

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 6, 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)

GONZALEZ, AMALIA - Skyline View Realty LLC; 22 16454; Nicole Plank.

MOYER, ERIC Z - Uhg I LLC; 22 16700; Uhg I LLC, IPP.

ORNEK, TYLER J - Capital One Bank (USA) N A; 23 76; Dennis E. Shean.

Abuse

ALVARO, MICHAEL W - Alvaro, Deiyanira; 23 64; D. Alvaro, IPP. (JMB).

BILLET-DIAZ, NATHANIEL EUGENE - Billet, Madison Brooke; 23 9; M. Billet, IPP. (JAB).

COLON, OMEGA REMI SAVIR - Munoz, Jeanaliz Gabriela; 23 40; J. Munoz, IPP. (JAB).

CRUZ, JOEMY - De Alba, Alexander; 23 79; A. De Alba, IPP. (JMB).

DANIELS, MARK A - Stoe, Hope Alyssa; 23 123; H. Stoe, IPP. (JGK).

EMBRIANI, SANDRA RENEE - Gimont, Joseph M; 23 49; J. Gimont, IPP. (TMB).

ESTIMA, KERVANS - Teffera, Shai-lyne Cecilia Marie; 23 177; S. Teffera, IPP. (JGK).

FRANCKOWIAK, TERRANCE - Franckowiak, Marie E; 23 5; M. Franckowiak, IPP. (TMB).

HECKMAN JR, JAMES - Shaeffer, Elizabeth J; 23 257; E. Shaeffer, IPP. (JGK).

HECKMAN JR, JAMES - Heckman, Matthew R; 23 258; M. Heckman, IPP. (JGK).

HERNANDEZ JR, MICHAEL E - Hernandez, Brenda L; 23 47; B. Hernandez, IPP. (TMB).

HOSLER, KYLE THOMAS - Bauer, Nicole Elizabeth; 23 193; N. Bauer, IPP. (JAB).

JOHNSON, ALEXIS NICOLE - McKinney, Matthew David; 23 77; M. McKinney, IPP. (JAB).

KISSINGER, ABBY L - Patriak, Stefan; 23 46; S. Patriak, IPP. (JAB).

KULCYSKI JR, STEPHEN - Poper, Lisa Marie; 23 44; L. Poper, IPP. (TMB).

MARTINEZ, LUIS - Lopez, Maribel; 23 108; M. Lopez, IPP. (JMB).

MCANANEY, JOHN - McAnaney, Christine; 23 188; C. McAnaney, IPP. (JAB).

MCCORRISTIN, MOLLY - McCorristin, Kelly; 23 179; K. McCorristin, IPP. (JGK).

MCKINNEY, MATTHEW DAVID - Johnson, Alexis Nicole; 23 12; A. Johnson, IPP. (JAB).

MORALES, JAVIER MANUEL - Ortiz, Jelitza Esther; 23 53; J. Ortiz, IPP. (JAB).

OQUENDO, EXEQUIEL - Oquendo, Emmy Brianne; 23 107; E. Oquendo, IPP. (TMB).

PENA, EVELYN - Diaz, Jean Carlos Ramirez; 23 75; J. Diaz, IPP. (JMB).

RAMOS, EDWIN - Elnicki, Melissa; 23 6; M. Elnicki, IPP. (JAB).

RAMOS, SAUL - Velazquez, Yerika Dejesus; 23 7; Y. Velazquez, IPP. (JAB).

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SALDANA, JEREMY - Diaz, Yarimary Rosa;

23 51; Y. Diaz, IPP. (JAB).

SANTIAGO JR, JOSE LUIS - Oramas, Selena;

23 10; S. Oramas, IPP. (JAB).

SEGARRA, HECTOR - Segarra, Lillian; 23

45; L. Segarra, IPP. (JAB).

SENSENI, TYLER JAMES - Sensenig, Danielle Paige; 23 253; D. Sensenig, IPP. (JAB).

SHAFFER, THOMAS W - Beck, Annette M; 23

63; A. Beck, IPP. (TMB).

STEFFY, IAN C - Kahley, Salli Anne; 23 78;

S. Kahley, IPP. (JMB).

TINEO, OSCAR MARTIN - Rodriguez, Jessica Lynn; 23 19; J. Rodriguez, IPP. (TMB).

TORRES, ALEXANDER - Torres, Emile Omil; 23 13; E. Torres, IPP. (JAB).

WASHINGTON, ARMONIE - Pacheco, Wilfred J Torres; 23 4; W. Pacheco, IPP. (JAB).

YOUNG, PAUL D - Hurwitz, Ashley; 23 126;

A. Hurwitz, IPP. (TMB).

Arbitration Award

BARE, DIANE M - Bare, Danielle Lee; 1520852; D. Bare, IPP.

RODRIGUEZ, EDWIN F - Metropolitan Edison Company; 21 4534; Michael J. Dougherty.

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, SCHULTZ, JOHN - Ortiz, Rafael; 20 12506; R. Ortiz, IPP.

Certified Copy of Foreign Divorce Decree

SCHULZE-KOSTOMIRIS, TINA -

Kostomiris, Nicholas Alexander; 23 196; N. Kostomiris, IPP.

Confidential Document Form

BOLLINGER, GEORGE - Trumark Financial Credit Union; 22 16724; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

CARABALLO, ALBERTO - Dnf Associates LLC; 23 185; Demetrios H. Tsarouhis. (MSF).

JOHNSON, THOMAS - Dnf Associates LLC; 23 54; Demetrios H. Tsarouhis. (JEG).

NERI, KAREN M - Wells Fargo Bank N A; 23 118; Timothy A. Cirino. (MSF).

SHOWALTER, NOREEN - Midland Credit Management Inc; 23 190; Robert W. Cusick. (JBN).

Contract - Debt Collection: Other

COFRESI, IGNACIO - Accelerated Inventory Management LLC; 23 275; Demetrios H. Tsarouhis. (JEG).

MATTHEWS, MICHAEL HENRY - First Commonwealth Federal Credit Union; 23 61; Michael R. Nesfeder. (MSF).

Contract - Other

724 FOUNTAIN LLC, MOOREHOUSE, SETH - Lentz, Christopher; 23 274; Samuel Ezra Cohen. (JBN).

ACOSTA MOSAIC MARKETING - Pricharda, Michael; 23 60; M. Pricharda, IPP. (JKS).

Custody

ALCANTARA, IVELISSE CRUZ, MARTINEZ, FERNANDO - Alcantara, Zunilda; Scott N. Jacobs. (JEG).

CADAV, MICHAEL - Henderson, Kai; 23 111; K. Henderson, IPP. (JGK).

ECHEVARRIA, GABRIELA - Camacho-Santos, Adonis; 23 42; Joseph A. Guillama. (SEL).

JONES, GERALDINE - Carter, Kevin S; 23 106; K. Carter, IPP. (JEG).

TICE JR, DAVID C - Pierce, Klarissa A; 23 41; Gary R. Swavely Jr. (JGK).

VALLE, YANILKA - Beriguete, Americo; 23 173; A. Beriguete, IPP. (JGK).

WINDISH, JUSTIN A - Windish, Stephanie J; 23 117; Zachary A. Morey. (SEL).

Divorce

BIRD, KAREN M LIVINGOOD - Bird, Peter J; 23 124; Dawn M. L Palange. (JGK).

BRUCE, NICOLE T - Bruce, Allan M; 23 1; Susan K. Quirits. (JEG).

CHRISTMAN, MATT - Christman, Tammi; 23 8; Dawn M. L Palange. (JGK).

CLAUSER, STEVEN J - Clauser, Jacqueline Eschbach; 23 192; Rebecca L. Bell. (JGK).

COCCIA, PATRICK D - Coccia, Angela M; 23 101; Catherine J. Nadirov. (TMB).

ELIAS, DAVID J - Elias, Stacy L; 23 189; David G. Campbell. (EDG).

ELLIOTT, CRAIG - Elliott, Tiersa; 23 187; Rebecca Ann Smith. (TMB).

GINGRICH, CASSANDRA - Gingrich, Dustin; 23 43; Mary C. Favinger. (SEL).

KILLEN, VIVIAN D - Killen, Charles E; 23 125; Bernard Mendelsohn. (SEL).

MAYALL, JENNIFER A - Mayall, Brian D; 23 261; Jonathan B. Batdorf. (SEL).

MCDONALDSON, AMBER J - McDonaldson, Spencer R; 23 174; Nikolas David Capitano. (JEG).

QUINTERO, ADRIAN E - Quintero, Lorena Y; 23 105; Joseph A. Guillama. (JEG).

RATYNSKI, LINDA J - Ratynski, Michael J; 23 197; Bernard Mendelsohn. (JEG).

Divorce - Custody Court Complaint

BRUCE, NICOLE T - Bruce, Allan M; 23 2; Susan K. Quirits. (JEG).

COCCIA, PATRICK D - Coccia, Angela M; 23 102; Catherine J. Nadirov. (TMB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wurmser, Clay; 23 65; Kevin Feeney. (JBN).

Magisterial District Justice Appeal

APOLLO POOLS & SPAS - Hine, Elisha; 23 250; E. Hine, IPP. (JBN).

BOLLINGER, GEORGE - Portfolio Recovery Associates LLC; 23 66; Michael B. Volk. (JBN).

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BROWN, PAUL, BROWN, KATHLEEN - MD Moniruzzaman; 23 112; MD Moniruzzaman, IPP. (JBN).

DIVERSIFIED INVESTMENT PROPERTIES LTD - Blair, Kelsie; 23 252; K. Blair, IPP. (JEG).

GULLEY, ELLA YVONNE, GRAYSON, SANDRA - Pair of Aces LLC; 23 3; Pair of Aces LLC, IPP. (JEG).

MCCOLGAN, DAVID C - Portfolio Recover Associates LLC; 23 58; Michael B. Volk. (JBN).

ORNEK, TYLER - Capital One Bank (USA) N A; 23 76; Dennis E. Shean, Robert L. Baroska III. (JEG).

PAULEMONT, MANOUCHKA - Discover Bank; 23 120; Michael J. Dougherty. (JEG).
SANTANA, RAGNAR F - Uhg I LLC; 23 180; Uhg I LLC, IPP. (JEG).

Miscellaneous - Replevin

LEVENGOOD, JUSTIN, LEVENGOOD LANDSCAPING - K2 Rentals LLC; 23 122; James M. Berent. (MSF).

Petition

BOYERTOWN AREA SCHOOL DISTRICT - Malloy, Shawn; 23 100; Nathan Schadler. (JBN).

SUPERINTENDENT FOR SCI BENNER - Commonwealth Of Pennsylvania, Bazzley, Phillip; 23 178; Commonwealth Of Pennsylvania, IPP. (JBN).

Real Property - Ejection

SHUMAN, NATHANIEL G, HAFER, JORDAN L - Pennsylvania Housing Finance Agency; 23 281; Leon P. Haller. (JEG).

Real Property - Mortgage Foreclosure: Residential

BELL, JEFFREY N, BELL, TINA, THE UNITED STATES OF AMERICA - Fulton Bank N A; 23 288; Marc A. Hess. (MSF).

EENRODE JR, WALTER W, EENRODE, JOAN M, UNITED STATES OF AMERICA - Carrington Mortgage Services LLC; 23 184; Jill M. Fein. (MSF).

HALL, PETER JOHN - Freedom Mortgage Corporation; 23 121; Geraldine M. Linn. (MSF).

KLINE, WALTER S II - Bellco Federal Credit Union; 23 103; Heather Riloff. (MSF).

LANTEIGNE, ADAM LYLE - Lakeview Loan Servicing LLC; 23 183; Heather Riloff. (MSF).

O'NEILL, BRIANNA, WALLACE, DOMINIQUE - U S Bank National Association; 23 115; Meredith Wooters. (MSF).

PERDOMO-ABREU, RAFAEL A - M&T Bank; 23 176; Geraldine M. Linn. (MSF).

YOUSE, AMANDA P - Lakeview Loan Servicing LLC; 23 279; Stephen M. Hladik. (MSF).

Real Property - Partition

KAESLER, WILLIAM R, KAESLER, LOIS A - Kaesler, David A; 23 276; James E. Sher. (MSF).

Tort Motor Vehicle

CLARK, HEATHER, GO FISH SEAFOOD LLC - Kelso Jr, Lawrence; 23 116; Basil Joy. (JEG).

DESHULLO, NICOLE - McCloskey, Andrew; 23 292; Adam S. Barrist. (MSF).

MAKINS, CODY L - Garcia, Onill; 23 80; Adam S. Gilberg. (MSF).

ROBELLO-GONZALEZ, FIORELLA - Colon-Garcia, Kimberlyn; 23 11; Tobi A. Russeck. (MSF).

SCHEEL, FREDERICK - Davis, Ramel; 23 119; Leonard B. Edelman. (JBN).

SMITH, JOSEPH TIMOTHY, SMITH, ROBERT A - Mines, Shameka, Powell, Jaeyana; 23 48; John M. Borelli. (JBN).

WAGNER, ASHLEY - Pennsylvania National Mutual Casualty Insurance Company, Telco Inc; 23 57; Thomas E. Brenner. (MSF).

Tort Other

VIERA, ROBERTO ISCOA, ESCOBAR, MARVIN - State Farm Mutual Automobile Co, Santos - Marroquin, Emilsa; 23 104; Douglas G. Aaron. (JEG).

Tort Premise Liability

BOLIG, KEVIN, ESCOBAR, ADRIANNA, CASTRO, JUAN, OAK TERRACE HOMEOWNERS ASSOCIATION INC, OAK TERRACE TOWNHOUSE ASSOCIATION, ESQUIRE ASSOCIATION MANAGEMENT LLC, NEW CASTLE LAWN & LANDSCAPE INC, DOES I-III, JOHN, DOES IV-VI, JOHN - Pruitt, Jason, Wyerger, Jamie; 23 273; Jeffrey M. Rosenbaum. (MSF).

LINCOLN HOTEL LP, MIDDLE HOLDINGS LLC, LINCOLN TOWER MASTER TENANT LLC, MASTER TENANT MM LLC, READING RECREATION COMPANY, SHUMAN DEVELOPMENT GROUP INC, ABC CORPORATIONS 1-100, JOHN DOE 1-100, XYZ CORPORATIONS 1-100, JANE WOE 1-100 - Simms, Frank; 23 191; Ryan F. Michaleski. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **February 10, 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:

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First Publication

Docket #14-19031
 Judgment Amount: \$2,172,038.69
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain two and one-half (2 1/2) story mansion house, known as "Riveredge, Inc.", two (2) story garage and apartment building, stone barn, one (1) story stone building, swimming pool and other improvements thereon erected, situated on the easterly side of Pennsylvania State Highway Route No. 83, known as the Bernville Road; leading from Reading to Bernville, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point near the middle of the concrete roadbed of Pennsylvania State Highway Route No. 83; thence extending alongside Pennsylvania State Highway Route 83, North thirty-three (33) degrees fifty-five and one-half (55 1/2) minutes West, a distance of three hundred fifty feet and seventy hundredths of one foot (350.70') to a point near the middle of said concrete roadbed; thence leaving said Pennsylvania State Highway Route No. 83 and extending along land now or late of Zeb Horrell and LaRue E. Horrell, his wife, the two (2) following courses and distances: (1) North sixty (60) degrees twelve and one-half (12 1/2) minutes East, passing through an iron pin on line at a distance of forty-one feet and seventy-one hundredths of one foot (41.71') a total distance of two hundred thirty-one feet and seventy one hundredths of one foot (231.71') to an iron pin, (2) North thirty-three (33) degrees fifty-five and one-half (55 1/2) minutes West, a distance of one hundred twenty five feet and fifty hundredths of one foot (125.50') to an iron pin on the southerly lot line of Barlow Avenue; thence extending along the southerly lot line of Barlow Avenue (fifty feet (50') wide as shown on the Plan of "Riveredge Acres" said plan recorded in Plan Book Volume 9, Page 52, Berks County Records), North sixty (60) degrees twelve and one-half (12 1/2) minutes East, a distance of two hundred fifty-two feet and twenty-one hundredths of one foot (252.21') to an iron pin; thence leaving said Barlow Avenue and extending along land now or late of Anne Milliken Cullum the five (5) following courses and distances: (1) South thirty (30) degrees seventeen and one-half (17 1/2) minutes East, a distance of two hundred twenty feet and ninety-three hundredths of one foot (220.93') to an iron pin; (2) North fifty-nine (59) degrees eleven and one-half (11 1/2) minutes East, a distance of one hundred sixty feet and thirty-six hundredths of one foot (160.36') to an iron pin; (3) South thirty (30) degrees forty-eight and one-half (48 1/2) minutes East a distance of one hundred thirty-seven feet and sixty-one hundredths of one foot (137.61') to an iron pin; (4) South fifty-eight

degrees (59) fifty-seven and one-half (57 1/2) minutes West, a distance of one hundred twenty-four feet and five hundredths of one foot (124.05') to an iron pin; (5) South thirty (30) degrees thirty-seven and one-half (37 1/2) minutes East, crossing a private driveway extending from Pennsylvania State Highway Route No. 83 to land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of one hundred twenty feet and sixty-six hundredths of one foot (120.66') to a crosscut in a concrete walk; thence extending partly along land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, and partly along land now or late of Anne Milliken Cullum, South fifty-eight (58) degrees fifty-seven and one-half (57 1/2) minutes West, a distance of sixty-nine and forty-seven hundredths of one foot (69.47) to an iron pin; thence extending along land now or late of Anne Milliken Cullum the following four (4) courses and distance (1) South thirty-one (31) degrees two and one-half (2 1/2) minutes East, a distance of twenty feet to an iron pin; (2) South fifty-eight (58) degrees twenty-seven and one-half (27 1/2) minutes West, a distance of fifty-four feet and six hundredths of one foot (54.06') to ab iron pin; (3) North thirty-one (31) degrees thirty-two and one-half (32 1/2) minutes West, a distance of forty-two feet and ninety-two hundredths of one foot (42.92') to an iron pin, (4) South fifty-seven (57) degrees forty-seven and one-half (47 1/2) minutes West being along the southerly side of a private driveway leading to property now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of three hundred sixty-seven feet and seventy-six hundredths of one foot (367.76') to the place of beginning, the last described line passing through an iron pin on line at a distance of forty-one feet and sixty hundredths of one foot (41.60') from the place of beginning.

All that certain tract of land in Bern Township, Berks County, Pennsylvania, on the south side of a private driveway leading from Pennsylvania State Highway Route #83 to property of Edgar L. and Georgia H. Paulsgrove, bounded and described as follows:

Beginning at a point one hundred and forty-nine feet East of an iron pin on the south side of the above named private drive, said iron pin being in line of land of the party of the first part hereto, thence along the south side of said private drive North fifty-seven degrees forty-seven and one-half minutes East, one hundred eighty-seven and thirteen hundredths feet to an iron pin corner, thence thirty-one degrees thirty-two and one-half minutes East fifteen feet to a point, thence along other land of which this was a part, South fifty-seven degrees forty-seven and one-half minutes West, one hundred eighty-seven and thirteen hundredths feet to a point; thence along the same North thirty-one degrees thirty-two and one-half minutes West, fifteen feet to the place of beginning.

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All that certain tract of land in Bern Township, Berks County, Pennsylvania, near the east side of Pennsylvania Highway Route #83, about one-half mile North of Reading, bounded and described as follows:

Beginning at an iron pin corner of this and other land of Edgar L. and Georgia H. Paulsgrove, thence along lands of Frank C. and LaRue M. Brandenburg, South thirty-one degrees thirty-three minutes East three hundred twenty-one and eighty-four hundredths feet to an iron pin on the north side of a private land; thence along the north side of said land South sixty-one degrees twenty-three minutes West eighty-five feet to a point; thence along other land of which this was a part, North thirty-one degrees thirty-three minutes West, two hundred ninety eight and twenty-three hundredths feet to a point; thence along land of Edgar L. and Georgia H. Paulsgrove, North fifty-eight degrees twenty-seven minutes East twenty and eighty-eight hundredths feet to an iron pin; thence North thirty-one degrees two and one-half minutes West, twenty feet to an iron pin and North fifty eight degrees fifty seven and one-half minutes East fifty-nine and fifty-four hundredths feet to the place of beginning.

Thereon erected a dwelling house known as: 2017 Bernville Road a/k/a 2009 Bernville Road Reading, PA 19601

Tax Parcel #530817010321
Account: 27050080
See Deed Instrument #: 15180805

Sold as the property of:

GEORGE LIMBERIOU, DENALIMBERIOU AS CO-EXECUTRICES OF THE ESTATE OF ELEFTHERIOUS LIMBERIOU A/K/A TEDDY LIMBERIOU and MARIA FAUST AS CO-EXECUTRICES OF THE ESTATE OF ELEFTHERIOUS LIMBERIOU A/K/A TEDDY LIMBERIOU

15-19026

Judgment: \$95,979.69

Attorney: Brock & Scott, PLLC.

LEGAL DESCRIPTION

Being County Parcel No. 5306-06-29-5920

ALL THAT CERTAIN two story brick dwelling house with mansard roof and lot of ground, situate on the North side of Franklin Street No 429, between Fourth and Fifth Avenues, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

- On the North by a twenty feet wide alley;
 - On the South by said Franklin Street;
 - On the East by property now or late of Adam S Krick, being No. 427 Franklin Street; and
 - On the West by property now or late of Jennie M. Wolicki, being No. 431 Franklin Street,
- CONTAINING eighteen feet in front and one

hundred and four feet, more or less, in depth.

BEING the same premises which Hector L. Torres and Madalyn Padilla, now Madalyn L. Torres, by Deed dated 04/11/2008 and recorded 4/17/2008, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5341, Page 69, granted and conveyed unto Madalyn L. Torres.

Tax Parcel: 93-5306-06-29-5920

Premises Being: 429 Franklin Street, West Reading, PA 19611

To be sold as the property of Hector L. Torres; Madalyn Torres A/K/A Madalyn L. Torres A/K/A Madalyn L. Padilla.

18-3675

JUDGMENT: \$150,823.17

ATTORNEY: BRCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two story brick dwelling erected, situate on the Southerly side of Second Street, between Holland Avenue and Franklin Street, in the borough of Shillington, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit;

BEGINNING at a point on the Southerly lot line of Second Street (sixty feet wide, as shown on the Topographical Survey of the Borough of Shillington); Westward a distance of 112.49 feet from the intersection of the Southerly lot line of Second Street with the Westerly lot line of Franklin Street, (fifty feet wide, as shown on the aforesaid Topographical survey); thence along property now or late of the Berks County Trust Company, the two following distances and directions: (1) in a Southerly direction, forming an interior angle of 87 degrees 10 minutes with the Southerly lot line of Second Street, a distance of 101.18 feet to a point; (2) in a Westerly direction, forming an interior angle of 92 degrees 50 minutes with the last described line, a distance of 50 feet to a point; thence along property now or late of Amanda R. Case, in a Northerly direction forming a right angle with the last described line, a distance of 101.6 feet to a point; thence in an Easterly direction, along the Southerly lot line of Second Street, forming a right angle with the last described line, a distance of 55 feet to the place of BEGINNING.

PIN 77439507771516

BEING THE SAME PREMISES which Margaret J Hertzog, by Deed dated 10/03/2016 and recorded 10/06/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2016035556, granted and conveyed unto Hector Diaz, in fee.

Tax Parcel: 77-4395-07-77-1516

Premises Being: 58 2nd Street, Reading, PA 19607

TO BE SOLD AS THE PROPERTY OF HECTOR DIAZ

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Docket #19 11494
Judgment Amount: \$189,583.37
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situate on the Southern side of the Macadam Township Road T-737 leading from State Highway Route 222 to Virginville in the Township Richmond; County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the Macadam Township Road T-737, said corner being the most Northwestern corner of the herein described premises; thence in and along the aforesaid Macadam Township Road and along property belonging now or late of Merrill Gene Moyer and Mary I. Moyer, his wife, South sixty one degrees thirty minutes East, a distance of one hundred forty nine and ninety four hundredths feet to a corner marked by a spike; thence along

Property belonging to Kenneth R. Bucks and Nancy A. Bucks, his wife, South nine degrees eleven minutes thirty seconds West, a distance of six hundred eighty eight and ninety nine hundredths feet to a corner marked by an iron pin at an old cherry tree in line of property belonging to Aline Rauer arid Elsie Rauer, North twenty one degrees twenty eight minutes fifty seconds West, a distance of five hundred sixty four and four hundredths feet to an iron pin at fence post in line of property belonging to the Estate of Minerva A. Seidel, deceased, North thirty nine degrees ten minutes thirty seconds East, a distance of two hundred ninety two and sixty hundredths feet to the place of Beginning.

CONTAINING two and seventy seven hundredths acres.

Thereon erected a dwelling house known as:
136 Virginville Road aka RD 3 Box 284
Virginville Road
Kutztown, PA 19530
Tax Parcel #72542302671270
Account: 72049250
See Deed Book 3120, Page 2284
Sold as the property of:
LORIA BORKEYAKA LORI BORKEY and
LEONARD P. BORKEY

No. 19-13420
Judgment: \$144,396.51
Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT certain lot or piece of ground lying on the eastern side of Ardmore Avenue, a 50' wide street as shown on Reading Crest Plan of Lots recorded in Berks County Records in Plan Book No. 5, page 11, said lot being further known as Lot No. 4 as shown on Willow

Heights Plan of Lots, laid out by Gerald D. O'Brien dated October 19, 1978, 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 a point in the eastern building line of Ardmore Avenue, being a corner between Lots numbered 3 and 4 of said Plan of Lots, said point being northwardly a distance of 260 feet along said building line of Ardmore Avenue from the Northeastern building line of corner of Ardmore and Georgia Avenues; thence extending in a northerly direction along the eastern building line of Ardmore Avenue, by a line making a right angle with the line to be described last, a distance of 84.50 feet to a point; thence leaving said building line of Ardmore Avenue and extending in an easterly direction along property belonging now or late to John J. Lightcap and Janet L. his wife, by a line making a right angle with the said building line of Ardmore Avenue, a distance of 120.00 feet to a point, a corner of property belonging now or late to Louise K. Fritz and Curtis S., her husband; thence extending in a southerly direction along said property belonging now or late to Louise K. Fritz and Curtis S., her husband, of which the herein described lot was a part, by a line making a right angle with the last described line, a distance of 84.50 feet to a point; thence extending in a westerly direction along aforementioned Lot No. 3 by a line making a right angle with the last described line, a distance of 120.00 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: 4013 ARDMORE AVENUE, READING, PA 19605; Mapped PIN: 5309-14-23-7377 Parcel ID: 66530914237377 Account #: 66-019580BEING THE SAME PREMISES WHICH Franklin W. Noll, Jr., et ux., by deed dated June 25, 2012, and recorded June 28, 2012, Berks County Instrument No. 2012-026611, granted and conveyed unto Elizabeth Sichinga. TO BE SOLD AS THE PROPERTY OF ELIZABETH SICHINGA

NO. 19-14701
Judgment: \$37,699.10
Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground with the message thereon erected, being Lot No. 30, Section I, along Fairview Chapel Road as shown on the Plan of Lots of Sunset Manor, Section 2, as laid out by Exeter Associates, Incorporated, said Plan recorded in Plan Book 29, page 10, Berks County records, situate in

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

BEGINNING at a point in the Eastern lot line of "Fairview Chapel Road" (Township Road No. T-440) said point being a point in common with Lot No. 29 and Lot No. 30; thence in a Southerly direction along the said lot line of "Fairview Chapel Road" a distance of one hundred and thirty three one hundredths feet (100.33') to a point; thence in an Easterly direction and at an interior angle of seventy-two degrees twenty-six minutes and thirty seconds (79° 26' 30") with the last described line a distance of one hundred sixteen arid ninety-eight one hundredths feet (116.98') to a point; thence in a Northerly direction and at an interior angle of one hundred degrees thirty-three minutes and thirty seconds (100° 33' 30") with the last described line a distance of seventy-eight and ninety-one hundredths feet (78.90') to a point; thence in a Westerly direction and at an angle of ninety degrees (90°) with the last described line a distance on one hundred and fifteen feet (115.00') to the place of BEGINNING.

BEING THE SAME PREMISES which Sarah A. Hasson and Thomas A. Hasson, by Deed dated February 23, 2006 and recorded May 8, 2006 in Deed Book Volume 4871, page 1323, Instrument Number 2006041716 in the Office of the Recorder of Deeds of and for Berks County, PA, granted and conveyed unto Sarah A. Hasson.

TAX PARCEL NO 43533519613910

BEING KNOWN AS 361 Fairview Chapel Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Thomas A. Hasson and Unknown Heirs, Successors, Assigns and all Persons, Firms or associations claiming Right, Title or Interest from or under Sarah A. Hasson, deceased

NO. 19-20927

Judgment: \$21,195.23

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two story brick dwelling house together with the lot or piece or ground upon which the same is erected, situate on the West side of South Sixth Street, between Bingaman and Laurel Streets, being Number 460 South Sixth Street, 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 Mary McGovern;

On the East by said South Sixth Street;

On the South by property now or late of Anthony Yakoczonis; and

On the West by Market Alley.

CONTAINING in front or width on said South Sixth Street, North and South, twenty-two feet and six inches (22' 6"), more or less, and in length or depth, East and West, or equal width, one

hundred and ten feet (110") to said Market Alley.

PARCEL NO. 01530643873408

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 460 South 6th Street, Reading, PA 19602

BEING THE SAME PREMISES which Stuart B. Goodman and Robin L. Goodman by Deed dated January 27, 1994 and recorded February 11, 1994 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 2509, Page 1911 granted and conveyed unto Georgina Cruz in fee.

TAX PARCEL NO 01530643873408

BEING KNOWN AS 460 South 6th Street, Reading, PA 19602

Residential Property

To be sold as the property of Trinidad Diaz, Administrator of the Estate of Georgina Cruz, deceased and Maria I. Vazquez, Administrator of the Estate of Georgina Cruz, deceased

20-00200

Judgment: \$121,520.00

Attorney: Stephen M. Hladik, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 4 in Phase V of the Development of "South Temple Heights" and being more particularly bounded and described according to a Final Subdivision Plan recorded in Plan Book 302, page 286, Berks County records, as follows:

BEGINNING at a point in the bed of Sefranka Road (T-617), said point being a corner of Lot No. 5 on said plan; thence leaving Sefranka Road and extending along said Lot No. 5, South 83° 13' 15" West, 175.61' to a point in line of lands now of late of Georgio Mushroom Co.; thence extending along same, North 47° 22' 22" West, 44.78' to a point being a corner of Lot No. 3 on said Plan; thence extending along same and crossing the Westerly side of Sefranka Road, North 83° 13' 15" East, 220.95' to a point in the bed of Sefranka Road; thence extending in and along same South 04° 13' 35" East, 34.03' to the first mentioned point and place of BEGINNING.

CONTAINING 7,877 square feet of land.

BEING Lot No. 4 as shown on the above plan.

BEING THE SAME PREMISES which Donald D. Quinter and Barbara A. Quinter, husband and wife, by Deed dated July 31, 2007 and recorded on August 2, 2007, in the Berks County Recorder of Deeds Office at Deed Book Volume 5192 at Page 2198, as Instrument No. 2007047458, granted and conveyed unto Jimmie Williams

Being Known as 4524 A Sefranka Road f/k/a Lot 4 Sefranka Road, Temple, PA 19560

Parcel I.D. No. 66531913142641

Account No. 66001888

TO BE SOLD AS THE PROPERTY OF:
JAMMIE WILLIAMS

Docket No. 22-219
Judgment: \$168,607.43

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

LEGAL DESCRIPTION

All that certain lot or parcel of land situate on the southwesterly side of Township Road No. T-500 known as Schoffers Road, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 2 as shown on a Final Plan entitled "Behney Lots," recorded in Plan Book Volume 139 Page 78, Berks County records, and being more fully bounded and described as follows, to wit:

Beginning at a point in the macadam paving of Schoffers Road (T-500), said point being a corner in common with Lot No. 1 of said Final Plan of "Behney Lots;" thence extending along said Lot No. 1 South 38 degrees 23 minutes 55 seconds West passing through a steel pin on the southwesterly right-of-way line of Schoffers Road (T-500) at a distance of 39.75 feet, a total distance of 355.07 feet to a corner marked by a steel pin on the northeasterly side of a 25 feet wide right-of-way, as shown on said plan; thence extending along the northeasterly side of said right-of-way, North 43 degrees 36 minutes 16 seconds West, a distance of 147.14 feet to a corner marked by a steel pin on the southeasterly side of a 40 feet wide right-of-way for secondary access to Lot No. 3 as shown on said plan; thence extending along the southeasterly side of said 40 feet wide right-of-way, North 38 degrees 23 minutes 55 seconds East, passing through a steel pin on the southwesterly right-of-way line of Schoffers Road (T-500), at a distance of 330.74 feet, a total distance of 374.18 feet to a point near the northeasterly edge of the macadam paving of Schoffers Road (T-500); thence extending in and along said Schoffers Road (T-500), South 36 degrees 23 minutes 25 seconds East, a distance of 150.99 feet to the point or place of beginning.

Containing in area 1.220 acres of land, more or less.

Being the same property conveyed to Sebastian P. Onisa and Leah Onisa, husband and wife who acquired title by virtue of a deed from Sheila M. Langton, dated June 6, 2015, recorded July 2, 2015, at Instrument Number 2015022460, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 371 SCHOFFERS ROAD, READING, PA 19606.

Parcel No.: 43533610350175

Account: 43029138
See Deed Book Volume , Page
TO BE SOLD AS THE PROPERTY OF
SEBASTIAN P. ONISA AND LEAH ONISA,
HUSBAND AND WIFE

22-1713
JUDGMENT: \$176,561.72
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground being Lot No. 131 on Plan of Lots of Roselawn, as recorded in the Office of the Recorder of Deeds for Berks County in Plan Book Volume 9, Page 21, together with the two-story semi-detached brick dwelling with basement garage thereon erected, situate in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Charles Mabry and Edith Mabry;

ON the East by Marion Avenue;

ON the South by Bennett Street (heretofore erroneously given as Marjory Street); and

ON the West by a 20 feet wide alley.

CONTAINING in front on Marion Avenue 27 feet 6 inches and in depth of equal width 120 feet.

PIN 57531806286400

BEING THE SAME PREMISES which M Dolly Feltenberger, by Deed dated 10/02/2020 and recorded 10/21/2020 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2020039385, granted and conveyed unto Carlos Hernandez Robledo, in fee.

Tax Parcel: 57531806286400

Premises Being: 3100 MARION ST, Laureldale, PA 19605

TO BE SOLD AS THE PROPERTY OF: CARLOS HERNANDEZ ROBELEDO.

Docket #22-2651
Judgment Amount: \$108,358.04
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Borough of Laureldale, in the County of Berks, State of Pennsylvania:

BEGINNING at a point on the southwest side of Rosedale Avenue (50' wide) a corner in common with Lot 2 on the abovementioned Plan; thence along the Southwest side of Rosedale Avenue South 11° 50' 06" East a distance of 26.28 feet to a point on line of lands now or late of James A. Davies and Ann S. Davies, his wife; thence along said lands South 70° 56' 20" West a distance of 04.86 feet to a point a corner in common with lands now or late of Donald S.

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Fisher and Janice S. Fisher, his wife; thence along said lands North 16° 37' 34" West a distance of 39.61 feet to a point a corner in common with the aforementioned Lot 2; thence along Lot 2 North 78° 09' 54" East a distance of 107.34 feet to a point on the Southwest side of Rosedale Avenue, the place of BEGINNING.

RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS IN DEED BOOK 4140, PAGE 2209, GRANTED AND CONVEYED UNTO CHRISTIAN J. TELENKO, IN FEE.

Thereon erected a dwelling house known as: 3704 Rosedale Avenue Laureldale, PA 19605

Tax Parcel: 61-5421-19-51-5796
Premises Being: 104 South View Road, Fleetwood, PA 19522

TO BE SOLD AS THE PROPERTY OF CHRISTIAN J. TELENKO A/K/A CHRISTIAN TELENKO.

Tax Parcel #57531917017716
Account: 57000166
See Deed INSTRUMENT NUMBER: 2009037249

Case Number: 22-9890
Judgment Amount: \$187,008.75
Attorney: Dana Marks, Esq.

Sold as the property of:
RYAN RODNEY RENNINGER

22-09530
JUDGMENT: \$115,130.86
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF LIMESTONE ACRES, DRAWN BY A.C.L. ASSOCIATES, INC., DATED JANUARY 2, 1980 1988, AND LAST REVISED NOVEMBER 9, 1990, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 178 PAG 356, AS FOLLOWS, TO WIT:

DESCRIBED ACCORDING TO A FINAL PLAN OF BLANDON MEADOWS, IV-PHASE 4 PART 2 AND PART 3 RECORDED IN PLAN BOOK VOLUME 161, PAGE 19, BERKS COUNTY RECORDS, AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF CASSIDY COURT (53 FEET WIDE) A CORNER IN COMMON WITH LOT 136 ON THE ABOVEMENTIONED PLAN; THENCE ALONG THE SOUTHWEST SIDE OF CASSIDY COURT SOUTH 41 DEGREES 54 MINUTES 39 SECONDS EAST A DISTANCE OF 70 00 FEET TO A POINT A CORNER IN COMMON WITH LOT 134 ON THE ABOVEMENTIONED PLAN; THENCE ALONG LOT 134 SOUTH 48 DEGREES 02 MINUTES 15 SECONDS WEST A DISTANCE OF 162.83 FEET TO A POINT A CORNER IN COMMON WITH LOT 151 ON THE ABOVEMENTIONED PLAN, THENCE ALONG LOT 151 NORTH 39 DEGREES 22 MINUTES 35 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT A CORNER IN COMMON WITH THE ABOVEMENTIONED LOT 136, THENCE ALONG LOT 136 NORTH 48 DEGREES 00 MINUTES 35 SECONDS EAST A DISTANCE OF 149.73 FEET TO A POINT ON THE SOUTHWEST SIDE OF CASSIDY COURT, THE PLACE OF BEGINNING CONTAINING 10,584 SQUARE FEET BEING LOT 135 ON THE ABOVE MENTIONED PLAN.

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTH VIEW ROAD (53 FEET WIDE), SAID POINT BEING MEASURED TO FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF HOCH ROAD (T-754) (53 FEET WIDE), (1) LEAVING HOCH ROAD ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF FEET TO A POINT OF TANGENT ON THE SOUTHWESTERLY SIDE OF SOUTHVIEW DRIVE, AND (2) SOUTH 41 DEGREES 58 MINUTES 04 SECONDS EAST ALONG SOUTH YOU DRIVE 102.50 FEET SAID POINT BEING A CORNER OF LOT #49 A ON SAID PLAN

PARCEL NO. 5421-17-01-4154.
TO BE SOLD AS PROPERTY OF: Tony A. Plucker and Mary B. Plucker

CONTAINING IN FRONT OR BREADTH SOUTHEASTWARDLY ALONG THE SOUTHWESTERLY SIDE OF SOUTH FEW ROAD 42.50 FEET AND EXTENDING OF THAT WIDTH OR DEPTH SOUTHWESTWARDLY BETWEEN PARALLEL LINE AT RIGHT ANGLES TO SOUTH VIEW DRIVE 123.50 FEET

No. 2022-11456
Judgment: \$188,699.04
Attorneys: Matthew G. Brushwood

BEING THE SAME PREMISES WHICH JOHN SCHOLL TBA BERKCO REALTY, BY DEED DATED 05/21/2004 AND RECORDED 09/01/2004 IN THE OFFICE OF THE

ALL THAT CERTAIN tract or piece of land located North of Colin Court (private), and being Unit 19 as shown on the Crestwood South - Lot 71 Final Plan recorded in Plan Book Volume 305, page 97, Berks County Records, situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

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BEGINNING at a point North of Colin Court, said point being the southeasternmost corner of the herein described trac and being located South eighty-nine degrees two minutes thirty-eight seconds West (S. 89° 02' 38" W.), a distance of two hundred ninety-one feet and ninety hundredths of one foot (291.90') from the westernmost corner of Lot 74 of Crestwood South recorded in Plan Book 175 page 30; thence extending through Lot 71 the following four courses and distances: (1) in a southwesterly direction on a line bearing South sixty-nine degrees forty-seven minutes fifty-seven seconds West (S. 69° 47' 57" W.), a distance of thirty-nine feet and seventy-five hundredths of one foot (39.75') to a point; (2) in a northwesterly direction along Unit 17 on a line bearing North twenty degrees twelve minutes three seconds West (N. 20° 12' 03" W.), a distance of fifty-seven feet and thirty hundredths of one foot (57.30') to a point; (3) in a northeasterly direction on a line bearing North sixty-nine degrees forty-seven minutes fifty-seven seconds East (N. 69° 47' 57" E.), a distance of thirty-nine feet and seventy-five hundredths of one foot (39.75') to a point; (4) in a southeasterly direction along Unit 19 on a line bearing South twenty degrees twelve minutes three seconds East (S. 20° 12' 03" E.), a distance of fifty-seven feet and thirty hundredths of one foot (57.30') to the place of beginning.

CONTAINING in area two thousand two hundred seventy-seven square feet (2,277 s.f.) of land.

BEING PART OF THE SAME PREMISES WHICH GRETH DEVELOPMENT GROUP, INC., a Pennsylvania Corporation, by Deed dated 6/28/2012 and recorded 6/29/2012 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Instrument No. 2012026770, granted and conveyed unto COPACETIC FAMILY, L.P., a Delaware limited partnership.

KNOWN AS 42 COLIN COURT, EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA 19606

TAX PARCEL: 43-5326-17-00-8392

ACCOUNT: 43-002784

See Instrument No. 2013008350

To be sold as the property of ADRIENNE D. GRAY

NO. 22-11486

Judgment: \$149,084.95

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick welling house thereon erected, situate on the Northern side of Girard Avenue, being No. 13, West of Kutztown Road, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, (being further known as the Western seventeen (17) feet of Lot

No. 84 and the Eastern fourteen (14) feet six (06) inches of Lot No. 23, as shown on Plan of Lots of John Henry Miler,) said plan recorded in Plan Book 5A, page 21, Berks County Records, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Girard Avenue, sixty (60) feet wide, said point being two hundred fifty-nine (259) feet nine and three-quarters (9 3/4) inches West of the Northwestern Intersection of Girard Avenue, sixty (60) feet wide and Kutztown Road, eighty (80) feet wide, thence in a Westerly direction along the Northern side of Girard Avenue, a distance of thirty-one (31) feet six (06) inches to a point, thence in a Northerly direction through Lot No. 83, at right angles to Girard Avenue, a distance of ninety (90) feet zero (00) inches to a point in the Southern side of an eight (08) feet wide alley; thence in an easterly direction along the same, at right angles to last described line, a distance of thirty-one (31) feet six (06) inches to a point; thence in a Southerly direction through Lot No. 84 at right angles to last described line and passing through the middle of a party wall separating the within described premises adjoining on the East, a distance of ninety (90) feet zero (00) inches to a point In the Northern side of Girard Avenue, the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deed and conveyances.

BEING THE SAME PREMISES which TD Home Improvements, LLC by Deed dated July 27, 2018 and recorded August 2, 2018 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2018025994 granted and conveyed unto Jose J Tinoco, an adult individual, as sole tenant, in fee.

TAX PARCEL NO 66530812965286

BEING KNOWN AS 13 Girard Ave, Reading, PA 19605

Residential Property

To be sold as the property of Jose J. Tinoco

C.C.P. BERKS COUNTY, NO. 22-11784

Judgment - \$128,670.46

Matthew C. Fallings, Attorney for Plaintiff

ALL THAT CERTAIN lot or parcel of ground situate in Fleetwood Borough, Berks County, Pennsylvania bounded and described according to a Final Plan of Clover Crossing, Phase #4 Section "C" and "D" recorded in Plan Book 203, Page 11, Berks County records, as follows:

BEGINNING at a point on the northeast side of Evergreen Lane (50' wide) a corner in common with Lot 75 on the abovementioned Plan; thence northwesterly along the northeast side of Evergreen of 525.00 feet to an arc distance of 40.65 feet to a point a corner in common with Lot 73 on the abovementioned Plan; thence along Lot 73 North 79° 24' 55" East a distance

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of 122.22 feet to a point on line of Lot 86 on the abovementioned Plan; thence along Lot 86 South 0° 04' 35" East a distance of 35.00 feet to a point a corner in common with the abovementioned Lot 75; thence along Lot 75 South 76° 39' 45" West a distance of 106.55 feet to a point on the northeast side of Evergreen Lane, the place of beginning.

CONTAINING 4,219 square feet.

BEING Lot 74 on the abovementioned Plan.

BEING KNOWN AS 203 Evergreen Ln Fleetwood, PA 19522

Parcel No. 44544101162209

BEING the same premises which Keith A. Price, Sr. and Kathy A. Price, formerly Kathy A. Manwiller, husband and wife by Deed dated November 19, 2001 and recorded in the Office of Recorder of Deeds of Berks County on November 19, 2001 at Book 3450, Page 0580 granted and conveyed unto Keith A. Price, Sr. and Kathy A. Price, husband and wife.

TO BE SOLD AS THE PROPERTY OF Keith A Price Sr.

22-12217

JUDGMENT: \$201,131.03
ATTY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or parcel of land together with the two and one-half story frame dwelling house and garage thereon erected situate in Spring Township, Berks County, Pennsylvania, more particularly bounded and described as follows. to wit

BEGINNING at a point in the middle of the public road leading from Sinking Spring to Fritztown, said point being 524.71 feet east of the corner in common of property of John and Helen H. Hassler and other property of the Grantor herein and of which the herein described premises were a part, thence in an easterly direction along the middle of the said public road, the distance of 110.00 feet to a point, thence in a northerly direction on and along other property of the Grantor herein by a line at right angles to the said public road, the distance of 175.00 feet to a point, thence in a westerly direction and still along the same by a line at right angles to the last described line, the distance of 110.00 feet to a point, thence in a southerly direction and still along the same by a line at right angles to the last described line, the distance of 175.00 feet to the place of beginning, the angle between the first described line and the last described line being a right angle.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 845 Fritztown Road, Reading, Pennsylvania.

BEING THE SAME PREMISES which Kelly Fisher, an adult individual, by Deed dated

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03/01/2018 and recorded 03/05/2018 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2018007262, granted and conveyed unto Matthew B Keller and Jordan D Keller, husband and wife, in fee.

Tax Parcel: 80437506387198

Premises Being: 845 FRITZTOWN ROAD, Sinking Spring, PA 19608

TO BE SOLD AS THE PROPERTY OF: MATTHEW B KELLER; JORDAN D KELLER

22-12342

JUDGMENT: \$133,187.92
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, being No. 443 South Fourth Street, situate on the East side of South Fourth Street in the Borough, of Hamburg, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of South Fourth Street (formerly Main Street), said point being in line of property now or late of Mary Jane Stitzel, deceased; thence eastward along said property now or late of Mary Jane Stitzel, deceased, the distance of one hundred eighty feet (180') to a point in line of Primrose Alley; thence along said alley, Northward the distance of fifteen feet (15') to a point in line of property now or late of Mary Jane Stitzel, deceased; thence along property now or late of Mary Jane Stitzel, deceased, the distance of one hundred eighty feet (180') to a point in the Eastern line of South Fourth Street; thence Southward along South Fourth Street the distance of fifteen feet (15') to the place of Beginning.

BEING THE SAME PREMISES which Patrick Smith, by Deed dated 03/24/2020 and recorded 04/06/20202 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 22020011744, granted and conveyed unto Troy A. Eppihimer, in fee.

Tax Parcel: 46449405179534

Premises Being: 443 S 4th St, Hamburg, PA 19526

TO BE SOLD AS THE PROPERTY OF: TROY A. EPPIHIMER

No. 22-12413

Judgment: \$32,180.19
Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain messuage, tenement and two-story frame dwelling house and lot of ground on which the same is erected, situate on the North side of West High Street, being No. 337 West High Street, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now

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or late of Thomas Deck, and said High Street; thence through the middle of a double-frame dwelling house in a northerly direction along said property now or late of Thomas Deck, 260 feet, to a corner of Mulberry Alley; thence along the same in a westerly direction, 39 feet to a corner of lot now or late of Charles V. Haak; thence along the same in a southerly direction, 260 feet to a corner on said High Street; thence along said street in an easterly direction, 44 feet to a corner of property now or late of Thomas Deck, the place of beginning.

CONTAINING 44 feet in front, East and West, 39 feet in the rear, East and West; and in depth North and South, 260 feet, be the same, more or less.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 337 WEST HIGH STREET, WOMELSDORF, PA 19567

Mapped PIN: 4337-06-49-5515
Parcel ID: 95433706495515
Account #: 95040100

BEING THE SAME PREMISES WHICH J. Kevin Sauder, by deed dated September 24, 2010 and recorded on October 1, 2010, in the Office of the Recorder of Deeds, Berks County, Pennsylvania, Instrument No. 2010-037837, granted and conveyed unto James M. Hancock.

TO BE SOLD AS THE PROPERTY OF JAMES M. HANCOCK.

22-13095

JUDGMENT: \$167,538.36
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the Westerly side of Pennsylvania Legislative Route 157, said route connecting Township Route T-746 with Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyors, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 157, said route approximately sixty (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five degrees twelve minutes thirty seconds West (N. 55° 12' 33" W.) passing

through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths feet (321.76') to an iron pin in line of property of now or late Develco Corp.; thence along the same North forty-three degrees twenty-seven minutes thirty seconds East (N. 43°27' 30"E.), a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternberg, his wife, South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along said road South thirty-four degrees forty-six West (S. 34° 46' W.) a distance of ninety-two and two hundredths feet (92.02') to a place of BEGINNING.

BEING THE SAME PREMISES which Barbara Kies, by Deed dated 06/02/2016 and recorded 06/08/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No 2016019062, granted and conveyed unto Pedro Marrero, Jr., in fee

Tax Parcel: 68541009270030

Premises Being: 5700 Allentown Pike, Reading, PA 19605

TO BE SOLD AS THE PROPERTY OF: PEDRO MARRERO JR.

22-13128

JUDGMENT: \$90,238.29
ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maiden creek Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Blandon Meadows, Section No. 3, drawn by Robert B. Ludgate & Associates, dated August 7, 1980 and revised September 30, 1980, said Plan recorded in Berks County in Plan Book 114 page 21, as follows to wit:

BEGINNING at a point in the Northerly side of White Birch Lane (25 feet wide) said point being a corner of Lot No. 30 on said Plan; thence extending from said point of beginning along Lot No. 30 on said plan; thence extending from said point of beginning along Lot No. 30 North 00 degrees 38 minutes 20 seconds West 131.63 feet to a point in line of lands now or late of Consolidated Rail Corporation; thence extending along said North 85 degrees 30 minutes 19 seconds East 22.72 feet to a point, a corner of Lot No. 32 on said plan; thence extending along same South 00 degrees 38 minutes 20 seconds East 133.16 feet to a point on the Northerly side

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of White Birch Lane; thence extending along same South 89 degrees 21 minutes 40 seconds West 22.67 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 31 as shown on the abovementioned Plan.

SUBJECT to a 4 feet wide maintenance easement along front of premises, a 45 feet wide drainage and sanitary sewer easement and a 75 feet wide railroad principle building setback line along rear of premises.

BEING THE SAME PREMISES which Daniel J. Matz and Quinn E. Cline-Matz, husband and wife, by Deed dated 02/07/2014 and recorded 02/18/2014 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2014004926, granted and conveyed unto Daniel J. Matz, in fee.

Tax Parcel: 61542005085543

Premises Being: 208 White Birch Ln, Blandon, PA 19510

TO BE SOLD AS THE PROPRT OF DANIEL J. MATZ.

22-13135

JUDGMENT: \$31,941.75

ATTORNEY: BROCK & SCOTT PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT NUMBER 2 AS SHOWN ON THE LARRY FEGER SUBDIVISION PLAN BEING NO. 85-59-F PREPARED BY MOTLEY ENGINEERING CO., INC., DATED JUNE 3, 1985 AND REVISED JULY 26, 1985 INTENDED TO BE RECORDED, SAID LOT BEING SITUATE ON THE NORTHERLY SIDE OF BARD ROAD (TOWNSHIP ROUTE NO. 331) BETWEEN MOORE ROAD AND CUNHART ROAD IN THE TOWNSHIP OF ROBESON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT NEAR THE CENTER OF BARD ROAD, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED LOT NUMBER 2 AND ALSO THE MOST SOUTHEASTERLY CORNER OF LOT NUMBER 5 AS SHOWN ON THE AFOREMENTIONED SUBDIVISION PLAN;

THENCE LEAYING BARD ROAD ALONG SAID LOT NUMBER 5 AND PASSING THROUGH AN IRON PIPE 27.50 FEET FROM THE SAID POINT OF BEGINNING, NORTH 2 DEGREES 53 MINUTES 43 SECONDS WEST, 384.14 FEET TO AN IRON PIPE;

THENCE CONTINUING ALONG SAID LOT NUMBER 5, NORTH 61 DEGREES 19 MINUTES 14 SECONDS EAST, 141.71 FEET TO AN IRON PIN MARKING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED LOT NUMBER 2

AND ALSO THE MOST NORTHWESTERLY CORNER OF LOT NUMBER 1 AS SHOWN ON SAID SUBDIVISION PLAN;

THENCE ALONG SAID LOT NUMBER 1 PASSING THROUGH AN IRON PIN 28.69 FEET FROM THE NEXT DESCRIBED CORNER, SOUTH 2 DEGREES 53 MINUTES 43 SECONDS EAST, 389.38 FEET TO A POINT NEAR THE CENTER OF BARD ROAD;

THENCE IN AND ALSO THE CENTER OF BARD ROAD BY LAND OF JAMES L. BURKHART, NANCY E. BURKHART AND RICHARD D. BURKHART, SOUTH 63 DEGREES 15 MINUTES 30 SECONDS WEST, 139.51 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PREMISES WHICH LARRY L. FEGER, BY DEED DATED JUNE 3, 1986 AND RECORDED IN BERKS COUNTY IN DEED BOOK 1899, PAGE 1232 CONVEYED UNTO ANTHONY C. WOJSZWILLO, JR AND NANCY J. WOJSZWILLO, HIS WIFE, IN FEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO ANTHONY C. WOJSZWILLO, JR. FROM ANTHONY C. WOJSZWILLO, JR. AND NANCY J. WOJSZWILLO, HUSBAND AND WIFE BY DEED DATED 8/20/1999, AND RECORDED ON 10/6/1999, AT BOOK 3132, PAGE 189, IN BERKS COUNTY, PA.

Tax Parcel: 73530304842618

Premises Being: 213 Bard Road, Robeson Township, PA 19540

TO BE SOLD AS THE PROPERTY OF: ANTHONY C. WOJSZWILLO JR

Docket #22-13521

Judgment Amount: \$182,666.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE TWO (2) STORY FRAME DWELLING HOUSE ERECTED THEREON SITUATE ON THE SOUTHERN SIDE OF AND BETWEEN PENNSYLVANIA AVENUE AND THE BRIDGE CROSSING THE PENNSYLVANIA RAILROAD, IN THE BOROUGH OF BIRDSBORO, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED ON THE NORTH BY THE AFORESAID EAST MAIN STREET; ON THE EAST BY NO. 510 EAST MAIN STREET, PROPERTY NOW OR LATE OF THE ESTATE OF WILLIAM REED, DECEASED, ON THE SOUTH BY RIGHTOF- WAY OF THE PENNSYLVANIA RAILROAD COMPANY SCHUYLKILL VALLEY DIVISION; AND ON THE WEST BY NO. 452 EAST MAIN STREET, PROPERTY NOW OR LATE BELONGING TO CLARA LACEY, WIDOW OF THEODORE R.

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LACEY, DECEASED, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER MARKED BY A DRILL HOLE ON TOP OF A STONE WALL IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF EAST MAIN STREET, A DISTANCE OF EIGHTY-TWO (82) FEET FOUR AND THREE-EIGHTHS (4 3/8) INCHES EASTWARD FROM THE SECOND ANGLE IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID EAST MAIN STREET, EAST OF PENNSYLVANIA AVENUE; THENCE CONTINUING ALONG THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID EAST MAIN STREET, SOUTH SIXTY (60) DEGREES NINE (9) MINUTES EAST A DISTANCE OF THIRTY-SIX (36) FEET SEVEN AND THREE-QUARTERS (7 3/4) INCHES TO A CORNER MARKED BY A DRILL HOLE ON TOP OF A STONE WALL THENCE LEAVING THE AFORESAID EAST MAIN STREET AND ALONG NO. 510 EAST MAIN STREET, PROPERTY NOW OR LATE OF THE ESTATE OF WILLIAM REED, DECEASED, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH TWENTY-NINE DEGREES FIFTY-ONE (51) MINUTES WEST A DISTANCE OF EIGHTEEN (18) FEET THREE AND ONE-HALF (3 1/2) INCHES TO A CORNER MARKED BY AN IRON PIN; (2) SOUTH TEN (10) DEGREES THIRTY-ONE (31) MINUTES WEST A DISTANCE OF ONE HUNDRED FORTY-SEVEN (147) FEET NO (0) INCHES TO A CORNER MARKED BY AN IRON PIN AND (3) SOUTH NO (0) DEGREES FORTY-THREE (43) MINUTES EAST A DISTANCE OF FORTY-TWO (42) FEET THREE INCHES TO A CORNER MARKED BY AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY LINE THE RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD COMPANY SCHUYLKILL VALLEY DIVISION; THENCE ALONG THE SAME SOUTH SIXTY-NINE (69) DEGREES WEST A DISTANCE OF EIGHTEEN (18) FEET FIVE AND ONE-EIGHTH (5 1/8) INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE ALONG NO. 452 EAST MAIN STREET, PROPERTY NOW OR LATE BELONGING TO CLARA LACEY, WIDOW OF THEODORE LACEY, DECEASED, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) NORTH ONE (1) DEGREE WEST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET THREE AND ONE-QUARTER (3 1/4) INCHES TO A CORNER MARKED BY AN IRON PIN; (2) NORTH EIGHT (8) DEGREES NINETEEN (19) MINUTES WEST A DISTANCE OF FIFTY (50) FEET SIX AND FIVE-EIGHTHS (6 5/8) INCHES TO A CORNER MARKED BY AN IRON PIN, AND (3) NORTH TWENTY-FIVE (25) DEGREES FIFTY-ONE (51) MINUTES

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EAST A DISTANCE OF SIXTY-NINE (69) FEET ONE AND FIVE-EIGHTHS (1 5/8) INCHES TO THE PLACE OF BEGINNING.

Thereon erected a dwelling house known as: 502 East Main Street Birdsboro, PA 19508

Tax Parcel #31534410351775

Account: 31022350

See Deed Book , Page INSTRUMENT #2019005632

Sold as the property of

GLORIANNA BERRY and JASON BERRY

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, March 10, 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 TO QUIET TITLE

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
QUIET TITLE ACTION

No. 22-13399

ASSIGNED TO: GAVIN, JAMES E., J

YITZCHOCK FOGEL, Plaintiff
vs.

GMAC MORTGAGE CORPORATION
F/K/A GMAC MORTGAGE CORPORATION
OF PA, AND DOSCHER L. CROSSWELL,
Defendants

NOTICE TO: Defendant, Doscher L. Crosswell, TAKE NOTICE THAT, Plaintiff, Yitzchok Fogel, has filed an action in the aforesaid Court as of the above number, seeking quiet title to 121 A. Wunder Street, 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 121 A. Wunder 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

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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. 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 dirección 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

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 18, 2022, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **ALL IS QUIET CHRISTMAS CHARITY**

AUDIT LIST

First Publication

AUDIT NOTICE: ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (January 31, 2023) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on February 1, 2023 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

DERR, STEPHANE - Irrevocable Special Needs Trust - Russell E. Farbiarz, Trustee, Russell E. Farbiarz, Esq.

HAAS, III, DANIEL L. - Donald E. Grosscup and Ruth E. Baker, Co-Admrs., James R. Fegley, Esq.

MEASE, RUTH A. - Ruth A. Bleecher, Extx., Jonathan B. Batdorf, Esq.

SYPLES, DEREK J. - William R. Blumer, Admr., Latisha B. Schuenemann, Esq.

Last day for filing Accounts for March 2023 is January 30, 2023.

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

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CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2022-16548

NOTICE IS HEREBY GIVEN that the Petition of Erika Lynn Guthier was filed in the above named Court, praying for a Decree to change her name to ERIKA LYNN EDISON.

The Court has fixed February 8, 2023, at 10:00 a.m. in Courtroom "9" 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.

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

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-14139

NOTICE IS HEREBY GIVEN that the Petition of Lisette Burgos Diaz was filed in the above named Court, praying for a Decree to change their name to YAMIL BURGOS DIAZ.

The Court has fixed January 27, 2023, at 8:30 a.m. in Courtroom "7B" 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.

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 09-5962#2
CUSTODY

JENNY LYNN GARCIA, Plaintiff
vs.
IVAN GARCIA JIMENEZ, Defendant

NOTICE
TO: **JENNY LYNN GARCIA**

Defendant, Ivan Garcia Jimenez, through his

attorney, Mark E. Zimmer, Esquire of Mogel, Speidel, Bobb & Kershner, P.C. has filed a Petition for Relocation and for Modification of Custody Order against you. A hearing has been scheduled on FEBRUARY 21, 2023 at 1:00 o'clock, P.M., in the Courtroom of JUDGE JILL GEHMAN KOESTEL, courtroom ASSIGNED in the Berks County Courthouse/Services Center, 633 Court Street, Reading, Berks County, Pennsylvania.

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

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

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

Lawyer Referral Service
Berks County Bar Association
544 Court Street
Reading, PA 19601
610-375-4591

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

ESTATE NOTICES

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

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First Publication**BASHORE, HANK Q., dec'd.**

Late of Berks County.
 Administratrix: DONNA M. NEGRON.
 c/o ATTORNEY: ANTHONY J.
 FITZGIBBONS, ESQ.,
 279 North Zinn's Mill Road,
 Lebanon, PA 17042

CIERVO, BARBARA, dec'd.

Late of 304 Reading Ave.,
 Borough of West Reading.
 Executrix: DANELLE C. PARISI,
 34 Upland Rd.,
 Reading, PA 19609.

ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

DIETRICH, LINDA E., dec'd.

Late of 1011 Berks Rd.,
 Bern Township.
 Executrix: LISA N. STEWART.
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUDT ATTORNEYS,
 2640 Westview Drive,
 Wyomissing, PA 19610

EASTERBROOK, ALICE M., dec'd.

Late of 533 Franklin St.,
 Borough of Hamburg.
 Executor: JOHN R. MECEDA,
 6832 Averbach Court,
 Warrenton, VA 20187.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Floor,
 Reading, PA 19603

FEALY, ALVIN C., dec'd.

Late of Bethel Township.
 Executor: MARK L. GIRTON
 c/o ATTORNEY: CONRAD A. FAVELLO, ESQ.,
 641 State Route 93,
 Sugarloaf, PA 18249

FLANNERY, JR., CHARLES F., dec'd.

Late of 3209 Mannerchor Road,
 Muhlenberg Township.
 Executrix: DONNA L. ANGSTADT,
 3209 Mannerchor Rd.,
 Reading, PA 19560.
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,
 JONATHAN B. BATDORF, ESQ., P.C.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

GIBBONS, KEVIN RICHARD, dec'd.

Late of Amity Township.
 Administratrix: JUDITH A. GIBBONS,
 101 Inspiration Blvd.,
 Freedom 314,
 Reading, PA 19607.
 ATTORNEY: HENRY M. KOCH, JR., ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

**GREENE, RICHARD J. also known as
 GREENE, RICHARD JOEL and
 GREENE, RICHARD, dec'd.**

Late of 1800 Reading Blvd.,
 Borough of Wyomissing.
 Executrix: MICHELE GREENE,
 1800 Reading Blvd.,
 Wyomissing, PA 19610.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 Reading, PA 19601

JACOBS, N. LOUISE, dec'd.

Late of Borough of Mohnton.
 Executors: JEFFREY L. JACOBS,
 855 N. Park Rd., Apt. 0303,
 Wyomissing, PA 19610,
 REBECCA REIFSNYDER,
 21 Dewey St.,
 Mohnton, PA 19540 and
 KRISTA L. JACOBS,
 49 S. Wyomissing Ave., 2nd Fl.,
 Shillington, PA 19607.

ATTORNEY: ALLEN R. SHOLLENGER,
 ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Blvd.,
 Wyomissing, PA 19610

JARZYNSKI, JOSEPH R., dec'd.

Late of 110 Bran Rd.,
 Spring Township.
 Administratrix: NANCY JARZYNSKI,
 7309 Lynch Rd.,
 Sebastopol, CA 95472.
 ATTORNEY: LARRY W. MILLER, JR., ESQ.,
 MILLER LAW GROUP, PLLC,
 25 Stevens Avenue,
 West Lawn, PA 19609

**LAPP, JR., NED MONTGOMERY also
 known as**

LAPP, JR., NED M., dec'd.
 Late of 18 Furnace Ave.,
 Robeson Township.
 Executrix: DENISE HALL,
 1764 Horseshoe Pike,
 Honey Brook, PA 19344.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 HUCKABEE, WEILER & LEVENGOOD,
 P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19606

**LODER, E. PHYLLIS also known as
 LODER, ELAINE PHYLLIS, dec'd.**

Late of 1007 Faller Lane,
 Bern Township.
 Executrix: KRISTEN SALEN,
 229 McCoy Lane,
 Leesport, PA 19533.
 ATTORNEY: BRETT M. FEGELY, ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

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LOVE, R. DOUGLAS also known as LOVE, ROBERT DOUGLAS, dec'd.
Late of 2932 Plow Rd.,
Borough of Birdsboro.
Executrix: MARCIA D. LOVE,
2932 Plow Rd.,
Birdsboro, PA 19508.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

MARTH, ANNETTE M., dec'd.
Late of Borough of Wyomissing.
Executor: OLIN R. MARTH, II,
2908 Cotswold Rd.,
Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MILLER, ROGER A. also known as MILLER, ROGER ALAN, dec'd.
Late of 370 Main St.,
Maidencreek Township.
Executors: FAYE S. LÉED,
124 Deborah Dr.,
Reading, PA 19610 and
ANTHONY SANTARELLI,
6 Riverside Dr., Apt. A,
Reading, PA 19605.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

PIPI, ELIZABETH LILLAH also known as PIPPI, ELIZABETH L., dec'd.
Late of Oley Township.
Executors: TRACY L. ZEIBER,
129 Virginia Ave.,
Reading, PA 19606 and
ATTORNEY: JEFFREY C. KARVER, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

RADKA, SR., RICHARD F., dec'd.
Late of 58 Arlington Ave.,
City of Reading.
Executor: RICHARD F. RADKA, JR.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

RAMIREZ, MANUEL D., dec'd.
Late of 2727 Kutztown Rd.,
Muhlenberg Township.
Administratrix: AWILDA M. RAMIREZ.
c/o ATTORNEY: JOSEPH T. BAMBRICK,
JR., ESQ.,
529 Reading Avenue,
West Reading, PA 19611

REIDER, MAURA PATRICIA also known as REIDER, MAURA P., dec'd.
Late of Exeter Township.
Administrators: JOHN W. REIDER and
JESSIE J. REIDER.
c/o ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

RITTER, CHRISTOPHER A., dec'd.
Late of Bethel Township.
Executrix: TAMARA G. RITTER,
90 Frantz Road,
Bethel, PA 19507.
ATTORNEY: MATTHEW E. HAMLIN, ESQ.,
PERSUN & HAMLIN, P.C.,
1215 Summit Way,
Mechanicsburg, PA 17050

ROGERS, PAULINE, dec'd.
Late of Exeter Township.
Administratrix, C.T.A.: SOPHIA NEAL,
c/o ATTORNEY: NATHAN EGNER, ESQ.,
RADNOR STATION TWO,
290 King of Prussia Rd., Ste. 110,
Radnor, PA 19087.

SCHMEHL, FERN E., dec'd.
Late of Borough of Boyertown.
Executor: GLENN L. SCHMEHL,
1612 Barkwood Dr.,
Orefield, PA 18069.
ATTORNEY: TIMOTHY C. BITTING, ESQ.,
KOCH & KOCH,
217 N. 6th Street, P.O. Box 8514,
Reading, PA 19603

SCHOLL, JAMES WILLIAM also known as SCHOLL, JAMES W., dec'd.
Late of Perry Township.
Administratrix, C.T.A.: SUNDNA K.
HAAS,
c/o ATTORNEY: DENISE M.
ANTONELLI, ESQ.,
17 E. Gay St., Ste. 100,
West Chester, PA 19380.

SHUHLER, JR., THOMAS EDWARD, dec'd.
Late of Longswamp Township.
Administrator: THOMAS E. SHUHLER.
c/o ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High Street,
Pottstown, PA 19464

SIMON, LOUISE A., dec'd.
Late of Borough of Womelsdorf.
Executor: JAMES PERDOCH,
27 Waterman Dr.,
Mountain Top, PA 18707.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

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SKOKOWSKI, ANNABELLE M., dec'd.

Late of Borough of Boyertown.
 Executrix: LINDA M. CARPENTER,
 1444 Mensch Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: JOSEPH K. KOURY, ESQ.,
 OWM LAW,
 41 E. High St.,
 Pottstown, PA 19464

SNYDER, LAURETTA P., dec'd.

Late of Jefferson Township.
 Executrix: GLORIA J. GASSERT,
 7098 Bernville Rd.,
 Bernville, PA 19506.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

STANLEY, SUSIE C., dec'd.

Late of Exeter Township.
 Executrix: MANDY STANELY.
 c/o ATTORNEY: DARAL A. WOERLE, ESQ.,
 P.O. Box 6765,
 Wyomissing, PA 19610

ULRICH, ROBIN ANN also known as

ULRICH, ROBIN A., dec'd.
 Late of City of Reading.
 Administrator: DAWSON M. ULRICH,
 203 Beverly Ave.,
 Reading, PA 19607.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHERN, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Blvd.,
 Wyomissing, PA 19610

WENTZEL, EDITH T., dec'd.

Late of Borough of Wyomissing.
 Executor: JOHN J. MASANO.
 c/o ATTORNEY: HEIDI B. MASANO, ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610

Second Publication**BACHRACH, IAN J., dec'd.**

Late of 800 Carman Dr.,
 Spring Township.
 Executor: BRIAN C. BACHRACH,
 8862 Colebrook Rd.,
 Breinigsville, PA 18031.
 c/o ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,
 HUCKABEE, WEILER & LEVENGOOD, P.C.,
 213 E. Lancaster Avenue, Suite One,
 Shillington, PA 19606

CORRELL, JAY A., dec'd.

Late of 36 W. Washington St.,
 Borough of Wernersville.
 Administrator: ANDREW M. CORRELL.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

DEARSTYNE, SR., KENNETH E., dec'd.

Late of Borough of Wernersville.
 Executor: KENNETH E. DEARSTYNE,
 JR.,
 454 Kenny Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FRICK, ROBERT H., dec'd.

Late of Alsace Township.
 Executrix: LINDA L. RICHARDS.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

GLASS, RUTH A., dec'd.

Late of 350 Lackawanna St., Apt. 303,
 City of Reading.
 Executrix: MONICA A. KRICK,
 536 Walnut Tree Dr.,
 Blandon, PA 19510.
 ATTORNEY: ROBERT D.
 KATZENMOYER, ESQ.,
 2309 Perkiomen Avenue,
 Reading, PA 19606

HAUGUEN, MARY E., dec'd.

Late of 5122 Allentown Pike,
 Muhlenberg Township.
 Executrix: SHARON L. CIESLA,
 244 Tower Rd.,
 Mohrsville, PA 19541.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

KOCH, CATHERINE MARIE, dec'd.

Late of Borough of Orwigsburg.
 Executor: HENRY ZETTLEMOYER.
 c/o ATTORNEY: JON A. SWARTZ, ESQ.,
 PROKUP & SWARTZ,
 7736 Main Street,
 Fogelsville, PA 18051

KRAUSE, DONALD W., dec'd.

Late of 415 Wentz St.,
 Borough of Kutztown.
 Executor: ALLEN R. KRAUSE,
 415 Wentz St.,
 Kutztown, PA 19530.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

LAIGAIE, DALE I., dec'd.

Late of Douglass Township.
 Executrix: FRANCINE NORRIS.
 c/o ATTORNEY: STEPHEN H. PRICE,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

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LAUB, SCOTT B., dec'd.

Late of City of Reading.
 Executor: DENISE M. LAUB,
 215 N. Tulpehocken Rd.,
 Reading, PA 19601.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 ALLERTON & BELL, P.C.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

LESHER, LARRY E., dec'd.

Late of Spring Township.
 Administratrices: SUZANNE TIETJEN,
 2405 Bell Dr.,
 Reading, PA 19609 and
 DEBORAH MIKES,
 600 Russell St.,
 Wernersville, PA 19565.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

LEVEILLE, ELEANOR S., dec'd.

Late of Borough of Boyertown.
 Executrix: PAMELA A. WALSH.
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

MANCIAS, MARALYN A., dec'd.

Late of 55 East Summit St.,
 Borough of Mohnton.
 Administrator: LIBRADO MANCIAS, JR.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

MCDERMOTT, DAVID M., dec'd.

Late of 1 Reading Drive,
 Heidelberg Township.
 Executor: MICHAEL D. MCDERMOTT,
 204 Sigma Court,
 Wernersville, PA 19565.
 ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

MCQUAITE, KEVIN J., dec'd.

Late of 55-3 Holly Dr.,
 City of Reading.
 Executor: ROBERT D. KATZENMOYER, ESQ.,
 2309 Perkiomen Avenue,
 Reading, PA 19606

MELL, FLORENCE D., dec'd.

Late of 1516 Gregg Ave.,
 City of Reading.
 Executrix: BETH ANN MELL,
 52 North Pearl St.,
 Wernersville, PA 19565.
 ATTORNEY: LINDSAY A. CASADEI, ESQ.,
 BYLER & WINKLE, P.C.,
 363 Roseville Rd.,
 Lancaster, PA 17601

PIERSOL, IDA M., dec'd.

Late of 842 Englesville Hill Rd.,
 Borough of Boyertown.
 Executors: WARREN L. PIERSOL and
 MATTHEW L. PIERSOL.
 c/o ATTORNEY: NICOLE MANLEY,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

TRIENT, GLORIA E., dec'd.

Late of Oley Township.
 Executor: GERMAN GARCIA, JR..
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 HOFFERT & KLONIS,
 536 Court Street,
 Reading, PA 19601

WEGMAN, R. ELAINE, dec'd.

Late of Borough of Douglassville.
 Administrator: BERT M. DUTT,
 10 Colergo Dr.,
 Douglassville, PA 19518.
 ATTORNEY: HENRY M. KOCH, JR.,
 ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

Third and Final Publication**ALSDORF, DARLENE L., dec'd.**

Late of 1916 Wickford Place,
 Borough of Wyomissing.
 Executor: DENNIS W. ALSDORF,
 1916 Wickford Place,
 Wyomissing, PA 19610.
 ATTORNEY: LAUREN BUTTERWORTH,
 ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

CIANCI, JOHN J., dec'd.

Late of Keystone Villa,
 501 Hoch Rd.,
 Maidencreek Township.
 Executor: SCOTT R. SNYDER,
 720 E. Baltimore Ave.,
 Media, PA 19063.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

DOLINSKI, BERNICE H., dec'd.

Late of Exeter Township.
 Executrix: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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GRUBER, DOROTHY LOUISE also known as
GRUBER, DOROTHY L. and GRUBER, DOROTHY S., dec'd.
 Late of Borough of Boyertown.
 Executor: GENE GRUBER.
 c/o ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

KALFADELIS, CHARLES D., dec'd.

Late of 1201 Museum Rd.,
 City of Reading.
 Executrix: KATHY TUFTS,
 9357 Calliandra Dr.,
 Boynton Beach, FL 33436-3034.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,

BRUMBACH, MANCUSO & FEGLEY P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

KERR, MELANIE D., dec'd.

Late of 108 Main St.,
 Borough of Shoemakersville.
 Administrators: HEATHER L. CHASE,
 217 Leesport Ave.,
 Leesport, PA 19533 and
 PHIL H. KERR,
 243 Main St.,
 Shoemakersville, PA 19555.

ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526-1508

LYON, PEARL H., dec'd.

Late of 270 S. Freeman St.,
 Borough of Robesonia.
 Executrix: GRACE REBER.
 c/o ATTORNEY: H. DANIEL DEGLER,
 JR., ESQ.,
 276 S. Garfield Rd.,
 Bernville, PA 19506

SHENK, SR., GENE A., dec'd.

Late of 935 North 12th St.,
 City of Reading.
 Executor: TODD JEREMY SHENK,
 3B Blue Bill Court,
 Berlin, MD 21811.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ., P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607-2633

WAGNER, LYNN R., dec'd.

Late of 121 E. Washington St.,
 Borough of Fleetwood.
 Administrator: BARRY L. WAGNER, SR.
 c/o ATTORNEY: JACOB T. THIELEN,
 ESQ.,
 MILLER THIELEN P.C.,
 101 South Richmond Street, Suite B,
 Fleetwood, PA 19522

WERNICKI, GLADYS L., dec'd.

Late of Spring Township.
 Executor: ERIC W. HOGUE,
 401 Seiberts Court,
 Reading, PA 19609.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

YATRON, PAUL M., dec'd.

Late of Heidelberg Township.
 Executrix: SUSAN E. YATRON.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:

State Hill Craft Cocktails & Kitchen with its principal place of business at 1 Wellington Blvd., Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: Kouzina RG, LLC, 1 Wellington Blvd, Wyomissing, PA 19610.

The application was Filed on May 16, 2022.

Aaron K. Zeamer, Esq.
 RUSSELL, KRAFFT & GRUBER, LLP, 101 North Point Blvd., Suite 202
 Lancaster, PA 17601

MISCELLANEOUS

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Statement of Conversion has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on or about December 29, 2022, converting Lindenwold Advisors, LLC, initially filed December 11, 2019, to Lindenwold Advisors, Inc., 505 Penn Street, Reading, PA 19601-3473.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

NOTICE OF SUSPENSION

Notice is hereby given that on January 6,

01/19/2023

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2023, pursuant to Rule 214(d), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Thomas Patrick Connelly, Jr. be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective February 5, 2023.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 85849

NOTICE IS HEREBY GIVEN that the Petition of Novitiate of St. Isaac Jogues was filed in the above name Court, praying for a Decree to disinter the remains of Nicholas Frederic Brady and Genevieve Garvan Brady Macauly presently located with the Chapel Crypt at 501 N. Church Road, Wernersville, PA 19565 and reinter their bodies at the cemetery presently located at the same location. All interested parties should contact:

Christopher C. Muvdi, Esquire
Masano Bradley
1100 Berkshire Boulevard, Suite 201
Wyomissing, PA 19610
610-372-7700.

PUBLIC HEARING NOTICE OF PROPOSED
PRIVATE SALE TO BE CONDUCTED BY
THE BERKS COUNTY, PENNSYLVANIA,
TAX CLAIM BUREAU

As presented on behalf of the Berks County
Tax Claim Bureau by:
Nicole E. Blanding, Director
Socrates J. Georgeadis, Solicitor

PROPERTY #1:

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 317 ORANGE STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING THREE HUNDREDTHS (.03) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY INSTRUMENT # 2013001217, AND BEARING PARCEL NUMBER 02531629083358. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Rasheed Deeb, who has offered to pay the sum of Four Thousand Nine Hundred Forty-Three Dollars and Sixty-Three Cents (\$4,943.63) by way of certified check, at a closing to be held February 20, 2023, at the office of the Berks County Tax

Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

PROPERTY #2:

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN PROPERTY LOCATED AT 111 ORANGE STREET, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, CONTAINING FIVE HUNDREDTHS (0.05) ACRES, MORE OR LESS, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS BY INSTRUMENT # 2019013630, AND BEARING PARCEL NUMBER 03531621093467. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is Rasheed Deeb, who has offered to pay the sum of Three Thousand Four Hundred Forty-Two Dollars and Seventy-One Cents (\$3,442.71) by way of certified check, at a closing to be held February 20, 2023, at the office of the Berks County Tax Claim Bureau, Services Center, 2nd Floor, 633 Court Street, Reading, PA 19601. The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale.

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

BERKS COUNTY LAW JOURNAL

Attention: Courtney Morstatt, Publications & Marketing Coordinator
544 Court Street, P.O. Box 1058
Reading, PA 19603-1058
OR
Fax: (610) 373-0256

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If your Firm Name, Phone, Fax Numbers and E-mail address have also changed, please include that information.