

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending September 20, 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)

BRUNO INDUSTRIAL SERVICE AND
SUPPLY COMPANY, BRUNO, BRIAN -
Eaton Exterior Restoration LLC; 23 5005;
Eaton Exterior Restoration LLC, IPP.
KENNEDY, BRADLEY - Barclays Bank
Delaware; 24 14744; Michael F. Ratchford.

Abuse

ALCANTARA, CRISTINA M - Alejo, Joann
Rivera DeJesus; 24 14671; J. Alejo, IPP.
(JDB).
ALVARADO, ORLANDO - Velez, Jennifer M;
24 14705; J. Velez, IPP. (JDB).
ANDERSON, ISAIAH J - Healy, Isibea C; 24
14833; I. Healy, IPP. (JMB).
BURGOS, ANTHONY - Rosa, Tatyana Giani;
24 14973; T. Rosa, IPP. (JMB).
CAMACHO, XIAMLING - Cleto, Elvis
Manuel Tineo; 24 14682; E. Cleto, IPP.
(JMB).
CAMPEAU, JACOB - Poyner, Danielle Renee;
24 14860; D. Poyner, IPP. (TMB).
CLARK, KANDYCE - Santiago, Chase; 24
14942; C. Santiago, IPP. (JDB).
CLETO, ELVIS M TINEO - Camacho,
Xiampling; 24 14675; X. Camacho, IPP.
(JMB).
EARNSHAW, ALEXANDER L - Rowland,
Lindsay M; 24 14756; L. Rowland, IPP.
(JMS).
FIGUEROA, ANGEL MARTINEZ - Ortiz,
Lillian Garcia; 24 14944; L. Ortiz, IPP.
(JMB).
FISHER, JESSE CARL ALLEN - Harrison,
Tana Marie; 24 14689; T. Harrison, IPP.
(JDB).
GILBERT, AUSTIN BLAKE - Mello, Candy
M; 24 14779; C. Mello, IPP. (JDB).
HELLER, DESIREE S - Heller, Robert E; 24
14687; R. Heller, IPP. (TMB).
HELLER, ROBERT E - Heller, Anthony Loy;
24 14843; A. Heller, IPP. (TMB).
HELLER, ROBERT EDMUND - Heller,
Desiree S; 24 14844; D. Heller, IPP. (TMB).
LITTLE, SR, SHAWN MICHAEL - Little,
Mary K; 24 14673; M. Little, IPP. (JDB).
MARTINEZ, JEAN CARLOS OCASIO
- Nieves, Anabel Freytes; 24 14900; A.
Nieves, IPP. (TMB).
MELLO, CANDY M - Gilbert, Austin B; 24
14702; A. Gilbert, IPP. (JDB).
MORRIS, BRETT M - Morris, Jennifer L; 24
14719; J. Morris, IPP. (JMS).
MORRISON, NASILES, MORRISON, NAS
- Omara, Chanel E; 24 14710; C. Omara,
IPP. (JDB).
MOSCHAK, TREVOR JON - Moquete,
Jayleen; 24 14897; J. Moquete, IPP. (TMB).
MOYER, MATTHEW MICHAEL - Brown,
Elizabeth N; 24 14748; E. Brown, IPP.
(JMS).
PERGOLA, JR, LARRY J - Pergola, Beverly
A; 24 14840; B. Pergola, IPP. (JMS).

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PIERCE, CHRISTOPHER O - Pierce, Elaine Barbara; 24 14695; E. Pierce, IPP. (TMB).
 RIVERA, III, CARLOS - Jaquez, Samantha; 24 14704; S. Jaquez, IPP. (TMB).
 RODRIGUEZ, ELI S - Perez, Samantha L; 24 14896; S. Perez, IPP. (TMB).
 SANABRIA, FRANKIE LOPEZ - Santiago, Lora B; 24 14706; L. Santiago, IPP. (JDB).
 SANJUAN, JOVANY - Rhoads, Alexis A; 24 14972; A. Rhoads, IPP. (JMB).
 SEVERSON, JAMEELAH - Royster, Grant E; 24 14901; G. Royster, IPP. (TMB).
 SIDHU, NAOMI - Omara, Chanel E; 24 14708; C. Omara, IPP. (JDB).
 SPONSLER, JENNIFER L - Maloney, Jr, Jonathan P; 24 14703; J. Maloney, IPP. (JDB).
 TABAREZ, RICKY - Tabarez, Rebecca R; 24 14856; R. Tabarez, IPP. (TMB).
 TORRES, SAVIER MENDEZ - Contreras, Denisse Y Sebastian; 24 14776; D. Contreras, IPP. (JMB).
 TORRES, STEVEN B RODRIGUEZ - Cruz, Laura; 24 14946; L. Cruz, IPP. (TMB).
 TUCKER, KENYADA L - McCarty, Cicely L; 24 14939; C. McCarty, IPP. (JMB).
 VASQUEZ, MARCOS A - Bonetti, Diana L; 24 14778; D. Bonetti, IPP. (JMB).
 VICENTE, FRANCISCO A - Hines, Shelby M; 24 14700; S. Hines, IPP. (JDB).
 ZELE, PENNI JO - Hartz, Annette M; 24 14701; A. Hartz, IPP. (JDB).

Appeal from Suspension of Official Inspection Station

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION -
 Murano Truck Service Inc; 24 14984; Edwin L. Stock. (JMS).

Appearance - Plaintiff

FLEMING, SUSAN JOY - Church Lane LLC; 24 12504; Todd L. Baritz.

Arbitration Award

EATON EXTERIOR RESTORATION LLC
 - Bruno Industrial Service And Supply Company, Bruno, Brian; 23 5005; Bruno Industrial Service And Supply Company, Bruno, Brian, IPP.

Complaint

CULLEN, BRENDA L - Discover Bank; 24 14307; Michael J. Dougherty.
 VOEGTLE, CHARLES D - Bokovoy, Ronald; 24 10912; Mark T. Sophocles.
 WARBINGTON, AARON COLTON - Tran, Kim Anh Thi; 24 13741; Christopher M. Garrell.

Confidential Document Form

MCNITT, FRANCES R - Discover Bank; 24 14442; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

ALMANZAR, CESAR - Citibank N A; 24 14760; Michael J. Dougherty. (MSF).
 BOYER, CLIFFORD - Cavalry Spv I LLC; 24 14725; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

BRADBURY, MELINDA A - Wells Fargo Bank N A; 24 14766; Nicole M. Francese. (JBN).
 CASCIOLA, JENNIFER - Cavalry Spv I LLC; 24 14728; David J. Apothaker. (JBN).
 COTTON, MICHELLE L - Cavalry Spv I LLC; 24 14768; David J. Apothaker. (JEG).
 GILLIAM, MARCHERE - Discover Bank; 24 14982; Erin R. Grady. (MSF).
 GONZALEZ, TOMAS - U S Bank National Association; 24 14846; Erin R. Grady. (JEG).
 MARTZ, THOMAS F - Cavalry Spv I LLC; 24 14767; David J. Apothaker. (JBN).
 RODRIGUEZ, NOEMI - Cavalry Spv I LLC; 24 14711; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).
 WILLIS, TEANA - Discover Bank; 24 14983; Erin R. Grady. (JBN).
 WRIGHT, GERALD - Cavalry Spv I LLC; 24 14751; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).
Contract - Debt Collection: Other
 BAXTER, JUSTIN - Discover Bank; 24 14726; Erin R. Grady. (MSF).
 RODRIGUEZ, SUHANLY - Velocity Investments LLC; 24 14859; Demetrios H. Tsarouhis. (JEG).
 SLAPSNAX LLC - Greenwood, Arthur J; 24 14770; Eden R. Bucher. (MSF).
Contract - Other
 BUTSACK, BERNICE - Spruce Manor Nursing And Rehabilitation Center; 24 14753; Dayton P. Broyan. (JBN).
 CARPENTER, JAMES - Lvnv Funding LLC; 24 14929; Michael F. Ratchford. (JBN).
 FCA US LLC - Weller, Heidi; 24 14836; Robert M. Silverman. (MSF).
 GSHIRT INC, BORGES, GREGORY - Tbf Financial LLC; 24 14721; Richard W. Keifer III. (JBN).
 IDTINGS BROTHERS LLC - Noll, Elwood; 24 14745; Thad M. Gelsinger. (MSF).
 MEYER, ELIZABETH T, LANDIS, ALAN, LANDIS, STERLING - Diakon Lutheran Social Ministries; 24 14839; Brian K. Zellner. (JBN).
 PERROTTO BUILDERS LTD, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA - The Colonial Electric Supply Company; 24 14980; Voris M. Tejada Jr. (JEG).
 ROJAS, WILSON VASQUEZ - First Commonwealth Federal Credit Union; 24 14893; Michael R. Nesfeder. (JBN).
 SAL LAPIO INC - Schlouch Incorporated; 24 14757; Ronald L. Williams. (JEG).
 SAL'S LANDSCAPING AND LAWN CARE INC - Pennington, Jr, John, Pennington, Diane; 24 14971; Thad M. Gelsinger. (JEG).
 WEHRMANN-GONZALEZ, JASMINE - Velocity Investments LLC; 24 14752; Demetrios H. Tsarouhis. (MSF).

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Custody

BAEZ, JR, ORLANDO, COLON, ZINNIA - Hernandez, Beronica; 24 14765; Lisa D. Gentile. (SEL).
 COSTENBADER, ADAN - Smith, Katelyn O; 24 14831; Timothy B. Bitler Jr. (JMS).
 CRAYTON, JASON - Mayer, Amanda; 24 14992; Daniel T. Rabenold. (JMS).
 DEFFIBAUGH, PATRICK J - Hoffman, Heather L; 24 14680; H. Hoffman, IPP. (JMS).
 KIRBY, JANAE - Mendez, Jose; 24 14697; Joseph A. Guillama. (JMS).
 PRITZ, MARISSA - Blessing, Derick; 24 14693; Matthew Kopecki. (SEL).
 SANDOVAL, MAYRA Y - Gallardo Rincon, Jose Luis; 24 14832; Stephanie D. Rauch-Mannino. (SEL).

Divorce

ALTLAND, MICHELLE - Altland, Bennett; 24 14931; Rebecca Ann Smith. (JMS).
 ALVAREZ, RAMON - Alvarez, Maribel; 24 14716; Lisa D. Gentile. (JEG).
 CASTILLO, ROBERTO C - Castillo, Raquel; 24 14889; Bernard Mendelsohn. (JMS).
 CORIO, JUSTINE IONTA - Corio, Dean; 24 15028; Ryan W. McAllister. (JMS).
 DEJESUS, KRISTEN MARIE - Portner, Desiree Marie; 24 14683; Bernard Mendelsohn. (JMS).
 DUSWALT, REBECCA B - Duswalt, Evan C; 24 14723; Joseph A. Guillama. (JMS).
 FETTER-COBB, ASHLEY MALINDA LOUISE - Cobb, Alexander Bryce; 24 14727; A. Cobb, IPP. (SEL).
 HYDE, JILLIAN - Bower, Danelle; 24 14938; Lewis Hall. (JDB).
 LAPORTE, VANESSA M - Laporte, Alexander; 24 15027; Bernard Mendelsohn. (JDB).
 OSWALT, PAMELA J - Oswalt, Russell P; 24 14694; Ann E. Endres. (SEL).
 PERCH, ANDREW - Perch, Ashleigh; 24 14974; Courtney A. Hahn. (JEG).
 REYNOSO, YUDELKA CARRION - Rangassamy, Roberto; 24 14986; Alex V. Alfieri. (JMS).
 ROBINSON, ROBERT TIMOTHY - Etienne, Variola; 24 14699; V. Etienne, IPP. (JDB).
 SANDOVAL, ADRIAN - Cruz, Gabriela; 24 14902; Denise S. Lamborn. (SEL).
 TSCHUDY, LISA - Tschudy, Daniel J; 24 14715; Daniel I. Sager. (JMS).
 ZATRATZ, JOHN M - Zatratz, Eileen M; 24 14886; Gregory D. Henry. (JDB).
Divorce - Custody Count Complaint
 DUSWALT, REBECCA B - Duswalt, Evan C; 24 14724; Joseph A. Guillama. (JMS).
 PERCH, ANDREW - Perch, Ashleigh; 24 14975; Courtney A. Hahn. (JEG).
 REYNOSO, YUDELKA CARRION - Rangassamy, Roberto; 24 14987; Alex V. Alfieri. (JMS).
 SANDOVAL, ADRIAN - Cruz, Gabriela; 24 14903; Denise S. Lamborn. (SEL).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA - Weaver, Kyle Vaughn; 24 14981; James M. Polyak. (JMS).
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Finnegan, Amy R; 24 14709; A. Finnegan, IPP. (JMS).
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bauer, Stephanie; 24 14717; S. Bauer, IPP. (JMS).

Magisterial District Justice Appeal

JABLONSKI LANDSCAPING & MAINTENANCE - Baum, Michelle; 24 14676; M. Baum, IPP. (JEG).
 KENNEDY, BRADLEY - Barclays Bank Delaware; 24 14744; Michael F. Ratchford. (JEG).

Miscellaneous - Other

CENTRE COUNTY, BERKS COUNTY, BOOHER, BRADLEY - Bear, Jr, Bernard; 24 14698; B. Bear, IPP. (JBN).

Miscellaneous - Replevin

BUSH, IAN RICHARD - Bridgecrest Credit Company LLC, Carvana LLC; 24 14970; Stephen M. Hladik. (JBN).
 PISSARRA, HEATHER M, PISSARRA, SR, STEPHEN - 21st Mortgage Corporation; 24 14857; Kellie Rahl-Heffner. (JBN).
 RIVERA, JOSE DAVID - Ally Bank; 24 14891; Leslie J. Rase. (MSF).

Notice to Plead/Defend

SCHAUER, MIKE L, SCHAUER, MANDA - Savidge Farms LLC; 24 13670; Christopher M. Garrell.

Petition for Appeal Nunc Pro Tunc

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jimenez, Dennis; 24 14670; LizMary Mejia. (JMS).

Petition for Protection from PFI/SVP

ACEVADO, JUAN - Maniaci, Christina Rodriguez; 24 14722; C. Maniaci, IPP. (JMS).

Petition to Transfer Structured Settlement Payment

ATHENE ASSIGNMENT CORPORATION, ATHENE ANNUITY & LIFE COMPANY - Drb Capital LLC, Lush, J; 24 14834; Donald W. Jensen. (JBN).

Professional Liability - Medical

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF HARMARVILLE LLC, ENCOMPASS HEALTH, ENCOMPASS HEALTH - Thompson, Cynthia B, Dahlberg, Odette; 24 14933; Leonard P. Haberman. (JBN).

Real Property - Mortgage Foreclosure: Commercial

ROD COL LLC - Community Loan Servicing, LLC Fka Bayview Loan Servicing, LLC; 24 14848; Vincent Dimaiolo Jr. (MSF).

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Real Property - Mortgage Foreclosure:

Residential

DAVIS, DOREEN A, DAVIS, BRETT W - Midfirst Bank; 24 14746; E Edward Qaqish. (MSF).

EVANS, RICHARD D, EVANS, MARY E - Citizens Bank N A, Citizens Bank Of Pennsylvania; 24 14892; Gregory Javardian, Gregory Javardian. (MSF).

GROFF, DAVID H, THE UNITED STATES OF AMERICA - Wilmington Savings Fund Society, Stanwich Mortgage Loan Trust F; 24 14838; Jill M. Fein. (MSF).

KIERSTEN L BEAGLE, AS ADMINISTRATRIX OF THE ESTATE OF KEVIN D WARMKESSEL - Csmc 2021-rpl8 Trust; 24 14847; Stephen M. Hladik. (MSF).

SHOENER, MARK D - J P Morgan Mortgage Acquisition Corp; 24 14830; Robert W. Williams. (MSF).

TORRES-SANTOS, TOMAS M - Wells Fargo Bank N A; 24 14904; E Edward Qaqish. (MSF).

UNKNOWN HEIRS, SMITH, KATHLEEN S, UNKNOWN HEIRS, SMITH, RONALD B, SMITH, REBECCA L - Diamond Credit Union; 24 14845; Benjamin Hoen. (MSF).

Real Property - Other

SHEPLER, JENNIFER HERSHEY, SHEPLER, CHRISTOPHER D - Hershey, Douglas; 24 14979; D. Hershey, IPP. (JBN).

Tort Intentional

SCAVICCHIO CONSTRUCTION LLC - Beacon Court Homeowners Association; 24 15048; Aaron S. Marines. (JEG).

Tort Motor Vehicle

HORNING, SYLVIA - Cathedral, Yasira; 24 14714; Barry J. Scatton. (MSF).

KRUEGER, SCOTT C, KRUEGER'S AUTO SERVICE INC - Maharjan, Pratishta, Suwal, Amar; 24 14930; Andrew F. Fick. (JEG).

MCGREGOR, PETER, ACOTERRA LLC, BERKS TREE SERVICE LLC, KARDOLEY, RYAN K, RUIZ, JORDAN - Urban, Donald G, Urban, Jr, Lawrence H, Urban, Mary; 24 14976; James M. Smith. (MSF).

MOHABEER, DAVINA A - Heckman, George; 24 14940; Kenneth Millman. (JEG).

PINOTT, ALEX - Gonzalez-Torres, Madeline; 24 14969; Brandon Swartz. (MSF).

RAVEN, THERESA - Stock, Jesse; 24 14835; Michael P. Malvey. (JEG).

ROONEY, COLIN, MEARKLE, JAMES - Adams, Robin; 24 14898; Marc I. Simon, Katherine J. Rice. (JEG).

VERAS, VICTOR SANTIAGO, LA MEXICANA EXPRESS TAXI SERVICE - Grant, Derrick; 24 14747; Barry J. Scatton. (JBN).

WERKHEISER, RICHARD, EMERICH, DAVID - Polianska, Rozalia; 24 14932; Andrew C. Smialowicz. (MSF).

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 **October 11, 2024** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit.

Third and Final Publication

LEGAL DESCRIPTION OF PROPERTY TO BE EXECUTED UPON

Case Number: 19-16012

Judgment Amount: \$219,652.54 (\$288,087.31 including fees and interest, exclusive of costs)

Attorney: Amy J. Blumenthal, Esq.

Parcel Number: 63-5444-00-94-8282

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

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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

0 Seem Drive, Kutztown, Pa 19530

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

DOCKET NO. 21-14318
JUDGMENT AMOUNT: \$3,436.93
PORTNOFF LAW ASSOCIATES, LTD

ALL THAT CERTAIN tract or piece of ground, together with the frame dwelling house thereon erected, Situate along the highway leading from Boyertown to Bechtelsville in Colebrookdale Township, Berks County, PA, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner of lands of Charles M. Eisenhart and Helen S. Eisenhart, his wife; thence along the same North 42 depress 30 minutes East 119 feet to a corner of lands of Emil Standhardt and Amanda Standhardt, his wife; thence along the same North 38 degrees 53 minutes 29 seconds West 31 feet to a corner; thence continuing along Emil Standhardt and Amanda Standhardt, his wife, South 61 degrees 45 minutes West 102.91 feet to a corner on the eastern side of said Highway leading from Boyertown to Bechtelsville; thence along the Eastern side of same South 25 degrees 15 minutes East 69.91 feet to the place of beginning.

TAX PARCEL NO. 38-5397-09-16-2012

PROPERTY ADDRESS: 832 N. Reading Avenue, Colebrookdale, Pennsylvania 19545

TO BE SOLD AS THE PROPERTY OF: JERRIT ALEXANDER WINDBIEL

Case Number: 22-14804
Judgment Amount: \$64,837.62
Attorney: Michael S. Bloom, Esquire
PRESSMAN & DOYLE, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and Improvements thereon erected, situate in Earl Township, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the center line of the State Highway known as Route No. 73 leading from Shanesville to Boyertown, thence along the same South 42 degrees East 178 feet and 9 Inches to a corner of lands of Samuel U. Weiss, thence along the same and through the middle of a willow stump South 54 degrees West 103 feet to a corner, thence still along lands of Samuel Weiss North 55 degrees West 163 feet to a corner of other lands of the party of the first part, thence along the same and partly along lands of James Smith North 48 degrees East 133 feet to the place of beginning.

Being the same premises which Daniel H. Leffel, a/k/a Daniel D. Leffel, widower by Deed dated December 18, 1996 and recorded N/A in Berks County in Record Book 2797 Page 253 conveyed unto Funded Revocable Trust of Daniel D. Leffel, in fee.

Being the same premises which Funded Revocable Trust of Daniel D. Leffel by Deed dated July 17, 1997 and recorded July 25, 1997 in Berks County in Record Book 2851 Page 729 conveyed unto Steven R. Hoppes, in fee

Tax ID / Parcel No. 42537820918463

TO BE SOLD AS THE PROPERTY OF STEVEN R. HOPPES

22-15021
Judgment Amount: \$162,710.28
Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the split-level brick dwelling house thereon erected, lying on the westerly corner of Thirty-ninth Street and Circle Avenue, to be known as #200 West 39th Street, said lot being composed of the whole of Lot No. 504 and the southeastermost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks county Records in Plan Book No. 24 Page 27, situate in the Township of Exeter, County of Berks, State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southwestern building line of Circle Avenue; thence extending in a southeasterly direction along said building line of Circle Avenue, by a line making a right angle with the line to be described last, a distance of eighty and eighty one-hundredths feet (80.80) to a point of curve, being the northwestern terminus of a radius connecting said building line of Circle Avenue, (57' wide), with the northwestern building line of Thirty-ninth Street, (53' wide); thence extending in a southerly direction, along the arc of a curve deflecting to the right, having a radius of twenty-five feet (25), a central angle of eighty-eight degrees eight minutes (88° 08'), a distance along the arc of thirty-eight and forty-six one-hundredths feet (38.46) to a point of tangent in the northwestern

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building line of Thirty-ninth Street, being the southwestern terminus of said radius; thence extending in a southwesterly direction along the northwestern building line of Thirty-ninth Street, a distance of ninety-six and nineteen one-hundredths feet (96.19') to a point; thence leaving said building line of Thirty-ninth Street and extending in a northwesterly direction along Lot No. 506 of said Plan of Lots, by a line making a right angle with the said building line of Thirty-ninth Street, a distance of One hundred eight and ninety-eight one-hundredths feet (108.98') to a point; thence extending in a northeasterly direction along the northwesternmost 45' of Lot No. 503 of said Plan of Lots, by a line making an interior angle of eighty-eight degrees eight minutes (88° 08') with the last described line, a distance of One hundred twenty-three and eighty-seven one-hundredths feet (123.87) to the Place of BEGINNING.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

FIRST- A reserve line of twenty five feet has been established and no building may extend beyond this line.

SECOND - All plans for buildings must be approved by Richard H. Rimby or his agent before any work is started.

THIRD - No building may be built within six feet of a property line.

FOURTH- No building except a private dwelling house or a private garage may be built unless written permission has been received from Richard H. Rimby or his agent.

FIFTH- An easement of five feet has been taken along the rear of all lots for the use of the utility companies.

SIXTH - No unfinished building may be occupied until the final finish of wood, stone, brick, stucco or other finishing material has been applied, unless written permission has been received from Richard H. Rimby or his agent.

SEVENTH - No Trailer, basement, tent, shack, garage, barn or other out buildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

EIGHTH - No livestock or poultry shall be maintained on any premises except watch dogs and family pets.

NINTH - No signs shall be permitted on any lots or buildings, except such as may be necessary to announce the sale or rental of the property, or the owners' or tenants' business, occupation of profession, and such signs shall not be offensive in size, shape or character.

TENTH - No business or professional office shall be established in any dwelling erected upon this lot except with written permission of Richard H. Rimby, his heirs and assigns or agent.

ELEVENTH - All fences are limited to a height of four feet and no fence except hedge may be built in front of the reserve line of any street.

The said lot being composed of the whole of

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Lot No. 504 and the southeasternmost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks County Records in Plan Book No. 24, page 27, and being a part of the same premises which John Merkel and Abbie Moyer Reber, Executors of the last Will and Testament of Katie D. Moyer, also known as Kate D. Moyer, by deed dated September 23, 1959, recorded in Berks County Records in Deed Book Vol. No. 1348, page 328 granted and conveyed unto Richard E. Rimby, grantor herein.

Being the same premises which Robert I. Shaffer, by Sandy Silagy, his attorney in fact, by Deed dated 07/16/2012 and recorded 07/20/2012, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1394, Page 929, granted and conveyed unto Randy A. Fick and Felecia A. Fick, as tenants by the entirety.

Tax Parcel: 43-5326-14-32-0587

Premises Being: 200 W 39th Street, Reading, PA 19606

To be sold as the property of: Randy A. Fick and Felecia A. Fick

Docket No. 22-15793

Judgment: \$68,238.41

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in Mt. Aetna, Tulpehocken Township, Berks County, Pennsylvania, being more particularly bounded and described as follows:

Beginning at a corner on Apple Street; thence along Apple Street, sixty-six (66) feet to a corner; thence along properties of Herman W. Snyder and Augustus P. Troutman, one hundred ninety-eight (198) feet to a corner on French Alley; thence along said Alley sixty-six (66) feet to a corner of Blackberry Alley; thence along said alley one hundred ninety-eight (198) feet to the place of Beginning.

Containing in front sixty-six (66) feet and in depth of equal width one hundred ninety-eight (198) feet.

Being the same property conveyed to Kenneth K. Bedleyoung, adult individual who acquired title by virtue of a deed from Craig A. Latz, adult individual, dated February 28, 2001, recorded March 6, 2001, at Document ID 10912, and recorded in Book 3301, Page 1897, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 52 APPLE STREET, MOUNT AETNA, PA 19544.

Parcel No.: 86430907582923

Account: 86043660

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See Deed Book Volume 3301, Page 1897
TO BE SOLD AS THE PROPERTY OF
KENNETH K. BEDLEYOUNG, ADULT
INDIVIDUAL

and conveyed unto Gayle P. Cooper, an Adult Individual

The improvements thereon erected being known and numbered as 4541 Route 419, Womelsdorf, PA 19567 FKA 5118 Route 419, Womelsdorf, PA 19567, FKA 5181 Route 419, Womelsdorf, PA 19567

Case Number: 23-02920
Judgment Amount: \$83,357.07
Attorney: Robert P. Wendt, Esquire

UPI Number: 86442000700361
Object ID Number: 142563
Map PIN: 442000700361

TO BE SOLD AS PROPERTY OF: Gayle P. Cooper

ALL THAT CERTAIN described piece or parcel of ground lying and being situate in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a sketch plan of records of the "Erbe Subdivision" drawn by Grube and Vonnelda Associates, professional land surveyors, dated December 13, 1988, being Drawing No. 10-34A, as follows, to wit:

C.C.P. BERKS COUNTY, NO. 23-12004
Judgment - \$198,613.55
Matthew C. Fallings, Esq., Attorney for Plaintiff

BEGINNING at a railroad spike on the title line in the bed of Macadam PA State Highway Route 419 (60 feet wide) said point being a corner of lands now or late of John W. Ellen and Gayle M. Eller, husband and wife; thence extending from said point of beginning along said lands the following five courses and distance, (1) crossing the northeasterly side of Route 419 South 30 degrees 48 minutes 37 seconds East 247.73 feet to an iron pin, a corner, (2) South 59 degrees 28 minutes 52 seconds East 751.00 feet to an 18-inch ash tree, a corner, (3) crossing the westerly side of Mill Creek South 45 degrees 43 minutes 28 seconds East 468.60 feet to a point in Mill Creek, a corner, (4) crossing the easterly side of Mill Creek North 83 degrees 08 minutes 52 seconds East 375.20 feet to an iron pin, a corner, and (5) South 41 degrees 32 minutes 45 seconds East 88.15 feet to a point, a corner of lands about to be conveyed unto John L. Pelffer and Mary V. Pelffer, husband and wife; thence extending along said lands and along lands now or late of John L. Pelffer and Mary Y. Pelffer, husband and wife, and recrossing the northeasterly side of Route 419 and crossing Mill Creek South 64 degrees 03 minutes 31 seconds West 851.20 feet to a P.K. spike on the title line in the bed of Route 419; thence extending along same the four following courses and distances, (1) North 47 degrees 42 minutes 03 seconds West 100.00 feet to a P.K. spike, a corner, (2) North 45 degrees 14 minutes 09 seconds West 475.00 feet to a railroad spike, a corner, (3) North 25 degrees 07 minutes 48 seconds West 305.52 feet to a railroad spike, a corner, and (4) North 20 degrees 10 minutes 55 seconds West 678.08 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN LOT OR PIECE OF GROUND ON WHICH IS ERECTED A TWO-STORY BRICK DWELLING HOUSE, BEING NO. 432 SOUTH FIFTH STREET, SITUATE ON THE WEST OF SAID SOUTH FIFTH STREET, BETWEEN BINGAMAN AND LAUREL STREETS, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT.

BEGINNING AT A CORNER ON FIFTH STREET ON THE LINE OF PROPERTY NOW OR LATE OF AARON BEHNEY AND RUNNING ALONG SAID LINE AT RIGHT ANGLES FROM SAID FIFTH STREETS WESTWARD 90 FEET TO A POINT ON A LINE OF PROPERTY NOW OR LATE OF WILLIAM TOBIAS; THENCE ALONG SAID LINE AND LINE OF PROPERTY NOW OR LATE OF JULIA THOMPSON, SOUTHWESTWARDLY 25 FEET TO A CORNER, THENCE ALONG THE LINE OF PROPERLY NOW OR LATE OF , JAMES J. LUDWIG, SOUTHEASTWARDLY 40 FEET TO A POINT IN THE LINE OF PREMISES NOW OR LATE OF EMANUEL RICHARDS; THENCE ALONG SAID LINE EASTWARDLY 4 FEET TO A CORNER OF LOT LATE OF AMOS HUYETT, DECEASED; THENCE ALONG SAID LINE NORTHWARDLY, 19 FEET 6 INCHES TO A CORNER ON LIME OF PREMISES NOW BEING DESCRIBED; THENCE ALONG THE SAME PROPERLY OF SAID AMOS HUYETT, DECEASED, EASTWARDLY 84 FEET 6 INCHES TO SAID FIFTH STREET AND THENCE ALONG THE SAME NORTHWARDLY 20 FEET 6 INCHES TO THE PLACE OF BEGINNING.

CONTAINING 13.343 acres of land.
BEING Lots Nos. 1 and 2 as shown on the above-mentioned plan.

CONTAINING IN FRONT ON SAID SOUTH FIFTH STREET, IN WIDTH OR BREADTH 22 FEET MORE OR LESS AND IN DEPTH OR LENGTH SEE AFORESAID DESCRIPTION.

BEING the same premises which Carl R. Kalbach and Nicole E. Kalbach, husband and wife, by deed dated April 23, 1999 and recorded on April 28, 1999 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Deed Book Volume 3070, Page 503, granted

BEING KNOWN AS 432 South 5th Street, Reading, PA 19602-2640
PARCEL NO. 01530635777631

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BEING the same premises which 131 N 5th Street Limited Liability a Pennsylvania Limited liability company by Deed dated November 3, 2021 and recorded in the Office of Recorder of Deeds of Berks County on November 5, 2021 at Book NA, Page NA as Instrument 202105320 granted and conveyed unto Uni Management, LLC, a Pennsylvania Limited Liability Company.

TO BE SOLD AS THE PROPERTY OF Uni Management LLC, a Pennsylvania limited liability company

Case Number: 23-13833

Judgment Amount: \$132,064.81

Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Spring Township, Berks County Pennsylvania bounded and described according to a Final Plan of the Subdivision of "Beverly Heights" recorded in Plan Book 213, page 21, Berks County records, as follows:

BEGINNING at a point on the Northwest side of Bainbridge Circle (53 ft. wide) a corner in common with Lot 64 on the abovementioned Plan; thence along the northwest side of Bainbridge Circle South 19° 14' 57" West a distance of 45.00 feet to a point a corner in common with Lot 62 on the abovementioned Plan; thence along Lot 62 in and through an existing 20 feet wide storm easement North 70° 45' 03" West a distance of 130.93 feet to a point on the southwest side of Morgan Drive; thence northeasterly along the southeast side of Morgan Drive along the arc of a circle curving to the right having a radius of 470.00 feet an arc distance of 45.54 feet to a point a corner in common with the aforementioned Lot 64; thence along Lot 64 South 70° 45' 03" East a distance of 124.08 feet to a point on the northwest side of Bainbridge Circle, the place of Beginning.

CONTAINING 5755 square feet

BEING Lot 63 on the abovementioned Plan.

Property ID: 80438620806430

Property Address: 154 Bainbridge Circle, Sinking Spring, PA 19608

Title vested with Margaret A. D'Amico by Deed from Mark E. Zimmer and Michelle Zimmer, husband and wife dated March 23, 2007 and recorded on March 29, 2007 with the Berks County Recorder of Deeds as Book 05101, Page 1725, and Instrument Number: 2007018278.

TO BE SOLD AS PROPERTY OF: MARGARET A. D'AMICO

No. 23-16744

Judgment: \$54,657.77

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two-story, brick dwelling house with mansard roof and lot of ground, situate on the South side of Perry Street,

between Church and Sixth Streets, being No. 544, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Perry Street;

ON the South by a 10' wide alley;

ON the East by property now or late of Anna Wooten Kalbach; and

ON the West by property now or late of Frederick Grebe.

CONTAINING in front on Perry Street, 12' 06", and in depth, 100'.

BEING the same premises which Stephen E. DePalantino, Jr., by Deed dated December 5, 2001 and recorded on December 10, 2001, in the Berks County Recorder of Deeds Office at Deed Book Volume 3443 at Page 2275, as Instrument No. 200169602, granted and conveyed unto Nesta P. Johnson.

TAX PARCEL NO. 14530743872245

MAP PIN NO. 530743872245

ACCOUNT NO. 14595250

TO BE SOLD AS THE PROPERTY OF Nesta P. Johnson

C.C.P. BERKS COUNTY, NO. 23-17197
Judgment - \$230,054.21

Matthew C. Fallings, Esq., Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground, together with the single family dwelling with two car attached garage thereon erected, being Lot No. 60, as shown on the plan of "Wellington Downes", Section No.1, said plan recorded in Plan Book Volume 31, page 36, Berks County Records, situate on the southeasterly corner of Warwick and Dorchester Drives, in the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly building line of Warwick Drive (58 feet wide) on the division line between Lot No. 60 and Lot No. 63; thence extending in a southerly direction along Lots Nos. 63 and 64, forming an interior angle of 85 degrees 43 minutes 35 seconds with the southerly building line of Warwick Drive, a distance of 118.72 feet to a point; thence extending in a westerly direction along Lot No. 61, forming a right angle with the last described line, a distance of 136.00 feet to a point on the easterly building line of Dorchester Drive; thence extending in a northerly direction along the easterly building line of Dorchester Drive, forming a right angle with the last described line, a distance of 90.00 feet to a point of curvature; thence extending in a northeasterly direction along the building line connecting the easterly building line of Dorchester Drive with the southerly building line of Warwick Drive, being along the arc of a curve deflecting to the right having a radius of 20 feet, a central angle of 85

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degrees 43 minutes 35 seconds, a distance along the arc of 29.92 feet to a point of tangency on the southerly building line of Warwick Drive; thence extending in an easterly direction along the southerly building line of Warwick drive, tangent to the last described curve, a distance of 117.82 feet to the place of BEGINNING.

BEING KNOWN AS 317 Warwick Drive, Reading, PA 19610-1845

PARCEL NO.: 96439717110415

BEING the same premises which MYUNGHWAN H. CHANG AND YOUNG SOOK CHANG, HUSBAND AND WIFE by Deed dated November 15, 2000 and recorded in the Office of Recorder of Deeds of Berks County on November 17, 2000 at Book 3265, Page 1292 granted and conveyed unto MARK R. FRENCH.

TO BE SOLD AS THE PROPERTY OF Mark R. French

Case Number: 24-00407

Judgment Amount: \$98,798.02

Attorney: Jacob L. Wertz, Esquire

ALL THAT CERTAIN two-story brick house, No. 1512 Haak Street, and the lot or piece of ground upon which the same is erected, situate on the South side of Haak Street, between Clymer and Sixteenth Streets, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by Haak Street;

On the East by property now or late of Rehr and Fricker; On the South by a three feet wide alley

On the West by property now or late of Charles Lenhart.

CONTAINING in front on Haak Street, fourteen feet six inches and in depth, ninety-five feet eight and three-quarters inches.

Tax ID/ Parcel No. 16531631383586

Being the same premises which David Baez by Deed dated October 19, 2016 and recorded October 21, 2016 in Berks County as Instrument No. 2016037536 conveyed unto TD Management, in fee.

Being the same premises which TD Management, LLC, a Pennsylvania Limited Liability Company by Deed dated August 19, 2021 and recorded August 24, 2021 in Berks County as Instrument No. 2021042152 conveyed unto Roughnecks Realty LLC, in fee.

TITLE TO SAID PREMISES VESTED IN Roughnecks Realty LLC, by Deed from TD Management, LLC, dated August 19, 2021, recorded August 24, 2021, as Instrument# 2021042152.

Premises known as: 1512 Haak Street, Reading, PA 19602

TO BE SOLD AS PROPERTY OF: Roughnecks Realty LLC

Case Number: 24-00829
Judgment Amount: \$96,388.70
Attorney: Jacob L. Wertz, Esq., Orlans PC

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and lot or piece of ground situate on the East side of Tulpehocken Street, No. 633, between West Greenwich and West Oley Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

On the North by property now or late of Wilmer A. Leininger and Katherine A. Leininger, his wife;

On the East by a fifteen feet wide alley;

On the South by property now or late of Robert C. Derr and Pauline J. Derr, his wife, and;

On the West by said Tulpehocken Street;

CONTAINING in front on said Tulpehocken Street twelve feet, ten inches, more or less, and in depth or length one hundred and thirty-one feet six inches, more or less.

Tax ID I Parcel No. 15530764337588 Mapped Pin: 5307-64-33-7588 Acct No: 15-662875

Being the same premises which Douglas Baum, also known as Douglas B. Baum and Jennie Baum also known as Jennie F. Baum, husband and wife by Deed dated June 7, 2016 and recorded June 7, 2016 in Berks County as Instrument No. 2016018937 conveyed unto Ammon N. Martin, in fee.

Being the same premises which Ammon N. Martin by Deed dated September 15, 2021 and recorded October 4, 2021 in Berks County as Instrument No. 2021049581 conveyed unto Roughneck Realty, LLC, a Delaware Limited Liability Company, in fee.

TO BE SOLD AS PROPERTY OF: Roughnecks Realty LLC.

Tax Parcel No: 15530764337588

Premises known as: 633 Tulpehocken Street, Reading, PA 19601

No. 24-01867

Judgment Amount \$248,755.29

Attorney: Lois M. Vitti

ALL that certain lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a final plan of Stonehedge Farm, drawn by Stackhouse Bensinger, Inc., dated February 19 2002 and last revised January 13, 2005, said plan recorded in Berks County in plan book 302, Page 181, as follows, to wit:

BEGINNING at a point on the northwesterly side of West Reeser Street (53 feet wide), said point being a corner of Lot No. 33 on said plan; thence extending from said point of beginning along Lot No. 33 North 55 degrees 24 minutes 18 seconds West 253.18 feet to a point in line of

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Lot No. 19 on said plan; thence extending along same North 43 degrees 30 minutes 00 seconds East 91.10 feet to a point, a corner of Lot No. 31 on said plan; thence extending along same South 55 degrees 24 minutes 18 seconds East 239.07 feet to a point on the Northwesterly side of West Reeser Street; thence extending along same South 34 degrees 35 minutes 42 seconds West 90.00 feet to the feet to the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above mentioned plan.

BEING the same premises which Forino Co., L.P., a Pennsylvania Limited Partnership, by its attorney-in-fact John G. Smith by deed bearing date November 1, 2011 and recorded in the office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA in instrument number 2011042981, granted and conveyed unto Ashleigh G. Gehret and Scott A. Gehret, wife and husband, in fee.

Being parcel number 27-4490-11-56-6173

TO BE SOLD AS PROPERTY OF: Ashleigh G. Gehret and Scott A. Gehret.

Case Number: 24-02504
Judgment Amount: \$112,500.12
Attorney: Jacob L. Wertz, Esquire

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Second Street, between Buttonwood and Beech Streets, being No. 425 North Second Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

On the North by No. 427 North Second Street, property now or late of Benton W. Stamm and Nora S. Stamm;

On the East by property now or late of Georgine K. Gruver;

On the South by No. 423 North Second Street, property now or late of William H. T. Hartman and Frances R. Hartman; and

On the West by North Second Street.

CONTAINING in front on said North Second Street, ten feet nine inches and in depth of equal width fifty? three feet seven and three-eight inches more or less.

Tax ID/Parcel No. Parcel No. 06530766622679, PIN 5307-66-62-2679, Acct No. 06-051775

Being the same premises which Michal Harrison by Deed dated May 19, 2008 and recorded May 20, 2008 in Berks County in Record Book 5359 Page 1515 conveyed unto Douglass Baum and Jennie Baum, husband and wife, in fee.

Being the same premises which Douglass Baum and Jennie Baum, husband and wife by Deed dated August 2, 2021 and recorded August 5, 2021 in Berks County as Instrument No. 2021039146 conveyed unto Roughnecks Realty LLC, a Delaware Limited Liability Company, in fee.

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

Case number: 24-02555
Judgment Amount: \$110,599.55
Attorney for Plaintiff: Orlans PC

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Second Street, between Buttonwood and Beech Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

On the North by No. 425 North Second Street, property now or late of Edward J. Schwambach;

On the East by property now or late of Salhe Demming;

On the South by No. 421 North Second Street, property now or late of Clifford Armprister; and
On the West by North Second Street.

CONTAINING in front or width on North Second Street, ten feet nine inches and in depth of equal width fifty-three feet seven and five eighths inches more or less.

Tax ID / Parcel No. 06530766622678

Being the same premises which Michal Harrison by Deed dated May 19, 2008 and recorded May 20, 2008 in Berks County in Record Book 5359 Page 1515 conveyed unto Douglass Baum and Jennie Baum, husband and wife, in fee.

Being the same premises which Douglass Baum and Jennie Baum, husband and wife by Deed dated August 2, 2021 and recorded August 6, 2021 in Berks County as Instrument No. 2021039250 conveyed unto Roughnecks Realty LLC, a Delaware Limited Liability Company, in fee.

TITLE TO SAID PREMISES VESTED IN Roughnecks Realty LLC, by Deed from Douglass Baum and Jennie Baum, husband and wife, dated August 2, 2021, recorded August 6, 2021, Instrument Number 2021039250.

TO BE SOLD AS THE PROPERTY OF: Roughnecks Realty LLC

Docket No. 24-2738

Judgment: \$172,781.63

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Berks, Commonwealth of Pennsylvania, and is described as follows:

All that certain lot or tract of land lying on the South side of Walnut Street known as Lot Number Two, as shown on a Subdivision Plan

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for Alan and Carol DeLong, prepared by Martin H. Schuler Company, Engineers and Surveyors of Allentown, dated September 04, 1981 and last revised October 28, 1981 situated in the Borough of Kutztown, Berks County, Pennsylvania, said Plan recorded in Berks County in Plan Book 123, Page 7 more particularly described as follows:

Beginning at a point on the Southeasterly property line of Walnut Street, (40 feet wide) said point being located North 42 1/4° 00' 00" East 35.10 feet from the point formed by the intersection of the Southeasterly property line of Walnut Street with the Northeasterly property line of Schaeffer Alley (12 feet wide); thence extending along the Southeasterly property line of Walnut Street North 42° 00' 00" East 64.97 feet to a point; thence extending along the lands of now or late Alan and Carol DeLong South 48° 00' 00" East 46.21 feet to a point; thence extending along the lands of now or late Lee G. and Pauline Bryant South 43° 21' 18" West 65.74 feet to a point; thence extending along the property of Lot Number One of the aforementioned Alan and Carol DeLong Subdivision North 47° 02' 05" West 44.66 feet to the place of beginning.

Being the same property conveyed to Devon Alexander Buskaritz who acquired title by virtue of a deed from Yaron Kafri, dated October 14, 2022, recorded October 18, 2022, at Instrument Number 2022041001, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 146 WEST WALNUT STREET, KUTZTOWN, PA 19530.

Parcel No.: 55544308872825

Account: 55007155

See Deed Book 123, Page 7

TO BE SOLD AS THE PROPERTY OF DEVON ALEXANDER BUSKARITZ

No. 24-03239

Judgment: \$27,725.60

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

PREMISES NO. 1: ALL that certain lot or parcel of land, together with the improvements thereon located, situate in Robeson Township, County of Berks, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin set in the middle of the Public Road leading from the River Road to Beckersville, said point being a corner in common of property of Lottie Marquette and the herein described premises; thence in a Northerly direction along the middle of the said Public Road a distance of 60.00 feet to an iron pin; thence in an Easterly direction along property of the Grantors herein, by a line making an interior angle of 89 degrees 30 minutes with the last-described line, a distance of 264.67 feet to a point; thence in a Southerly direction along property of Charles

Messner by a line making an interior angle of 81 degrees 60.02 feet to a point; thence in a Westerly direction along property of the aforesaid Lottie Marquette by a line making an interior angle of 88 degrees 25 minutes with the last-described line a distance of 265.80 feet to the place of beginning.

CONTAINING 15,914 square feet of land, be the same more or less.

PREMISES NO. 2: ALL that certain lot of land, situate in the Township of Robeson, County of Berks, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the public road leading from River Road to Beckersville, a corner of property of Elwood Graul and Irene E. Graul; thence along the middle of aforesaid public road, in a Northerly direction, a distance of 30.00 feet to a point; thence in an Easterly direction along residue property of the Grantors, by a line making an interior angle of 89 degrees 30 minutes with the last described line, a distance of 264.11 feet to property of Charles Messner; thence in a Southerly direction along the same, by a line making an interior angle of 91 degrees 35 minutes with the last-described line, a distance of 30.01 feet to property of Elwood Graul and Irene E. Graul; thence in a Westerly direction along the same, by a line making an interior angle of 88 degrees 25 minutes with the last-described line, a distance of 264.67 feet to the middle of the aforesaid public road, the place of beginning and making an interior angle of 90 degrees 30 minutes with same.

CONTAINING 7,931.70 square feet, be the same, more or less.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 178 PROUDFOOT DRIVE, BIRDSBORO, PA 19508 (f/k/a 247 PROUDFOOT DRIVE, BIRDSBORO, PA 19508)

Mapped PIN: 5325-18-40-6569

Parcel ID #: 73532518406569

Account #: 73038400

BEING THE SAME PREMISES WHICH Elwood Graul and Sandra A. Ziegler, by Deed dated September 30, 1999 and recorded October 5, 1999, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 3131, page 1499, granted and conveyed unto Joseph W. Thomas and Arlene M. Thomas. Joseph W. Thomas is also known as Joseph W. Thomas, Jr.

TO BE SOLD AS THE PROPERTY OF ARLENE M. THOMAS AND JOSEPH W. THOMAS, JR.

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24-03268
Judgment: \$62,591.13
Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN house thereon erected, situate on the Southeast corner of Fourth and Robeson Streets, and being known as House No. 1059 North Fourth Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by said Robeson Street;

On the East by a ten feet (10') wide alley;

On the South by property now or late of John W. Esterly, being No. 1057 North Fourth Street; and

On the West by said North Fourth Street.

CONTAINING in front on said North Fourth Street, in width or breadth 23.37 feet, more or less, and having a frontage along the rear along said 10 feet wide alley of 22.95 feet, more or less, and having a depth of 110 feet, more or less, to said 10 feet wide alley in the rear.

BEING the same premises which Daya R. Dietrich, by Deed dated 12/30/2011 and recorded 1/4/2012 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of Pennsylvania in Instrument # 2012000273, granted and conveyed unto Juana M. Ramos.

Being the same premises which Juana M. Ramos, by Deed dated 11/30/2016 and recorded 12/01/2016, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2016043055, granted and conveyed unto Arwen L. Santee, in fee.

Tax Parcel: 14-5307-50-76-3281 AKA 14530750763281

Premises Being: 1059 N 4th Street, Reading, PA 19601

To be sold as the property of: Arwen L. Santee

Prothonotary # 24-03808

Judgment: \$54,799.34

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 72541304800446

ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH THE 2 1/2 STORY FRAME DWELLING AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF RICHMOND, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT AT OR NEAR THE CENTER LINE OF A PUBLIC ROAD KNOWN AS T-800 LEADING BETWEEN LEGISLATIVE ROUTE 06124 AND TOWNSHIP ROAD T-770 SAID POINT BEING

A CORNER OF LANDS NOW OR FORMERLY OF FRED A DONER; THENCE ALONG THE CENTER LINE OF THE SAID T-800 SOUTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 66.00 FEET TO A POINT A CORNER OF LANDS NOW OR FORMERLY OF AMBROSE KELLER; THENCE LEAVING THE SAID T-800 AND ALONG SAID LANDS NOW OR FORMERLY OF AMBROSE KELLER NORTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 245.17 FEET TO AN IRON PIN IN LINE OF LANDS OF THE READING COMPANY RAILROAD; THENCE ALONG SAID LANDS OF THE READING COMPANY RAILROAD NORTH 65 DEGREES 30 MINUTES EAST A DISTANCE OF 70.22 FEET TO AN IRON PIN A CORNER OF LANDS NOW OR FORMERLY OF THE AFORESAID FRED DONER; THENCE ALONG SAID LANDS NOW OR FORMERLY OF FRED DONER SOUTH 44 DEGREES 30 MINUTES EAST A DISTANCE OF 220.00 FEET TO A POINT OR PLACE OF BEGINNING.

CONTAINING 0.36 ACRES, MORE OR LESS.

Being known as: 29 LAKE ROAD, HAMBURG, PENNSYLVANIA 19526.

Title to said premises is vested in Lee P. Leiby by deed from LEE P. LEIBY, EXECUTOR OF THE ESTATE OF MELVIN G. LEIBY, DECEASED dated May 11, 2012 and recorded May 29, 2012 in Instrument Number 2012021676.

TO BE SOLD AS THE PROPERTY OF LEE P. LEIBY

24-04941

Judgment \$113,407.78
Brock & Scott, PLLC

LEGAL DESCRIPTION

All that certain frame bungalow known as No. 422 South Kenhorst Boulevard and piece of ground upon which the same is erected situate in the Borough of Kenhorst (formerly the Township of Cumru), Berks County, Pennsylvania, being two lots as shown by the map or plan surveyed by E. Kurtz Wells, and bearing date of October 1918, said map or plan recorded in the Recorder's Office in Plan Book Volume 7, page 9 and being further known as Lots Nos. 461 and 462 on said plan known as "South Farview", more particularly bounded and described as follows:

On the North partly by Lot No. 463 and partly by Kenhorst Boulevard;

On the East partly by Kenhorst Boulevard and partly by New Holland Avenue;

On the South partly by New Holland Avenue and partly by a fifteen (15) foot wide alley; and

On the Westerly by Lot No. 463 and partly by a fifteen (15) foot wide alley. Having a frontage on said Kenhorst Boulevard of forty (40) feet and extending in depth of equal width one hundred ten (110) feet to said alley.

And being the same property conveyed to the

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grantees in a Deed from Fannie Mae a/k/a Federal National Mortgage Association dated April 24, 2012 and recorded April 27, 2012 in the County Recorder's Office in Document No. 2012016941.

Tax ID/APN#: 54530618301751

BEING the same premises which Scott L. Smith, by Deed dated 10/28/2018 and recorded 11/8/2018 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2018039010, granted and conveyed unto Scott L. Smith and Maxine P. Smith JTROS, in fee.

Tax Parcel: 54530618301751

Premises Being: 410 S Kenhorst Blvd, Reading, PA 19607

To be sold to the property of: Scott L. Smith and Maxine P. Smith

Berks County No. 24-09971
Judgment Amount: \$147,898.56
Attorney: Powers Kirm, LLC

ALL THAT CERTAIN two story brick dwelling house and lot of ground, on which the same is erected, situate on the Northwest side of South Reading Avenue and known as No. 233 South Reading Avenue, in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northwest side of South Reading Avenue, on building line and a corner of property of Charles G. and Mary A. Romig; and running thence by the same, in a Northwestwardly direction and through the middle of the partition wall dividing this and said adjoining property, 175 feet to a corner at a 16 feet wide alley; thence along said alley, in a Southwestwardly direction, 20 feet to a corner of property of Stewart Frey, formerly Fannie Custer; thence along the same, in a Southeastwardly direction, 175 feet to a corner on the building line of South Reading Avenue; thence along the same, in a Northeastwardly direction, 20 feet to the place of beginning.

BEING THE SAME PREMISES which James A. Reese and Ashlyn A. Reese, by Deed dated 3/17/2020 and recorded in the Office of the Recorder of Deeds of Berks County on 3/18/2020 in Instrument No. 2020009791, granted and conveyed unto Dennis W. Wright, Jr.

BEING KNOWN AS: 233 South Reading Avenue, Boyertown, Pennsylvania 19512.

TAX PARCEL NO. 33538719703547

See Instrument No. 2020009791

To be sold as the property of Dennis W. Wright, Jr.

Case Number: 24-09981
Judgment Amount: \$ 123,338.66
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO AND ONE HALF STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERRECTED, SITUATE IN THE BOROUGH OF LEESPORT, (FORMERLY THE BOROUGH OF WEST LEESPORT), COUNTY OF BERKS AND COMMONWEALTH. OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERLY CURB LINE OF RAILROAD AVENUE SAID POINT BEING 28,69 FEET SOUTH OF THE INTERSECTION OF THE SAID WESTERLY CURB LINE OF RAILROAD AVENUE WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE READING COMPANY, SAID INTERSECTION POINT BEING ALSO MARKED AS AN INTERSECTION AND SO SET FORTH ON THE TOPOGRAPHICAL SURVEY OF THE SAID BOROUGH OF LEESPORT (FORMERLY BOROUGH OF WEST LEESPORT); THENCE IN A SOUTHERLY DIRECTION ALONG THE AFOREMENTIONED WESTERLY CURB LINE OF RAILROAD AVENUE THE DISTANCE OF 64.39 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG PROPERTY NOW OR LATE OF C. B. ROTHENHERGER AND BY A LINE MAKING AN INTERIOR ANGLE OF 91 DEGREES 23 MINUTES WITH THE AFORESAID RAILROAD AVENUE THE DISTANCE OF 57,83 FEET TO A POINT, AN IRON PIN; THENCE IN A NORTHWESTERLY DIRECTION ALONG PROPERTY NOW OR LATE OF ALISON KRAMER AND BY A LINE MAKING AN INTERIOR ANGLE OF 117 DEGREES 19 MINUTES WITH THE LAST DESCRIBED LINE THE DISTANCE OF 64-05 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AND ALONG LAND FORMERLY DESCRIBED AS ABOUT TO BE CONVEYED TO CHARLES C. WINNER AND WIFE AND BY A LINE MAKING AN INTERIOR ANGLE OF 67 DEGREES 29 MINUTES WITH THE LAST DESCRIBED LINE THE DISTANCE OF 89,07 FEET TO THE PLACE OF BEGINNING; THE ANGLE BETWEEN THE FIRST DESCRIBED LINE AND THE LAST DESCRIBED LINE BEING 83 DEGREES 49 MINUTES.

BEING THE SAME PREMISES WHICH STANLEY SENSENIG BY DEED DATED 6/16/2017 AND RECORDED 7/14/2017 IN BERKS COUNTY IN INSTRUMENT NO. 2017025392 CONVEYED UNTO SONJA M. SCHOFIELD, IN FEE.

BEING KNOWN AS: 42 LEE ST LEESPORT, PA 19533

PROPERTY ID: 92449007594278

TITLE TO SAID PREMISES IS VESTED IN GREGG D. GEHRET AND KAREN M.

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GEHRET, HUSBAND AND WIFE, AS JOINT TENANTS BY DEED FROM SONJA M. SCHOFIELD, A SINGLE WOMAN DATED AUGUST 20, 2020 RECORDED AUGUST 21, 2020, INSTRUMENT NO. 2020029163.

TO BE SOLD AS PROPERTY OF:

GREGG D. GEHRET AND KAREN M. GEHRET

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, November 8, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

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

BARTNICKI, NIKI E. also known as

BARTNICKI, NIKI ELEANOR, dec'd.

Late of 1445 Logan St.,

City of Reading.

Executor: JANUSZ M. MIASKIEWICZ,

1445 Logan St.,

Reading, PA 19607.

ATTORNEY: C. THOMAS WORK, ESQ.,

STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

CARLO, CARMELA M., dec'd.

Late of Borough of West Lawn.

Executrix: JEANNETTE CARLO

DELVALLE,

601 S. 19th St., Apt. E305,

Reading, PA 19606.

ATTORNEY: EDWIN L. STOCK, ESQ.,

STOCK LAW,

50 N. 5th Street, Suite 4,

Reading, PA 19601

CARR, SEAN G., dec'd.

Late of 1152 Ben Franklin Highway East,

Amity Township.

Executrix: KATHLEEN H. BLAUM,

26 Timberline Dr.,

Wyomissing, PA 19610.

ATTORNEY: PAUL T. ESSIG, ESQ.,

HARTMAN VALERIANO MAGOVERN & LUTZ, PC.,

1025 Berkshire Boulevard, Suite 700,

Wyomissing, PA 19610

CULP, BARRY NOBLE also known as

CULP, BARRY N., dec'd.

Late of Borough of Kenhorst.

Administratrix: NANCY C. SAJESKI,

2147 Carey Way,

Hummelstown, PA 17036.

ATTORNEY: BRIAN J. HINKLE, ESQ.,

SIGMA LEGAL ADVISORS,

2101 Market St.,

Camp Hill, PA 17011

FENSTERMACHER, PHYLLIS J., dec'd.

Late of 60 Hidden Valley Rd.,

Mertztown.

Executor: PETER A. FENSTERMACHER,

229 Cornerstone Dr.,

Blandon, PA 19510.

ATTORNEY: JOHN T. FORRY, ESQ.,

FORRY ULLMAN,

540 Court Street,

P.O. Box 542,

Reading, PA 19603

HAHN, TOM H., dec'd.

Late of 2000 Cambridge Ave.,

Borough of Wyomissing.

Executor: TOM R. HAHN,

657 Blueway Ave.,

Summerville, SC 29486.

ATTORNEY: C. THOMAS WORK, ESQ.,

STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

HARIG, GEORGE P., dec'd.

Late of 909 Nicholson Ave.,

Amity Township.

Executors: DEBORAH A. SCHMALE,

4517 Farming Ridge Blvd.,

Reading, PA 19606 and

ROBERT P. GRAY,

425 City Line Ave.,

Phoenixville, PA 19460.

ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,

213 E. Lancaster Avenue, Suite One,

Shillington, PA 19607

HARMAN, EDITH N., dec'd.

Late of 305 S. Tulpehocken Rd.,

Bern Township.

Executors: DAVID M. HARMAN,

305 S. Tulpehocken Rd.,

Reading, PA 19601 and

CYNTHIA A. SCHARADIN,

5071 Hill Rd.,

Mohnton, PA 19540.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

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HELLER, RODERICK L. also known as HELLER, RODERICK LEON, dec'd.
Late of Muhlenberg Township.
Executrix: KATY L. HELLER.
c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,
536 Court Street,
Reading, PA 19601

HETRICK, ROY W., dec'd.
Late of Jefferson Township.
Executors: BEVERLY A. STOUTD,
24 Cross Key Rd.,
Bernville, PA 19506 and
JOEL R. HETRICK,
62 Parkside Dr.,
Bernville, PA 19506 and
SCOTT W. HETRICK,
49B Summer Mountain Rd.,
Bernville, PA 19506.
ATTORNEY: SARAH E. STRAUB, ESQ.,
HAZEN LAW GROUP, LLC
2000 Linglestown Rd., Suite 202,
Harrisburg, PA 17110

LEAS, DOROTHY M., dec'd.
Late of 311 S. Sterley St.,
Borough of Shillington.
Executor: DENNIS J. GUILLES,
14 Doe Run,
Reading, PA 19607.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

LEVENGOOD, PATRICIA T., dec'd.
Late of 113 Westin Rd.,
Douglass Township.
Executrix: ROBIN S. LEVENGOOD, ESQ.,
c/o HUCKABEE, WEILER & LEVENGOOD, P.C.,
213 E. Lancaster Avenue, Suite One,
Shillington, PA 19607

MANDEREWICZ, TIMOTHY WALTER also known as MANDEREWICZ, TIMOTHY W., dec'd.
Late of Borough of Shillington.
Administrator: DANIEL MANDEREWICZ,
122 Big Rd.,
Zieglerville, PA 19492.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High St.,
Pottstown, PA 19464-0444

MARKS, MARCIA A. also known as MARKS, MARCIA ANN, dec'd.
Late of 621 E. 4th St.,
Borough of Birdsboro.
Executors: JOSEPH M. MARKS,
3622 Patton St.,
Reading, PA 19606 and
MELISSA A. MARKS,
55 Terrace Ave., Apt. 14B,
Toms River, NJ 08753.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

OSIECKI, MARIAN B., dec'd.
Late of 121 2nd St.,
Borough of Shillington.
Executrices: SHARON A. BOVA,
530 Heffner Rd.,
Wernersville, PA 19565 and
DONNA J. STICK,
128 2nd St.,
Shillington, PA 19607 and
LORI L. OSIECKI,
123 W. 2nd St.,
Mesa, AZ 85201.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

RABERT, SHIRLEY M., dec'd.
Late of Maiden creek Township.
Executor: DEAN A. RABERT.
c/o ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

TOBIAS, RONALD L., dec'd.
Late of 43 East Noble Ave.,
Borough of Shoemakersville.
Executrix: NATALIE TOBIAS,
543 S. 4th St.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

ZIMMERMAN, SHELLY A., dec'd.
Late of 501 Locust St.,
Borough of Fleetwood.
Executrix: MEGAN E. ZIMMERMAN.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

Second Publication

BERG-JO, LIV, dec'd.
Late of Muhlenberg Township.
Executrix: SIGNE-CHRISTINE ELDER.
c/o ATTORNEY: CHERYL A. ROWE, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Road, Suite 101,
Wyomissing, PA 19610

CONLEY, BERNARD G. also known as CONLEY, BERNARD GEORGE, dec'd.
Late of Washington Township.
Executrix: GAYLE S. MOYER.
c/o ATTORNEY: JAMIE V. OTTAVIANO, ESQ.,
YERGEY.DAYLOR.ALLENBACH.
SCHEFFEY.PICARDI,
1129 East High Street,
P.O. Box 776,
Pottstown, PA 19464-0776

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FREDERICK, JON ANN, dec'd.

Late of 1405 Independence Dr.,
Spring Township.
Administrator: ADRIAN WALLACE.
c/o ATTORNEY: ALI M. AUDI, ESQ.,
20 Briarcrest Square, Suite 206,
Hershey, PA 17033

KNEPP, RONALD E., dec'd.

Late of Centre Township.
Executor: RONALD E. KNEPP, JR.,
4320 Belleman's Church Rd.,
Mohrsville, PA 19541.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

KREIBEL, WILLARD C., dec'd.

Late of 35 N. Walnut St.,
Borough of Bally.
Executors: DENNIS C. KRIEBEL,
8104 Salem Bible Church Rd.,
Macungie, PA 18062 and
CYNTHIA HOWER f/k/a
CYNTHIA KRIEBEL,
412 Jonestown Rd.,
P.O. Box 292,
Jonestown, PA 17038.
ATTORNEY: KARL J. MAEHRER, ESQ.,
BERMAN VOSS,
6081 Hamilton Blvd., Suite 600,
Allentown, PA 18106

MERKEL, JEFFREY A., dec'd.

Late of 136 Philadelphia Ave.,
Borough of Shillington.
Executrix: JANE BLACK,
322 Catherine Ct.,
Lebanon, PA 17042

MOLL, EARL R., dec'd.

Late of 8640 Allentown Pike,
Maidencreek Township.
Executors: WAYNE H. WANNER,
15011 Kutztown Rd.,
Kutztown, PA 19530 and
DENNIS G. WANNER,
407 West Vine St.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MUTTER, VIRGINIA MARIE, dec'd.

Late of Keystone Villa Douglassville,
Amity Township.
Executor: BRUCE M. GRAHAM,
962 Ivy Lane,
Pottstown, PA 19464.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

NORDHOY, FRODE, dec'd.

Late of 15 School Lane,
North Heidelberg Township.
Executor: ERIK NORDHOY,
13925 Old Coast Rd.,
Naples, FL 34110.
ATTORNEY: JAY R. WAGNER, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

RIEGEL, DOLORES M., dec'd.

Late of City of Reading.
Executrix: DIANE M. DEJESUS,
312 Mitchell Ave.,
Reading, PA 19605.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

SCHNEIDER, LOIS M., dec'd.

Late of Borough of Sinking Spring.
Executrix: LORA L. PINKERTON,
174 Golf Ridge Rd.,
Reinholds, PA 17569.
ATTORNEY: ELIZABETH ROBERTS
FIORINI, ESQ.,
FIORINI LAW, P.C.,
1150 W. Penn Avenue,
Womelsdorf, PA 19567

SHAKESPEARE, GENE W., dec'd.

Late of 123 Walnut St.,
Borough of Mohnton.
Administrator: ERIC J. FABRIZIO,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

SIMPSON, ZACHARY M., dec'd.

Late of Borough of Wyomissing.
Administrator: MICHAEL F. SIMPSON.
c/o ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

TIRION, MARY DIANA, dec'd.

Late of 5065 Diehl Rd.,
Brecknock Township.
Executors: ALEXANDER S. TIRION,
1883 17th Ave.,
San Francisco, CA 94122 and
ANGELA P.V. TIRION,
1053 Lincoln Ave.,
Ann Arbor, MI 48104.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

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TROXEL, ROBERT E., dec'd.

Late of 1800 Tulpehocken Rd.,
Borough of Wyomissing,
Executor: DEBRA KASPER,
18 Gebhart School 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

WAGNER, SCOTT M., dec'd.

Late of Spring Township.
Executrix: CAROLYN A. WAGNER.
c/o ATTORNEY: MAUREEN A. GORMAN, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

WANNER, JOANNE M., dec'd.

Late of 252 Main St.,
Borough of Mohnton.
Executrix: TRACY L. WHITE,
449 N. Church St.,
Mohnton, PA 19540.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

Third and Final Publication**BOAKYE, WINIFRED, dec'd.**

Late of 30 Middletown Rd.,
Borough of Fleetwood.
Administratrix: ESTHER KONADU,
4117 Clarke St.,
Bealton, VA 22712.
ATTORNEY: JOANN L. RUCHLEWICZ, ESQ.,
1716 Olive Street,
Reading, PA 19604

BONATO, EDWARD WILLIAM, dec'd.

Late of 101 Glen Rd.,
City of Reading.
Administrators: ROBERT J. BONATO,
41 Northwoods Rd.,
Farmington, CT 06032 and
DONALD A. BONATO,
270 Stepstone Hill Rd.,
Guilford, CT 06437-2041.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

CURRAN, ALICE J., dec'd.

Late of Amity Township.
Executor: ALAN J. CURRAN,
393 Anderson Ave.,
Phoenixville, PA 19460 and
ALISON J. MYER,
206 Woodbridge Lane,
Douglassville, PA 19518.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

DEEDS, BRIAN EDWARD, dec'd.

Late of Borough of Birdsboro.
Administratrix: SHANELLE BOYD,
1126 Spruce St.,
Reading, PA 19602.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

DICERCHIO, RITA E., dec'd.

Late of 233 Reading Ave.,
Borough of West Reading.
Executor: JON J. DICERCHIO,
3606 Reiff Place,
Reading, PA 19606.
ATTORNEY: ROBERT D. KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

DUNN, PATRICIA M., dec'd.

Late of Washington Township.
Executrix: KATHLEEN M. DUNN.
c/o ATTORNEY: MARY C. CROCKER, ESQ.,
CROCKER & CROCKER, P.C.,
1296 East High Street,
Pottstown, PA 19464

FEEG, ROLAND C., dec'd.

Late of 646 Route 419,
Marion Township.
Executrix: CAROLINE M. FEEG,
646 Route 419,
Womelsdorf, PA 19567.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

HICKMAN, THERESA NANCY, dec'd.

Late of 450 Philadelphia Ave.,
Borough of Shillington.
Administrator: TERENCE P. HICKMAN,
204 W. 40th St.,
Reading, PA 19606

MELUSKY, CLAUDIA LOUISE also known as**MELUSKY, CLAUDIA L., dec'd.**

Late of 593 Mohrsville Rd.,
Perry Township.
Executrix: ELIZABETH R. CLARK,
49-5 Holly Dr.,
Reading, PA 19606.
ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MERKEL, THOMAS R., dec'd.

Late of 62 Passmore Rd.,
Borough of Bechtelsville.
Executor: GABRIELLE MCGIVERN,
2927 Oakhurst Rd.,
Bethel Park, PA 15102.
ATTORNEY: GINA M. CAMPISANO, ESQ.,
250 Mt. Lebanon Blvd., Suite 204,
Pittsburgh, PA 15228

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MERKT, ROBERT L., dec'd.

Late of 82 Berne Rd.,
Borough of Hamburg.
Executors: KAREN L. ZETTEMAYER,
461 Bricker Rd.,
Bernville, PA 19506 and
DAVID R. MERKT,
15 Brook Dr.,
Elizabethtown, PA 17022 and
TIMOTHY F. MERKT,
10 Heritage Lane,
Elizabethtown, PA 17022.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MILLER, JR., WALTER R., dec'd.

Late of Borough of Leesport.
Administrators: DENNIS S. ULRICH,
537 Snyder Rd.,
Reading, PA 19605 and
KEVIN C. ULRICH,
19 Sholly Dr.,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MOFFITT, MERRA LEE, dec'd.

Late of 5 Wendy Rd.,
City of Reading.
Executor: PATRICK MOFFITT,
5 Wendy Rd.,
Reading, PA 19601.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609-1425

MOORE, BERNICE L., dec'd.

Late of 2900 Lawn Terrace,
City of Reading.
Executrix: CAROL L. JABLONSKI,
3602 Wyoming Drive S.,
Sinking Spring, PA 19608-8926.
ATTORNEY: GILBERT M. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

MURRAY, DORIS A. also known as**MURRAY, DORIS ANN, dec'd.**

Late of Tilden Township.
Executors: DEBRA A. ADAM,
449 Main St.,
Shoemakersville, PA 19555 and
TERRY L. MCCORMICK,
28 Shackletown Rd.,
Bloomsbury, NJ 08804.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

NAPOLI, IRENE M., dec'd.

Late of 7443 Hillcock Lane,
City of Reading.
Executor: SALVATORE M. NAPOLI,
36 North 23rd St.,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

OSTRANDER, PATRICIA A., dec'd.

Late of 102 Allison Place,
Blandon.
Executrix: CHRISTY L. REBEHN.
c/o ATTORNEY: JACOB T. THIELEN,
ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

**PALMER, HILDA M. also known as
PALMER, HILDA MAY, dec'd.**

Late of Keystone Villa,
501 Hoch Rd.,
Maidencreek Township.
Executrices: DARLENE F. KEPLEY,
145 Monroe St.,
Denver, PA 17517 and
DONNA M. GARBER,
790 Green Hills Rd.,
Birdsboro, PA 19508.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

RHOAD, MABEL W., dec'd.

Late of 500 E. Philadelphia Avenue,
Cumru Township.
Administratrix, C.T.A.: LINDA A.
STERANKO,
4317 Glenside Dr.,
Reading, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

ROTHERMEL, THERMAN JOHN, dec'd.

Late of 1217 Sheridan St.,
City of Reading.
Executrix: DEBRA S. EPLER,
1717 Hancock Blvd.,
Reading, PA 19607.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

**RUTH, WILLIAM HAYDEN also known as
RUTH, WILLIAM H., dec'd.**

Late of Cumru Township.
Executor: GARY L. RUTH,
443 Gouglersville Rd.,
Reading, PA 19608.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610

10/3/2024

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SCHEFFLER, KATHLEEN M. also known as**CHESSER, KATHLEEN M., dec'd.**

Late of Borough of St. Lawrence.

Executor: RICHARD C. CHESSER,

684 Mary Redbud St.,
Henderson, NV 89011.

ATTORNEY: EUGENE ORLANDO, JR., ESQ.,

ORLANDO LAW OFFICES, P.C.,

2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606**SCHLENKER, GRACE A., dec'd.**

Late of 414 South 6th St.,

Borough of Hamburg.

Executor: DAVID SCHLENKER,

414 S. 6th St.,

Hamburg, PA 19526.

ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

SNYDER, ERNA F., dec'd.

Late of 501 Hoch Rd.,

Blandon.

Executors: STEPHEN SNYDER,

602 Sheiry Rd.,

Fleetwood, PA 19522 and

PETER J. SNYDER,

152 Tulpehocken St.,

Bernville, PA 19506 and

KEVIN J. SNYDER,

466 W. Main St.,

Kutztown, PA 19530.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

STRICKLER, SHIRLEY A., dec'd.

Late of City of Reading.

Executor: RANDY CLAY STRICKLER.

c/o ATTORNEY: JAY W. WALDMAN, ESQ.,

WALDMAN LAW GROUP, P.C.,

501 N. Park Road,

Wyomissing, PA 19610

SWARTZENTRUBER, KENNETH D., dec'd.

Late of Ruscombmanor Township.

Administrators: CURVIN L. SWARTZENTRUBER,

227 Poplar Rd.,

Fleetwood, PA 19522 and

SUSAN KORNELSEN,

93 Spirit Court,

Blandon, PA 19510.

ATTORNEY: JAMES M. SMITH, ESQ.,

SMITH BUKOWSKI, LLC,

1050 Spring Street, Suite 1,

Wyomissing, PA 19610

TOPLAK-KOPP, JENNIFER MARIE also known as**TOPLAK-KOPP, JENNIFER and****TOPLAK-KOPP, JENNIFER M., dec'd.**

Late of 176 S. View Rd.,

Maidencreek Township.

Executor: NATHANIEL TOPLAK,

176 S. View Rd.,

Fleetwood, PA 19522.

ATTORNEY: EMMAROSE M. STROHL, ESQ.,

BARLEY SNYDER,

2755 Century Boulevard,

Wyomissing, PA 19610-3346

WARD, MARILYN G., dec'd.

Late of Douglassville.

Executor: JOURNEY BANK,

ATTN: ANGELA CROSSLEY.

c/o ATTORNEY: CHARLES B. PURSEL,

ESQ.,

LAW OFFICES OF LUSCHAS,

NAPARSTECK & CRANE, LLLP,

120 W. Main St.,

Bloomsburg, PA 17815

WILSON, DAVID A., dec'd.

Late of 1400 Dogwood Dr.,

Spring Township.

Administratrix: SUSAN M. AUMAN,

1400 Dogwood Dr.,

West Lawn, PA 19609.

ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 E. Lancaster Avenue,

Shillington, PA 19607

WITMAN, SHARON KAY also known as**WITMAN, SHARON K., dec'd.**

Late of Upper Tulpehocken Township.

Executor: TREVOR MICHAEL WITMAN.

c/o ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER LLLP,

2755 Century Boulevard,

Wyomissing, PA 19610

YEAGER, SARAH E., dec'd.

Late of Borough of Temple.

Executrix: KAREN A. RUTT.

c/o ATTORNEY: ZACHARY A. MOREY,

ESQ.,

HOFFERT & KLONIS,

536 Court Street,

Reading, PA 19601

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:

Three Hearts Creations with its principal place of business at 10 Regina Dr., Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Jocelyn Minnich, 10 Regina Dr., Sinking Spring, PA 19608.

The application was filed on September 11, 2024.

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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