

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending November 1, 2024

The Defendant's Name Appears
First in Capital Letters

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

PRESIDENT JUDGE
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE JAMES M. BUCCI -
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -
(MAU)

Abuse

ALVAREZ, FRANKLIN E RODRIGUEZ - Mast, Yerieska Del Carmen; 24 16471; Y. Mast, IPP. (JMB).

ARIAS, ANYERO J - Francisco, Cynthia A Arias; 24 16552; C. Francisco, IPP. (JDB).

CANDELARIO, JENEVITH - Reyes, Victor Jose Adames; 24 16562; V. Reyes, IPP. (JDB).

CHAMORRO, JR, FERNANDO J - Martinez, Yesenia; 24 16310; Y. Martinez, IPP. (JMS).

CISNEROS, ALEJANDRO - Rodriguez, Maribel A; 24 16442; M. Rodriguez, IPP. (JMS).

GARCIA, ARMANDO ZAVALA - Bernal, Rosa Gonzalez; 24 16318; R. Bernal, IPP. (JMS).

GOODHART, ISAAH JAMES - Smith, Tanzy Nicole; 24 16288; T. Smith, IPP. (JDB).

HENDRIX, LEKEEM - Martin, Enija Tanay; 24 16283; E. Martin, IPP. (JDB).

MARTINEZ, STANLY JAVIER RINCON - Teresa, Chrismell Jasmin; 24 16454; C. Teresa, IPP. (JMB).

MERCED, PEDRO G ORTIZ - Kline, Jainisse; 24 16278; J. Kline, IPP. (JDB).

PAULINO, FRANCISCO ALONZO - Campos, Kidaishka M Reyes, R, F A; 24 16314; K. Campos, IPP. (JDB).

QUIGLEY, LEO M - Santiago, Elyssa I; 24 16453; E. Santiago, IPP. (JMB).

RODRIGUEZ, BENJAMIN RIVERA - Bernal, Beatriz C; 24 16584; B. Bernal, IPP. (JMS).

SHARPE, WILLIAM MICHAEL - Santiago, Genesis Carlyn; 24 16560; G. Santiago, IPP. (JDB).

SHOFFLER, SETH P - Clark, Isabella R; 24 16554; I. Clark, IPP. (JDB).

SIMON, ZACHARY T - Gallagher, Emily A; 24 16277; E. Gallagher, IPP. (JDB).

Appearance - Plaintiff

TARRACH, NICOLLE - Grande, Santo; 24 15744; Salvatore Folino.

Certified Copy of Foreign Divorce Decree

MUNOZ, MARIA A - Solis, Albin; 24 16494; A. Solis, IPP.

Complaint

CASTILLO, ABRAHAM - Discover Bank; 24 16066; Michael J. Dougherty.

IDDINGS BROTHERS LLC - Noll, Elwood; 24 14745; Thad M. Gelsing.

KARNELL, RYAN - Rodriguez Ortiz, Julio, Rodriguez, Mariam, Vazquez, Virginia; 24 14080; Joseph P. Bradica.

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

METROPOLITAN MANAGEMENT GROUP INC - Davis, Eric, Davis, Keasha; 24 15183; Larry W. Miller Jr.

STRICKER, JENNIE, GRIFFIN, MARIE, STRICKER, SCOTT ALLEN - Harkins, Kristi; 24 702; Lindsey M. Cook.

11/14/2024

Vol. 117, Issue 7

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

Contract - Debt Collection: Credit Card

CLARK, SHERI - JPMorgan Chase Bank N A; 24 16561; Ian M. Lauer. (MSF).

CORTES, MARIA - Citibank N A; 24 16332; Sean P. Stevens. (JEG).

FANA, FERNANDO - Wells Fargo Bank N A; 24 16543; Nicole M. Francese. (JEG).

HEISER, CAITLIN M - JPMorgan Chase Bank N A; 24 16536; Ian M. Lauer. (JEG).

HEISER, CAITLIN M - JPMorgan Chase Bank N A; 24 16537; Ian M. Lauer. (MSF).

HERB, MARISSA RENEE - First Commonwealth Federal Credit Union; 24 16607; Michael R. Nesfeder. (JBN).

KOFKE, FREDRIC - American Express National Bank; 24 16305; Jordan W. Felzer. (JBN).

LUMOSE, NELIE R - Citibank N A; 24 16466; Michael J. Dougherty. (JBN).

MATTHEW, DEAN L - U.S. Bank National Association; 24 16539; Kirsten R. Armstrong. (JEG).

MCCANN, WILLIAM - JPMorgan Chase Bank N A; 24 16333; Sean P. Stevens. (MSF).

MCMILLAN, FERN - JPMorgan Chase Bank; 24 16597; Ian M. Lauer. (JBN).

MELCHER, TIMOTHY R - U S Bank National Association; 24 16394; Jason E. Strand. (JEG).

MICHELOW, ASHLEY K - Bank Of America N A; 24 16549; Frederic I. Weinberg. (MSF).

MUESSIG, SEAN H - U S Bank National Association; 24 16431; Jason E. Strand. (MSF).

PALAGUACHI, CARLOS G - JPMorgan Chase Bank N A; 24 16564; Ian M. Lauer. (JEG).

PATRICK, JUSTIN D - Wells Fargo Bank N A; 24 16541; Michael H. Kaliner. (JBN).

PFLUM, DANIELLE E - U S Bank National Association; 24 16320; Kirsten R. Armstrong. (MSF).

POLANCO, ROSA ELVA - Bank Of America N A; 24 16532; Frederic I. Weinberg. (JEG).

ROLLAND, LUKE - JPMorgan Chase Bank N A; 24 16316; Sean P. Stevens. (MSF).

SAEZ, CRYSTAL - Wells Fargo Bank N A; 24 16331; Nicole M. Francese. (JBN).

SARGENT, LORRAINE - Citibank N A; 24 16351; Michael R. Lipinski. (JEG).

SELLOW, DAVID J - Goldman Sachs Bank USA; 24 16613; Erin R. Grady. (JEG).

STAMM, MICHAEL - Citibank N A; 24 16319; Michael R. Lipinski. (JEG).

STRICKLER, DEBRA A - Wells Fargo Bank N A; 24 16614; Nicole M. Francese. (MSF).

Contract - Debt Collection: Other

BATTLE, JR, ROBERT - First Commonwealth Federal Credit Union; 24 16563; Michael R. Nesfeder. (JBN).

Contract - Other

A PART OF OUR FAMILY HOMECARE AGENCY LLC - Westguard Insurance Company; 24 16350; Jeffrey S. Wilson. (JBN).

CAMPHAUSEN, ASHLEY - Sofi Bank National Association; 24 16538; Michael F. Ratcliff. (JBN).

DOUGLASS VILLAGE LLC, DOUGLASS VILLAGE MHC HOLDINGS LLC - M&A Excavating LLC; 24 16550; Rebecca E. Mitchell. (JBN).

FRONTLINE FABRICS INC - Wofle Dye & Bleach Works Inc, Wolfe, Mark; 24 16556; Kevin A. Moore. (JEG).

PAPAHARISIOU, NICHOLAOS - Discover Bank; 24 16371; Erin R. Grady. (JBN).

STETLER, JEANETTE - Discover Bank; 24 16557; Erin R. Grady. (MSF).

TORRES, OSCAR A FERNANDEZ - First Commonwealth Federal Credit Union; 24 16555; Michael R. Nesfeder. (JBN).

TWO DUDES EXCAVATION SERVICES LLC - Cleveland Brothers Equipment Co Inc; 24 16558; Daniel A. Wechsler. (JBN).

Custody

CALVARESI, SAMANTHA - Candelaria, Ryan; 24 16496; Sara R. Haines Clipp. (JDB).

LEMUS, NORMA GODOY, PEREZ, SERVELIO ROLANDO CHINCHILLA - Lemus, Lester Obando Godoy; 24 16491; Sean M. Cooper. (JDB).

MARTINEZ, SAMARA - Foster, Marcia; 24 16294; Shane L. Weaver. (TMB).

MENDEZ, MARIA JUANA, FRANCO, SANTOS - Murillo, Fredy Francisco Franco; 24 16279; Natalia T. Ruggiero. (JDB).

MORALES, JAILENE - Vargas-Medina, Rafael; 24 16474; Joseph A. Guillama. (JDB).

MOYER, RYAN L - Moyer, Stephanie R; 24 16601; Dawn M. L. Palange. (JDB).

NERI, ELLEN P - Altavilla, Dante J; 24 16311; Courtney A. Hahn. (JDB).

PENA, DIANA - Guzman, Juan; 24 16535; Mary C. Favinger. (JDB).

PLEITEZ, CRISTAL - Estela, Jose E Santiago; 24 16309; J. Estela, IPP. (JDB).

SOSA, ADRIANA JOSEPHINE - Sosa, Ino-Jaquel; 24 16470; I. Sosa, IPP. (JDB).

SPAIDE, RAYNA E - Singalla, Franklin; 24 16609; F. Singalla, IPP. (JDB).

Divorce

AVALOS-CORTEZ, EXAIN - Avalos-Emmel, Daria Lynn; 24 16393; Bernard Mendelsohn. (JDB).

BESCRIFT, STEPHEN - Bescrirt, Annette; 24 16368; Bernard Mendelsohn. (JMS).

BRENDLE, JR, JIMMIE S - Brendle, Christine E; 24 16313; Pamela L. VanFossen. (JMS).

CASTRO, TANYA - Castro, Miguel; 24 16602; Hannah E. Betz, Michael S. Daigle. (JDB).

11/14/2024

Vol. 117, Issue 7

DUGAS, DONNA JEAN - Dugas, Jack; 24 16476; Daniel I. Sager. (JDB).

ECHEVARRIA, JOSE M - Mantilla, Wilma; 24 16308; Bernard Mendelsohn. (JDB).

GRANT, CATHERINE - Tindall-Moyer, Tre; 24 16545; Rebecca Ann Smith. (JDB).

HARRIS, KASHMAN - Harris, Darla; 24 16348; Robin J. Gray. (JDB).

HART, STEVEN M - Hart, Kelly; 24 16430; Nicole Plank. (JDB).

KAUFFMAN, JUSTIN D - Kauffman, Kimberly S; 24 16302; Jeffrey R. Boyd. (JDB).

MAGINNIS, JESSICA J - Beamesderfer, Jesse; 24 16298; Lauren M. Marks. (JDB).

MCARTHUR, ROBERT A - McArthur, Heather N; 24 16604; Nicole C. Manley. (JDB).

MOYER, ERIC - Moyer, Elisa; 24 16487; Mark B. Stanzola. (JDB).

NOVAK, SHAWNA L - Novak, Clay E; 24 16365; Jacob Mazur. (JDB).

PERLMAN, JOSHUA - Perlman, Kathleen; 24 16489; Kelsey Frankowski. (JDB).

PIECH, II, STEVEN - Piech, Leah; 24 16369; Rebecca Ann Smith. (JDB).

RILEY, KIERAN - Riley, Sherry; 24 16582; Ann E. Endres. (JEG).

RINGLER, CORY ALLEN - Ringler, Kristin Louise Moyer; 24 16520; K. Ringler, IPP. (JDB).

RUKEVWE, FRANCIS THOMAS - Charlsen, Lyne R; 24 16312; Gregory D. Henry. (JDB).

SOSA, ADRIANA JOSEPHINE - Sosa, Ino-Jaquel; 24 16469; I. Sosa, IPP. (JDB).

STRUNK, ABLE B - Strunk, Paige N; 24 16468; Heather A. Eggert. (JDB).

Divorce - Custody Count Complaint

CASTRO, TANYA - Castro, Miguel; 24 16603; Hannah E. Betz, Michael S. Daigle. (JDB).

GRANT, CATHERINE - Tindall-Moyer, Tre; 24 16546; Rebecca Ann Smith. (JDB).

KAUFFMAN, JUSTIN D - Kauffman, Kimberly S; 24 16303; Jeffrey R. Boyd. (JDB).

MOYER, ERIC - Moyer, Elisa; 24 16488; Mark B. Stanzola. (JDB).

PERLMAN, JOSHUA - Perlman, Kathleen; 24 16490; Kelsey Frankowski. (JDB).

Land Use Appeal

THE ZONING HEARING BOARD OF CUMRU TOWNSHIP BERKS COUNTY PENNSYLVANIA, OHB PROPERTIES LLC - Penske Truck Leasing Co Lp; 24 16583; Christopher Muvdi. (JEG).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Berry, Vance L; 24 16370; V. Berry, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cadieux, Dakota Bailey; 24 16596; Christopher D. Rothermel. (JMS).

Magisterial District Justice Appeal

GLIMP, QWADAIR - Service Pro; 24 16295; Larry W. Miller Jr. (JEG).

WHEELER, DEANNA - Barclays Bank Delaware; 24 16291; Barclays Bank Delaware, IPP. (JBN).

Miscellaneous - Replevin

BLUMENSTOCK, JOHN T, KOHN, TINA N - 21st Mortgage Corporation, Greenwich Investors XXVI, Wmd Markets LLC, Tammac Holdings Corporation; 24 16367; Kellie Rahl-Heffner. (MSF).

Petition

COMMONWEALTH OF PENNSYLVANIA - Track, Joshua Frederick; 24 16317; J. Track, IPP. (JBN).

SWINEHART, CHARLENE L - Township Of Ruscombmanor; 24 16517; Elizabeth A. Magovern. (MSF).

Petition to Set Aside Tax Sale

GONZALEZ, NIKAUARYS, BERKS COUNTY TAX CLAIM BUREAU - Lebron, Josue O Negrón; 24 16544; Larry W. Miller Jr. (JBN).

Real Property - Ejectment

RADIES, LINDSAY - Foster, Micheal; 24 16568; Ronald L. Clever. (MSF).

Real Property - Mortgage Foreclosure: Residential

BAER, DAVID, BAER, FERN M - Wells Fargo Bank N A; 24 16542; Adrienna Hunsberger. (MSF).

CASSNER, CHAD R, CASSNER, NOREEN E - Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1; 24 16472; Jill M. Fein. (MSF).

EXUME, KLEIN, MILORD, CHLOE - Woodforest National Bank; 24 16547; Woodforest National Bank, IPP. (MSF).

GOSS, JAMESON, GOSS, STACEY L - U S Bank Trust National Association, Rcf 2 Acquisition Trust; 24 16565; Matthew C. Fallings. (MSF).

HOFER, PATRICK J, ROTH, SHAYNA M - Pennsylvania Housing Finance Agency; 24 16599; Leon P. Haller. (MSF).

PRICE, ASHLEY S - Wells Fargo Bank N A; 24 16473; Meredith Wooters. (MSF).

REYES, BETHZAIDA, REYES, ORLANDO - Pennsylvania Housing Finance Agency; 24 16598; Leon P. Haller. (MSF).

SEEPURSHAD, PATHIA - Flying Hills Condominium III Association; 24 16307; Katharine A. Costlow. (MSF).

STABLEY, DORIS L - U S Bank Trust National Association, Citigroup Mortgage Loan Trust 2021-rp3; 24 16595; Kaitlin D. Shire. (MSF).

STRUNK, FLOYD W - Pennsylvania Housing Finance Agency; 24 16606; Leon P. Haller. (MSF).

Real Property - Partition

BRANDT, PAMELA A - Wiswesser, Lori A; 24 16495; Thomas A. Youngman. (JBN).

11/14/2024

Vol. 117, Issue 7

Tort Motor Vehicle

DOUGHERTY, JR, BRIAN C, BARR-NUNN TRANSPORTATION LLC - Bennett Shirley, Tanisha; 24 16534; Ronald E. Cirba. (JBN).

MOLINA, CARLISHA, RAMOS, KARLA - State Farm Mutual Automobile Insurance Company, Haring, Bonnie; 24 16553; Robert W. Allen. (MSF).

PEFFLEY, R SUE - Phillips, Kasona; 24 16304; Raymond Tarnowski. (MSF).

REYES, FRANCISCO, RR LOGISTICS INC - Geico Casualty Insurance Company; 24 16540; Travis L. McElhaney. (MSF).

SANTO FRANCO, GABRIEL F - Erie Insurance Exchange; 24 16287; Travis L. McElhaney. (MSF).

SEGURA, JUAN MATO, VENTURA, LAURA CRUZ - Ortiz, Luis; 24 16559; Marc I. Simon. (JEG).

SEYMOWR-TERRERO, DIOGENE SIVERIO, NATIONAL FREIGHT INC - Emerick, Jr, Donald, Emerick, Christina; 24 16533; David A. Miller. (MSF).

Tort Other

DOLAN CONSTRUCTION INC, CIATTO CONSTRUCTION COMPANY - Stitzel Lp, Stitzel Family Funeral Homes And Crematory Inc; 24 16551; John E. Muir. (JEG).

RASPALDO-MORALES, WILLIAM - Selective Insurance Company Of The Southeast, Rkn Mechanical LLC; 24 16600; Paul M. Lewis. (MSF).

UNIS, LLC - Zurich American Insurance Company; 24 16531; Emmett Mercil. (JBN).

Tort Premise Liability

PANDORA SPA LLC - Green, Sabrina P; 24 16467; Arthur R. Braitman. (JEG).

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 **December 6, 2024** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

First Publication

NO. 19-21053

Judgment: \$175,686.44

Attorney: Christopher A. DeNardo, Esquire

ALL That Certain lot or piece of ground situate in Ruscombmanor Township, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner at the northwestern side of a driveway, thence along the same South 45° West 40 feet to a corner of lands of Daniel H. Boyer, thence along the same and lands of Constantine Ernesto, North 66° West 201 feet to a corner, thence along Constantine Ernesto's land, North 6° 30' East 68 feet to a corner of lands about to be conveyed to Charles Gambler and wife, thence along the same South 59° 05' East 238 feet to the place of Beginning.

Containing 41.5 Perches.

Kermit L. Hepner and Catherine D. Hepner having taken title as tenants by the entirety by Deed dated October 6, 1952 and recorded October 16, 1952 in Volume 1114, Page 598. Kermit L. Hepner and Catherine D. Hepner were continuously married to each other from the date of the Deed until the death of Catherine D. Hepner on September 2, 1999 in Fleetwood, Berks County, Pennsylvania. Title now vests solely in Kermit L. Hepner as survivor.

PARCEL #76000000000015

FOR INFORMATIONAL PURPOSES ONLY: Being known as 588 Blandon Road, Fleetwood, PA 19522

BEING THE SAME PREMISES which George W. Hepner and Katie L. Hepner by Deed dated October 6, 1952 and recorded October 16, 1952 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 1114, Page 598 granted and conveyed unto Kermit L. Hepner and Catherine D. Hepner in fee.

AND THE SAID Catherine D. Hepner departed this life on or about September 2, 1999 thereby vesting title unto Kermit L. Hepner by operation of law.

TAX PARCEL NO 76000000000015

BEING KNOWN AS 588 Blandon Road, Fleetwood, PA 19522

Residential Property

To be sold as the property of Unknown Heirs of Successors, assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kermit L. Hepner, Susan Boyer, Known Heir of Kermit L. Hepner, Dennis Hepner, Known Heir of Kermit L. Hepner, deceased, Steven Hepner, Known Heir of Kermit L. Hepner, deceased, William Hepner, Known Heir of Kermit L. Hepner, deceased, Kevin Hepner, Known Heir of Kermit L. Hepner, deceased and George Hepner, Known Heir of Kermit L. Hepner, deceased

NO. 21-14580

Judgment: \$177,663.51

Attorney: Christopher A. DeNardo, Esquire

The following real property situate, lying and being found in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, described as follows, to wit:

PREMISES A - ALL THAT CERTAIN tract or parcel of land situate on the South side of Pennsylvania State Highway Legislative Route

11/14/2024

Vol. 117, Issue 7

No. 06125 leading from Hamburg to Virginville, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being Southwardly a distance of 16.50 feet from the center line thereof; thence extending along the South side of the same by line 16.50 feet Southwardly from and parallel to the center line thereof, South 69 degrees 51 minutes East, a distance of 200.00 feet to an iron pin, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband the three (3) following courses and distances (1) leaving said Pennsylvania State Highway Legislative Route No. 06125 South 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pipe; (2) North 69 degrees 51 minutes West, a distance of 200.00 feet to an iron pin; (3) North 20 degrees 9 minutes East, a distance of 200.00 feet to the place of beginning.

CONTAINING in area, 0.918 of an acre of land.

PREMISES B - ALL THAT CERTAIN tract of parcel of land situate on the South side of Pennsylvania State Highway Legislative Route No. 06125 leading from Hamburg to Virginville in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the South side of Pennsylvania State Highway Legislative Route No. 06125, said iron pin being Southwardly a distance of 16.50 feet from the center line thereof, thence extending along residue land of Hattie S. Dreibelbis and Joel P. Dreibelbis, her husband, the three (3) following courses and distances: (1) leaving Pennsylvania State Highway Legislative Route No. 06125, south 20 degrees 9 minutes West, a distance of 200.00 feet to an iron pin; (2) North 69 degrees 51 minutes West, a distance of 236.00 feet to a point; (3) North 20 degrees 2 minutes East of distance of 200.00 feet to a point on the south side of Pennsylvania State Highway Legislative Route No. 06125, said point being 16.50 feet Southward from the center line thereof; thence extending along the South side of the same, South 69 degrees 51 minutes East, a distance of 236.00 feet to the place of beginning.

CONTAINING in area, 1.084 acres of Land.

The improvements thereon being commonly known as 38 Virginville Road, Hamburg, PA 19526.

Being the same premises which Joel P. Dreibelbis and Hattie S. Dreibelbis by deed dated June 22, 1971 and recorded in the Recorder of Deeds for Berks County in Deed Book 1588, Page 544 on June 24, 1971, granted unto Henry O. Strunk and Cora L. Strunk, in fee. AND THE SAID Cora L. Strunk departed this life on or about July 14, 2001, thereby vesting title solely in Henry O. Strunk as survivor. AND THE SAID Henry O. Strunk departed this life on or about

November 8, 2019, thereby vesting title of the premises unto Florence F. Strunk, as Executrix of the Estate of Henry O. Strunk.

TAX PARCEL NO 70-5414-04-80-9749
BEING KNOWN AS 38 Virginville Road, Hamburg, PA 19526
Residential Property

To be sold as the property of Florence F. Strunk, Executrix of the Estate of Henry O. Strunk, deceased

Docket #22-9134

Judgment Amount: \$73,332.44

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house with mansard roof and the additions thereto, situate on the South side of Robeson Street, between Eleventh and Locust Streets, being House No. 1112, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by said Robeson Street;

On the East by property now or late of Elizabeth Eisenhardt and Jennie Eisenhardt;

On the South by a ten (10) feet wide alley; and

On the West by a ten (10) feet wide alley.

CONTAINING m front or width, East and West, along said Robeson Street thirteen (13) feet, more or less, and in depth, North and South, of equal width one hundred (100) feet

SUBJECT TO the restriction that no structure other than the bay window and covered porch as now built shall at any time hereafter be erected North from the present front building wall of the property herein conveyed.

Thereon erected a dwelling house known as: 1112 Robeson Street Reading, PA 19604

Tax Parcel #13531746162167
Account: 13616975
See Deed Book 5256, Page 0169

Sold as the property of:
The Unknown Heirs of MELISSA TORRES, Deceased and JONATHAN TORRES, Solely in His Capacity as Heir of MELISSA TORRES, Deceased

Docket #22-10328

Judgment Amount: \$63,822.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground situate in spring Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Grings Hill Estates, Section

11/14/2024

3, drawn by Mast Engineering Co., Inc., dated November 9, 1984 and revised February 8, 1985, said Plan recorded in Berks County in Plan Book 136, page 35, as follows, to wit:

BEGINNING at a point on the Southerly side of Acorn Drive (53 feet wide) said point being at the arc distance of 33.27 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of compound curve on the Easterly side of Timber Lane (54 feet wide); thence extending from said point of beginning Eastwardly along the southerly side of Acorn Drive along a line tangent to the curve to be described last 49.01 feet to a point, a corner of Lot No. 19 Block L on said Plan; thence extending along same Southwardly along a line forming a right angle with the last described line 100.50 feet to a point, in line of Lot No. 1 Block L on said Plan; thence extending along same Westwardly along a line forming a right angle with the last described line 54.93 feet to a point on the Northeasterly side of Timber Lane; thence extending along same Northwardly and Northwardly along the arc of a circle curving to the right having a radius of 502.26 feet the arc distance of 79.89 feet to a point of compound curve; thence leaving Timber Lane along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 33.27 feet to the first mentioned point of tangent and place of BEGINNING.

CONTAINING 6,377.27 square feet of land BEING Lot No. 20 Block L as shown on the abovementioned Plan.

Thereon erected a dwelling house known as: 1782 Acorn Drive

Sinking Spring, PA 19608

Tax Parcel #80438510459436

Account: 80440126

See Deed Book 04944, Page 0574

Sold as the property of:

MELISSA A. FIGURA and DAVID E. FIGURA JR.

Case Number: 23-02764
Judgment Amount: \$157,031.89
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN message and lot of land, situate on the East side of Second Street, in the Borough of Boyertown, Berks County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Building Range of Second Street (a corner of now or late William H. Angstadt's lot), and running thence along said building range of said Street in a Northwestwardly direction fifty-five feet eleven inches (55' 11") to a corner on the South side of an alley, thence in a Northeastwardly direction along said alley forty feet four inches (40' 4") to a corner, thence in a Northeastwardly direction along said alley seventy-nine feet (79') to a corner

Vol. 117, Issue 7

of now or late said William H. Angstadt's lot, and thence along the same and along the North side of the rear of said now or late William H. Angstadt's house, and through the middle of the partition wall of this and now or late William H. Angstadt's house in a Southwestwardly direction ninety-nine feet ten and three-quarter inches (99' 10-3/4") to the place of beginning.

BEING the same premises which John A. Graver and Myrna A. Graver, his wife, by Deed dated 10-08-80 and recorded 10-09-80 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book Volume 1788 Page 815, granted and conveyed unto Joan S. Sweinhart.

AND THE SAID Joan S. Sweinhart a/k/a Joan S. Rothenberger, has since departed this life on 08-14-12, leaving a Last Will and Testament, duly filed and probated to No. 06-12- 1229 in the Office of the Register of Wills of Berks County, wherein she did nominate Jeffrey R. Sweinhart, to whom Letters Testamentary were granted on 08-24-12.

Being the same premises which Estate of Joan S. Rothenberger, A/K/A Joan S. Sweinhart, by Deed dated 08/28/2013 and recorded 09/03/2013, in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument No. 2013037649, granted and conveyed unto Jesse L. Wolf and Michelle L. Heft, in fee.

Tax Parcel: 33-5387-19-71-3038

Premises Being: 29 W. 2ND ST, Boyertown, PA 19512

To be sold as Property of: Jesse L. Wolf and Michelle L. Heft

NO. 23-10489

Judgment: \$198,650.09

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN TRACT OR PIECE OF GROUND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON CONSISTING OF A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE, BEING A PART OR PORTION OF LOT NOS. 132-133 AND 134 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. S., AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG, (FORMERLY THE BOROUGH OF TEMPLE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN THE SOUTHERLY BOUNDARY LINE OF A 10 FOOT WIDE ALLEY, SAID PIN BEING THE NORTHEASTERLY CORNER OF LOT NO. 131; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 10 FOOT WIDE ALLEY, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE EASTERLY LINE OF LOT NO. 131, IN A NORTHEASTERLY

11/14/2024

Vol. 117, Issue 7

DIRECTION 52.0 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHEASTERLY DIRECTION 50.0 FEET TO AN IRON PIN; THENCE STILL BY OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHWESTERLY DIRECTION 52.0 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID LOT NO. 131; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A NORTHWESTERLY DIRECTION 50.0 FEET TO THE IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 2600 SQUARE FEET.

PURPART NO. 2

ALL THAT CERTAIN TRACT OR PIECE OF GROUND BEING A PART OR PORTION OF LOT NO. 132 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. E. AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG (FORMERLY THE BOROUGH OF LAURELDALE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF COLUMBIA AVENUE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LOT NO. 131 AS LAID OUT ON THE AFOREMENTIONED PLAN OF LOTS; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131 IN A NORTHWESTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE, A DISTANCE OF 75.0 FEET TO AN IRON PIN AND CORNER OF LANDS OF EDMUND R. GARDNER; THENCE ALONG THE SOUTHERLY LINE OF LANDS OF EDMUND R. GARDNER IN A NORTHEASTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO AN IRON PIN; THENCE ALONG RESIDUE LANDS OF GRANTOR IN A SOUTHEASTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 75.0 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID COLUMBIA AVENUE IN A SOUTHWESTERLY DIRECTION FORMING

AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO THE IRON PIN THE PLACE OF BEGINNING.

CONTAINING 1500 SQUARE FEET.

PURPART NO. 3

ALL THAT CERTAIN triangular lot or piece of ground lying a short distance Northwardly from Columbia Avenue, between Seventh and Eighth Avenues, said lot being portions of Lots No. 133 and 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberg, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner of property about to be conveyed to Josephine Botch and Mary Botch, and in line of other property belonging to Edmund R. Gardner; thence along said other property belonging to Edmund R. Gardner, the two following directions and distances, viz:

1. in a Northwesterly direction, a distance of twenty-seven and ninety-six one-hundredths feet (27.96') to a point, and 2. in an Easterly direction by a line making an interior angle of ninety degrees (90 deg.) with the last described line, a distance of thirty-two and no one-hundredths feet (32.00') to a point, a corner between other property about to be conveyed to Edmund R. Gardner and the aforementioned property about to be conveyed to Josephine Botch and Mary Botch;

THENCE extending in a Southwesterly direction along said property about to be conveyed to Josephine Botch and Mary Botch by a line making an interior angle of forty-one degrees nine minutes (41 deg. 9 min.) with the last described line, a distance of forty-two and fifty one-hundredths feet (42.50') to the place of beginning, and making an interior angle of forty-eight degrees fifty-one minutes (48 deg. 52 min.) with the first described line.

PURPART NO. 4

ALL THAT CERTAIN triangular lot or piece of ground lying on the Southern side of a ten feet (10') wide alley, a short distance Northwardly of Columbia Avenue, between Seventh and Eighth Avenues, said lot being a portion of Lot No. 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberg, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of a ten feet (10') wide alley, a corner of other property belonging to Edmund R. Gardner; thence extending in an Easterly direction along

11/14/2024

Vol. 117, Issue 7

the Southern side of said alley, a distance of eight and thirteen one-hundredths feet (8.13') to a point, a corner of property about to be conveyed to Josephine Botch and Richard Botch; thence leaving said alley and extending in a Southerly direction along said property about to be conveyed to Josephine Botch and Richard Botch, and property about to be conveyed to Josephine Botch and Mary Botch, by a line making an interior angle of eighty degrees forty-six minutes (80 deg. 46 min.) with the last described line, a distance of fifty and sixty-six one-hundredths feet (50.66') to a point, a corner of property about to be conveyed unto the said Josephine Botch and Mary Botch, other property about to be conveyed unto Edmund R. Gardner, and the aforementioned property belonging to Edmund R. Gardner; thence extending in a Northwesterly direction along property belonging to the said Edmund R. Gardner, by a line making an interior angle of nine degrees fourteen minutes (9 deg. 14 min.) with the last described line, a distance of fifty and no one-hundredths feet (50.00') to the place of beginning, and making an interior angle of ninety degrees (90 deg.) with the first described line.

TOGETHER with the right of way over, under and through the lands of Josephine Botch as described in deed dated July 7, 1953, from Josephine Botch to Edmund R. Gardner and Anna E. Gardner, said deed being recorded to the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Miscellaneous Book No. 180, Page 56.

TAX MAP OR PARCEL ID NO.: 66-5309-12-86-8772

FOR INFORMATIONAL PURPOSES ONLY: Being known as 741 Columbia Avenue, Temple, PA, 19560

BEING THE SAME PREMISES which Janet L. Bampton, by Deed dated June 13, 2003 and recorded October 10, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3898 Page 1182 granted and conveyed unto Jeffrey M. Mull and Stephanie J. Fackler in fee.

TAX PARCEL NO 66530912868772

BEING KNOWN AS 741 Columbia Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Jeffrey M. Mull and Stefanie J. Fackler

NO. 24-00871

Judgment: \$75,252.20

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground, together thereon, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with

the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Parcel ID: 17531729079711

Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604

BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

TAX PARCEL NO 17531729079711

BEING KNOWN AS 1347 Mulberry Street, Reading, PA 19604

Residential Property

To be sold as the property of Yvette Belfort and Alex Belfort

No. 24-01313

Judgment: \$174,899.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN tract or piece of ground together with the improvements thereon erected, being known as Lot Number 11, Block "G" located on the Northerly side of Blue Gate Lane, a 53.00 foot wide street situate in the Development Grings Hill Estates, Section Number 2, Township of Spring, County of Berks and Commonwealth of Pennsylvania, as shown on Mast Engineering Co., Inc., Drawing Number E-3 525-33, and recorded in Plan Book Volume 79, page 27, Berks County records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly building line of Blue Gate Lane, a 53.00 feet wide street, said point being the distance of 221.03 feet from the point of tangency formed by the intersection of the Northerly building line of Blue Gate Lane, 53.00 feet wide street, with the Westerly building line of Hearthstone Lane, a 60.00 feet wide street; thence in a Westward direction along the Northerly building line of Blue Gate Lane, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds, with the line to be described last, the distance of 74.00 feet to a point; thence in a Northwardly direction along the Easterly side of Lot Number 12, by a line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last described line, the distance of 108.50 feet to a point; thence in an Eastwardly direction along the rear of a portion of Lots Numbers 4 and 5, Block "G", of 74.00 feet to a point; thence in a Southwardly direction along the Westerly side of Lot Number 10 by a line forming an interior angle of 90 degrees

11/14/2024

Vol. 117, Issue 7

00 minutes 00 seconds with the last described line, the distance of 108.50 feet to the place of beginning.

CONTAINING 8,029.00 square feet.

BEING THE SAME PREMISES which Karen M. Force Zeeger, formerly Karen M. Force, and Douglas L. Zeeger, wife and husband, by Deed dated March 26, 2004 and recorded on March 26, 2004, in the Berks County Recorder of Deeds Office at Deed Book Volume 4024 at Page 766, granted and conveyed unto Rob M. Blessing and Crystal Blessing, husband and wife, and David Breneiser and Karen Breneiser, husband and wife. The said Karen Breneiser a/k/a Karen Louise Breneiser departed this life on or about March 13, 2012. Crystal Blessing is the Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, as reflected under File No. 0612-0986 filed with the Berks County Register of Wills. The said David Breneiser departed this life on or about March 1, 2017. The Berks County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heirs are Debora A. Breneiser, Lori A. Pflum, and Tina M. Jones. Whereby operation of law, title vested in Rob M. Blessing a/k/a Rob Michael Blessing, Crystal Blessing, Individually and in her capacity as Administratrix of the Estate of Karen Breneiser a/k/a Karen Louise Breneiser, Deceased, Debora A. Breneiser, As Surviving Heir of David Breneiser, Deceased, Lori A. Pflum, As Surviving Heir of David Breneiser, Deceased, Tina M. Jones, As Surviving Heir of David Breneiser, Deceased, and Unknown Surviving Heirs of David Breneiser, Deceased.

Being Known as 908 Blue Gate Lane, Sinking Spring, PA 19608.

TAX PARCEL NO. 80438510453330
MAP PIN NO. 43851045330
ACCOUNT NO. 80460085
TO BE SOLD AS THE PROPERTY OF
Rob M. Blessing and Crystal Blessing

being on the Southwest right of way line of Apple Street; thence from the point of beginning, along the land of Earl R. and Emma M. Tyson, being on the Southwest right of way of Apple Street, along the land of Earl R. and Emma M. Tyson, South 58 degrees 06 minutes West 180.61 feet to an iron pin found, a corner of this and on the Northeast side of a 20 feet wide alley; thence along the Northeast side of a 20 feet wide alley (not open), North 36 degrees 06 minutes West 30.08 feet to a point, a corner of this and Lot No. 2 on the above mentioned Plan (other land of Pau-Rand Builders); thence along Lot No. 2, North 58 degrees 06 minutes East 182.81 feet to a point on the Southwest right of way line of Apple Street, the line passing through a party wall; thence along the Southwest right of way line of Apple Street, South 31 degrees 54 minutes East 30.00 feet to the point of BEGINNING.

SUBJECT TO a certain 10 feet by 30 feet driveway easement to be granted to Earl R. Tyson and Emma M. Tyson, his wife, for the purpose of vehicular passage to their adjacent property, being measured 30 feet along the property line between the above described tract and the land of Earl R. and Emma M. Tyson and 10 feet along the 20 feet wide alley to the West of the above described property.

BEING THE SAME PREMISES WHICH JARED A. RHOADS and TARA K. LEVENGOOD, by Deed dated 4/23/2010 and recorded 5/19/2010 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2010018842, granted and conveyed unto JARED A. RHOADS.

TITLE TO SAID PREMISES VESTED IN Shane D. Iman and Elizabeth Haines, by Deed from Jared A. Rhoads, dated January 13, 2017, recorded January 20, 2017, as Instrument number 2017002552 TO BE SOLD AS THE PROPERTY OF: Shane D. Iman and Elizabeth Haines

Docket No: 24-01885
Judgment Amount: \$152,079.92
Attorney for Plaintiff: Orlans PC

Prothonotary # 24-02105
Judgment: \$83,070.26
Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 09531718226052

ALL THAT CERTAIN parcel of land with the building thereon, located on the Southwest side of Apple Street (50 feet wide), situated in the Borough of Boyertown, Berks County, Pennsylvania, described according to a Plan and Survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 643-1B, dated 1/22/1976.

BOUNDED on the Northeast by Apple Street, on the Southeast by land of Earl R. and Emma M. Tyson, on the Southwest by a 20 feet wide alley (not open), and on the Northwest by Lot No. 2 on the above mentioned Plan (other land of Pau-Rand Builders), being more fully described as follows:

BEGINNING at an iron pipe found, a corner of this and the land of Earl R. and Emma M. Tyson,

Parcel "A"

ALL THAT CERTAIN tract of ground together with the improvements erected thereon, being 310 North Fourteenth Street, in the City of Reading, Berks County, Pennsylvania, being Lot 4 in accordance with a survey dated February 28, 1947, made by A.G. Newbold, P.E. and bounded and described as follows:

BEGINNING at a point in the Westerly boundary line of North Fourteenth Street, being 100 feet North of the Northerly boundary of Elm Street; thence by the Westerly boundary line of North Fourteenth Street, South 23.23 feet to a point; thence by Lot 3 and passing through a party wall of a dwelling, South 89 degrees 59 minutes West, 110.00 feet to a point; thence by

11/14/2024

Vol. 117, Issue 7

the Southerly side of a 10-foot wide alley, North 23.23 feet to a point; thence by the Southerly side of a 10-foot wide alley, North 89 degrees 59 minutes East, 110.00 feet to the place of BEGINNING.

SUBJECT TO an easement for a sewer main right-of-way, said right-of-way being 10 feet wide, the center line of said right-of-way being 42 feet East and parallel to the Westerly boundary line of the above described lot.

Parcel "B"

ALL THAT CERTAIN tract of land being the bed of a 10-foot wide alley as shown on a plan dated February 28, 1974, prepared by A.G. Newbold, P.E., and located in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Westerly boundary line of North Fourteenth Street, being 100 feet North of the Northerly boundary line of Elm Street; thence from said point of beginning and running along the Northerly line of Lot 4 described above, South 89 degrees 59 minutes West, 110 feet to a 10-foot wide alley; thence running along the Easterly line of said 10-foot wide alley in a Northerly direction, the distance of 10 feet to a point in line of Lot 5; thence running along the Southerly line of Lot 5, North 89 degrees 59 minutes East, 110 feet to a point on the Westerly side of North Fourteenth Street;

Being known as: 310 NORTH 14TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Sable P. Chandler by deed from Maggie's R/E Investments, LLC dated June 26, 2014 and recorded June 30, 2014 in Instrument Number 2014020843.

TO BE SOLD AS THE PROPERTY OF SABLE P. CHANDLER

Docket #24-05069

Judgment Amount: \$47,318.83

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Long Legal: All That Certain Parcel or Tract of Land Situate in the Borough of Womelsdorf, County of Berks, Commonwealth of Pennsylvania and being the same real property conveyed to Larry L Kahl by Deed on 07/22/1993 in Book 2444 Page 450 among the Official Records of Berks County, Commonwealth of Pennsylvania. Said Deed Reference Made Herein for a more full description.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN lot or piece of ground with the Westerly half of a double-frame dwelling house thereon erected, situate on the South side of and being No. 226 Franklin Street, in the Borough of Womelsdorf, Berks County, Pennsylvania,

bounded and described as follows:

BEGINNING at a point on Franklin Street; thence through the middle of a double-frame dwelling house Southwardly one hundred fifty-nine feet (159') to the middle of a ten feet (10') wide alley; thence along the middle of said alley Westwardly fourteen feet (14') to property now or late of Lavino Refractories Company; thence along the same Northwardly one hundred fifty nine feet (159') to said Franklin Street; thence Eastwardly along Franklin Street fourteen feet (14') to the place of beginning.

CONTAINING in front on said Franklin Street fourteen feet (14') and in depth one hundred fifty-nine feet (159'), more or less.

Thereon erected a dwelling house known as:

226 West Franklin Street

Womelsdorf, PA 19567

Tax Parcel #95433707593626

Account: 95013100

See Deed Book 2444, Page 450

Sold as the property of:

The Unknown Heirs of LARRY L. KAHL
AKA LARRY KAHL, Deceased

Case Number: 24-10081

Judgment Amount: \$128,975.53

Attorney: Jill M. Fein, Esquire

Property Address: 2 Irish Mountain Road,
Temple, PA 19560

LEGAL DESCRIPTION

THE FOLLOWING PROPERTY SITUATED IN THE MUNICIPALITY OF ALSACE TOWNSHIP, COUNTY OF BERKS, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE ROAD LEADING FROM TEMPLE TO SHALTER'S CHURCH AND IN LINE OF LANDS OF EDWARD FILBERT; THENCE BY THE SAME, NORTH 04 DEGREES EAST, 144 FEET TO A STAKE; THENCE BY LANDS OF BENJAMIN KOCHAN NORTH 75 DEGREES WEST, 231 FEET TO THE MIDDLE OF A ROAD LEADING FROM BECKMAN'S TO BLANDON; THENCE IN AND BY THE SAME SOUTH 16 DEGREES WEST 134 FEET TO THE MIDDLE OF THE FIRST MENTIONED ROAD; AND THENCE IN ALONG SAID ROAD SOUTH 83 DEGREES EAST 269 FEET TO THE PLACE OF BEGINNING

BEING THE SAME PREMISES CONVEYED UNTO DERECK DAVIDHEISER, BY VIRTUE OF DEED FROM THOMAS M. PENNOCK AND DIANE L. PENNOCK, HUSBAND AND WIFE, DATED JUNE 7, 2016, RECORDED JUNE 27, 2016, IN INSTRUMENT: 2016021414
PIN: 22532901079888

To Be Sold As The Property Of: Dereck Davidheiser

Docket #24-10450
Judgment Amount: \$182,521.11
Attorney: KML Law Group, P.C.

Case Number: 24-10663
Judgment Amount: \$120,050.28
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THOSE CERTAIN two Purparts, situate on the South side of a public road leading from West Leesport to Reeser’s Mill, in the Village of West Leesport, Leesport Borough (formerly Bern Township), County of Berks and State of Pennsylvania, bounded and described as follows:

PURPART NO. 1

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

BEGINNING on the South side of said public road at a post along said road South 57 degrees West 48 feet 6 inches to a stake; thence along other lands now or late of Esther R. Richard, Southward 32 feet 4 inches; thence along the same in a Southerly direction 79’ to a stake along a ten feet wide alley; thence along said alley North 75 degrees 45 minutes East 61 feet 8 inches to a stake in line of lands now or late of James Marks; thence along lands now or late of the said James Marks North 22 degrees West 123’ to a stake; thence along the same North 32 degrees West 44 feet 6 inches to the place of beginning.

CONTAINING 28 perches, more or less.

PURPART NO. 2

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

BEGINNING at a point in line of property now or late of Henry W. Tobias; thence along same North 14 -1/4 degrees West 79’ to a point; thence Northward 32 feet 4 inches; thence along the said property above described Northward 37 feet 6 inches; thence along the public road leading from West Leesport to Reeser’s Mill South 57 degrees West 18 feet 6 inches to a point; thence South 14 -1/4 degrees East 143’ to a stone; thence along a 10’ wide alley North 75 -3/4 degrees East 34 feet 4 inches to a point, the place of beginning.

ALSO a triangle of land lying contiguous and bounded as follows: North 20 degrees West 32.2’; thence along land late of Henry W. Tobias above described as No. 1, South 31 degrees East 16’ to a point; thence by same South 10 degrees East 16 feet 6 inches to the place of beginning.

Thereon erected a dwelling house known as:
268 Main Street
Leesport, PA 19533
Tax Parcel #92449007581600
Account: 92007622

See Deed Instrument No: 2018009533

Sold as the property of:

CRYSTAL L. MORAN and CHRISTOPHER R. MORAN

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land together with the dwelling and other improvements thereon erected situate on the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly side of a seventeen foot (17’) wide driveway leading to Township road T-315 said iron pin being also the northwesterly corner of lands of John Swisher; thence leaving the said driveway and along said lands of John Swisher South 03 degrees 08 minutes East five hundred thirty-eight and seven six hundredths feet (538.76’) to an iron pin in line of lands now or formerly of Mohn and Custer; thence along said lands now or formerly of Mohn and Custer North 61 degrees 57 minutes 50 seconds West six hundred fifty and eight tenths feet (650.80’) to an iron pin; thence along lands now or late of Phillip Swisher the following five courses and distances namely, (1) North 75 degrees 05 minutes East two hundred eighty-three and one hundredths feet (238.01’) to an iron pin; (2) South 70 degrees 90 minutes East one hundred thirty-nine and nine tenths feet (139.9’) to an iron pin; (3) North 50 degrees 04 minutes East eighty-one feet (81.0’) to an iron pin; (4) 73 degrees 48 minutes East one hundred sixty feet (160’) to an iron pin in the southerly side of the aforementioned driveway leading to Township Road T-315; thence along the southerly side of said driveway; (5) South 88 degrees East thirty-nine and three tenths feet (39.3’) to the iron pin the point or place of beginning.

CONTAINING 2.79 Acres, more or less.

BEING the same premises which Wayne D. Swisher and Cora H. Swisher, husband and wife, by Deed dated 11/21/2002 and recorded 11/21/2002 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3646, Page 1530, and Instrument Number 78612, granted and conveyed unto Joseph E. Swisher, in fee.

Tax Parcel: 34-4384-03-10-1529

Premises Being: 20 Charcoal Ln, Mohnton, PA 19540

To be sold as Property of: Joseph E. Swisher

Case Number: 24 11224
Judgment Amount: \$105,402.83
Attorney for Plaintiff: Orlans PC

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the East side of North Thirteen Street, being House No. 259 North Thirteenth Street between Walnut

11/14/2024

and Elm Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the West by North 13th Street; On the South by House No. 257 North 13th Street, on the West by a 10 feet wide alley, on the North by property No. 261 North 13th Street.

CONTAINING in front or width along North 11th Street 14 feet and in length or depth of equal width 105 feet to said 10 feet wide alley.

Tax ID / Parcel No. Parcel No. 09531770212880, PIN 5317-70-21-2880, Acct No. 09-202100

Being the same premises which Elmer F. Buehler, Jr. and George K. Myers, Jr., individually and as executor of the estate of George K. Myers, Sr. Elmer F. Buehler, Jr. by his attorney in fact George K. Myers, Jr., by Deed dated June 30, 2003 and recorded August 6, 2003 in Berks County in Record Book 3829 Page 1614 conveyed unto Michael Decareau, in fee.

Being the same premises which Michael Decareau by Deed dated October 28, 2022 and recorded October 31, 2022 in Berks County as Instrument No. 2022042785 conveyed unto Roughneck Realty LLC, a Delaware Limited Liability Company, in fee.

TITLE TO SAID PREMISES VESTED IN Roughnecks Realty LLC, by Deed from Michael Decareau, dated October 28, 2022, recorded October 31, 2022, as Instrument # 2022042785.

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

Case Number: 24-11877

Judgment Amount: \$167,572.42

Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land with structures thereon as shown on plan prepared by C.L. Frantz and Assocs. Being Drawing Number 6-15-1-D-1 being situate on the Eastern side of Jonica Drive, bounded on the North by Lot #5, bounded on the East by property belonging to the Eastern Camp Meeting Association of the Church of God, Inc., bounded on the South by Lot #7, situate in the Township of Colebrookdale, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the eastern right-of-way line of a cul-de-sac of Jonica Drive; thence along Lot #5 and crossing into the 100.00' wide right-of-way of Metropolitan Edison south fifty-eight degrees fifty-one minutes twenty-seven seconds east (S.58°51'27"E.) a distance of three hundred ninety-seven and ninety-nine hundredths of a foot (397.99') to a steel pin; thence along property of Eastern Camp Meeting Association of the Church of God, Inc., and continuing within the 100.00' wide right-of-way of Metropolitan Edison south twenty-eight degrees twenty-minutes twenty-

Vol. 117, Issue 7

seconds west (S.28°20'22"W.) a distance of one hundred twenty-six and zero hundredths of a foot (126.00') to a steel pin; thence along Lot #7 and leaving the 100.00' wide of right-of-way line of Metropolitan Edison north fifty-nine degrees four minutes two seconds west (N.59°04'02"W.) a distance of four hundred forty-six and sixty-six hundredths of a foot (446.66') to a steel pin; thence along the eastern right-of-way line of Jonica Drive north twenty-eight degrees twenty-nine minutes two seconds east (N.28°29'02"E.) a distance of seventy-eight and eighty-two hundredths of a foot (78.82') to a steel pin; thence along a curve deflecting to the right, having a central angle of --- seventy-six degrees thirty-six minutes seventeen seconds (76°36'17") a radius of sixteen and ninety-three hundredths of a foot (16.93') a tangent distance of thirteen and thirty-seven hundredths of a foot (13.37') and an arc length of twenty-two and sixty-four hundredths of a foot (22.64') to a steel pin; thence continuing along an arc deflecting to the left, a central angle of fifty-four degrees one minute forty-four seconds (54°01'44") a radius of fifty-one and zero hundredths of a foot (51.00") a tangent distance of twenty- six and zero hundredths of a foot (26.00') and an arc length of thirty-four and thirty-five hundredths of a foot (34.35'), having a chord bearing of north seventy-seven degrees twenty-five minutes thirty-two seconds east (N. 77°25'32"E.) and a chord distance of forty-six and thirty-three hundredths of a foot (46.33') to a steel pin; said point being the point and place of Beginning.

Being the same premises which Caig A. Levan and Karen J. Levan, by Deed dated 09/08/2003 and recorded 09/29/2003, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3884, Page 1581, granted and conveyed unto Craig A. Levan, in fee.

Tax Parcel: 38538607677831

Premises Being: 26 Jonica Lane, Boyertown, PA 19512

To be sold as Property of: Craig A. Levan

No. 24-12386

Judgment: \$234,445.47

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described according to the Final Plan of "Yoder Twin", drawn by Aston Surveying/Engineers, Inc., dated 6/13/2000 and last revised 12/18/2000 and recorded in Plan Book Volume 248, page 31, Berks County Records, as follows, to wit:

BEGINNING at a point along the Southerly right of way line of Third Street, a corner in common with Lot #2; thence along same South 46 degrees 07 minutes 33 seconds West, passing through a party wall a distance of 160.00 feet to a point marked by an iron pin on the Northerly side of a 20 feet wide alley; thence along same

11/14/2024

Vol. 117, Issue 7

North 43 degrees 52 minutes 27 seconds West, a distance of 31.25 feet to a point marked by an iron pin, a corner in common with property now or late of Paul F. and Frances Y. Rhodes; thence along same North 46 degrees 07 minutes 33 seconds East, a distance of 160.00 feet to a point marked by an iron pin along the Southerly right of way line of Third Street; thence along same South 43 degrees 52 minutes 27 seconds East, a distance of 31.25 feet to the point and place of beginning.

BEING Lot #1 on the above mentioned plan.

BEING the same premises which Michael R. Yoder and Nancy A. Yoder, husband and wife, by Deed dated October 17, 2001 and recorded on October 26, 2001, in the Berks County Recorder of Deeds Office at Deed Book Volume 3419 at Page 1834, granted and conveyed unto Christopher K. Davidheiser and Margo E. Davidheiser, husband and wife.

TAX PARCEL NO. 33538608995880

MAP PIN NO. 5386089995880

ACCOUNT NO. 33000106

TO BE SOLD AS THE PROPERTY OF

Christopher K. Davidheiser and Margo E. Davidheiser

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, January 3, 2025 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by Big Duck Company, LLC, a Pennsylvania limited liability company ("Company"), that the members of said Company have filed a Certificate of Dissolution with the Department of State of the Commonwealth of Pennsylvania and are now engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, PA 19610, Attn: Troy B. Rider, Esq., Re: Big Duck Company, LLC. The written claim must describe the claim

in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-12577

NOTICE IS HEREBY GIVEN that the Petition of Alexis L. Scheidegger was filed in the above named Court, praying for a Decree to change her name to ALEXIS L. SANTIAGO.

The Court has fixed November 15, 2024, 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.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-12577

NOTICE IS HEREBY GIVEN that the Petition of Brayden A. Scheidegger was filed in the above named Court, praying for a Decree to change his name to BRAYDEN A. SANTIAGO.

The Court has fixed November 15, 2024, 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.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-14887

NOTICE IS HEREBY GIVEN that the Petition of CONNOR JAMES GROFF was filed in the above named Court, praying for a Decree to change his name to CONNOR JAMES MUCHONEY.

11/14/2024

Vol. 117, Issue 7

The Court has fixed December 6, 2024, at 10:00 a.m. in Courtroom "4E" of the Berks County Services Center, 633 Court St., 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.

Douglas Wortman, Esq.
Justicia Law, LLC,
35 North 6th St.,
Mezzanine Suite 102
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-14888

NOTICE IS HEREBY GIVEN that the Petition of KYLE ROBERT GROFF was filed in the above named Court, praying for a Decree to change his name to KYLE ROBERT MUCHONEY.

The Court has fixed December 6, 2024, at 10:00 a.m. in Courtroom "4E" of the Berks County Services Center, 633 Court St., 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.

Douglas Wortman, Esq.
Justicia Law, LLC,
35 North 6th St.,
Mezzanine Suite 102
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2024-16372

NOTICE IS HEREBY GIVEN that the Petition of Milee Angeli Troncoso to change the name of Elian Joel Silverio Troncoso was filed in the above named Court, praying for a Decree to change their name to ELIAN JOEL DECENA TRONCOSO.

The Court has fixed January 10, 2025, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, 633 Court St., 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.

Jana R. Barnett, Esq.
1238 Cleveland Avenue
Wyomissing, PA 19610-2102

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-16064

NOTICE IS HEREBY GIVEN that the Petition of Preston Jzuquar Bacon-Rimby was filed in the above named Court, praying for a Decree to change his name to PRESTON BACON RIMBY.

The Court has fixed November 15, 2024, at 2:15 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.

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-13295

ASSIGNED TO JAMES E. GAVIN, J.

CHRISTIAN ANDUJAR RUIZ AND
ROSELYN CENTENO, Plaintiffs
vs.
BARRY ARNDT, Defendant

NOTICE
TO: BARRY ARNDT

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

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

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

11/14/2024

Vol. 117, Issue 7

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

Alex V. Alfieri, Esquire
Stock Law
50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
610-372-5588
Attorneys for Plaintiffs

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE OF AMERICA
STRUCTURED SECURITIES ACQUISITION
TRUST 2018-HB1, Plaintiff

vs.
JEFFREY OWENS, IN HIS CAPACITY AS
HEIR OF MARILYN J. OWENS A/K/A LYNN
OWENS; ET AL, Defendants

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-11149

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER MARILYN
J. OWENS A/K/A LYNN OWENS Defendant(s),
102 COUNTRY LANE MORGANTOWN, PA
19543

Wells Fargo Bank N.A.
vs.
Gerardo U. Regalado

COMPLAINT IN MORTGAGE
FORECLOSURE

Breach of Contract Action

You are hereby notified that Plaintiff,
WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT INDIVIDUALLY BUT SOLELY
AS TRUSTEE FOR FINANCE OF AMERICA
STRUCTURED SECURITIES ACQUISITION
TRUST 2018-HB1, has filed a Mortgage
Foreclosure Complaint endorsed with a Notice
to Defend, against you in the Court of Common
Pleas of BERKS County, PA docketed to No. 20-
3094, seeking to foreclose the mortgage secured
on your property located, 102 COUNTRY LANE
MORGANTOWN, PA 19543.

NOTICE

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.

NOTICE

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

YOU HAVE BEEN SUED IN COURT. If you
wish to defend against the claims set forth in this
notice you must take action within twenty (20)
days after the Complaint and Notice are served,
by entering a written appearance personally or
by attorney and filing in writing with the Court
your defenses or objections to the claims set forth
against you. You are warned that if you fail to
do so, the case may proceed without you, and a
judgment may be entered against you by the Court
without further notice for any money claimed in
the Complaint or for any other claim or relief
requested by the plaintiff. You may lose money or
property or other rights important to you.

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.

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

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 20-3094

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

11/14/2024

Vol. 117, Issue 7

Lawyers' Referral Service
Berks County Bar Association
544 Court St
Reading PA, 19601
610-375-4591

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 19-21053

Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff
vs.

Unknown Heirs of Successors, assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kermit L. Hepner and Susan Boyer, Known Heir of Kermit L. Hepner and Dennis Hepner, Known Heir of Kermit L. Hepner, deceased and Steven Hepner, Known Heir of Kermit L. Hepner, deceased and William Hepner, Known Heir of Kermit L. Hepner, deceased and Kevin Hepner, Known Heir of Kermit L. Hepner, deceased and George Hepner, Known Heir of Kermit L. Hepner, deceased
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs of Successors, assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kermit L. Hepner
588 Blandon Road
Fleetwood, PA 19522

Your house (real estate) at:
588 Blandon Road, Fleetwood, PA 19522
76000000000015

is scheduled to be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on December 6, 2024 at 10:00AM to enforce the court judgment of \$175,686.44 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

BEANE, PATRICIA R., dec'd.

Late of 9 Colin Court,
City of Reading.
Executors: DAVID R. BEANE,
1553 Mineral Spring Rd.,
Reading, PA 19602 and
DAWN BARZD,
454 Pennsylvania Ave.,
Reading, PA 19606.
c/o ATTORNEY: DAVID R. BEANE, ESQ.,
BEANE, LLC,
606 N. Fifth St.,
P.O. Box 1339,
Reading, PA 19603

BROWN, ANNE E., dec'd.

Late of North 4th St.,
Borough of Bally.
Executors: DIANNA C. BOGERT and
ERIC C. BROWN.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

BURKERT, ARLENE M., dec'd.

Late of Maidencreek Township.
Executor: ERIC R. BURKERT.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

11/14/2024

Vol. 117, Issue 7

**CHEESEMAN, CHARLES H. also known as
CHEESEMAN, CHARLES HENRY, dec'd.**

Late of 220 N. 4th Ave.,
Borough of West Reading.
Administrator: LOUIS CHEESEMAN,
645 North 6th St.,
Reading, PA 19601.
ATTORNEY: MATTHEW A. BOLE, ESQ.,
FIFFIK LAW GROUP, P.C.

661 Andersen Dr.,
Foster Plaza 7, Suite 315,
Pittsburgh, PA 15220

COPELAND, JR., WILLIE BEN, dec'd.

Late of City of Reading.
Administratrix: WANDA COPELAND,
1046 Muhlenberg St.,
Reading, PA 19602.
ATTORNEY: GRAZIELLA M. SARNO, ESQ.,
MOGEL, SPEIDEL, BOBB & KERSHNER,
520 Walnut Street,
Reading, PA 19601

DONNE, MARGARET M., dec'd.

Late of Tilden Township.
Executrix: SUSAN J. MILLER,
12 N. 3rd St.,
Hamburg, PA 19526.
c/o ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,
BARLEY SNYDER, LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GIORGIO, TINDARO, dec'd.

Late of Cumru Township.
Executrix: LINDA L. GIORGIO.
c/o ATTORNEY: J. WILLIAM WIDING, III, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

GRAEFF, JOEL C., dec'd.

Late of 146 Normal Ave.,
Borough of Kutztown.
Administratrix: ELAINE L. GRAEFF,
112 Arbor Dr.,
Myerstown, PA 17067.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

HARTMAN, MARY A., dec'd.

Late of Borough of Laureldale.
Executrix: LINDA A. CHRISTEL.
c/o ATTORNEY: CRAIG A. HATCH, ESQ.,
HALBRUNER, HATCH & GUISE, LLP,
3435 Market St.,
Camp Hill, PA 17011

**HOFMANN, PATRICIA ANN also known as
WALLACE, PATRICIA ANN and
HOFMANN, PATRICIA F.W., dec'd.**

Late of 2130 N. 17th St.,
Muhlenberg Township.
Executor: BERNARD M. HOFMANN,
2130 N. 17th St.,
Reading, PA 19604.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LENGEL, JEROME K., dec'd.

Late of Spring Township.
Executrices: AMY M. HEIM and
LORI K. RHOADES.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

**MAIER, WALTER J. also known as
MAIER, WALTER JOHN, dec'd.**

Late of Cumru Township.
Executrix: ELIZABETH K. MCCURLEY.
c/o ATTORNEY: CHRISTOPHER C.
MUVDI, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

**MARTIN, MARIANNE B. also known as
MARTIN, MARIANNE BARBARA,
dec'd.**

Late of 200 Beta Circle,
South Heidelberg Township.
Executrix: MARGO RAUDENBUSH,
2114 Gring Dr.,
Wyomissing, PA 19610.
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

MILLER, JUDITH A., dec'd.

Late of 2125 Elizabeth Ave.,
Borough of Laureldale.
Executrix: ELAINE STRAUSS,
115 S. Cedar Hollow Rd.,
Paoli, PA 19301.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

MOHN, MARY E., dec'd.

Late of 224 East 4th St.,
Executor: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

MORGAN, TODD K., dec'd.

Late of Robeson Township.
Administratrix, C.T.A.: NICOLE SOHNS.
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

MOYER, ANNA R., dec'd.

Late of Borough of Boyertown.
Executors: BRUCE L. MOYER,
534 Landis Store Rd.,
Boyertown, PA 19512 and
NEAL E. MOYER,
19 Mountain Mary Rd.,
Boyertown, PA 19512.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

11/14/2024

Vol. 117, Issue 7

MULLARKEY, LAURA E., dec'd.

Late of 425 Buttonwood St.,
Borough of West Reading.
Administrator: DENNIS A. MULLARKEY,
JR.,
3508 Earl St.,
Laureldale, PA 19605.
ATTORNEY: MATTHEW A. BOLE, ESQ.,
FIFIK LAW GROUP, P.C.,
661 Andersen Dr.,
Foster Plaza 7, Suite 315,
Pittsburgh, PA 15220

SPERAT, ZELMA, dec'd.

Late of Amity Township.
Administrator: DAVID P. SPERAT.
c/o ATTORNEY: JESSICA R. GRATER,
ESQ.,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

TAYLOR, DONALD EDGAR, dec'd.

Late of 199 West Chestnut St.,
Borough of Bechtelsville.
Administratrix: KATIE VAZQUEZ,
199 West Chestnut St.,
Bechtelsville, PA 19505.
ATTORNEY: MICHAEL J. SHERIDAN,
ESQ.,
940 W. Valley Rd., Suite 1601,
Wayne, PA 19087

WHITE, ROSE M., dec'd.

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

WIEDER, DOUGLAS R., dec'd.

Late of 205 Montrose Blvd.,
Cumru Township.
Executrices: DEBRA L. BRENDEL,
211 Tremont Ave.,
Reading, PA 19607 and
PATRICIA A. SWANGER,
334 Beech Rd.,
Mohnton, PA 19540.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

YACKERA, CURTIS W. also known as

YACKERA, CURTIS, dec'd.
Late of 809 Hill Rd.,
South Heidelberg Township.
Executrix: LISA HRICO,
809 Hill Rd.,
Wernersville, PA 19565.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

ZETTLEMOYER, ROBERT, dec'd.

Late of 2900 Lawn Terrace,
Muhlenberg Township.
Executors: LYNN C. ZETTLEMOYER,
109 W. Chelton Rd., #2,
Brookhaven, PA 19015 and
WILLIAM R. ZETTLEMOYER,
48 Gernants Church Rd.,
Leesport, PA 19533.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

Second Publication**ANTONUCCI, JUNE E., dec'd.**

Late of 104 Hammond St.,
Maidencreek Township.
Executrix: JUDY A. WILLINGHAM,
104 Hammond St.,
Blandon, PA 19510.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BAILEY, NAOMI RUTH, dec'd.

Late of 27 Timothy Dr.,
Borough of Fleetwood.
Executor: ANDREW YOB.
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

BAUSHER, RICHARD R., dec'd.

Late of 403 Ontelaunee Dr.,
Ontelaunee Township.
Executrix: DONNA R. ROHRBACH,
104 East Keller St.,
Topton, PA 19562.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

BEAVER, JOAN E., dec'd.

Late of 1637 Sherwood Rd.,
Spring Township.
Executor: DOUGLAS G. CARREY-
BEAVER.
c/o ATTORNEY: WILLIAM R. BLUMER, ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

CERNIGLIA, SALVATORE J., dec'd.

Late of Cumru Township.
Administratrix: MARIA EBERT,
2775 Oakhurst Dr.,
Center Valley, PA 18034.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

11/14/2024

Vol. 117, Issue 7

COOLEY, NATHAN, dec'd.

Late of City of Reading.
 Executors: LESLIE R. COOK and
 LESLIE L. COOK.
 c/o ATTORNEY: JAY W. WALDMAN, ESQ.,
 WALDMAN LAW GROUP, P.C.,
 501 N. Park Road,
 Wyomissing, PA 19610

DELONG, JAMES W., dec'd.

Late of Longswamp Township.
 Executrix: LISA S. KIEKE,
 206 Spring View Dr.,
 Douglassville, PA 19518.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

DELONG, KENNETH N., dec'd.

Late of Borough of Lenhartsville.
 Executor: ROBERT J. DELONG,
 145 N. Fifth St.,
 Hamburg, PA 19526.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

FEGLEY, SHIRLEY E., dec'd.

Late of Rockland Township.
 Executors: KERRY R. FEGLEY and
 KIMBERLY R. MILLER.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

GYOMBER, CAROLA., dec'd.

Late of 21 Fairlane Rd.,
 Exeter Township.
 Executor: GEORGE J. GYOMBER,
 200 West Erie Drive,
 Ft. Pierce, FL 34946

HERNANDEZ, ANA D., dec'd.

Late of 1 South Home Ave.,
 Borough of Topton.
 Administrator: RUBEN ACEVEDO,
 904 Kenhorst Blvd.,
 Reading, PA 19611.
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

KROUSE, PATRICIA A., dec'd.

Late of City of Reading.
 Executors: ELLEN R. SOKOLOVICH and
 DOUGLAS D. KROUSE.
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

KULP, NANCY A., dec'd.

Late of 232 Somerset St.,
 Borough of Fleetwood.
 Executor: GERALD S. KULP,
 232 Somerset St.,
 Fleetwood, PA 19522.
 ATTORNEY: MATTHEW FESSLER, ESQ.,
 HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

LERCH, LORRAINE, dec'd.

Late of 1115 Butler St.,
 City of Reading.
 Administrator: CLAYTON T. LERCH,
 555 Fern Ave.,
 Reading, PA 19611.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MENGEL, MADGE H., dec'd.

Late of Muhlenberg Township.
 Executor: CRAIG A. MENGEL,
 4008 Stoudt's Ferry Bridge Rd.,
 Reading, PA 19605.
 ATTORNEY: JAMES M. SMITH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

PUWALSKI, STANLEY F., dec'd.

Late of 2000 Cambridge Ave., Apt. 108,
 Borough of Wyomissing.
 Executrix: SUSAN PUWALSKI MARSH.
 c/o ATTORNEY: WILLIAM R. BLUMER,
 ESQ.,
 KOZLOFF STODT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**RUTH, MARY JANE L. also known as
RUTH, MARY JANE LEONA, dec'd.**

Late of 1131 Broadway Blvd.,
 Borough of Kenhorst.
 Executor: RICHARD G. RUTH, JR.,
 894 Maple Grove Rd.,
 Mohnton, PA 19540.
 ATTORNEY: JOHN M. STOTT, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

SANDS, WILLIAM R., dec'd.

Late of 85 Wyomissing Hills Blvd.,
 Borough of Wyomissing.
 Executor: BRADLEY W. SANDS,
 1411 Pacific St.,
 Santa Monica, CA 90405.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

SHAEFFER, ROBERT LEE, dec'd.

Late of City of Reading.
 Administratrix: JUDY SHULTZ,
 1425 Wayne St.,
 Reading, PA 19601.
 c/o ATTORNEY: GRAZIELLA M. SARNO, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

11/14/2024

Vol. 117, Issue 7

WEIDNER, JEAN E., dec'd.

Late of Borough of Fleetwood.
 Executors: ALAN J. WEIDNER and
 TROY D. WEIDNER.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

WOLF, NANCY JANE, dec'd.

Late of 767 Lincoln Rd.,
 Borough of Birdsboro.
 Executrix: VIRGINIA A. ANDERSON,
 PO Box 1465,
 Gillette, WY 82717.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

WOLFE, STEVEN DAWSON, dec'd.

Late of Borough of Birdsboro.
 Executrix: CYNTHIA L. SCHAEFFER,
 658 Hill Rd.,
 Wernersville, PA 19565.
 ATTORNEY: FREDERICK M. NICE, ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

Third and Final Publication**BAILEY, GLENN C., dec'd.**

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

BAILEY, SHIRLEY A., dec'd.

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

BEETEL, CHRISTOPHER J., dec'd.

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

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

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

FIORINI, SHEILA also known as

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

**HAHN, STEVEN B. also known as
HAHN, STEVEN BRUCE, dec'd.**

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

HENRICH, DARYLL R., dec'd.

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

HOPKINS, R. BRUCE, dec'd.

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

KENNEDY, NOELLE W., dec'd.

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

LANDES, BARRY G., dec'd.

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

LAYTON, PATRICIA A., dec'd.

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

11/14/2024

Vol. 117, Issue 7

MCGOVERN, MICHAEL PATRICK, dec'd.

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

MURRAY, BONNIE L., dec'd.

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

RAUENZAHN, CAROLYN Q., dec'd.

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

SANDS, LENORE E., dec'd.

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

**SMITH, WILLIAM J. also known as
SMITH, WILLIAM JOHNSON, dec'd.**

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

**TALFORD, GLORIA M. also known as
TALFORD, GLORIA, dec'd.**

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

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

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

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:

Chester Industrial Group with its principal place of business at 1220 Route 143, Lenhartsville, Berks County, Pennsylvania 19534.

The name and address of the person owning or interested in said business is: Chester Sales & Service, Inc., 1220 Route 143, Lenhartsville, PA 19534.

The application was filed on November 7, 2024.

James E. Sher, Esq.
SHER & ASSOCIATES, P.C.
 15019 Kutztown Road
 Kutztown, PA 19530

MISCELLANEOUS**NOTICE**

To: JOHN DOE putative owner of Vehicle bearing identification number ZZZ22369.

A petition has been filed asking the court to transfer titled ownership of one 1988, Zimmer, bearing Vehicle Identification Number ZZZ22369 to the petitioner, Linda Boisson. This petition has been filed with District Court 23-3-03 before the Honorable Steven M. Chieffo.

The hearing will be held on December 16, 2024, at 10:00 AM, at District Court 23-3-03, Located at 590 Oley Road Oley, PA 19547. 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 that the case may proceed without you and a judgment may be entered against you without further notice for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

11/14/2024

Vol. 117, Issue 7

LAWYER REFERRAL SERVICE
Berks County Bar Association
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Reading, Pa 19601
(610) 375-4591

BOYD & KARVER
Jeffrey R. Boyd, Esquire
7 E. Philadelphia Ave.
Boyertown, Pa 19512
(610) 367-2148

TRUST NOTICES

First Publication

THE DOBBINS-ESPOSITO FAMILY TRUST DATED JANUARY 21, 2022

Wallace Manuel Dobbins, late of 27 Fox Glove Lane, Reading, PA, 19606, Berks County, PA

All persons having claims or demands against Wallace Manuel Dobbins, deceased, and/or The Dobbins-Esposito Family Trust dated January 21, 2022, as Amended, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Susan M. Esposito
27 Fox Glove Lane
Reading, PA 19606

Trustee's Attorney: Eugene Orlando, Esquire
Orlando Law Offices, PC
2901 St. Lawrence Ave., Suite 101
Reading, PA 19606

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

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