANDMESSER, DR. LYNN THERESA and  
LANDMESSER, LYNN T., dec'd.**  
Late of Borough of Birdsboro.  
Executor: GABRIEL R. PILAR,  
251 Loder Rd.,  
Birdsboro, PA 19508.  
ATTORNEY: VICTORIA GALLEN SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MOORE, RAYMOND E., dec'd.**  
Late of 3439 Raymond St.,  
Borough of Laureldale.  
Administrators: RAYMOND E. MOORE,  
JR.,  
4212 4th Ave.,  
Temple, PA 19560 and  
MARY O. PLANTS,  
1109 Mt. Laurel Ave.,  
Temple, PA 19560 and  
LATISHA L. NEWS,  
3211 Montrose Ave.,  
Laureldale, PA 19605.  
ATTORNEY: JAY R. WAGNER, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**REIFSNYDER, ELIZABETH M. also  
known as  
REIFSNYDER, BETTY M. also known as  
REFSNYDER, BETTY MAE and,  
REIFSNYDER, ELIZABETH MAY,  
dec'd.**  
Late of Borough of Boyertown.  
Executrix: KATHY E. UNGER.  
c/o ATTORNEY: NICOLE C. MANLEY,  
ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**STEMLER, JOSEPH CRAIG also known as  
STEMLER, JOSEPH C., dec'd.**  
Late of Spring Township.  
Executor: DAVID J. STEMLER,  
196 Elwyn Ave.,  
Sinking Spring, PA 19608.  
ATTORNEY: VICTORIA GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**STICKLER, RICHARD A., dec'd.**  
Late of Borough of Laureldale.  
Administrator: ERIC STICKLER.  
c/o ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

### Third and Final Publication

**ADAMS, KENNETH C., dec'd.**  
Late of Centre Township.  
Executor: MICHAEL C. ADAMS,  
432 E. 3rd St.,  
Bernville, PA 19506.  
ATTORNEY: VICTORIA GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

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**CRAMER, MARGUERITE R., dec'd.**

Late of Borough of Blandon.  
 Executrix: CANDICE R. CAMPBELL,  
 9399 Flucker Hill Rd.,  
 Forestville, NY 14062.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

**DIETRICH, RICHARD CHARLES also known as**

**DIETRICH, RICHARD C., dec'd.**  
 Late of 280 Dietrich Valley Rd.,  
 Greenwich Township.  
 Administratrix: KATHLEEN A. DIETRICH,  
 280 Dietrich Valley Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: CHRISTOPHER J.  
 HARTMAN, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**FRICK, PATRICIA J., dec'd.**

Late of 40 East Charles St.,  
 Borough of Wernersville.  
 Executor: RICK B. FRICK,  
 609 Penndale Ave.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT D. KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

**MOGEL, JUNE E. also known as MOGEL, JUNE, dec'd.**

Late of 1000 E. Wyomissing Blvd.,  
 City of Reading.  
 Administrator: DAVID M. MOGEL,  
 400 Green Valley Rd.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: CHRISTOPHER J.  
 HARTMAN, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**SCHMECK, HILDA JEAN also known as SCHMECK, HILDA J., dec'd.**

Late of Muhlenberg Township.  
 Executrix: DEBORAH A. HAIN,  
 4518 Tenth Ave.,  
 Temple, PA 19560.  
 ATTORNEY: KENNETH C. MYERS, ESQ.,  
 534 Elm Street - 1st Floor,  
 Reading, PA 19601

**SEIDEL, ELIZABETH A., dec'd.**

Late of Borough of Hamburg.  
 Executors: JOHN R. SEIDEL,  
 55 E. Rauschs Rd.,  
 New Ringgold, PA 17960 and  
 DEBRA ANN SEIDEL,  
 618 State St.,  
 Hamburg, PA 19526.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**SOLTYSIK, BRONISLAW J., dec'd.**

Late of 907 Carsonia Ave.,  
 City of Reading.  
 Executor: MICHELLE A.S. WUNDER,  
 26 West 34th St.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT D. KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

**TAYLOR, LOIS G. also known as TAYLOR, LOIS GAY, dec'd.**

Late of Cumru Township.  
 Executor: ROBERT S. TAYLOR,  
 31 Dusseldorf Dr.,  
 Royersford, PA 19468.  
 ATTORNEY: VICTORIA GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**ZAZENSKI, JR., EDWARD W. also known as ZAZENSKI, EDWARD W., dec'd.**

Late of 101 Teen Challenge Rd.,  
 Borough of Womelsdorf.  
 Executrix: JANICE CIESLA,  
 19 Valley Rd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 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:*

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation of Grandview Marketing & Design with its principal place of business at 37 Grandview Road, Wernersville, PA 19565 in Berks County.

The name and address of the person owning or interested in said business is: Robert Glass also located at 37 Grandview Road, Wernersville, PA 19565

The Application has been/will be filed on January 9, 2025.

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

**BERKS COUNTY LAW JOURNAL**

Attention: Courtney Morstatt, Publications & Marketing Coordinator

cmorstatt@berksbar.org

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Fax: (610) 373-0256

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