

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending March 31, 2023

The Defendant's Name Appears  
First in Capital Letters

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

### KEY

PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU GEISHAUSER  
- (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL GEHMAN KOESTEL - (JGK)

SENIOR JUDGE SCOTT D. KELLER - (SDK)

SENIOR JUDGE STEPHEN  
B.LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

SENIOR JUDGE JAMES M. BUCCI - (JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

HARTFORD MUTUAL INSURANCE COMPANY, CITY OF READING - Lucky Star Athletic Association Of Reading Penna; 22 10562; Matthew M. Setley.  
ROMAR CORPORATION, CARING MATTERS HOME CARE, CARING MATTERS HOME CARE 006, FLEISHOOD, LISA, RUSSLIN ENTERPRISES LLC - Morrison-Willingham, Deborah, Morrison-Nelson, Kimberly M; 23 1660; Ronald Lebovits.

### Abuse

BOBET, WILTIN OMAR - Ponce, Samantha Marie; 23 2936; S. Ponce, IPP. (TMB).  
CARABALLO, MARTIN VELEZ - Wolfe, Lorey Ann; 23 2928; L. Wolfe, IPP. (JMB).  
CARLISLE, KHALIL - Carlisle, Porsha; 23 2927; P. Carlisle, IPP. (TMB).  
CHEBLI, IBRAHIM - Jackson, Lindsey M; 23 3173; L. Jackson, IPP. (JAB).  
CORNIER, ROBERTO J - Cornier, Gladys; 23 3081; G. Cornier, IPP. (JMB).  
DELOSSANTOS, JULIO CESAR - Taveras, Janely, D, J Minor; 23 3117; J. Taveras, IPP. (JGK).  
DIETER, GARRY C SR - Dieter, Lisa Ann; 23 3155; L. Dieter, IPP. (JMB).  
DIETER, LISA A - Dieter, Garry C Sr; 23 2932; G. Dieter, IPP. (JMB).  
DUMENCELA, DAVID - Torres, Areli, R, L Minor; 23 2969; A. Torres, IPP. (JAB).  
DURHAM, JOSHUA T - Durham, Hope A; 23 3138; H. Durham, IPP. (JGK).  
EBLING, DAMON - Fiori, Martalee Jade; 23 3151; M. Fiori, IPP. (JGK).  
EVES, RUSSELL B - Eves, Cindy Lynn; 23 2935; C. Eves, IPP. (TMB).  
FADEN, PATRICK - Meadows, Korin; 23 3158; K. Meadows, IPP. (JGK).  
FELIZ, DOMINGO A BRITO - Brito, Anyi P Ortiz; 23 3200; A. Brito, IPP. (JAB).  
FERNANDEZ, VIKKIANA - Nunez Jr, Jose M; 23 3079; J. Nunez, IPP. (JMB).  
FERREIRA RAMIREZ JR, FELIX - Gonzalez, Yokairy Morfe; 23 3009; Y. Gonzalez, IPP. (JMB).  
HERRERA, RAFAEL - Herrera, Esteban; 23 3004; E. Herrera, IPP. (JAB).  
HOUSTON, HAILEY F - Rivera, Johnny I; 23 3005; J. Rivera, IPP. (TMB).  
JOHNSON, LAVAR J - Cook, Jena; 23 3080; J. Cook, IPP. (JMB).  
LEE, JAYCE DONTE - Mountz, Sarah Belk; 23 3199; S. Mountz, IPP. (JMB).  
MARTINEZ, RONALD JUSTIN - Berrios, Nailiz; 23 2943; N. Berrios, IPP. (TMB).  
MCWILLIAMS, MICHAEL - Boykin, Margarita P; 23 3038; M. Boykin, IPP. (JMB).  
MEDINA PERNIA, DOUGLAS S - Toro Sanchez, Gecelle I; 23 3010; G. Toro Sanchez, IPP. (JAB).

4/13/2023

Vol. 115, Issue 28

MILL, MARK KEVIN - Mill, Annmarie; 23 3008; A. Mill, IPP. (JGK).  
 NICE, BRIAN EVAN - Nice, Kimberly Anne; 23 2929; K. Nice, IPP. (TMB).  
 PADILLA, EDWARD - Martinez, Natasha; 23 2944; N. Martinez, IPP. (TMB).  
 RUMER, JACOB MICHAEL - Kearney, Mary, R, A, R, C, R, T; 23 3201; M. Kearney, IPP. (JMB).  
 SPEECE, HEATHER - Carroll, Michael; 23 3040; M. Carroll, IPP. (JMB).  
 STEVENS, PAUL LAMONT - Hollenbach, Jamie Lynn; 23 3180; J. Hollenbach, IPP. (JAB).  
 VALENTIN GRANELL, LUIS D - Reyes Andaluz, Katiria; 23 3153; K. Reyes Andaluz, IPP. (JGK).  
 WOLFE, KYLE JOSEPH - Wolfe, Kylee Rae; 23 3083; K. Wolfe, IPP. (TMB).  
 YOST, CAROL A - Lantz, Delores A; 23 2931; D. Lantz, IPP. (TMB).

**Assessment Appeal****BERKS COUNTY BOARD OF**

ASSESSMENT APPEALS - Hamburg School Partnership LLC; 23 3021; William F. Kerr Jr. (SEL).

**Contract - Debt Collection: Credit Card**

ARIAS, MARIA - Citibank N A; 23 3090; Robert M. Kline. (JBN).  
 BOYER, TRACY A - Midland Credit Management Inc; 23 2948; Robert L. Baroska III. (JEG).  
 BRESSLER, LARRY - JPMorgan Chase Bank N A; 23 3062; Julie E. Goodchild. (MSF).  
 HADDIX, TARA M - LVNV Funding LLC; 23 3065; Ian Z. Winograd. (JEG).  
 HUGHES, MICHAEL - Citibank N A; 23 3064; Robert M. Kline. (JBN).  
 JACKSON, EMILY L - Citibank N A; 23 3024; Robert M. Kline. (MSF).  
 MCDERMOTT, MATTHEW, VAPETASTIK INC - American Express National Bank; 23 3097; Jordan W. Felzer. (JBN).  
 MORALES, ALEXANDER - LVNV Funding LLC; 23 3110; Ian Z. Winograd. (MSF).  
**Contract - Debt Collection: Other**  
 GERY, KEITH A - Bank Of America N A; 23 2949; Robert L. Baroska III. (MSF).  
 KEMMERLING, MATTHEW - Accelerated Inventory Management LLC, Webbank; 23 3187; Demetrios H. Tsarouhis. (MSF).  
 LEE, NATHIEN O - First Commonwealth Federal Credit Union; 23 3092; Michael R. Nesfeder. (JEG).  
 RIVERA, EDWIN GABRIEL SANTOS - First Commonwealth Federal Credit Union; 23 3084; Michael R. Nesfeder. (JBN).  
 RIVERA, JUSTIN - First Commonwealth Federal Credit Union; 23 3114; Michael R. Nesfeder. (JBN).  
 SELAS, ALEIANA - Progressive Advanced Insurance Company; 23 3242; Michael J. Dougherty. (MSF).

**Contract - Other**

GOTAY-AVILES, HEIDY D - Almonte, Erivin J; 23 2952; Larry W. Miller Jr. (MSF).  
 KLAHR, EARLYN H - Jonestown Bank & Trust Co; 23 2954; Paul C. Bametzreider. (JBN).  
 KWARTENG, ALEX - First Commonwealth Federal Credit Union; 23 3023; Michael R. Nesfeder. (JEG).  
 MEDIANEWS GROUP INC - Eagle 2020 LLC; 23 2955; Austin Freundlich. (JEG).  
**Custody**  
 BERRIOS, MARLENE - Derolf, Derek; 23 2970; Matthew Kopecki. (JEG).  
 CROSS, DEBORAH L - Cross, A Benjamin; 23 2956; Ann E. Endres. (SEL).  
 EDGEFIELD, DEBORAH - El-Amin, Muneer Ali; 23 3213; Lauren M. Marks. (JEG).  
 ERNST, KAYLA - Keller, Jacob; 23 3123; Todd A. Mays. (TMB).  
 HILL, CHRISTINE - Barham, Willie; 23 3134; W. Barham, IPP. (JEG).  
 KOHLER, AMANDA - Schonour, Brad D; 23 3211; Joseph A. Guillama. (JGK).  
 MELENDEZ, ADINA D - Melendez, Derian J; 23 3003; D. Melendez, IPP. (JEG).  
 RIVERA, YAZMIN - Fiers, Tyquann; 23 2957; T. Fiers, IPP. (JGK).  
 RUBIO, RAFAEL - Nunez, Ufelina; 23 3197; Priscilla Natale. (SEL).  
 SANTIAGO-MARTINEZ, HANLER JAVIER - Nunez, Ufelina; 23 3198; Priscilla Natale. (SEL).  
 VEGA-RAMOS, ASHLEY - Vega, Noemi; 23 3121; Joseph A. Guillama. (JEG).  
 WRIGHT, MARRIAH - Williams, Isaiah J; 23 3093; Joseph T. Bambrick Jr. (JGK).  
**Divorce**  
 BADALAMENTI, ALYSSA - Casey, Scott; 23 3041; Jason D. Arnold. (JEG).  
 BARONE, HOLLY K - Barone, Thomas R; 23 3176; Joseph A. Guillama. (JGK).  
 BOMPADRE, ADAM W - Bompadre, Marian K; 23 3006; L Theodore Hoppe Jr. (JGK).  
 BRADY, KELLY - Brady, Michael; 23 3210; Kelsey Frankowski. (JEG).  
 BROWN, DENNIS E - Brown, Debra L; 23 2934; Cheryl A. Rowe. (TMB).  
 CARLOS, JORGE LUIS - Carlos, Beverly Ann; 23 3054; B. Carlos, IPP. (JEG).  
 CASTRO, RUBEN A RODRIGUEZ - Sanchez, Jasmine V; 23 3170; Kenneth C. Myers. (JEG).  
 CROSS, DEBORAH L - Cross, A Benjamin III; 23 2946; Ann E. Endres. (SEL).  
 CUBERO, CASSIE E, DOLLARD, CASSIE ELAINE - Cubero, Charles P; 23 3183; Julie J. Marburger. (SEL).  
 FOX, DEAN - Roberts, Tischa; 23 2922; Mark B. Stanziola. (JEG).  
 GLENDENING, JAMES B - Glendening, Heather M; 23 3177; Eric C. Diggan. (TMB).  
 GORMAN, CYNTHIA - Gorman, Chad E; 23 3111; Mary C. Favinger. (JEG).

4/13/2023

Vol. 115, Issue 28

GRIM, SUSAN B - Davies, Zachary D; 23 3244; Ann E. Endres. (JGK).

MOMOH, DOMINIC E - Momoh, Nannette R; 23 3063; N. Momoh, IPP. (SEL).

MORALES, DARLYN - Morales, Luis M; 23 3209; Nikolas David Capitano. (JEG).

MOREL, LUIS MANUEL - Payano, Yadira Horton; 23 3196; Y. Payano, IPP. (JGK).

NUNEZ, MIGUEL A - Nunez, Rosemary; 23 3053; R. Nunez, IPP. (JGK).

PARSONS, MICHAEL - Parsons, Susan; 23 3232; Joseph A. Guillama. (JGK).

PHILLIPS, CARLTON BURNETT - Phillips, Jennifer Pinnock; 23 3042; Bernard Mendelsohn. (SEL).

PRICE, TIFFANY L - Thebeau, Michael A; 23 3094; Joseph A. Guillama. (TMB).

READINGER, ROBERT CARL - Readinger, Jessica Lauren; 23 3066; J. Readinger, IPP. (JGK).

SALVA-AROCHO, HERIBERTO - Sanchez-Figueroa, Betzy S; 23 3068; Ann E. Endres. (JEG).

SANTOS, EZEQUEL ALBERTO RODRIGUEZ - Dia, Gertrudis Marte; 23 2953; G. Dia, IPP. (JEG).

SANTOS, MARIA ROSARIO - Quincano, Manuel; 23 3206; Douglas S. Wortman. (TMB).

TEJEDA, KASSANDRA PEGUERO - Tejada, Joaly Peguero; 23 3169; Bernard Mendelsohn. (SEL).

UGARTE, JOE FRANKIE HERNANDEZ - Mercado, Ana Lee; 23 2992; Joseph A. Guillama. (TMB).

**Divorce - Custody Count Complaint**

GLENDENING, JAMES B - Glendening, Heather M; 23 3178; Eric C. Diggan. (TMB).

GORMAN, CYNTHIA - Gorman, Chad E; 23 3112; Mary C. Favinger. (JEG).

PRICE, TIFFANY L - Thebeau, Michael A; 23 3095; Joseph A. Guillama. (TMB).

**License Suspension Appeal**

COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION BUREAU MOTOR VEHICLES - Nunez, Andres Eduardo Torres; 23 3022; George A. Gonzalez. (JBN).

THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Figueroa, Marcelo; 23 3086; Matthew M. Setley. (JBN).

**Magisterial District Justice Appeal**

KOZLOWSKI, JUDITH - KC Towing Inc; 23 3082; KC Towing Inc, IPP. (MSF).

PENA, YADALIZ VIERA - Reading Housing Authority; 23 3149; Reading Housing Authority, IPP. (MSF).

RHELM - Chuck Saylor Designs; 23 2974; Chuck Saylor Designs, IPP. (JEG).

TRENCH, FABIAN - Holt, Jerri; 23 3202; J. Holt, IPP. (JEG).

**Miscellaneous - Other**

WILLIAMS, STEPHEN - Ivancevic, Marko; 23 3182; M. Ivancevic, IPP. (JEG).

**Professional Liability - Medical**

READING HOSPITAL AND MEDICAL CENTER (THE), BERINGER, ANDREA L, SIBLISS, KADESHA D - Badillo-Perez, Gertrudis; 23 3160; Randall M. Justice. (JBN).

**Real Property - Mortgage Foreclosure: Residential**

ACHENBACH, ERICA E - Diamond Credit Union; 23 3243; Benjamin Hoen. (MSF).

BROOKE, MARYANNE M, BROOKE, MARYANNE M - Wells Fargo Bank N A; 23 3067; Meredith Wooters. (MSF).

GEORGE, DAVE ALLEN, UNITED STATES OF AMERICA (THE) - Wilmington Savings Fund Society Fsb, Stanwich Mortgage Loan Trust I; 23 3172; Jill M. Fein. (MSF).

GRIM, JENNIFER L - Newrez LLC; 23 3163; Chrisovalante P. Fliakos. (MSF).

HENRY, JUSTIN L, HENRY, AMANDA - Freedom Mortgage Corporation; 23 2971; Karin Schweiger. (MSF).

KIPP, KRISTOPHER, KIPP, VICKI E - Calliber Home Loans Inc; 23 3168; Meredith Wooters. (MSF).

METER, LINDSEY A - Union Home Mortgage Corp; 23 3091; Adrienna Hunsberger. (MSF).

MILES, LEVI K - U S Bank National Association; 23 3185; Brian Gelbert. (MSF).

PAUL, MICHAEL SR, SMITH, BETHANY - Freedom Mortgage Corporation; 23 2991; Geraldine M. Linn. (MSF).

VICENTE, FRANCISCO ALBERTO - Pennsylvania Housing Finance Agency; 23 3186; Leon P. Haller. (MSF).

WEIGEL, CHRISTINA, WEIGEL, THOMAS - Specialized Loan Servicing LLC; 23 3240; Kayleigh Zeron. (MSF).

WORK, AMY E, WORK, RONALD G - Carrington Mortgage Services LLC; 23 3113; Heather Riloff. (MSF).

**Real Property - Other**

SCHOLL, STEVEN - Schwartz, Mitchell S, Boger, Kori L; 23 3188; Alexander Elliker. (JBN).

**Tort Motor Vehicle**

COLLINS, NATHAN M - German, Jose Jorge; 23 2951; Michael D. Dautrich. (JEG).

DP TRANSPORT LLC, PALMER, DONTE, DOE, JOHN - Mendoza, Ana; 23 2989; Robert N. Braker. (MSF).

LADNER, BERNARD - Jalloh, Ibrahim; 23 3122; Gerald B. Baldino Jr. (JEG).

LAPP, DANIEL R - Anczarski, Mary L; 23 3096; Jacqueline Morgan. (MSF).

MILLS, KAREEM, PROGRESSIVE INSURANCE - Theophane, Pare Zamansou; 23 3204; P. Theophane, IPP. (MSF).

MYC EXPRESS CORPORATION, URENA, WILTON J ESCABOZA - Romero, Ophelia, Romero, Marilyn; 23 3087; Peter L. Johnston. (JEG).

4/13/2023

NATALE, ANGELA - Fick, Wendie; 23 2950; Tobi A. Russeck. (JBN).

PERKISS, MALIK, DENNISON, YVONNE - Delgado, Glorianery Cruz; 23 2972; Anthony Lopresti. (MSF).

REHR, CELESTE - Bobet-Torres, Wilfredo; 23 3205; Tyler Wilk. (JBN).

RODRIGUEZ, IRIS - Mercado, Jason; 23 3025; Tobi A. Russeck. (JBN).

TAYLOR, RONALD - Atlantic States Insurance Company; 23 2973; Christine C. Abatemarco. (JBN).

**Tort Other**

CONNOR, ROYCE B - First Energy Services Corporation; 23 3238; Michael J. Dougherty. (JEG).

HAVAS STREET, T MOBILE USA INC - Bliss, Lindsay; 23 3088; L. Bliss, IPP. (MSF).

WESTFIELD NATIONAL INSURANCE COMPANY, DINO'S WINGS AND THINGS, 5490 ASSOCIATES LP, ANNAMAR INC, WIND RIVER ENVIRONMENTAL LLC - Matz Mechanical LLC; 23 2990; Michael J. Casper. (JBN).

**Tort Premise Liability**

B J HOMES INC, ACCOLADE PROPERTIES INC, WINTERS JR, ROBERT E - Magovern, Matthew T; 23 3060; Andrew F. Fick. (JEG).

**Tort Product Liability**

AMAZON.COM INC - Erie Insurance Company, Schilling, Ashley, Erie Insurance Exchange, Schilling, Justin, Smith, Mark F, Smith, Susan J; 23 3109; Matthew I. Ferrie. (JEG).

Vol. 115, Issue 28

land situate in Spring Township, Berks County, Pennsylvania, bounded and described according to the Final Plan of Cornwall Terrace Section 9, Phase II, prepared by Thomas R. Gibbons and Associates, Inc. dated September 22, 1994, and revised October 13, 1994, and recorded in Berks County in Plan Book 207, page 56, as follows, to wit:

BEGINNING at a point on the Easterly right of way line of Keats Drive being a corner in common between Lot #12 and Lot #13; thence along lot #13 South 66 degrees 22 minutes 05 seconds East 113.50 feet to a point in line of land known "Werner Estate Subdivision"; thence along land known as "Werner Estate Subdivision" South 23 degrees 37 minutes 55 seconds West 88.89 feet to a point on the Northerly right of Way line of Andrew Drive; thence along the Northerly right of way line of Andrew Drive North 73 degrees 18 minutes 03 seconds West 103.05 feet to appoint; thence along the same by a curve bearing to the right having a radius of 10.00 feet, a central angle of 96 degrees 55 minutes 58 seconds and a distance along the arc of 16.92 feet to a point on the Easterly right of way line of Keats Drive; thence along the Easterly right of way line of Keats Drive North 23 degrees 37 minutes 55 seconds East 91.40 feet to appoint, the place of beginning.

CONTAINING 10,843.40 square feet BEING Lot No. 12 as shown on said plan Fee Simple Title Vested in Jeffrey C. Hogue and Tina L. Hogue by deed from Wingoo Development Corp, dated 11/24/1995, recorded 12/1/1995, in the Berks County Clerk's Office in Deed Book 2687 Page 1305.

ALSO KNOWN AS 249 Keats Drive, Sinking Spring, PA 19608 PIN 80438619604536

TO BE SOLD AS THE PROPERTY OF Jeffrey C. Hogue and Tina L. Hogue

**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 **May 5, 2023** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**First Publication**

C.C.P. BERKS COUNTY, NO. 15-22191 Judgment - \$248,013.08

MATTHEW C. FALLINGS, Esquire, Attorney for Plaintiff

ALL THAT CERTAIN tract or parcel of

Docket #20-01231 Judgment Amount: \$48,280.22 Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

The land referred to in this policy is situated in the State of PA, County of BERKS, City of Reading and described as follows:

All that certain property situated in the CITY OF READING in the county of BERKS, and the Commonwealth of PENNSYLVANIA, being described as follows PARCEL 5307-51-75-5423 and being more fully described in a deed dated 04/13/2006, and recorded 04/25/2006, among the land records of the county and state set forth above, in Deed Book 4860, page 1911.

All That Certain Lot Or Piece Of Ground With The Buildings And Improvements Thereon Erected, Situate On The West Side Of Madison Avenue, Being No 928, Between Windsor And Spring Streets, In The City Of Reading, County Of Berks And Commonwealth of Pennsylvania

4/13/2023

Vol. 115, Issue 28

Bounded As Follows:

On The North By Property Now Or Late Of Henry And Marion Kalbach,

On The East By Madison Avenue, On The South By Property Now Or Late Of Emma E Dunkelberger, And

On The West By A 10 Feet Wide Alley Containing In Front Or Width On Said Madison Avenue, North And South 14 Feet And In Depth 110 Feet To Said 10 Feet Alley

Thereon erected a dwelling house known as: 928 Madison Avenue

Reading, PA 19601

Tax Parcel #14530751755423

Account: 14479450

See Deed Book 4860, Page 1911

Sold as the property of:

JOSE LAFONTAINE and ANA F. POLANCO

No. 20-02429

Judgment: \$155,081.90

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTHWEST SIDE OF STERLEY STREET, BETWEEN WALNUT AND ELM STREETS, IN THE BOROUGH OF SHILLINGTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, FURTHER KNOWN AS HOUSE NO. 126 NORTH STERLEY STREET, AND THE LOT OF GROUND BEING DESIGNATED AS LOT NO. 349 AND ONE-HALF OF LOT NO. 348 ON THE MAP OR PLAN OF "ALLENDALE ADDITION" DULY RECORDED IN THE RECORDER'S OFFICE OF BERKS COUNTY AT READING, IN PLAN BOOK VOLUME 7, PAGE 8, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTHWEST BY A TWENTY (20) FEET WIDE ALLEY;

ON THE NORTHEAST BY LOT NO. 350;

ON THE SOUTHEAST BY SAID STERLEY STREET; AND

ON THE SOUTHWEST BY THE REMAINING ONE-HALF OF LOT NO. 348 ON SAID PLAN.

CONTAINING IN FRONT ON SAID STERLEY STREET THIRTY (30) FEET AND IN DEPTH OF EQUAL WIDTH, ONE HUNDRED AND THIRTY-FIVE (135) FEET, TO SAID TWENTY (20) FEET WIDE ALLEY.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 126 NORTH STERLEY STREET,

SHILLINGTON, PENNSYLVANIA 19607

TAX PARCEL: 77439507690342

See Deed Book: Instrument Number 2013024484

To be sold as the property of Jessica M. Quinones and Gregory D. Pletz

Prothonotary # 20-02852

Judgment: \$165,176.56

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 66531810457766

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE ONE STORY SINGLE FRAME AND BRICK FRONT ALUMINUM DWELLING HOUSE TO BE ERECTED THEREON, LYING A SHORT DISTANCE WESTWARD FROM SPRING VALLEY ROAD, SAID LOT BEING FURTHER KNOWN AS LOT NO. 3 OF SPRING VALLEY HEIGHTS PLAN OF LOTS, DATED JULY 22, 196, LAID OUT BY HENRY W. MERVINE AND DOROTHY M., HIS WIFE, SITUATE IN THE TOWNSHIP OF MUHLENBERG, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT BEING A CORNER OF LOT NO. 4 OF SAID PLAN OF LOTS AND IN LINE OF PROPERTY NOW OR LATE BELONGING TO HARRY SELTZER AND CLAUDIA, HIS WIFE, SAID POINT BEING NORTH FIFTEEN DEGREES TWO MINUTES WEST (N. 15° 02' W.) A DISTANCE OF THIRTY-SEVEN AND FIFTY-THREE ONE HUNDREDTHS FEET (37.53') FROM THE SOUTHEASTERNMOST CORNER OF PROPERTY NOW OR LATE BELONGING TO THE SAID HARRY SELTZER AND CLAUDIA, HIS WIFE; THENCE EXTENDING A LONG SAID PROPERTY NOW OR LATE BELONGING TO HARRY SELTZER AND CLAUDIA, HIS WIFE, NORTH FIFTEEN DEGREES TWO MINUTES WEST (N. 15° 02' W.) A DISTANCE OF ONE HUNDRED FORTY-FIVE AND SEVENTY-SEVEN ONE HUNDREDTHS FEET (145.77'), CROSSING A TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE LEADING EASTWARDLY TO A AFOREMENTIONED SPRING VALLEY ROAD, TO A POINT IN LINE OF PROPERTY NOW OR LATE BELONGING TO CHARLES K. NOLL AND ARDELLE A., HIS WIFE, AND A CORNER OF PROPERTY NOW OR LATE BELONGING TO SIDNEY H. FREEMAN AND BETTY J., HIS WIFE; THENCE EXTENDING ALONG SAID PROPERTY NOW OR LATE BELONGING TO SIDNEY H. FREEMAN AND BETTY J., HIS WIFE, AND PARTLY ALONG PROPERTY NOW OR LATE BELONGING TO JACK T. MILES AND ELIZABETH S., HIS WIFE, BEING PARTLY ALONG THE NORTHERN LINE OF THE AFOREMENTIONED TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE, NORTH SEVENTY-FOUR DEGREES THIRTY-THREE MINUTES FORTY-EIGHT SECONDS EAST (N. 74° 33' 48" E.) A DISTANCE OF ONE HUNDRED TWENTY-THREE AND TWO

4/13/2023

Vol. 115, Issue 28

ONE-HUNDREDTHS FEET (123.02') TO A POINT; THENCE RECROSSING AFORESAID PRIVATE DRIVE AND EXTENDING ALONG THE EASTERN LINE OF ANOTHER TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE LEADING SOUTHWARDLY TO LOT NO. 4 AFOREMENTIONED, AND BEING ALONG LOT NO. 2 OF SAID PLAN OF LOTS, SOUTH FIFTEEN DEGREES THIRTEEN MINUTES EAST (S. 15° 13' E.) A DISTANCE OF ONE HUNDRED FORTY-SEVEN AND SIXTY-SEVEN ONE-HUNDREDTHS FEET (147.67') TO A POINT IN LINE OF AFORESAID LOT NO. 4; THENCE EXTENDING ALONG SAID LOT NO. 4, CROSSING THE SOUTHERN TERMINUS OF THE LAST MENTIONED PRIVATE DRIVE, SOUTH SEVENTY-FIVE DEGREES TWENTY-SEVEN MINUTES WEST (S. 75° 27' W.) A DISTANCE OF ONE HUNDRED TWENTY-THREE AND FIFTY ONE-HUNDREDTHS FEET (123.50') TO THE PLACE OF BEGINNING.

CONTAINING IN ARE 18,083.94 SQUARE FEET.

TOGETHER WITH THE UNINTERRUPTED USE OF A TWENTY-TWO FEET (22') WIDE PRIVATE DRIVE EXTENDING THROUGH AFORESAID LOT NO. 2 FROM SPRING VALLEY ROAD TO THE HEREIN DESCRIBED PREMISES AS SHOWN ON THE AFORESAID PLAN OF LOTS.

SUBJECT NEVERTHELESS, TO THE UNINTERRUPTED USE OF THE TWENTY-TWO FEET (22') WIDE PRIVATE DRIVES RUNNING EAST AND WEST AND NORTH AND SOUTH THROUGH THE HEREIN DESCRIBED LOT, AS SHOWN ON THE AFORESAID PLAN OF LOTS, FOR EGRESS, REGRESS AND INGRESS BY THE SAID PARTIES OF THE FIRST PART, THEIR HEIRS AND ASSIGNS, FOR ACCESS FROM AND TO SPRING VALLEY ROAD.

BEING THE SAME PREMISES WHICH FAY J. SPURLIN-SITA BY HER POA/AGENT KRISTY L. KOCHENASH, BY DEED DATED MAY 26, 2016, AND RECORDED JUNE 3, 2016, AS INSTRUMENT NO. 2016018561, GRANTED AND CONVEYED UNTO ADVANCED LOAN SERVICING LLC IN FEE.

BEING KNOWN AS: 506 SPRING VALLEY ROAD, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Evangelina Aguilar-Robles by deed from Advanced Loan Servicing LLC dated November 30, 2017 and recorded December 1, 2017 in Instrument Number 2017044800.

TO BE SOLD AS THE PROPERTY OF EVANGELINA AGUILAR-ROBLES

OF GROUND WITH THE TWO AND ONE-HALF STORY TWIN FRAME DWELLING AND OTHER IMPROVEMENTS ERECTED THEREON, SITUATE ON THE NORTHERN SIDE OF THE STATE HIGHWAY LEADING FROM READING TO PHILADELPHIA (SAID HIGHWAY BEING STATE TRAFFIC ROUTE NO. 422) SITUATE IN THE VILLAGE OF BAUMSTOWN, EXETER TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER JOINT OF THE CONCRETE PAVING OF STATE TRAFFIC ROUTE NO. 422, SAID POINT BEING A CORNER OF PROPERTY OF MILTON KERPER; THENCE ALONG SAID PROPERTY OF MILTON KERPER, NORTH 16 DEGREES 48 1/2 MINUTES EAST (PASSING THROUGH AN IRON PIPE MONUMENT AT A DISTANCE OF 21.98 FEET) A DISTANCE OF 21.98 FEET, A DISTANCE OF FOUR HUNDRED FORTY-THREE AND SIXTY-EIGHT ONE HUNDREDTHS FEET (443.68 FEET) TO A POST IN LINE OF PROPERTY OF LOUIS BERTOLET; THENCE ALONG SAID PROPERTY OF LOUISE BERTOLET, SOUTH 67 DEGREES 10 MINUTES EAST A DISTANCE OF ONE HUNDRED FIVE AND FIFTY FOUR ONEHUNDREDTHS FEET (105.54 FEET) TO AN IRON PIPE MONUMENT, SAID POINT BEING A CORNER OF PROPERTY OF MYNER LOTT; THENCE ALONG SAID PROPERTY OF MYNER LOTT, SOUTH 16 DEGREES 50 MINUTES WEST (PASSING THROUGH AN IRON PIPE MONUMENT AT A DISTANCE OF 407.57 FEET) A DISTANCE OF FOUR HUNDRED THIRTY-ONE AND NINETY EIGHT ONE-HUNDREDTHS FEET (431.98 FEET) TO A POINT IN THE AFOREMENTIONED CENTER JOINT IN THE CONCRETE PAVING OF STATE TRAFFIC ROUTE NO. 422; THENCE FOLLOWING SAID TRAFFIC ROUTE NO. 422 BY A CHORD TO THE CURVE IN THE SAID CENTER JOINT NORTH 73 DEGREES 32 MINUTES WEST A DISTANCE OF ONE HUNDRED FOUR AND SEVENTY SEVEN ONE-HUNDREDTHS FEET (104.77 FEET) TO THE PLACE OF BEGINNING. EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN TRACT OF LAND CONTAINING IN AREA 0.367 OF AN ACRE OF LAND AS CONVEYED IN A DEED FROM CHARLES REIDER AND MABEL REIDER, HIS WIFE TO TOMMY R. RIGG AND CHRISTINE M. RIGG, HIS WIFE DATED APRIL 30, 1974 AND RECORDED IN DEED BOOK VOLUME 1650, PAGE 915.

SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS OF RECORD.

BEING KNOWN AS: 363 EAST

Prothonotary # 20-03049

Judgment: \$117,003.80

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 43-5345-18-40-4737-

ALL THAT CERTAIN LOT OR PIECE

4/13/2023

Vol. 115, Issue 28

BAUMSTOWN ROAD, BIRDSBORO, PENNSYLVANIA 19508.

TITLE TO SAID PREMISES IS VESTED IN LANCE DETWILER AND BAMBI L. DETWILER, HUSBAND AND WIFE, BY DEED FROM KATHY E BERNET, TRUSTEE OF THE BERNET FAMILY B TRUST DATED SEPTEMBER 26, 2017 AND RECORDED OCTOBER 5, 2017 IN INSTRUMENT NUMBER 2017037042.

TO BE SOLD AS THE PROPERTY OF LANCE DETWILER AND BAMBI L. DETWILER

No. 21-3703

Judgment: \$129,365.26

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick and frame dwelling house thereon erected, situate on the Western side of High Street, North of Butter Lane, being known as House No. 8 High Street, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania; being further known as portions of Lots 221 and 222, as shown on Plan of "Pennside East Addition," said Plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 5A, page 10-11; more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of High Street, 238' 2-1/2" North of the Northern building line of Butter Lane; thence in a Westerly direction at right angles to High Street, and through Lot No. 222, a distance of 100' 0" to a point; thence in a Northerly direction, at right angles to the last described line, and through Lots No. 222 and 221, a distance of 55' 00" to a point; thence in an Easterly direction, at right angles to last described line, and through Lot No. 221, a distance of 100' 0" to a point in the Western building line of High Street; thence in an Southerly direction along the Western building line of High Street, at right angles to last described line, a distance of 55' 0" to the place of BEGINNING.

BEING the same premises which Arturo Acuna and Amanda Acuna, husband and wife, by Deed dated May 9, 2014 and recorded on May 14, 2014, in the Berks County Recorder of Deeds Office as Instrument No. 2014014923, granted and conveyed unto John Seltzer and Trisha K. Reichert, husband and wife.

TAX PARCEL NO. 23-5326-05-08-9725

MAP PIN NO. 532605089725

ACCOUNT: 23127000

PROPERTY ADDRESS: 8 High Street, Lower Alsace Township

TO BE SOLD AS THE PROPERTY OF John Seltzer and Trisha K. Reichert

LEGAL DESCRIPTION

Docket No. 21-15075

Judgment: \$53,492.49

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dietterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

All that certain two story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the West side of Ritter Street, being Number 720, between Oley and Douglass Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North, by property now or late of Bertha Burkholder, being No. 722 Ritter Street; On the East by said Ritter Street;

On the South by property now or late of Harry J. and Cora Kalbach, being No. 718 Ritter Street; And on the West by a ten feet wide alley.

Containing in front or width on said Ritter Street, thirteen feet, five and one-half inches (13' 5-1/5") and in depth of equal width one hundred, twelve feet and one and three-fourth inches (112' 1-3/4").

Being the same property conveyed to Ray O. Cox and Sharon K. Cox, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from TLC Real Estate Solution, Inc., dated July 30, 1999, recorded August 9, 1999, at Official Records Volume 3110, Page 1223, Office of the Recorder of Deeds, Berks County, Pennsylvania

Informational Note: Ray O. Cox died on September 4, 2020, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Sharon K. Cox.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 720 RITTER STREET, READING, PA 19601.

Parcel No.: 15530756446341

Account: 15611975

See Deed Book Volume 3110, Page 1223

TO BE SOLD AS THE PROPERTY OF RAY O. COX AND SHARON K. COX, HUSBAND AND WIFE

Docket #22-00855

Judgment Amount: \$85,311.30

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO-STORY

4/13/2023

Vol. 115, Issue 28

MANSARD ROOF BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED SITUATE ON THE WEST SIDE OF CHURCH STREET AND KNOWN AS NO. 1156 CHURCH STREET, BETWEEN ROBESON AND MARION STREETS, IN THE CITY OF READING; COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY PROPERTY NOW OR LATE OF GEORGE A. DIPPERTY;

ON THE EAST BY SAID CHURCH STREET;

ON THE SOUTH BY PROPERTY NOW OR LATE OF THOMAS STEIGERWALT; AND

ON THE WEST BY A THREE FEET (3') WIDE ALLEY.

CONTAINING IN FRONT OR WIDTH ON SAID CHURCH STREET 13 FEET 04 INCHES, MORE OR LESS, FROM THE MIDDLE OF A JOINT ALLEY ON THE SOUTH OF SAID PROPERTY, NORTH TO THE PROPERTY NOW OR LATE OF GEORGE A. DIPPERTY AND IN DEPTH OF EQUAL WIDTH, 100 FEET TO THE SAID THREE FEET (3') WIDE ALLEY.

Thereon erected a dwelling house known as: 1156 Church St Reading, PA 19601 Tax Parcel #5307-43-86-0666 Account: 14317075 See INSTRUMENT #2009042410 Sold as the property of: Manuel Sanchez-Rodriguez

Docket #22-1773

Judgment Amount: \$56,941.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND LOT OF GROUND, SITUATE ON THE WEST SIDE OF CEDAR STREET, NO. 512, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF SARAH ANN MAYNAR; ON THE EAST BY SAID CEDAR STREET; ON THE SOUTH BY A TEN FEET WIDE ALLEY; AND ON THE WEST BY A THREE AND ONE-HALF FEET WIDE ALLEY, SEPARATING IT FROM PROPERTY NOW OR LATE OF NICHOLAS I. ZELL.

CONTAINING IN FRONT ON SAID CEDAR STREET, TEN FEET FOUR INCHES AND IN DEPTH, SIXTY SIX FEET

Thereon erected a dwelling house known as: 512 Cedar Street Reading, PA 19601 Tax Parcel #11530768936196 Account: See Deed Book 05120, Page 1983,

INSTRUMENT #2007024461

Sold as the property of: ANGEL MATEO

Docket #22-09265

Judgment Amount: \$36,141.60

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 a Two Story Brick Back Building Attached, Being No 210 South 4th Street, On The West Side of South Fourth Street, Between Chestnut and Spruce Streets, In The City of Reading, Berks County, Pennsylvania, Bounded And Described as Follows, To Wit:

On the North by Property Now or Late of the Samuel V. Stackhouse Estate, Being No. 208 South Fourth Street;

On the East by Said South Fourth Street, On the South by Property Now or Late of Isaac Y Beidler, Being No 212 South Fourth Street, and,

On the West by a Ten Feet (10') Wide Alley. Containing in Front On Said South Fourth Street a Width or Breadth of Twenty Feet (20') and in Depth One Hundred and Thirty Five Feet (135') More or Less, to Said Ten Feet Wide Alley

Thereon erected a dwelling house known as: 210 South 4th Street aka 210 S 4th Street Reading, PA 19602

Tax Parcel #05530626781994

Account: 05070000

See Deed Book 5330, Page 1672

Sold as the property of: WILSON N. LUDWIG

LEGAL DESCRIPTION

Docket No. 22-11626

Judgment: \$57,973.05

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Walnut Street, between Linden and Fourteenth Streets, being No. 1353 Walnut Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

On the North by a five feet wide alley; on the East and West by other properties of Andrew J. Levengood, on the South by said Walnut Street

Containing in from or width East and West, on said Walnut Street, thirteen feet six inches, and in depth of uniform width, extending North and



4/13/2023

Vol. 115, Issue 28

South, one hundred feet.

Being the same property conveyed to Dorran L. Patience who acquired title by virtue of a deed from Lynda L. Borzak, dated March 30, 2006, recorded June 26, 2006, at Document ID 2006053844, and recorded in Book 4907, Page 2129, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1353 WALNUT STREET, READING, PA 19604.

Parcel No.: 09531718216423

Account: 09675500

See Deed Book Volume 4907, Page 2129

TO BE SOLD AS THE PROPERTY OF DORRAN L. PATIENCE

22-11754

JUDGMENT: \$298,401.54

ATTORNEY: BROCK AND SCOTT, PLLC.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground Situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Greystone Subdivision, drawn by Stackhouse, Seitz & Bensingor, dated December 19, 2000 and last revised March 19, 2001, said Plan recorded in Berks County in Plan Book 250, page 24, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mellowbrook Drive (54 feet wide), said point being a corner of Lot No. 12 on said Plan; thence extending from said point of beginning along Lot No. 12 North 42 degrees 33 minutes 00 seconds East 125.00 feet to a point in line of lands now or late of Charles R. Noss and Marilyn F. Noss; thence extending along said lands South 47 degrees 27 minutes 00 seconds East 85.00 feet to a point, a corner of Lot No. 10 on said Plan; thence extending along same South 42 degrees 33 minutes 00 seconds West 125.00 feet to a point on the Northeasterly side of Mellowbrook Drive; thence extending along same North 47 degrees 27 minutes 00 seconds West 85.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,625 square feet of Land.

BEING Lot No. 11 as shown on the aforementioned Plan.

SUBJECT TO a 25 feet wide storm drainage easement extending along rear of premises.

BEING THE SAME PREMISES which John S. Lewandowski and Mary K. Lewandowski, by Deed dated 09/12/2015 and recorded 09/28/2015 in the Office of the Recorder of Deed in and for the County of Berks as Deed Instrument No. 2015034058, granted and conveyed unto Todd Drake, in fee.

Tax Parcel: 51437603131477

Premises Being: 21 MELLOWBROOK DR, Reading, PA 19608

TO BE SOLD AS THE PROPERTY OF TODD DRAKE.

LEGAL DESCRIPTION

Docket No. 22-13312

Judgment: \$86,963.42

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain two story brick dwelling house and the lot of ground, being Lot No. 109 in said Plan of lots belonging to Jacob B. Schaeffer, known as Pennside, situated on the South side of Carsonia Avenue in Lower Alsace Township, Berks County, Pennsylvania, and bounded and described as follows, to wit:

On the North by Carsonia Avenue;

On the East by Lot No. 108, being property now or late of Mrs. Percy Snyder;

On the South by a 10 feet wide alley; and

On the West by Lot No. 110, property now or late of Jacob B. Schaeffer.

Containing in front 50 feet and in depth 100 feet, and known as No. 413 Carsonia Avenue.

Being the same property conveyed to John R. Westcott who acquired title by virtue of a deed from John R. Westcott and Carsa D. Westcott now known as Carsa D Kruppenbach, dated July 22, 2004, recorded August 3, 2004, at Document ID 60588, and recorded in Book 4118, Page 2015, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 413 CARSONIA AVENUE, READING, PA 19606.

Parcel No.: 23531608993920

Account: 23155875

See Deed Book Volume 4118, Page 2015

TO BE SOLD AS THE PROPERTY OF JOHN R. WESTCOTT

LEGAL DESCRIPTION

Docket No. 22-13971

Judgment: \$61,647.02

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Alyk L. Oflazian, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

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

All that parcel of land in City of Reading, Berks County, Commonwealth of Pennsylvania,

4/13/2023

Vol. 115, Issue 28

as described in Deed Book 5012, Page 2258, ID# 18442750, being known and designated as:

All that certain one and one-half story stucco bungalow, known as premises number 626-628 Lancaster Avenue, and lots on which same is located being located, being Lots Nos. 53 and 54 on plan of lots out by George L. Bechtel estate as per plan recorded in recorder's office of Berks County in Plan Book 1, page 4, situate on the south side of Lancaster avenue, between Noble and Angelica Avenues, in the city of Reading, County of Berks and State of Pennsylvania, bounded:

On the north by said Lancaster Avenue;

On the east by property now or late of Isanc Eberly;

on the south by a twenty by a twenty foot alley; and

on the west by property now or late of Ammon R. Winters.

Containing in front on said Lancaster Avenue, the two lots together, forty feet one and three-quarters inches, more or less, and in depth on hundred and eighty-three feet, more or less, metes and bounds property.

Being the same property conveyed to Virgilio Caraballo who acquired title by virtue of a deed from Jack Wallace Heffelfinger and Carolyn Heffelfinger, husband and wife, dated November 9, 2006, recorded November 16, 2006, at Instrument Number 2006088061, and recorded in Book 06012, Page 2258, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 626 LANCASTER AVENUE, READING, PA 19611.

Parcel No.: 18530657534705

Account: 18442750

See Deed Book Volume 06012, Page 2258

TO BE SOLD AS THE PROPERTY OF VIRGILIO CARABALLO

No. 22-15641

Judgment: \$367,025.68

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground designated as Lot No. 3 as shown on Plan No. 104. Drawing No. 3 made by G & K Associates; situate on Funk Road, Colebrookdale Township, Berks County, Pennsylvania; being known as Orchard Group Estates II, more fully described as follows, to wit:

BEGINNING at a point, an iron pin, on the East side of Funk Road (44 feet wide), said iron pin being South 49 degrees 42 minutes 14 seconds West 120.93 feet measured along said side of Funk Road from a copper weld; thence extending from said point of beginning and along line of Lot No. 4 South 47 degrees 10 minutes 09 seconds East 807.92 feet to an iron pin, a corner; thence extending along line of Lot No. 2 South 42 degrees 49 minutes 51 seconds West 231.09 feet to an iron pin, a corner; thence extending along

lands now or late of Harvey S. Bechtel North 44 degrees 41 minutes 14 seconds West 537.24 feet to an iron pin; thence extending along lands now or late of Joseph F. Marrone North 45 degrees 22 minutes 19 seconds West 295.26 feet to an iron pin, a corner; thence extending along the East side of Funk Road North 49 degrees 42 minutes 14 seconds East 200.00 feet to the first mention point of place of BEGINNING.

BEING the same premises which James D. Isett and Deborah M. Isett, by David J. Isett Agent by Power of Attorney dated 1/8/2021, by Deed dated March 12, 2021 and recorded on April 5, 2021, in the Berks County Recorder of Deeds Office as Instrument No. 2021016166, granted and conveyed unto Michael F. Staples and Kerry M. Swayne, as joint tenants with the right of survivorship.

TAX PARCEL NO. 38538715546455

MAP PIN NO. 538715546455

ACCOUNT: 38036330

TO BE SOLD AS THE PROPERTY OF Michael F. Staples and Kerry M. Swayne

LEGAL DESCRIPTION

Docket No. 22-15774

Judgment: \$328,288.01

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dieterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

All that certain lot or piece of ground, being a Westerly portion of Lot No. 1 and adjoining land as shown on the Plan of Lots known as "Heidelberg Inc." Section 1, said plan recorded in Plan Book Volume 63, Page 8 (erroneously stated as Plan Book Volume 33, Page 3 in prior deed), Berks County records, situate on the Northerly side of Clubhouse Drive, in the Township of Jefferson, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point, on the Northerly right of way line of Clubhouse Drive (50 feet wide) on the division line between Lot No. 1 and Lot No. 2, thence extending in a Northerly direction partly along Lot No. 2 and partly along residue land now or late of Heidelberg, Inc, forming a right angle with the Northerly right of way line of Clubhouse Drive, passing through an iron pin at a distance of 40.00 feet, a total distance of 333.66 feet to an iron pin, thence extending in an Easterly direction along land now or late of Heidelberg, Inc., forming an interior angle of 107 degrees 44 minutes 20 seconds with the last described line, a distance of 80.54 feet to an iron pin; thence extending in a Southeasterly direction

4/13/2023

Vol. 115, Issue 28

partly along land now or late of Heidelberg, Inc. and partly along the Easterly portion of Lot No. 1 forming an interior angle of 97 degrees 34 minutes 15 seconds with the last described line, a distance of 241.43 feet to an iron pin; thence extending in a Southerly direction along land now or late of Heidelberg, Inc., forming an interior angle of 154 degrees 41 minutes 25 seconds with the last described line, passing through an iron pin at a distance of 100.00 feet, a total distance of 144.16 feet to a point on the Northerly right of way line of Clubhouse Drive, thence extending along the Northerly right of way line of Clubhouse Drive, the following two (2) directions and distances (1) in a Westerly direction along the arc of a curve deflecting to the left having a radius of 1,203.72 feet, a central angle of 4 degrees 45 minutes 55.3 seconds, a distance along the arc of 100.12 feet to a point of tangency marked by a marble monument, the tangent to said curve forming an interior angle of 85 degrees 14 minutes 47 seconds with the last described line, and (2) continuing in a Westerly direction, tangent to the last described curve, a distance of 80.00 feet to the place of beginning.

Reserving unto the Grantor, its successor and assigns forever, an easement over, under and through a ten (10') feet wide strip of ground around the perimeter of the hereindescribed premises for the purpose of installing and maintaining utilities.

Under and subject to Restrictive Covenants recorded in Misc. Book Volume 294, page 334, Berks County records and to reservations, restrictions and easements on a Plan of Lots known as "Heidelberg, Inc."

Reserving and exception therout a twenty feet wide right of way as being more specifically described in Instrument No. 2012007452.

Being the same property conveyed to Mark Brown who acquired title by virtue of a deed from Jay R. Lemelin and Joanne M. Lemelin, husband and wife, dated August 14, 2020, recorded August 24, 2020, at Instrument Number 2020029226, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 100 CLUBHOUSE DRIVE, BERNVILLE, PA 19506.

Parcel No.: 53445014332910

Account: 53013850

See Instrument #: 2020029226

TO BE SOLD AS THE PROPERTY OF MARK BROWN

Case Number: 22-16002

Judgment Amount: \$79,442.07

Attorney: Jacqueline F. McNally, Esquire

All that certain lot or piece of ground, together with the one and one-half story single

brick dwelling house thereon erected being no. 758 Tuckertown Avenue, lying on the Southerly side of Tuckerton Avenue, 60 feet wide, between Lamont Street and Either Avenue, said lot being composed of Lots Nos. 49 and 50 and the Easternmost 10 feet of Lot No. 51 of Daniel Baum plan of lots, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at an iron pipe in the Southern building line of Tuckerton Avenue said iron pipe being a distance of two hundred and one-hundredths feet (200.00') Westwardly from the Southwestern building corner of Eight and Tuckerton Avenues, thence leaving said building line of Tuckertown Avenue and extending in a Southerly direction along Lot No. 48 of said plan of lots, belonging now or late to Edgar L. Hannum, by a line making a right angle with the said Southern Building line of Tuckerton Avenue, a distance of one hundred fifty-three and no one-hundredths feet (153.00') to an iron pipe in the northerly side of Long Alley, twenty feet (20') wide; thence extending in a westerly direction along the northern side of Long Alley, by a line making a right angle with the last described line, a distance of fifty and no one-hundredths feet (50.00') to an iron pipe, a corner of property now or late belonging to Sara M. Grim; thence along the same, being the westernmost 10 feet of lot no. 51 of said plan of lots, in a northerly direction, by a line making a right angle with the last described line, a distance of one hundred fifty-three and no one-hundredths feet (153.00') to an iron pipe in the aforementioned southern building line of Tuckerton Avenue; thence extending in an easterly direction along said building line of Tuckerton Avenue, by a line making a right angle with the last described line, a distance of fifty and no one-hundredths feet (50.00') to the place of beginning.

Containing in area 7,650.00 Square Feet.

PARCEL ID: 5309-08-87-5535

TO BE SOLD AS PROPERTY OF: Tina L. Frey

No. 22-16007

Judgment: \$157,890.97

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or parcel of ground, situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, situate on the West side of South Third Street, together with the improvements thereon erected, consisting of Northern one-half (1/2) of a two and one-half (2-1/2) story stone dwelling and a frame garage on rear of the lot, bounded and described as follows:

BEGINNING at a point on the building line of the West side of South Third Street, said point being 67.29 feet North of the Borough Monument

4/13/2023

Vol. 115, Issue 28

on the Southwest corner of South Third Street and Walnut Street; thence along a line through the party wall of the above dwelling South (“South” erroneously omitted in prior recorded deed) 83 degrees 52 minutes West a distance of 81.74 feet to a point at the West side of said dwelling; thence along the middle of a concrete retaining wall and land now or late of Carrie E. Seiders South 84 degrees 45 minutes West a distance of 62.8 feet to a point on said wall; thence South 6 degrees East, a distance of 1 foot to a point; thence along the North side of a frame and brick covered garage and land now or late of Carrie E. Seiders, South 83 degrees 21 minutes West, a distance of 28.06 feet to a point on the East side of Peach Alley; thence along the East side of Peach Alley, North 6 degrees West a distance of 34.31 feet (erroneously stated as 34 in prior deed) to a stake; thence along property now or late of James W. Rentachler, North 83 degrees 52 minutes East a distance of 172.5 feet to a point in the building line of the West side of South Third Street; thence along the West side of South Third Street, South 6 degrees East a distance of 35 feet to the place of beginning.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 156 S. 3RD STREET HAMBURG, PA 19526

Property ID: 46449405088756  
 Mapped PIN: 4494-05-08-8756  
 Account #: 46-021000

BEING the same premises which Valerie L. Abby, by deed dated January 28, 2015, and recorded February 3, 2015, Berks County Instrument No. 2015-003457, granted and conveyed unto Justin A. Nies and Richard L. Blessing, Sr. as joint tenants with the right of survivorship. Richard L. Blessing Sr. died April 12, 2018. Upon his death, title to the subject premises vested in Justin A. Nies by operation of law.

BEING THE SAME PREMISES WHICH Justin A. Nies, by deed dated August 2, 2018 and recorded August 3, 2018, Berks County Instrument No. 2018-026313 granted and conveyed unto Justin A. Nies and Robin A. Crammer.

TO BE SOLD AS THE PROPERTY OF ROBIN A. CRAMMER AND JUSTIN A. NIES

Docket #22-16134  
 Judgment Amount: \$65,955.55  
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TWO-STORY BRICK

DWELLING HOUSE AND LOT OR PIECE OF GROUND ON THE WHICH THE SAME IS ERECTED SITUATE ON THE WEST SIDE OR RITTER STREET BETWEEN WEST OLEY AND WEST DOUGLAS STREETS BEING NO. 728 RITTER STREET IN THE CITY OF READING COUNTY OF BERKS AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE WESTERN BUILDING LINE OF SAID RITTER STREET A DISTANCE OF TWO HUNDRED AND FORTY-SIX (246) FEET SOUTH OF AND FROM SOUTHWEST CORNER OF SAID RITTER AND WEST DOUGLAS STREETS THENCE ALONG OTHER PROPERTY NOW OR LATE OF THE WEST READING SAVINGS FUND AND LOAN ASSOCIATION NO. 7 THE DISTANCE OF ONE HUNDRED TWELVE (112) FEET TO A TEN FEET WIDE ALLEY THE DISTANCE OF FOURTEEN (14) FEET TO A POINT THENCE EAST ALONG PROPERTY NOW OR LATE OF HOWARD S MILLER THE DISTANCE OF ONE HUNDRED TWELVE (112) FEET TO A POINT IN THE WESTERN BUILDING LINE OF SAID RITTER STREET THENCE SOUTH ALONG SAID RITTER STREET THE DISTANCE OF FOURTEEN FEET TO A POINT THE PLACE OF BEGINNING

Thereon erected a dwelling house known as:  
 728 Ritter Street  
 Reading, PA 19601  
 Tax Parcel #5307-56-44-6347  
 Account: 15612175  
 See Deed Book 2802, Page 301  
 Sold as the property of:  
 DANIEL C. MOORE

No. 2022-16742  
 Judgment: \$2,435,863.67  
 Attorney: Kelly L. Eberle, Esquire

PREMISES A:  
TRACT NO. 1

ALL THAT CERTAIN tract of land situate in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, located along and near the West side of the public road, Legislative Route No. 06018 about two miles northwest of Shartlesville, bounded and described in accordance with a survey by Eliot K. Zigler, Registered Surveyor, as follows:

BEGINNING at a 30 inch Black Oak and stone corner of this and old corner of land of which this was a part; thence along land now or formerly of William Yerger, North 61 degrees 30 minutes West 200.00 feet to a stake; thence along said other Land of which this was a part, North 19 degrees 17 minutes East 718.00 feet to a 24 inch Black Oak tree, and South 86 degrees 10 minutes East 179.00 feet to a 10 inch Black Oak tree, and South 50 degrees 55 minutes East 327.5 feet to a stake, said stake being 42.00 feet West

4/13/2023

Vol. 115, Issue 28

of the Southwest corner of tract sold to Wilbur R. Bentz, thence South 07 degrees 49 minutes East 297.15 feet to a stake, and South 12 degrees 30 minutes East 118.00 feet to a point, thence North 80 degrees 53 minutes East 75.00 feet to a stake; thence along land sold or intended to be conveyed to Frank Knight, South 18 degrees 07 minutes East 225.00 feet to a stake, and North 80 degrees 53 minutes East 225.00 feet to a point in the above named public road; thence in and along said road, South 18 degrees 7 minutes East, 832.00 feet to a point, and South 4 degrees West 94.8 feet to a point, thence leaving said road, North 63 degrees 30 minutes West 1388.00 feet, more or less, to an old stone heap; thence along land now or formerly of William Yerger, North 11 degrees 45 minutes East 293.00 feet to the place of BEGINNING.

CONTAINING 23.77 acres of land, more or less.

## TRACT NO. 2

ALL THAT CERTAIN tract or piece of land, situate in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows to wit

BEGINNING at a stake In line of land now or formerly of David T. Herr, et al, thence along the same North 50 degrees 55 minutes West, a distance of 127.5 feet to a stake and North 86 degrees 10 minutes West, a distance of 179.00 feet to a stake; thence along land now or formerly of Harry F. Nelson et ux, North 85 degrees 12 minutes West a distance of 248.5 feet to a stake, and North 04 degrees 24 minutes West a distance of 252.00 feet to a point in the middle of the public road known as Legislative Route No 06018, thence along land now or formerly of John Albright, the following courses and distances. South 85 degrees 12 minutes East, a distance of 247.5 feet to a stake, South 74 degrees 43 minutes East, a distance of 231.00 feet to a stake, and South 60 degrees 45 minutes East, a distance of 231.00 feet to a stake, thence along lot now or formerly of Esterly, South 21 degrees 47 minutes West, a distance of 236.00 feet to the place of BEGINNING.

CONTAINING 3.68 acres of land, more or less.

## TRACT NO. 3

ALL THAT CERTAIN tract or parcel of land situate on the West side and the South side of macadam Township Road T-911, approximately 3 miles Northwest of the Village of Shartlesville, in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, being bounded and more fully described as follows, to wit:

BEGINNING at a p.k. spike in the center of macadam Township Road T-911, a corner of other property belonging to Pennsylvania Dutch Campsite, Inc., thence in and along the center and East side of macadam Township Road T-911,

and property belonging to Pennsylvania Dutch Campsite, Inc., South 05 degrees 38 minutes East 1,157.22 feet to an iron pin on the East side of aforementioned road; thence crossing macadam Township Road T-911, and along property belonging now or formerly to Wilbur R. Bentz and Sarah L. Bentz, his wife, and property belonging now or formerly to Charles B. Michael and Alma M. Michael, his wife, North 63 degrees 38 minutes West, 231.22 feet to an iron pin, thence along property belonging now or formerly to Charles E. Michael and Alma M. Michael, his wife, and property belonging now or formerly to Pennsylvania Dutch Campsite, Inc., North 60 degrees 28 minutes West, 359.00 feet to a stone pile, thence along property belonging now or formerly to Pennsylvania Dutch Campsite Inc., North 74 degrees 26 minutes West, 231.00 feet to an iron pin; thence, along property belonging now or formerly to Francis L. Werley and Irene M. Werley, his wife, and Warren T. Werley and Mary R. Werley, his wife, and crossing macadam Township Road T-911, the two following courses and distances; (1) North 12 degrees 29 minutes 45 seconds East, 438.37 feet to an iron pin on the North side of macadam Township Road T-911, and (2) along the North edge of aforementioned road, North 36 degrees 18 minutes 10 seconds East, 536.30 feet to an iron pin; thence recrossing aforementioned road and along property belonging now or formerly to Milford L. Mundell, South 76 degrees 55 minutes East, 221.93 feet to the place of BEGINNING.

CONTAINING 12.534 acres of land, more or less.

## TRACT NO. 4

ALL THAT CERTAIN tract of land being Lot No. 1A of a lot line change for Carolee A. Powell & D&S Enterprises, Inc., located to the West of Campsite Road, in the Township of Upper Tulpehocken, the County of Berks, and the Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a rebar, said rebar being South 79 degrees 46 minutes 29 seconds West 230.18 feet from an iron pipe found west of Campsite Road, which leads from Bloody Spring Road to Northkill Road, said rebar also being the northeastern most corner of Lot 1A; thence extending from said rebar along Lot 1 of the same subdivision, South 27 degrees 00 minutes 00 seconds East 413.49 feet to a rebar; thence extending partly along the lands of Keith A. & Lillian M. Keener and partly along the lands of D&S Enterprises, Inc. (DBV 1870 page 614), South 72 degrees 39 minutes 41 seconds West 111.22 feet to a point; thence extending along the lands of D&S Enterprises, Inc. (DBV 1870 page 614) the following two courses and distances: (1) North 20 degrees 43 minutes 19 seconds West 118.00 feet to a point, (2) North 17 degrees 39 minutes 09 seconds West 296.13 feet to an iron pipe found in concrete; thence extending

4/13/2023

Vol. 115, Issue 28

partly along the lands of D&S Enterprises, Inc. (Instrument #2012038513) and partly along the lands of D. Gail Seaman, North 79 degrees 46 minutes 29 seconds East 50.81 feet to the point of beginning.

CONTAINING 34,010 square feet of land, more or less.

Tax ID No. 4443-00-85-1217

BEING THE SAME premises which PENNSYLVANIA DUTCH CAMPSITE, INC. a Pennsylvania corporation, by Deed dated January 25, 1985 and recorded March 14, 1985 in the Office of the Recorder of Deeds, in and for Berks County, Pennsylvania in Deed Book 1870 page 614, granted and conveyed unto D & S ENTERPRISES, INC., a Pennsylvania Corporation, its successors and assigns.

ALSO BEING THE SAME premises which CAROLEE A. POWELL by Deed dated November 25, 2014 and recorded November 25, 2014 in the Office of the Recorder of Deeds, in and for Berks County, Pennsylvania in Instrument No. 2014039001, granted and conveyed unto D & S ENTERPRISES, INC., a Pennsylvania corporation, in fee.

**PREMISES B:**

ALL THAT CERTAIN tract of timberland, situate in the Township of Upper Tulpehocken, County of Berks and State of Pennsylvania, about two (2) miles Northwest of Shartlesville, and near the West side of the public road from State Game Land No. 110 toward Shartlesville, and U.S. highway Route No. 22, bounded and described as follows:

BEGINNING at an iron pipe set in concrete on the North side of a thirty (30) foot wide easement intended for a driveway to and from the herein described to the above named public township road and for other adjacent owners; thence crossing said thirty (30) foot wide driveway and along land of Wilbur Bentz, South twenty-six (26) degrees forty (40) minutes West two hundred forty-two and four tenths (242.4) feet to an iron pipe set in concrete; thence along other land of which this was part, South eighty-nine (89) degrees forty-six (46) minutes West forty-two (42) feet to a stake; thence along land of David T. and Normal G. Herer; North fifty (50) degrees forty-seven (47) minutes West one hundred fifty-eight (158) feet to a stake; thence along other land of which that a was a part, North twenty-four (24) degrees thirty-seven (37) minutes East two hundred thirty-two and seven tenths (232.7) feet to a stake; thence along the North side of the above named driveway, South sixty (60) degrees forty-five (45) minutes East one hundred twenty-eight and nine tenths (128.9) feet to a stake and South sixty-three (63) degrees fifty-five (55) minutes East seventy-one and one tenth (71.1) feet to the place of beginning.

CONTAINING 1,108 acres of land, more or less.

Tax ID No. 4443-00-85-3464

BEING the same premises which CAROLEE A. POWELL by Deed dated August 8, 2012 and recorded September 17, 2012 in Berks County as Instrument No. 2012038513 conveyed unto D&S ENTERPRISES, INC., a Pennsylvania Corporation, in fee.

THEREON ERECTED A COMMERCIAL BUILDING & OTHER RELATED IMPROVEMENTS AND/OR DETACHED IMPROVEMENTS KNOWN AS:

136 Campsite Road, Bernville, Berks County, Pennsylvania

To be sold as the property of D&S Enterprises, Inc.

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, June 2, 2023 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ACTION IN DIVORCE**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
NO. 17-1033  
IN DIVORCE

**BELRE, MARIA**, Plaintiff  
vs.  
**BELTRE, LUIS**, Defendant

NOTICE OF INTENTION TO FILE THE  
PRAECIPE TO TRANSMIT RECORD  
UNDER SECTION 3301(c)(2) OR SECTION  
3301(d) OF THE DIVORCE CODE

TO: **LUIS BELTRE**  
(Defendant)

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to establish presumption of consent under section 3301(c)(2) of the Divorce Code or the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after May 15, 2023, the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecipe to Transmit Record, which is attached.

If you do not file an answer with your signature notarized or verified by the above date, the court

4/13/2023

Vol. 115, Issue 28

can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

**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.**

LAWYERS' REFERRAL SERVICE OF THE  
BERKS COUNTY BAR ASSOCIATION  
544 COURT STREET  
READING, PA 19601  
(610) 375-4591

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## ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **Lehigh Consulting Firm, Inc.**

The Articles of Incorporation have been filed on June 24, 2019.

The purpose of the corporation is to conduct any lawful business under the Pennsylvania Corporation law of 1988, including environmental services.

**James L. Reich, Esq.**  
Reich & Furst Law Offices,  
121 N. Cedar Crest Boulevard, Ste. B  
Allentown, PA 18104

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The name of the proposed corporation is **URSUS SOLARIZ, INC.**

The Articles of Incorporation have been filed on March 31, 2023.

**ZATOR LAW**  
American Heritage Building,  
4400 Walbert Avenue at Ridgeview Drive  
Allentown, PA 18104

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## CHANGE OF NAME

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 88517

NOTICE IS HEREBY GIVEN that the Petition of JUANITA LILLY LUGO was filed in the above named Court, praying for a Decree to change their name to JUANITA LILLY QUILES.

The Court has fixed June 6, 2023, at 1:30 p.m. in Courtroom "5A" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Rebecca Batdorf Stone, Esq.**  
**REBECCA BATDORF STONE, ESQ., P.C.**  
301 E. Lancaster Avenue  
Shillington, PA 19607

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## CIVIL ACTION

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-1287

ASSIGNED: GAVIN, JAMES E., J.

**FLORIAN SUTU**, Plaintiff

vs.

**CHARLES KEVIN JACKSON**, Defendant

NOTICE TO: Defendant, CHARLES KEVIN JACKSON, TAKE NOTICE THAT, Plaintiff, Florian Sutu, has filed an action in the aforesaid Court as of the above number, seeking quiet title to 1326 Carbon Street, Reading, Pennsylvania (the "Property"). Defendant owned the Property at the time it was sold at sale sheriff to the Plaintiff. Petitioner requests the Court exercise its power to enter an Order granting quiet title in favor of Plaintiff against the property located at 1326 Carbon Street, Reading, Pennsylvania.

### NOTICE

If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections to the claims set forth against you in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the Plaintiff. You may lose money or property or any other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.**

4/13/2023

Vol. 115, Issue 28

NO. 22-12521

IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

**AVISO**

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted. USTED DEBE LLEVARLE ESTA DEMANDA SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE PARA PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL. SI USTED NO PUEDE PAGAR POR LOS SERVICIOS DE UN ABOGADO, ESPOSIBLE QUE ESTA OFICINA LE PUEDA PROVEER INFORMACION SOBRE AGENCIAS QUE OFREZCAN SERVICIOS LEGALES SIN CARGO O BAJO COSTO A PERSONAS QUE CUALIFICAN.

Servicio de Recomendación para Contratar Abogados

Colegio de Abogados del Condado Berks  
544 Court Street,  
PO Box 1058  
Reading, PA 19603  
(610) 375 - 4591  
www.berksbar.com

TRACY L. BENDER (N/K/A TRACY L. BOYER), Plaintiff  
vs.  
COMMERCIAL CREDIT CORPORATION AND CNFA RECEIVABLES (MD), INC., Defendant

TO: COMMERCIAL CREDIT CORPORATION AND CNFA RECEIVABLES (MD), INC.

Pursuant to the Order of Court of January 20, 2023, please take notice, pursuant to Pa.R.C.P. 430, that you have been sued in court by Plaintiff to acquire quiet title over real estate owned by you or purported to be owned by you.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.

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

LAWYER'S REFERRAL SERVICE  
OF THE BERKS COUNTY BAR ASSOCIATION

544 COURT STREET  
READING, PA 19601  
Tel. 610-375-4591  
Counsel for Plaintiff:  
Matthew M. Setley, Esq.  
Georgeadis Setley  
4 Park Plaza, 2nd Floor  
Wyomissing, PA 19610

**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*

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW



4/13/2023

Vol. 115, Issue 28

*their attorney indicated.***First Publication****DOWNEY, THOMAS F., dec'd.**

Late of 323 N. 2nd St.,  
City of Reading.  
Executors: ANN E. ORTIZ,  
323 N. 2nd St.,  
Reading, PA 19601 and  
JAMES P. DOWNEY,  
264 Bartlett St.,  
Reading, PA 19611.  
ATTORNEY: BRETT M. FEGELY, ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**FEICHT, BONNIE J., dec'd.**

Late of 36 Mast Rd.,  
Oley Township.  
Executor: CHRISTIAN E. FEICHT,  
36 Mast Rd.,  
Oley, PA 19547.  
ATTORNEY: ROBERT D. KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**FICK, JANET L., dec'd.**

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

**GRIGOLI, BETTE, dec'd.**

Late of Upper Bern Township.  
Executor: BRENT MAYS,  
P.O. Box 531,  
Shartlesville, PA 19554.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**GUTSHALL, NANCY A., dec'd.**

Late of 812 Rainbow Ave.,  
Muhlenberg Township.  
Executor: RALPH D. GUTSHALL, JR.,  
812 Rainbow Ave.,  
Reading, PA 19605.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**LOUNG, ESTHER L. also known as  
LOUNG, ESTHER LEEN, dec'd.**

Late of 203 N. 2nd St.,  
City of Reading.  
Executrix: KELLY BROWN,  
203 N. 2nd St.,  
Reading, PA 19601.  
ATTORNEY: JAMES O'CONNOR, ESQ.,  
608 West Oak Street,  
P.O. Box 201,  
Frackville, PA 17931

**LYSAKOWSKI, MARTIN JOSEPH also**

**known as  
LYSAKOWSKI, M. JOSEPH, dec'd.**

Late of City of Reading.  
Administrators: MATTHEW  
LYSAKOWSKI,  
3117 Madison Hill Ct.,  
Alexandria, VA 22310 and  
LINDA LYSAKOWSKI,  
232 Morgyn Lane, Unit 6,  
Boulder City, NV 89005.

**MESSNER, THELMA ROSE also known as  
MESSNER, THELMA and  
MEYERS, THELMA ROSE, dec'd.**

Late of Exeter Township.  
Executor: CHARLES H. MESSNER,  
4822 Oley Turnpike Rd.,  
Reading, PA 19606.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**MOLL, SCOTT D., dec'd.**

Late of Washington Township.  
Executrix: HELEN E. MOLL.  
c/o ATTORNEY: CHRISTOPHER P.  
MULLANEY, ESQ.,  
MULLANEY LAW OFFICES,  
598 Main Street,  
Red Hill, PA 18076

**NOLL, MARY ROSE, dec'd.**

Late of 3300 Chestnut St.,  
Borough of Laureldale.  
Executors: JOSEPH M. NOLL and  
KATHRYN M. NOLL.  
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**PATTON, GALE R., dec'd.**

Late of Borough of Wyomissing.  
Executors: BRIAN C. PATTON and  
JANE E. SCHMIDT.  
c/o ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**PEGG, GLORIA J., dec'd.**

Late of Spring Township.  
Executor: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**POTTER, JAMES M., dec'd.**

Late of 1406 Alsace Rd.,  
City of Reading.  
Executrix: JEAN L. POTTER,  
1406 Alsace Rd.,  
Reading, PA 19604.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

4/13/2023

Vol. 115, Issue 28

**RECKTENWALD, MARTIN P., dec'd.**

Late of Borough of West Reading.  
 Administrators: ROBERT F.  
 RECKTENWALD and  
 DORIS RECKTENWALD.  
 c/o ATTORNEY: DIANE H. YAZUJIAN, ESQ.,  
 P.O. Box 1099,  
 North Wales, PA 19454

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

Late of 520 Mohrsville Rd.,  
 Borough of Shoemakersville.  
 Executor: EDWARD SANDRIDGE, JR.,  
 520 Mohrsville Rd.,  
 Shoemakersville, PA 19555.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508

**SMITH, JR., JOSEPH R., dec'd.**

Late of 233 Spirit Court,  
 Maiden creek Township.  
 Executor: GEORGEANN C. SMITH,  
 233 Spirit Court,  
 Blandon, PA 19510.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**SOLT, ANNABELLE M., dec'd.**

Late of Longswamp Township.  
 Executors: ANTOINETTE MECK  
 MARKEY and JASON M. MECK.  
 ATTORNEY: FITZPATRICK, LENTZ & BUBBA, P.C.,  
 Two City Center,  
 645 W. Hamilton Street, Suite 800,  
 Allentown, PA 18101

**WAGNER, CHERYL A., dec'd.**

Late of Spring Township.  
 Administrator: MICHAEL CARSE,  
 182 Elwyn Ave.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**WENTZEL, CHRISTINE A., dec'd.**

Late of 5501 Perkiomen Avenue,  
 City of Reading.  
 Executor: KENNETH M. PEDERSEN,  
 583 Zion Rd.,  
 Birdsboro, PA 19508.  
 ATTORNEY: ROBERT D. KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

**WOLFE, KAREN C., dec'd.**

Late of Washington Township.  
 Executor: DANIEL WOLFE.  
 c/o ATTORNEY: CAROLYN M.  
 MARCHESANI, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**YEAGER, BETTY C., dec'd.**

Late of 141 S. 3rd St.,  
 Borough of Hamburg.  
 Executrix: JANE LOUISE ADAMS,  
 141 S. 3rd St.,  
 Hamburg, PA 19526.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**Second Publication****BEADENCUP, SHIRLEY A., dec'd.**

Late of Exeter Township.  
 Administrator: TERRY BEADENCUP.  
 c/o ATTORNEY: MS. STEPHANIE  
 RAUCH-MANNINO, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**BIEMESDERFER, JAMES K. also known as****BIEMESDERFER, JAMES KLINE, dec'd.**

Late of Borough of Wyomissing.  
 Executor: FREDERICK M. NICE,  
 2755 Century Blvd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**CRIST, SATO, dec'd.**

Late of 8 W. 35th St.,  
 Exeter Township.  
 Executor: ERIC CRIST.  
 8 W. 35th St.,  
 Reading, PA 19606

**DELONG, MARY E. also known as****DELONG, MARY ELENOR, dec'd.**

Late of Borough of Wernersville.  
 Executrix: MARY J. KEEHN,  
 914 Welcome Rd.,  
 Newnan, GA 30263.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**DRAKE, MILLICENT JANE also known as  
DRAKE, MILLICENT J., dec'd.**

Late of North Heidelberg Township.  
 Executors: JOY L. KLINE,  
 11 Fairview Dr.,  
 Bernville, PA 19506,  
 DONNA M. SMITH,  
 33 Fairview St.,  
 Boyertown, PA 19512 and  
 CHARLES R. ANHALT,  
 621 Hill Church Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue, Ste. 1,  
 Boyertown, PA 19512-1154

4/13/2023

Vol. 115, Issue 28

**FOSTER, LILLIE C., dec'd.**

Late of Douglass Township.  
 Executors: JEFFREY M. FOSTER,  
 513 Manor Place,  
 Birdsboro, PA 19508 and  
 SONYA M. FOSTER-MERROW,  
 44 Emily Court,  
 Reading, PA 19606.  
 ATTORNEY: KENNETH E. PICARDI,  
 ESQ.,  
 YERGEY.DAYLOR.ALLEBACH.  
 SCHEFFEY.PICARDI,  
 1129 E. High Street,  
 P.O. Box 776,  
 Pottstown, PA 19464

**HANGEY, JR., FLOYD JOSEPH, dec'd.**

Late of Colebrookdale Township.  
 Executrix: VELDEN P. HANGEY,  
 30 Alans Lane,  
 Boyertown, PA 19512.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**HARTENSTINE, DOROTHY M., dec'd.**

Late of Muhlenberg Township.  
 Executrices: KAREN BALTHASER and  
 MARGARET A. HOWER.  
 c/o ATTORNEY: JOEL READY, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**HEFFLEGER, JAMES S., dec'd.**

Late of 501 Hoch Rd.,  
 Maiden creek Township.  
 Executrix: WANDA J. KULP,  
 405 Oak St.,  
 Richland, PA 17087.  
 ATTORNEY: C. THOMAS WORK, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679

**HIDALGO, AMILIO ANTONIO**

**ANDREADE also known as  
 ANDREADE, EMILIO A., dec'd.**  
 Late of 1026 Moss St.,  
 City of Reading.  
 Executrix: JENNIFER C. HIDALGO-RAMIREZ.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**IMHOFF, MARILYN M., dec'd.**

Late of Muhlenberg Township.  
 Executrix: SHERRY CLARK.  
 c/o ATTORNEY: JOEL READY, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**JULIAN, SR., JOSEPH J., dec'd.**

Late of Alsace Township.  
 Executor: JEFFREY A. JULIAN.  
 c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**KERN, GERALD P., dec'd.**

Late of Maxatawny Township.  
 Executrices: JILL S. BUCK,  
 215 Tower Rd.,  
 Mertztown, PA 19539 and  
 JAN L. KERN,  
 620 Old Topton Rd.,  
 Mertztown, PA 19539.  
 ATTORNEY: JAMES M. SMITH, ESQ.,  
 SMITH BUKOWSKI, LLC,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**KOSAK, ANDREW J. also known as  
 KOSAKOWSKI, ANDREW J., dec'd.**

Late of Borough of Kenrost.  
 Executrix: CAROL A. CHELIUS,  
 416 Augusta Drive East,  
 Sinking Spring, PA 19608.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 DERR, HAWMAN & DERR,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**LOY, DONNA J., dec'd.**

Late of Spring Township.  
 Administrator: PAUL J. HESS,  
 4338 Bartholow Rd.,  
 Sykesville, MD 21784.  
 ATTORNEY: FREDERICK M. NICE, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**MANTZ, SR., ROBERT D., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: SUSAN J. KUNKEL,  
 105 Wessex Court,  
 Reading, PA 19606.  
 ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**MARTIN, JOHN H., dec'd.**

Late of Bethel Township.  
 Administratrix, C.T.A.: MARY ANN  
 RITTENHOUSE,  
 350 Broad St.,  
 Spring City, PA 19475.  
 ATTORNEY: KENNETH C. SANDOE, ESQ.,  
 STEINER & SANDOE,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**PEASE, TIMOTHY LEE, dec'd.**

Late of 100 Oley St.,  
 City of Reading.  
 Administratrix: BRITTANY M. PEASE,  
 29 E. 34th St.,  
 Reading, PA 19606.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

4/13/2023

Vol. 115, Issue 28

**REILMAN, EDDIE GENE, dec'd.**

Late of 5 Berkleigh Court,  
Borough of Kutztown.  
Executor: RAY REILMAN,  
1190 Grange Rd. Lot K-1,  
Allentown, PA 18106.  
ATTORNEY: PAMELA N. ZETTERBERG, ESQ.,  
RUST LAW LLC,  
4461 Kohler Drive,  
Allentown, PA 18103

**RUFF, ALLEN GEORGE, dec'd.**

Late of Spring Township.  
Administrator: CARL C. RUFF.  
c/o ATTORNEY: ERIC L. B. STRAHN, ESQ.,  
STRAHN LAW OFFICES, P.C.,  
5341 Perkiomen Avenue,  
Reading, PA 19606

**SCHLEGEL, TODD W., dec'd.**

Late of 120 West 36th St.,  
City of Reading.  
Administratrix: ELIZABETH HOWARD,  
602 Jolene Dr.,  
West Chester, PA 19382.  
ATTORNEY: ROBERT E. FRAVEL, ESQ.,  
123 N. Main Street, Suite 101B,  
Dublin, PA 18917

**SEELICKE, JEAN A., dec'd.**

Late of Borough of Wyomissing.  
Executor: DONALD H. SEELICKE,  
3100 Pine Tree Lane,  
Wyomissing, PA 19610.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SHIMP, JR., EDWIN C., dec'd.**

Late of Alsace Township.  
Executors: KEVIN SHIMP and  
KIM STRICKER.  
c/o ATTORNEY: MS. STEPHANIE  
RAUCH-MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**STURDEVANT, BETTY I., dec'd.**

Late of 1636 S. Main St.,  
Borough of Bechtelsville.  
Executrix: SHARLENE FORNWALT,  
1636 S. Main St.,  
Bechtelsville, PA 19505

**TRAVILLION, CARL F., dec'd.**

Late of Borough of Kenhorst.  
Administratrix: MICHELE MORRISON.  
c/o ATTORNEY: JOEL READY, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**WOLFORD, DONALD CALVIN also known as**

**WOLFORD, DONALD C., dec'd.**  
Late of City of Reading.  
Executors: TROY J. WOLFORD and  
DEANA M. WOLFORD.  
c/o ATTORNEY: DARAL A. WOERLE,  
ESQ.,  
P.O. Box 6765,  
Wyomissing, PA 19610

**Third and Final Publication****ANGSTADT, DAVID E. also known as  
ANGSTADT, DAVID EARL, dec'd.**

Late of Oley Township.  
Administratrix: SARAH M. SHABRACH.  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
MONASTRA & GRATER, LLC,  
400 Creekside Drive, Suite 409,  
Pottstown, PA 19464

**BRYNER, BRUCE ALBERT, dec'd.**

Late of 614 State St.,  
Borough of Hamburg.  
Executrix: JOYCE BLANK.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**CIRULLI, JOANNA F., dec'd.**

Late of 855 N. Park Rd.,  
Borough of Wyomissing.  
Executrix: LORRAINE L. CIRULLI,  
855 N. Park Rd., Apt. #-202,  
Wyomissing, PA 19610.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**CIVITARESE, KELLY A., dec'd.**

Late of 2115 Spring St.,  
Spring Township.  
Administratrix: ASHLEY HARTMAN,  
12 Cottonwood Lane,  
Denver, PA 17517.

**ELLISON, CURTIS JAMES, dec'd.**

Late of City of Reading.  
Administrator: JADRIEN O. ELLISON,  
369 Delaware Ave.,  
Patterson, NJ 07503.  
ATTORNEY: GRAZIELLA M. SARNO, ESQ.,  
MOGEL, SPEIDEL, BOBB & KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**EPLER, BETTY M. also known as  
EPLER, BETTY MAE, dec'd.**

Late of 9 Reading Dr.,  
Borough of Wernersville.  
Executrix: PAMELA J. PECK,  
369 South Union St.,  
Burlington, VT 05401.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

4/13/2023

Vol. 115, Issue 28

**GERBERICH, ERMA L., dec'd.**

Late of 7283 Bernville Rd.,  
Borough of Bernville.  
Executors: JOHN G. GERBERICH,  
160 Nantucket Dr.,  
Reading, PA 19605 and  
FRANCIS G. GERBERICH,  
2 Whisper Walk,  
Wilbraham, MA 01095.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**GLASS, JEAN ANN, dec'd.**

Late of Bern Township.  
Executrix: CYNTHIA M. ADAMS,  
118 S. Cacoosing Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**GRESH, LOIS M., dec'd.**

Late of Borough of Laureldale.  
Executor: ROBERT H. GRESH,  
c/o DAVID W. CROSSON, ESQ.,  
CROSSON RICHETTI & DAIGLE, LLC,  
609 W. Hamilton St., Suite 210,  
Allentown, PA 18101.

**HAAS, JOHN D. also known as  
HAAS, JOHN DAVID, dec'd.**

Late of Borough of Mohnton.  
Executors: MARCY A. HAAS,  
1232 Buck Hollow Rd.,  
Mohnton, PA 19540,  
MANDY S. JANCOVIC,  
309 Garey Rd.,  
Douglassville, PA 19518 and  
JOHN S. HAAS,  
206 Evergreen Lane,  
Fleetwood, PA 19522.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**HANSLITS, ECTORINE A., dec'd.**

Late of Amity Township.  
Executrix: COLLETTE M. HANSLITS,  
104 Blossom Way,  
Pottstown, PA 19465.  
ATTORNEY: MISTY TOOTHMAN, ESQ.,  
OWM LAW,  
41 E. High St.,  
Pottstown, PA 19464

**HARTMAN, SANDRA L., dec'd.**

Late of Borough of Kenhorst.  
Executor: JERALD S. HARTMAN.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**HIESTER, LINDA J., dec'd.**

Late of 2001 Duke St.,  
City of Reading.  
Administrator: TRACEY L. DARINSIG,  
1235 Penn Ave., Suite 201,  
Wyomissing, PA 19610.  
ATTORNEY: ANDREW W. MUIR, ESQ.,  
MUIR LAW OFFICES, LLC,  
1235 Penn Ave., Suite 201,  
Wyomissing, PA 19610

**HOWARD, PATRICIA A. also known as  
HOWARD, PATRICIA ANN, dec'd.**

Late of 203 Mail Route Rd.,  
Spring Township.  
Executor: BRYAN D. HOWARD,  
203 Mail Route Rd.,  
Reading, PA 19609.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**HOWELLS, LYNNE ANNE also known as  
HOWELLS, LYNNE, dec'd.**

Late of 101 Jefferson Blvd.,  
West Lawn.  
Executor: STEPHEN C. HNATH.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**KAUFFMAN, MARY ELLEN, dec'd.**

Late of Cumru Township.  
Executrix: SHARON A. WEIDMAN.  
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
LAW OFFICES OF TIMOTHY B. BITLER,  
3115 Main Street,  
Birdsboro, PA 19508

**KEMP, BARRY L., dec'd.**

Late of Exeter Township.  
Executor: JEFFREY L. ZERBE,  
2450 New Holland Rd.,  
Reading, PA 19607.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**KRUPA, JR., STEPHEN A. also known as  
KRUPA, JR., STEPHEN ALOYSIUS, dec'd.**

Late of 1913 Lincoln Ave.,  
Borough of Wyomissing.  
Executor: ERIC R. KRUPA,  
1022 Chillum Court,  
Safety Harbor, FL 34695.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

4/13/2023

Vol. 115, Issue 28

**MACK, MARY ELLEN R. also known as  
MACK, MARY ELLEN, dec'd.**

Late of 3106 Curtis Rd.,  
Borough of Sinking Spring.  
Executrix: DEBORAH M. PELACHICK,  
3106 Curtis Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**MACK, ROBERT R., dec'd.**

Late of 3106 Curtis Rd.,  
Borough of Sinking Spring.  
Executrix: DEBORAH M. PELACHICK,  
3106 Curtis Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**MCDEVITT, BRIDGET A., dec'd.**

Late of 200 Tranquility Lane,  
City of Reading.  
Executrix: MARIAN B. THUSS,  
6 Pheasant Lane,  
Mohnton, PA 19540.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**METZGER, JEAN H. also known as  
METZGER, MARTHA JEAN, dec'd.**

Late of Spring Township.  
Executrix: MARILYN RIBEIRO,  
1650 Thistle Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**POPA, CRISTIAN LAURENTIU, dec'd.**

Late of Bern Township.  
Administratrix: NAOMI R. WHITFORD.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**SCARDINA, VINCENT JAMES also known  
as**

**SCARDINA, VICENT J., dec'd.**  
Late of 215 Reserve Way,  
Temple..  
Administrator, C.T.A.: SCOTT G. HOH,  
ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**SHADE, LOUISE N., dec'd.**

Late of Borough of Topton.  
Executor: MICHAEL R. SHADE.  
c/o ATTORNEY: ROBERT B. ROTH, ESQ.,  
THE ROTH LAW FIRM,  
P.O. Box 4355,  
Allentown, PA 18105

**SIMMERS, JADE DOUGLAS, dec'd.**

Late of 360 Church Rd.,  
Cumru Township.  
Administratrix: CAROL LUKATCH,  
360 Church Rd.,  
Mohnton, PA 19540.  
ATTORNEY: KATHLEEN K. GOOD,  
ESQ.,  
3460 Lincoln Highway,  
Thorndale, PA 19372

**SUMMERS, LINDA H., dec'd.**

Late of 219 Bowmansville Rd.,  
Brecknock Township.  
Executors: JOANNE HARTMAN,  
101 South 2nd St.,  
Denver, PA 17517 and  
MICHAEL SUMMERS,  
280 Bowmansville Rd.,  
Mohnton, PA 19540.  
ATTORNEY: JOHN D. LEVAN, ESQ.,  
1508 Alsace Road,  
Reading, PA 19604

**THOMAS, HELEN E., dec'd.**

Late of Exeter Township.  
Executrix: DONNA J. O'BRIEN.  
c/o ATTORNEY: MICHAEL J. RIGHI,  
ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**TOTHERO, JEAN L., dec'd.**

Late of Borough of Wernersville.  
Executor: GARY L. ZIEMER,  
3996 Morgantown Rd.,  
Mohnton, PA 19540.  
ATTORNEY: LEAH B. ROTENBERG, ESQ.,  
MAYS CONNARD & ROTENBERG,  
1235 Penn Avenue, Suite 202,  
Wyomissing, PA 19610

**YANKURA, JAMES S., dec'd.**

Late of Earl Township.  
Executrix: MARY G. YANKURA.  
c/o ATTORNEY: KARYN L. SEACE, ESQ.,  
SEACE ELDER LAW, PLLC,  
Evans Building,  
106 East Evans Street, Suite A,  
West Chester, PA 19380

**YODER, JEAN P., dec'd.**

Late of Maidencreek Township.  
Executrix: LAURIE KIM NELLIGAN,  
113 Primrose Ln.,  
Sinking Spring, PA 19608.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

4/13/2023

Vol. 115, Issue 28

**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:*

**Andres & Elena Meat's** with its principal place of business at 1402 Meade St., City of Reading, Berks County, Pennsylvania, 19607-1552.

The application was filed on April 3, 2023.

**The Rock & Roll Shaman** with its principal place of business at 2619 Leiszcz's Bridge Road, Leesport, Pa 19533.

The name and address of the person owning or interested in said business is: Kristin Schloesser, 2619 Leiszcz's Bridge Road, Leesport, PA 19533.

The application was filed on February 1, 2023.

**MISCELLANEOUS**

NOTICE

Exeter Twp School District announces the sale of a 5.455 parcel of land located at East 40th Street, Reading, PA 19606, by sealed bid!

Sealed bids must be hand delivered by 12:00 p.m. on May 5, 2023 addressed to Brian Feick, Business Manager, at 200 Elm Street, Reading, PA 19606. Bids will be opened at 1:00 p.m. on May 5, 2023 and the winning bidder will notified May 16, 2023. Contact Brian Feick, bdfceick@exetersd.org, for conditions of sale.

Legal Description: ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Exeter, County of Berks and State of Pennsylvania, bounded on the northwest by property now or late belonging to Dominic Maurer, on the northeast by other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, and property belonging now or late to the Reading Country Club, on the southeast by property now or late belonging to the Reading Country Club, and on the southwest by residue property now or late belonging to Charles H. Russell and Marguerite R. Russell, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in October 1952, as follows, to wit:

BEGINNING at a corner marked by an iron pin in line of other property now or late belonging to Joseph H. Herbein and Catharine L.

Herbein, his wife, said corner also being a corner of property now or late belonging to Dominic Maurer, and also being the most northerly corner of the herein described property; thence along the aforesaid other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, and along property now or late belonging to the Reading Country Club, South forty-two degrees twenty-seven minutes East a distance of eight hundred eighty-one feet one and one-half inches to a corner marked by an iron pin; thence continuing along the aforesaid property now or late belonging to the Reading Country Club, South forty-seven degrees twelve minutes West a distance of two hundred sixty-eight feet eight and one-quarter inches to a corner marked by an iron pin; thence along property now or late belonging to Charles H. Russell and Marguerite L. Russell, his wife, North forty-two degrees twenty-seven minutes West a distance of eight hundred eighty-seven feet six and one-half inches to a corner marked by an iron pin in line of the aforesaid property now or late belonging to Dominic Maurer; thence along same, North forty-eight degrees thirty-four minutes East a distance of two hundred sixty-eight feet eight and three quarter inches to the place of beginning.

BEING the SAME PREMISES WHICH Ronald Herbein and Sharon Franckowiak, successor Trustees of the Joseph H. Herbein Trust, granted and conveyed unto Exeter Township School District, by deed dated April 10, 1996.

Property ID # 43523615624550, Deed Book 2719 Page 1355.

SHARON W. MONTANYE, ESQ.  
SWEET, STEVENS, KATZ & WILLIAMS, LLP  
331 E. Butler Ave.  
New Britain, PA 18901

NOTICE TO THE RESIDENTS AND TAX-PAYERS OF THE BOROUGH OF ROBESONIA, AND THE CUSTOMERS OF THE ROBESONIA MUNICIPAL AUTHORITY

The Robesonia Municipal Authority, a Pennsylvania sewer and water authority operating under the Municipality Authorities Act, 53 Pa.C.S. § 5601, et seq. (the "Act"), and having a registered office at the Borough of Robesonia, 75 S. Brooke Street, Robesonia, Berks County, PA 19551, hereby provides notice of an intention to amend its Articles of Incorporation through filing Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania by the close of business on April 18, 2023.

The Robesonia Municipal Authority intends to amend Article Eight (8) of its Articles of Incorporation via Articles of Amendment to increase its term of existence from December

4/13/2023

Vol. 115, Issue 28

31, 2023 to December 31, 2073, which is being accomplished pursuant to and in accordance with Sections 5607(d)(1), 5605, and 5603 of the Act.

As required by Section 5605 of the Act, the Robesonia Municipal Authority has adopted Resolution 2023-1 dated February 8, 2023, and the Borough of Robesonia has adopted Resolution 2023-4 dated March 6, 2023, both of which authorize the Robesonia Municipal Authority to file Articles of Amendment accomplishing the above.

ROBESONIA MUNICIPAL  
AUTHORITY  
By: Andrew S. George, Solicitor

HEARING NOTICE

To heirs of Joseph L. Duggan, Jr., Deceased  
RE: Jeffrey M. Carpenter v. Joseph L. Duggan,  
Jr.

Notice is hereby given that a hearing regarding involuntary transfer of ownership by Court Order of a Black 1973 Harley-Davidson Sportster, VIN 3A42313H3, will be held on April 18, 2013, at 3 p.m. at the following location.

Magisterial District Judge Kim L. Bagenstose  
Magisterial District Court 23-3-06  
61 N. 3rd Street, 2nd floor  
Hamburg, PA 19526

Mark R. Sprow, Esq.  
Derr, Hawman & Derr  
9 East Lancaster Avenue  
Shillington, PA 19607

TRUST NOTICES

Second Publication

**THE BENJAMIN W. TAYLOR, JR. AND  
PATRICIA A. TAYLOR TRUST**

Patricia A. Taylor, late of Bern Township, Berks County, PA

All persons having claims or demands against Patricia A. Taylor and/or the Benjamin W. Taylor, Jr. and Patricia A. Taylor Trust, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Barbara T. Gallen  
400 S. Sterley Street  
Shillington, PA 19607

**Trustee's Attorney:** Victoria G. Schutt,  
Esquire  
Kreitz Gallen-Schutt  
1210 Broadcasting Rd., Ste. 103  
Wyomissing, PA 19610

Third and Final Publication

**PHILIP FAMILY TRUST DATED  
02/19/2010**

Mary Philip, late of Exeter Township, Berks County, PA

All persons having claims or demands against the Trust of Mary Philip late of 65 Sagebrook Drive, Reading, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Neena Philip  
781 Union Street, 2F  
Brooklyn, NY 11215

**Trustee:** George Philip  
1619 Kings Mill Road  
Gwynedd Valley, PA 19437

**Trustee's Attorney:** Victoria G. Schutt,  
Esquire  
Kreitz Gallen-Schutt  
1210 Broadcasting Rd., Ste. 103  
Wyomissing, PA 19610



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