

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending September 15, 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 SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

**JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)**

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

**JUDGE JILL 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)**

CITIBANK N A - Mulligan, Makada; 22
15151; M. Mulligan, IPP.

FREY, STACY, VADDY, LUIS - Mtn View
Apartments; 23 13109; Mountain View
Apartments, IPP.

HAFER, DAKOTA T - Citibank N A; 23 2553;
Andrew P. Condiles.

Abuse

AGOSTO, DANIEL - Cortes, Monica Evette;
23 13942; M. Cortes, IPP. (TMB).

BUDDEN, WESLEY D WHITE - Creary,
Chelsea N; 23 14153; C. Creary, IPP.
(TMB).

CHASE, JOHN D - Chase, Christina M; 23
14109; C. Chase, IPP. (JGK).

CRUZ, SR, ANTHONY E - Justiniano, Arlinda
C; 23 14001; A. Justiniano, IPP. (JMB).

DORCEY, THOMAS ANDREW - Guzman,
Luis C; 23 13975; L. Guzman, IPP. (JAB).

DUCHESNE, ROBERT E - Duchesne, Sabrina
I; 23 14178; S. Duchesne, IPP. (TMB).

EMBRIANI, SANDRA R - Hartman, Ben M;
23 13932; B. Hartman, IPP. (JMB).

FAY, JESSICA L - Birt, Cody S; 23 14157; C.
Birt, IPP. (TMB).

GEISEL, ANDREW J - Hafer, Krystal; 23
13960; K. Hafer, IPP. (JAB).

GONZALEZ, VINCENT D - Fisher, Roni N;
23 13938; R. Fisher, IPP. (JGK).

HERNANDEZ, CRISTOFER - Resto, Annette;
23 14083; A. Resto, IPP. (JGK).

HOLLINGER, COLE JOSEPH - Martin,
Danielle; 23 14179; D. Martin, IPP. (TMB).

HUTCHINSON, KASHON - Owens, Amelia
Carriana; 23 13986; A. Owens, IPP. (TMB).

IRELAND, JONATHAN E - Ireland, Ashley
M; 23 14053; A. Ireland, IPP. (JMB).

JEAN, KARL LAMONT - Graham, Shaneva
L; 23 13931; S. Graham, IPP. (JMB).

JONES, KAYLA M - Hunter, Joshua S; 23
14155; J. Hunter, IPP. (TMB).

KORAL, RYDER FREELAND - Derr, Brittany
Lee; 23 13961; B. Derr, IPP. (JAB).

LEE, KAITLYN PAIGE - Lee, Nathan
Michael; 23 14000; N. Lee, IPP. (JMB).

LEYRO, JOSUE VALLE - Cruz, Cecillie M
Diaz; 23 14055; C. Cruz, IPP. (JMB).

LOPEZ, JESUS A MARTINEZ - Villavicencio,
Karen; 23 13934; K. Villavicencio, IPP.
(TMB).

LORENZO, PEDRO JUNIOR - Moye, Sierra
L; 23 13966; S. Moye, IPP. (JAB).

LOZANO, MARISELLA NUNEZ - Lozano,
Janet; 23 13924; J. Lozano, IPP. (TMB).

MARTINEZ, JONATHAN NEGRON - Cancel,
Deborah Vargas; 23 13977; D. Cancel, IPP.
(JAB).

MEDEIROS, DYLAN JOSEPH - Aguiar,
Quinn Devan; 23 14057; Q. Aguiar, IPP.
(TMB).

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OLEA, YADIRA MARIA - Williams, Jr, Kenneth Jeffrey; 23 13957; K. Williams, IPP. (JAB).

ORAMAS, NATALIE - Sanchez, Steven; 23 13969; S. Sanchez, IPP. (JAB).

PAULUS, JAMES L - Ritter, Summer; 23 13933; S. Ritter, IPP. (TMB).

RAMOS, MIGUEL COLLAZO - Cuenca, Yadira Ayala; 23 14170; Y. Cuenca, IPP. (TMB).

SANJURJO, HECTOR VINCENT - Sanjurjo, Theresa Annette; 23 14166; T. Sanjurjo, IPP. (TMB).

SCHAEFFER, ZACHARIAH BRIAN - Kirby, Aubrey Nicole; 23 13940; A. Kirby, IPP. (TMB).

STEELE JR, RICHARD JAMES - Lengyel, Tonya Marie; 23 14121; T. Lengyel, IPP. (TMB).

STETZLER, JANET RUTH - Stetzler, Beth E; 23 14173; B. Stetzler, IPP. (TMB).

THINNA, JR, JACKIE - Herring, Lanetra; 23 14177; L. Herring, IPP. (TMB).

THINNA, MELISSA - Herring, Lanetra; 23 14175; L. Herring, IPP. (TMB).

THOMAS, BRIANNA - Thornton, Malik; 23 13930; M. Thornton, IPP. (TMB).

TORRES, ROMAN EDDIE - Torres, Angelina Montas; 23 14167; A. Torres, IPP. (TMB).

VARGAS, JOSE A - Rojas, Joanny; 23 13941; J. Rojas, IPP. (TMB).

Arbitration Award

LAMAR ADVERTISING OF PENN LLC - 222 Realty Lp; 20 14151; 222 Realty Lp, IPP.

SANTOS, RUBEN RUIZ - Sanchez-Nin, Milda; 20 13734; Timothy A. Lesinski, Bernardo Carbajal II.

SIRANNI, EDWARD - Bernville Auto Parts Inc; 19 16049; Bernville Auto Parts Inc, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Berks 222 Owner LLC; 23 13979; David A. Schneider. (SEL).

Certified Copy of Foreign Custody Order

GILLIS, MARISA BASS - Bass, Roger; 23 14174; R. Bass, IPP.

Complaint

DIAKON LUTHERAN SOCIAL MINISTRIES, DIAKON, GOGNO, DEBRA BROPHY, JOHN DOE 1-3 UNKNOWN DEFENDANTS - Graceley, Denise M, Ermold, Angela M, Rauenzahn, Marian; 22 2764; Michael T. Collis.

DUNKELBERGER, DAVID - Tineo, Aris Mendy, Burdier, Milagros; 23 2682; Richard T. Kupersmith.

FELIX AUTO BODY SHOP, OPPERMAN, DAVID M - Marte, Juan; 23 10963; Timothy P. Creech.

SHEAFFER, SANDRA - Gans, Edward; 23 4479; Eric L. B Strahn.

Confidential Document Form

PENA, JANET ALTAGRACIA - Sun Federal Credit Union; 23 13848; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

ALOISIO, HALEY - Cavalry Spv I LLC; 23 14138; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

AMANCIO, SERAFIN - JPMorgan Chase Bank N A; 23 13990; Sean P. Stevens. (JEG).

AMANCIO, SERAFIN - JPMorgan Chase Bank N A; 23 14081; Michael R. Lipinski. (JEG).

BAUER, SEAN T - Cavalry Spv I LLC; 23 14089; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

BLANK, ELMER - Citibank N A; 23 13929; Michael R. Lipinski. (MSF).

BOYER, ZACHARY A - Pennsylvania State Employees Credit Union; 23 14063; Matthew D. Urban. (JBN).

BRUCH, RODNEY - Citibank N A; 23 13953; Michael R. Lipinski. (JBN).

CONTI, MARIO A - Capital One N A; 23 14064; Michael F. Ratchford. (JEG).

CUNNINGHAM, PAIGE - Cavalry Spv I LLC; 23 14059; David J. Apothaker. (JEG).

ESSIG, JENNIFER - Cavalry Spv I LLC; 23 14103; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

FERNANDEZ, MARLENYS - Cavalry Spv I LLC; 23 14137; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

HEFELFINGER, EDWARD R - Synchrony Bank; 23 14171; Gregg L. Morris. (JBN).

HOFFMASTER, RICHARD E - Bank Of America N A; 23 13936; Robert L. Baroska III. (JEG).

MUNOZ, JAZMIN - Citibank N A; 23 13914; Michael R. Lipinski. (MSF).

REINERT, MICAH - Capital One N A; 23 14070; Michael F. Ratchford. (MSF).

SCHLENKER, AUSTIN H - Cavalry Spv I LLC; 23 14143; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

SCOTT, MATTHEW M - Wells Fargo Bank N A; 23 14139; Nicole M. Francese. (JEG).

TAVERAS, TIFFANY - Bank Of America N A; 23 13935; Robert L. Baroska III. (JBN).

TRAN, MY SANG - Cavalry Spv I LLC; 23 13999; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

TRATE, RACHEL L - Cavalry Spv I LLC; 23 14142; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

WEBB, II, EDMUND - Synchrony Bank; 23 14172; Gregg L. Morris. (JEG).

Contract - Debt Collection: Other

CONDON, JR, RICHARD - OC Rehab & Nursing Center LLC; 23 14187; Andrew R. Eisemann. (MSF).

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GRAY, ALLYSON, GRAY, CRISTIAN,
COMS MARINE LLC - Marine Equipment
And Supply Co; 23 14003; Steven Koplove.
(JEG).

ROSARIO, MAXIMO S NOVA - Geico,
Hernandez-Defrutos, Elida; 23 14140;
Frederic I. Weinberg. (MSF).

Contract - Other

STATE FARM FIRE AND CASUALTY
COMPANY - Sech, Matthew, Sech, Jerrica;
23 14011; Martin A. Durkin. (MSF).

TOWNSEND, JARED - Andrejasik, David,
Andrejasik, Rebecca; 23 14098; Matthew
M. Setley. (JEG).

VEGA, MAGNA MOTTA - Mercedes-
Benz Vehicle Trust; 23 14072; Michael J.
Dougherty. (JBN).

Custody

ADAMSKI, DANIEL - Ruiz, Unique; 23
14060; Scott N. Jacobs. (JEG).

AGOSTO, CHRISTIAN - Garcia, Karla; 23
13944; Scott N. Jacobs. (JEG).

ALESSANDRINI, JOSEPH - Giampa, Kora;
23 14052; K. Giampa, IPP. (JGK).

ALESSANDRINI, JOSEPH - Giampa, Kora;
23 14056; K. Giampa, IPP. (JGK).

FAY, JESSICA L - Birt, Cody S; 23 14156; C.
Birt, IPP. (TMB).

GWILLIM, MORGAN, WAGNER, JR,
JEFFREY - Gwillim, Kathy D; 23 14116; K.
Gwillim, IPP. (JGK).

KOCH, JESSALYN CIAMPA - Koch, Neil A;
23 14168; Stephanie D. Rauch-Mannino.
(JGK).

NIEVES, ELIZABETH D - Bellott, Brandon J;
23 14084; David W. Tidd. (JEG).

REISS, BRYAN - Bolton, Elizabeth; 23 13945;
E. Bolton, IPP. (JEG).

RINGLER, JORDAN - Kramlich, Dustin; 23
14183; Matthew Kopecki. (SEL).

ROBLES, EDGAR LOPEZ - Fajardo,
Alejandra Lopez; 23 13978; Douglas P. Earl.
(SEL).

ROWE, DIANNA - Rowe, Davin; 23 14082;
Joseph A. Guillama. (JGK).

WILLIAM, JR, KENNETH - Olea, Yadira; 23
14135; Y. Olea, IPP. (SEL).

Divorce

ALESSANDRINI, JOSEPH - Giampa, Kora;
23 13997; K. Giampa, IPP. (JGK).

CAICEDO, VICTOR HUGO - Gonzalez,
Martha C; 23 14186; Eric L. B Strahn.
(SEL).

CLARK, III, JOHN W - Jones, Chanel N; 23
14090; C. Jones, IPP. (SEL).

COURTRIGHT, TIMOTHY - Courtright, Joy;
23 14087; Julie J. Marburger. (JEG).

EVANS, ADRIENNE - Evans, Jason; 23
13963; Scott N. Jacobs. (TMB).

EVANS, JASON - Evans, Adrienne; 23 14132;
Dawn M. L Palange. (TMB).

FELICIANO, MERY A VELEZ - Ramos,
Alejandro G Curet; 23 14031; Margaret
McDonough. (TMB).

FORSTER, REGINA ANNE - Simmons,
Marjorie Louise; 23 14004; M. Simmons,
IPP. (JEG).

KINDER, JOHN FITZGERALD - Kinder,
Melanie Ann; 23 14085; Brenna H.
Mendelsohn. (JEG).

KOCH, NEIL A - Koch, Jessalyn C; 23 14065;
Cheryl A. Rowe. (JGK).

KOLLER, JASON - Koller, Lynn; 23 14184;
Margaret McDonough. (JGK).

LANDAN, III, JOHN ROBERT - Middlecamp-
Landan, Jill; 23 13925; Amanda O'Driscoll.
(JGK).

LANDRUM, ANDREA K - Landrum, Brent D;
23 13980; Ryan W. McAllister. (JEG).

LOVE, TIMOTHY J - Love, Heather Lynn; 23
14058; Jason J. Schibinger. (SEL).

SHEPARD, JEREMY - Shepard-Drummond,
Colette; 23 13915; C. Shepard-Drummond,
IPP. (JEG).

SILFIES, HAROLD M - Silfies, Sofia V; 23
13995; S. Silfies, IPP. (SEL).

SPENCER, JOEL M - Spencer, Heather M; 23
14068; Robin S. Levengood. (JEG).

SWINEHART, RAYMOND SCOTT -
Swinehart, Jessica Erin; 23 14151; J.
Swinehart, IPP. (JEG).

Divorce - Custody Count Complaint

FELICIANO, MERY A VELEZ - Ramos,
Alejandro G Curet; 23 14032; Margaret
McDonough. (TMB).

KOCH, NEIL A - Koch, Jessalyn C; 23 14066;
Cheryl A. Rowe. (JGK).

KOLLER, JASON - Koller, Lynn; 23 14185;
Margaret McDonough. (JGK).

Magisterial District Justice Appeal

CRUTCHER, SHEILA - Uhg I LLC; 23
13943; Michael J. Dougherty. (JEG).

FERNANDEZ, YESSENIA - Td Bank USA N
A; 23 13967; Gregg L. Morris. (MSF).

PEREZ, DORKA - Maria, Jose; 23 13937; J.
Maria, IPP. (MSF).

STEWART, ASIA PARKER - Comond, Kevin;
23 14165; K. Comond, IPP. (JEG).

Miscellaneous - Mandamus

BERKS COUNTY BOARD OF ELECTIONS,
BERKS COUNTY ELECTION SERVICES,
COUNTY OF BERKS, LEINBACH,
CHRISTIAN Y, RIVERA, MICHAEL
S, SIHELNIK, LUCINE E, SADLER,
CHRISTINE, KAUFFMAN, CODY L -
Scott, Wally; 23 13948; Michael C. Wieder.
(MSF).

Notice to Plead/Defend

YERGER, JR, JAMES S - Lvnv Funding LLC;
23 13263; Michael B. Volk.

Petition for Protection from PFI/SVP

JARVIS, DYLAN - Howe, Michaela A; 23
13939; M. Howe, IPP. (TMB).

Professional Liability - Medical

PHOEBE BERKS HEALTH CARE CENTER
INC, PHOEBE SERVICES INC, PHOEBE
MINISTRIES - Sterling, Maynard, Gregro,
Patti L; 23 14180; Matthew T. Stone,
Matthew T. Stone. (JBN).

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Real Property - Ejectment

DEEDS, CHERYL A - Riegel, Carey S; 23 13964; Ryan W. McAllister. (JEG).

OCCUPANTS - Secretary Of Veteran Affairs, An Officer Of The United States Of America, The United States Of America; 23 14096; Jill M. Fein. (JBN).

REED, SHAWN - Bui, Brandon; 23 14105; Christopher M. Garrell. (JEG).

RIVERA, AIDA, BAKER, ASIA - Rodriguez, Leydiana; 23 14061; Carmen R. Stanzola. (MSF).

SPELLMAN-MICKENS, COLLEEN D - Spellman, Pamela C; 23 13946; P. Spellman, IPP. (JBN).

Real Property - Mortgage Foreclosure: Residential

BROWN, JOSEPH - Pennymac Loan Services LLC; 23 14010; Jill Manuel-Coughlin. (MSF).

CRUZ, JOSE MUNOZ - Pennsylvania Housing Finance Agency; 23 14144; Leon P. Haller. (MSF).

DICE, LISA - Amerihome Mortgage Company LLC; 23 14069; Adrianna Hunsberger. (MSF).

FERREIRA, ANDRE L - Northpointe Bank; 23 14181; Gregory Javardian. (MSF).

HESS, CHAD M, HESS, KAYLA S - Pennsylvania Housing Finance Agency; 23 14134; Leon P. Haller. (MSF).

KAUFFMAN, ERIC J, KAUFFMAN, SUSAN M - Pnc Bank National Association; 23 14007; Geraldine M. Linn. (MSF).

KAUFFMAN, ERIC J, KAUFFMAN, SUSAN M - Pnc Bank National Association; 23 14154; Geraldine M. Linn. (MSF).

LANDIS, RICHARD L, LANDIS, BECKY DIANE - U.S. Bank Trust National Association, As Trustee Of The Fw Series I Trust; 23 14214; Dana Pena Marks. (MSF).

PLASENCIA, MILENIA M - Pennsylvania Housing Finance Agency; 23 14111; Leon P. Haller. (MSF).

ROSA, RAMON - Pennymac Loan Services LLC; 23 14136; Joseph I. Foley. (MSF).

SMART, CHARLES - Pennsylvania Housing Finance Agency; 23 14114; Leon P. Haller. (MSF).

Real Property - Quiet Title

UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST UNDER, RUPP, EDWARD A - Natural Realty LLC; 23 14176; Kelsey Frankowski. (MSF).

Tort Intentional

DVD II GROUP LLC, COOK, RUSSELL W - Weaver, Shane L; 23 14182; Shane L. Weaver. (JEG).

Tort Motor Vehicle

BUTTS, JR, CHARLES - Bickham, Donald, Butts, Jr, Charles; 23 14161; Michael D. Dautrich. (JBN).

FETTERMAN, ALLISON - Kissinger, Kenneth P, Wasser, Rebecca Nicole; 23 14051; Peter F. Schuchman Jr. (JBN).

HABERBERGER, ARTHUR - Adams, Joann, Adams, Gary; 23 13992; Eric M. Frost. (MSF).

HETRICH, TAMMY L, BACHMAN, MICHAEL SCOTT, NAGLE, MICHAEL DAMON - Lebron, Michael F; 23 13991; Renae B. Axelrod. (JEG).

PRICE, JOSEPH, JP MASONRY, LLC - Bailey, Fritz; 23 14101; Jared S. Zafraan, Randy M. Kenny. (MSF).

TISSERA, SHANNON, TISSERA, BEN - Phillips, Jr, Jason; 23 14169; Marc I. Simon. (MSF).

Tort Premise Liability

HENKELS & MCCOY INC - Rivera, Delsic; 23 14160; Peter L. Johnston. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **October 6, 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:

Third and Final Publication

Docket #16-2038
Judgment Amount: \$111,690.44
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The Land Described Herein Is Situated In The State Of Pennsylvania, County of Berks, And Is Described As Follows:

All That Certain Lot or Piece of Ground Together With The 2-1/2 Story Brick Dwelling House Thereon Erected, Situated At The Southwest Corner Of Amity And Linden Streets, Being No. 1430 Linden Street In The City Of Reading, County Of Berks And State Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At The Intersection Of The Southern Building Line of Said Amity Street With The Western Building Line of Said Linden Street; Thence Extending South Along Said Western Building Line Of Said Linden Street, A Distance of 30 Feet To A Point; Thence Extending West At Right Angles To Last Described Line, A Distance of 90 Feet To The East Side Of A 15 Feet Wide Alley; Thence Extending North Along The Same A Distance Of 30 Feet To The Southern Building

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Line of Said Amity Street; Thence Extending East Along The Same, A Distance of 90 Feet To The Western Building Line Of Said Linden Street, The Place of Beginning.

AND NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ DATED AUGUST 25, 2014 AND RECORDED AUGUST 27, 2014 IN INSTRUMENT NUMBER 2014027935.

Thereon erected a dwelling house known as: 1430 Linden Street Reading, PA 19604 Tax Parcel #17531730283386 Account: 17458150

TO BE SOLD AS THE PROPERTY OF JAMES W. BYRNE AND DAWN L. BYRNE

See Deed Book Page Instrument Number: 2019033594

C.C.P. BERKS COUNTY, NO. 19-15099

Judgment - \$118,322.45

Matthew C. Fallings, Esquire, Attorney for Plaintiff

Sold as the property of:

PARCEL NO.: 95433707693060/4337-07-69-3060

ANN MARIE DEWALD Solely in Her Capacity as Heir of Minnie Constantino, Deceased and STELLA GROSHEL Solely in Her Capacity as Heir of Minnie Constantino, Deceased

Prothonotary # 18-04122

Judgment: \$110,874.02

Attorney: McCabe, Weisberg & Conway, LLC TAX I.D. #: 35-5310-12-95-5490

ALL THAT CERTAIN LOT SITUATE IN THE VILLAGE OF MORGANTOWN, CAERNARVON TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH A THREE-STORY BRICK DWELLING ERRECTED THEREON SITUATED ON THE NORTHERN SIDE OF EAST HIGH STREET (66 FEET WIDE) BETWEEN FRONT STREET AND WATER STREET. BEING NO. 23 EAST HIGH STREET THE BOROUGH OF WOMELSDORF, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND BEING MORE FULLY DESCRIBED AS LOT NO. 2 OF A PLAN RECORDED IN PLAN BOOK VOLUME 143 PAGE 31, BERKS COUNTY RECORDS, BEGINNING AT A POINT IN THE NORTHERN TOPOGRAPHICAL BUILDING LINE OF EAST HIGH STREET, THENCE IN A NORTHERN DIRECTION FORMING AN INTERIOR RIGHT ANGLE WITH THE NORTHERN TOPOGRAPHICAL BUILDING LINE OF EAST HIGH STREET AND ALONG PROPERTY NOW OR LATE OF GEORGE M. HETRICK JR. AND PATRICIA Z. HETRICK, HIS WIFE, AND THROUGH A PARTY WALL BETWEEN THE HEREIN DESCRIBED PREMISES AND NO. 21 EAST HIGH STREET A DISTANCE OF ONE HUNDRED SIXTY AND SEVENTY-NINE HUNDREDTHS FEET (166.79 FEET) TO AN IRON PIPE IN LINE OF LOT NO. 3 OF SAID PLAN AND IN THE SOUTHERN LINE OF A TEN FEET WIDE PEDESTRIAN EASEMENT; THENCE IN AN EASTERN DIRECTION FORMING AN INTERIOR RIGHT ANGLE WITH THE LAST DESCRIBED LINE AND ALONG THE SAME A DISTANCE OF FOURTEEN AND SEVENTEEN HUNDREDTHS FEET (14.17 FEET) TO AN IRON PIPE; THENCE IN A SOUTHERN DIRECTION FORMING AN INTERIOR ANGLE WITH THE LAST DESCRIBED LINE LEAVING THE SAID EASEMENT AND CONTINUING ALONG THE SAME A DISTANCE OF ONE HUNDRED SIXTY-SIX AND SEVENTY-NINE HUNDREDTHS FEET (166.79 FEET) TO A POINT IN THE AFORESAID NORTHERN TOPOGRAPHICAL BUILDING LINE OF EAST HIGH STREET; THENCE IN A WESTERN DIRECTION FORMING AN INTERIOR RIGHT ANGLE WITH THE LAST

BEGINNING AT THE NORTHEAST CORNER THEREOF, A POINT IN THE STATE HIGHWAY LEADING TO READING, BEING A CORNER OF LAND OF WHICH THESE PREMISES WAS A PART; THENCE ALONG IN SAID HIGHWAY, SOUTH 9 DEGREES EAST, 55 FEET TO A POINT IN SAID HIGHWAY; THENCE BY LAND RETAINED BY THE GRANTORS, OF WHICH THESE PREMISES WAS A PART, SOUTH 78 DEGREES AND 30 MINUTES WEST, 165 FEET TO AN IRON PIN; THENCE BY LAND OF DAVID HARTZ, NORTH 9 DEGREES WEST, 55 FEET TO AN IRON PIN; THENCE BY LAND OF THE CAERNARVON CEMETERY, NORTH 78 DEGREES AND 30 MINUTES EAST, 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 6280 MORGANTOWN ROAD, MORGANTOWN, PENNSYLVANIA 19543.

BEING UPI NUMBER: 35531012955490

BEING THE SAME PREMISES CONVEYED TO JAMES W. BYRNE AND DAWN L. BYRNE FROM LUIS CAMARA, AKA LUIS E. CAMARA VARGAS AND NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ BY DEED DATED AUGUST 25, 2014, AND RECORDED ON AUGUST 27, 2014, AS INSTRUMENT NUMBER: 2014027935.

BEING KNOWN AS: 6280 MORGANTOWN ROAD, MORGANTOWN, PENNSYLVANIA 19543.

TITLE TO SAID PREMISES IS VESTED IN JAMES W. BYRNE AND DAWN L. BYRNE, HUSBAND AND WIFE, BY DEED FROM LUIS CAMARA, AKA LUIS E. CAMARA VARGAS

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DESCRIBED LINE ALONG THE NORTHERN TOPOGRAPHICAL BUILDING LINE OF EAST HIGH STREET A DISTANCE OF FOURTEEN AND SEVENTEEN HUNDREDTHS FEET (14.17 FEET) TO THE PLACE OF BEGINNING CONTAINING 2,363 41 SQUARE FEET.

Fee Simple Title Vested in KYLE J ORTH AND CORISSA ORTH HUSBAND AND WIFE, by deed from SHARON R EDMUNDS CICCONE, dated March 21, 2018, recorded April 17, 2018, in the Berks County Clerk's Office as Instrument No. 2018012411.

ALSO KNOWN AS 23 East High Street, Womelsdorf, PA 19567

TO BE SOLD AS THE PROPERTY OF KYLE J ORTH AND CORISSA ORTH

Prothonotary # 19-17268
Judgment: \$120,587.38

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 23531702654326 &
23531702654455

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

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

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

PREMISES B

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER ALSACE TOWNSHIP, BERKS COUNTY,

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PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN ANGORA ROAD, BEING THE NORTHWESTERLY CORNER OF LAND OF GERTRUDE C. GOODHART, OF WHICH THIS IS A PART, AND THE SOUTHWESTERLY CORNER OF OTHER LAD OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER, HIS WIFE; THENCE ALONG SAID ROAD AND ALONG LANDS OF THE CITY OF READING, SOUTH 12° 23' WEST A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG OTHER LAND OF GERTRUDE C. GOODHART, IN A SOUTHEASTERLY DIRECTION AND BY A LINE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE, A DISTANCE OF 220 FEET MORE OR LESS TO A POINT IN LINE OF PROPERTY OF THE CITY OF READING; THENCE ALONG THE SAME NORTH 34° 53' EAST A DISTANCE OF 60 FEET MORE OR LESS TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID OTHER PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION BY A LINE MAKING AN INTERIOR ANGLE OF 76° 15' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 234 FEET TO A POINT, THE PLACE OF BEGINNING.

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

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

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

Case Number: 2022-04061
Judgment Amount: \$ 761,569.74
Attorney: Ashley L. Beach, Esquire

ALL THAT CERTAIN lot or piece of ground with the four-story brick and stucco building, four frame garages and laundry building erected thereon, situate on the Southwest corner of Lancaster Avenue and South Sterley Street and being Nos. 200 and 202 West Lancaster Avenue, in the Borough of Shillington, County of Berks, and the State of Pennsylvania, bounded and described as follows, to wit:

- On the Northeast by West Lancaster Avenue;
- On the Southwest by South Sterley Street;
- One the Southwest by Catherine Street; and
- On the Northwest by property now or late of Amanda Moore.

CONTAINING in front along West Lancaster Avenue forty-four feet ten and three quarter inches (44' 10 3/4") and along Catherine Street

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forty-nine feet ten and one quarter inches (49' 10 1/4) and in depth two hundred ninety-two feet (292') more or less.

BEING Property ID No. 77-4395-07-58-7599 BEING the same premises which Bruce F. Zeidman, by Deed dated January 30, 2020, and recorded February 5, 2020, in the Berks County Recorder of Deeds, Pennsylvania at Instrument Number 2020004634, granted and conveyed unto PRR 200 LLC, in fee.

TO BE SOLD AS PROPERTY OF: PRR 200 LLC

Docket #22-10328 Judgment Amount: \$63,822.58 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Grings Hill Estates, Section 3, drawn by Mast Engineering Co., Inc., dated November 9, 1984 and revised February 8, 1985, said Plan recorded in Berks County in Plan Book 136, page 35, as follows, to wit:

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

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

Thereon erected a dwelling house known as: 1782 Acorn Drive Sinking Spring, PA 19608 Tax Parcel #80438510459436 Account: 80440126 See Deed Book 04944, Page 0574 Sold as the property of:

MELISSA A. FIGURA and DAVID E. FIGURA JR.

LEGAL DESCRIPTION

Case Number 22-10421 Judgment Amount \$589,369.78 Attorney: Nicole M. Francese, Esquire, Orlans PC

ALL THAT CERTAIN lot or piece of ground lying on the northwesterly side of Old Mill Road, 80' wide, between Bobolink Drive and Goldfinch Drive, said lot being further known as Lot No. 210 as shown on Thun Investment Company Plan of Lots dated October 2, 1967, recorded in Berks County Records in Plan Book No. 31, page 81, situate in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northwestern building line of Old Mill Road, being a corner of Lot No. 211 of said Plan of Lots; thence leaving said building line of Old Mill Road and extending in a northwesterly direction along said Lot No. 211, by a line making a right angle with the said building line of Old Mill Road, a distance of 126.81 feet to a point, a corner of Lots Numbered 211, 207, and 208 on said Plan of Lots; thence extending in a northeasterly direction along said Lot No. 208, by a line making an interior angle of 95 degrees 45 minutes with the last described line, a distance of 150.00 feet to a point, a corner of Lot No. 209 of said Plan of Lots; thence extending in a southeasterly direction along said Lot No. 209, by a line making an interior angle of 112 degrees 17 minutes 47 seconds with the last described line, a distance of 119.46 feet to a point in the curve of the northwesterly building line of Old Mill Road; thence extending in a southwesterly direction along said building line of Old Mill Road, along the arc of a curve deflecting to the right, having a radius of 310.00 feet, a central angle of 28 degrees 02 minutes 47 seconds, a distance along the arc of 151.75 feet to a point of tangent in said building line; thence continuing in a southwesterly direction along said building line of Old Mill Road, by a line tangent to the last described curve, a distance of 59.66 feet to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Frank G. Ferrara and Janice A. Ferrara, by Deed from Janice A. Ferrara, dated December 12, 1991, recorded December 19, 1991, in Book 2260, Page 1058.

TO BE SOLD AS PROPERTY OF: Frank G. Ferrara and Janice A. Ferrara

Prothonotary # 22-10567 Judgment: \$198,797.96 Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 72542204502972

ALL THAT CERTAIN MESSUAGE OR

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TENEMENT AND LOT OR PIECE OF LAND, TOGETHER WITH THE RESIDENCE HOUSE AND ALL OTHER IMPROVEMENTS ERECTED THEREON, SITUATED ON THE NORTHERLY SIDE OF TOWNSHIP ROAD 1723, KNOWN AS RICHMAIDEN ROAD, IN THE TOWNSHIP OF RICHMOND, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SPIKE IN TOWNSHIP ROAD 1723 A DISTANCE OF 409.8 FEET. MORE OR LESS NORTH FORTY-FIVE DEGREES WEST (N. 45- W.) FROM AN IRON PIN TO U.S. ROUTE 222; THENCE IN TOWNSHIP ROAD T723 NORTH FORTYFIVE DEGREES WEST (N. 45. W.) ONE HUNDRED FORTY-FIVE AND NO HUNDREDTHS FEET (145.00') TO A.P.K. IN SAID ROAD; THENCE LEAVING SAID ROAD AND ALONG THE LINE OF LOT NO. 2 NORTH FORTY-FIVE DEGREES THIRTY-SIX MINUTES FITLY SECONDS EAST (N. 45.36' 50" E.). ONE HUNDRED FORTY-NINE AND SEVENTY-SIX HUNDREDTHS FEET (149.71') TO A PIN; THENCE ALONG LOT NO. 2 NORTH FORTY-FIVE DEGREES WEST (N. 45' W.). TWO HUNDRED NINETYONE HUNDREDTHS FEET (291.0(Y) TO A PIN; THENCE NORTH FORTY-FIVE DEGREES THIRTY-SIX MINUTES FIFTY SECONDS EAST (N. 45" 36' 50" E.), FIFTY AND FOURTEEN HUNDREDTHS FEET (50.14') TO AN IRON PIPE IN LINE OF LAND OF TIMOTHY J. DOWNS AND CAROL I. DOWNS IN DEED BOOK 1969, PAGE 1641, BERKS COUNTY RECORDS; THENCE ALONG SAID LINE SOUTH FORTY-FIVE DEGREES EAST (S. 45' E.) FOUR HUNDRED THIRTY-SIX AND NO HUNDREDTHS FEET (436') TO A MONUMENT; THENCE ALONG THE LINE OF LAND OF RALPH V. DEANGELO AND ANITA DEANGELO IN DEED BOOK 1775, PAGE 975, SOUTH FORTY-FIVE DEGREES THIRTY-SIX MINUTES FIFTY SECONDS WEST (S. 450 36' 50" W.) ONE HUNDRED NINETY-NINE AND EIGHTY-FIVE HUNDREDTHS FEET (199.85') TO A SPIKE. THE PLACE OF BEGINNING.

BEING KNOWN AS: 15 RICHMAIDEN ROAD, FLEETWOOD, PENNSYLVANIA 19522.

TITLE TO SAID PREMISES IS VESTED IN DARREN KLINE AND TAMI LYNN KLINE, HUSBAND AND WIFE, BY DEED FROM JAMES M. YOUNKER AND SUSAN M. YOUNKER, HUSBAND AND WIFE, DATED APRIL 3, 2018 AND RECORDED APRIL 5, 2018 IN INSTRUMENT NUMBER 2018010987.

TO BE SOLD AS THE PROPERTY OF DARREN KLINE AND TAMI LYNN KLINE

Prothonotary # 22-14923
Judgment: \$201,276.00
Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 24535412964794

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF WESTRIDGE SUBDIVISION PHASE 2, RECORDED IN PLAN BOOK 217 PAGE 7, BERKS COUNTY RECORDS, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF PENNS LANE (50 FEET WIDE) A CORNER IN COMMON WITH LOT 113 ON THE ABOVE REFERENCED PLAN; THENCE ALONG THE NORTHWEST SIDE OF PENNS LANE SOUTH 22 DEGREES 47 MINUTES 30 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT A CORNER IN COMMON WITH LOT 115 ON THE ABOVE REFERENCED PLAN; THENCE ALONG LOT 115 NORTH 67 DEGREES 12 MINUTES 30 SECONDS WEST A DISTANCE OF 162.48 FEET TO A POINT IN LINE OF LOT 109 ON THE ABOVE REFERENCED PLAN; THENCE ALONG LOT 110 AND LOT 111 ON THE ABOVE REFERENCED PLAN NORTH 32 DEGREES 28 MINUTES 51 SECONDS EAST A DISTANCE OF 121.74 FEET TO A POINT A CORNER IN COMMON WITH THE AFOREMENTIONED LOT 113; THENCE ALONG LOT 113 SOUTH 67 DEGREES 12 MINUTES 30 SECONDS EAST A DISTANCE OF 141.99 FEET TO A POINT ON THE NORTHWEST SIDE OF PENNS LANE, THE PLACE OF BEGINNING.

CONTAINING 18,268 SQUARE FEET BEING LOT NO. 114 ON THE ABOVE MENTIONED PLAN

BEING KNOWN AS: 305 PENNS LANE, DOUGLASSVILLE, PENNSYLVANIA 19518.

TITLE TO SAID PREMISES IS VESTED IN COLLEEN AHEARN BY DEED FROM CENDANT MOBILITY GOVERNMENT FINANCIAL SERVICES CORPORATION DATED MARCH 8, 2004 AND RECORDED APRIL 8, 2004 IN DEED BOOK 4033, PAGE 390 INSTRUMENT NUMBER 2004028899.

TO BE SOLD AS THE PROPERTY OF COLLEEN AHEARN

Prothonotary # 22-15077
Judgment: \$131,389.07
Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 79-4386-10-46-4479

ALL THAT CERTAIN SINGLE TWO AND ONE-HALF STORY BRICK DWELLING

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HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, BEING NO. 38 SPRING CREST BOULEVARD, IN THE BOROUGH OF SINKING SPRING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA. (AS SHOWN BY THE MAP OR PLAN KNOWN AS "SPRING CREST", LAID OUT BY THE SPRING CREST DEVELOPMENT COMPANY, SAID MAP OF PLAN HAVING BEEN DULY RECORDED IN THE RECORDERS OFFICE OF BERKS COUNTY IN PLAN BOOK VOL. 8, PAGE 3). SAID LOTS BEING KNOWN AS LOTS NUMBERS 65 AND PART OF LOT NOS. 66 AS SHOWN ON AFORESAID PLAN AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON THE SOUTHERN SIDE OF SPRING CREST BOULEVARD, SAID CORNER BEING ALSO A CORNER IN COMMON WITH LOT NO. 64 AS SHOWN ON SAID PLAN OF SPRING CREST, THENCE EASTWARD ALONG SAID SOUTHERN SIDE OF SPRING CREST BOULEVARD, BY A STRAIGHT LINE FOR A DISTANCE OF FORTY-SEVEN FEET (47') TO A CORNER IN LINE OF PROPERTY NOW OR LATE OF THEODORE M. DECK, THENCE SOUTHWARD MAKING AN INTERIOR ANGLE WITH SAID SOUTHERN SIDE OF SPRING CREST BOULEVARD OF NINETY-ONE DEGREES ELEVEN MINUTES (91° 11') ALONG SAID PROPERTY NOW OR LATE OF THEODORE M. DECK FOR A DISTANCE OF ONE HUNDRED THIRTY FEET THREE-EIGHTH INCHES (130' 3/8") TO A CORNER IN THE NORTHERN SIDE OF A FIFTEEN FEET (15') WIDE ALLEY, THENCE WESTWARD ALONG SAID NORTHERN SIDE OF SAID ALLEY MAKING AN INTERIOR ANGLE WITH SAID ALLEY OF EIGHTY-EIGHT (88) DEGREES FORTY-NINE (49) MINUTES FOR A DISTANCE OF FORTY-NINE FEET THREE AND ONE-QUARTER INCHES (49' 3 1/4") TO A CORNER IN EASTERN LINE OF LOT NO. 64, THENCE NORTHWARD ALONG EASTERN SIDE OF LOT NO. 64 AND PROPERTY NOW OR LATE OF THE SPRING CREST DEVELOPMENT COMPANY, MAKING AN INTERIOR ANGLE WITH SAID FIFTEEN FEET (15) WIDE ALLEY OF NINETY DEGREES ELEVEN MINUTES (90° 11') FOR A DISTANCE OF ONE HUNDRED THIRTY FEET (130') TO A CORNER IN THE SOUTHERN SIDE OF SPRING CREST BOULEVARD, MAKING AN INTERIOR ANGLE WITH SAID SPRING CREST BOULEVARD OF EIGHTY-NINE DEGREES FORTY-NINE MINUTES (89° 49') TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 38 SPRING CREST BOULEVARD, READING, PENNSYLVANIA 19608.

TITLE TO SAID PREMISES IS VESTED IN PAUL C. HORNER AND BELINDA M. HORNER, HUSBAND AND WIFE, BY DEED

FROM MAE M. POTTEIGER DATED MAY 31, 2007 AND RECORDED JUNE 29, 2007 IN DEED BOOK 5168, PAGE 1267 INSTRUMENT NUMBER 2007039699.

TO BE SOLD AS THE PROPERTY OF PAUL C. HORNER AND BELINDA M. HORNER

22-16320

Judgment \$412,513.12

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situated on the west side of South Barbara Drive in the Township of Longswamp, County of Berks, and Commonwealth of Pennsylvania being Lot 10 on the subdivision plan of south Ridge Estates II, said plan recorded in the Berks County Recorder of Deeds in Plan Book 157, page 42, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of South Barbara Drive in line with the southerly property line of Lot 9, South Ridge Estates II; thence along the westerly right-of-way line of South Barbara Drive the following two courses and distance: (1) South 29° 35' 06" East 188.14 feet to a point, (2) curving to the left with a radius of 332.00 feet for a distance measured along the arc of the curve 31.38 feet to a point on the northerly property line of Lot 11, South Ridge Estates II; thence along the said northerly property line of Lot 11, South 55° 00' 00" West 669.13 feet to a point on the easterly property line of land N/F of Warren D. Bauer, D.B.V. 1526, page 87; thence along the said easterly property line of land N/F of Warren D. Bauer, North 43° 41' 05" West 229.58 feet to a point on the southerly line of land N/F of Michael E. Conrad, D.B.V. 1858, page 389; thence along the said southerly property line of land N/F of Michael E. Conrad, North 46° 47' 49" East 254.65 feet to a point on the southerly property line of Lot 9, South Ridge Estates II; thence along the said southerly line of Lot 9, North 60° 24' 54" East 473.10 feet to a point, the place of beginning CONTAINING 169,082.79 square feet or 3.88 acres

SUBJECT to easement, covenants and restriction which appear in the chain of title, and as shown on recorded plans of South Ridge Estates II as recorded in Misc. Book Volume 2030, page 2159 and as appear upon the ground from visual inspection of the premises.

Being the same which Dale C. Miller, by Deed dated 07/24/2006 and recorded 07/25/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4928, Page 2267, granted and conveyed unto Michael E. Seldow, in fee.

Tax Parcel: 59549202584448

Premises Being: 1106S Barbara Drive, Alburts, PA 18011

To be sold as property of Michael Seldow a/k/a Michael E. Seldow

C.C.P. BERKS COUNTY, NO. 23-478
Judgment - \$309,137.24
Matthew C. Fallings, Esquire, Attorney for Plaintiff

C.C.P. BERKS COUNTY, NO.: 23-513
Judgment - \$399,739.74
Matthew C. Fallings, Esquire, Attorney for Plaintiff

PARCEL NO.: 38539710360945

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF BERKS, TOWNSHIP OF COLEBROOKDALE, AND DESCRIBED AS FOLLOWS:

DESCRIBED IN ACCORDANCE WITH A SUBDIVISION PLAN OF LOT OWNED BY ALLEN D. DAVIDHEISER BY SERDY, BURSICH AND HUTH, INC., PROFESSIONAL ENGINEERS, POTTSTOWN, PENNSYLVANIA DATED SEPTEMBER 9, 1977, AND LAST REVISED JUNE 28, 1978, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF WALNUT LANE (FIFTY FEET WIDE) AT A CORNER OF LOT NUMBER 113 MILLCREST GARDENS PLAN; THENCE EXTENDING FROM SAID POINT ALONG THE AFOREMENTIONED NORTHEASTERLY SIDE OF WALNUT LANE NORTH FORTY SIX DEGREES, THIRTY SEVEN MINUTES, THIRTY TWO SECONDS WEST, TEN FEET TO A POINT OF CURVE; THENCE EXTENDING ALONG THE NORTHEASTERLY SIDE OF WALNUT LANE AND THE SOUTHEASTERLY SIDE OF CHERRY LANE (BOTH FIFTY FEET WIDE) NORTHWESTWARDLY AND NORTHEASTWARDLY ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED TEN FEET, THE ARC DISTANCE OF ONE HUNDRED SEVENTY TWO AND SEVENTY NINE ONE-HUNDREDTHS FEET TO A POINT, A CORNER OF LOT NUMBER 1; THENCE EXTENDING ALONG THE SAME SOUTH FORTY SIX DEGREES, THIRTY SEVEN MINUTES, THIRTY TWO SECONDS EAST, ONE HUNDRED TWENTY FEET TO A POINT IN LINE OF LOT NUMBER 113 MILLCREST GARDENS; THENCE EXTENDING ALONG THE SAME SOUTH FORTY-THREE DEGREES, TWENTY-TWO MINUTES, TWENTY-EIGHT SECONDS WEST, ONE HUNDRED TEN FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Fee Simple Title Vested in Richard B. Rittenhouse and Eileen M. Rittenhouse, his wife by deed from Allen D. Davidheiser and Beverly Davidheiser, his wife, dated October 6, 1978, recorded October 10, 1978, in the Berks County Clerk's Office in Deed Book 1747, Page 96.

ALSO KNOWN AS 5 Walnut Lane, Bechtelsville, PA 19505-9218

TO BE SOLD AS THE PROPERTY OF Richard B. Rittenhouse and Eileen M. Rittenhouse

PARCEL NO.: 76544002772893

ALL THAT CERTAIN LOT SHOWN AS LOT 4 OF REIN SUBDIVISION SITUATE ON THE NORTHERLY SIDE OF PRICETOWN ROAD, RUSCOMBANOR TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAT NUMBER 2509-2436, DATED MARCH 17, 11983, REVISED MAY 19, 1983, BY ROCKLAND SURVEYORS, INC, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF PRICETOWN ROAD LR 06113 SAID POINT BEING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED LOT 4 AND THE EASTERLY CORNER OF LOT 3, BEING 607.78 FEET MEASURED SOUTH 74 DEGREES 35 MINUTES 10 SECONDS WEST FROM A CORNER OF WARREN P. ROHRBACH, THENCE BY LOT 3 PASSING THROUGH A 5/8 FEET REBAR SET THUS SURVEY ON LINE AT 30.02 FEET, CROSSING A MET ED ELECTRIC TRANSMISSION RIGHT-OF-WAY (150 FEET WIDE) CROSSING A SUN OIL PIPE LINE RIGHT-OF-WAY (40 FEET WIDE), NORTH 13 DEGREES 12 MINUTES 20 SECONDS WEST 533 53 FEET TO A 5/8 FEET REBAR SET THIS SURVEY, A CORNER IN A LINE OF LANDS NOW OR LATE OF AMELIA AND EMMAPOTTS, THENCE BY THE SAME NORTH 75 DEGREES 48 MINUTES 20 SECONDS EAST 206.39 FEET TO A 5/8 FEET REBAR SET THIS SURVEY, A CORNER OF LOT 5, THENCE BY THE SAME RE-CROSSING SAID SUN OIL PIPE LINE RIGHT-OF-WAY, RE-CROSSING SAID MET ED RIGHT- OF-WAY PASSING THROUGH A 5/8 FEET REBAR SET THIS SURVEY EAST 529 19 FEET TO A POINT IN THE CENTERLINE OF SOUTH 13 DEGREES 02 MINUTES 30 SECONDS EAST 529 19 FEET TO A POINT IN THE CENTERLINE OF PRICETOWN ROAD; THENCE BY THE SAME SOUTH 74 DEGREES 35 MINUTES 10 SECONDS WEST 205 00 FEET TO THE POINT OF BEGINNING.

Fee Simple Title Vested in Anthony S. Moyer and Ragna Moyer, husband, and wife by deed from Livingstone Building Group, Inc., a PA Corp., dated September 20, 2005, recorded November 29, 2005, in the Berks County Clerk's Office in Deed Book 04720, Page 0470. Anthony S. Moyer departed this life on August 12, 2013.

ALSO KNOWN AS: 4116 Pricetown Road, Fleetwood, PA 19522-9749

TO BE SOLD AS THE PROPERTY OF Ragna Moyer

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23-01402

JUDGMENT: 38,553.76

ATTORNEY: JENNIE C. SHNAYDER,
ESQUIRE

ALL THAT CERTAIN two story brick house and lot or piece of ground situate on the South side of Cotton Street between Seventeenth and Eighteenth Streets, being No. 1750 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by said Cotton Street;

On the East by property now or late of John R. Heath;

On the South by a ten feet wide alley; and

On the West by other property now or late of Martin Alfiero and Clara Alfiero, his wife.

CONTAINING in front on said Cotton Street thirteen feet four inches (13'4") and in depth one hundred five feet (105') to said ten feet wide alley.

BEING the same premises which Carmel V. Alfiero and Gloria K. Alfiero, his wife granted and conveyed unto Brian A. Conrad and Brenda M. Conrad by deed dated February 18, 1994 and recorded March 4, 1994 at Deed Book Volume 2516 page 281, Berks County Records.

TO BE SOLD AS THE PROPERTY OF: BRIAN CONRAD A/K/A BRIAN A. CONRAD AND BRENDA CONRAD A/K/A BRENDA M. CONRAD.

No. 23-02281

Judgment: \$35,097.64

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain two-story brick dwelling house and the lot of piece of ground whereon the same is erected, situate on the South side of Robeson Street, between North Tenth and Mulberry Streets, being No. 1018 Robeson Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

On the North by said Robeson Street;

On the South by a 10-foot wide alley;

On the East by property now or late of Henry W. Bortz; and

On the West by property now or late of Frederick E. Rettgers and wife.

CONTAINING in front on said Robeson Street, 13'6" and in depth of 100 feet to said alley.

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 TWO-STORY BRICK DWELLING HOUSE KNOWN AND NUMBERED AS: 1018 ROBESON

STREET, READING, PA 19604

Mapped PIN: 5317-45-06-7167

Parcel ID: 13531745067167

BEING THE SAME PREMISES which Nancy L. Lutz, by Deed dated March 31, 2010 and recorded April 5, 2010 in the Berks County Recorder of Deeds Office at Instrument No. 2010-012247, granted and conveyed unto Miguel Alvarado Sanchez a/k/a Miguel A. Sanchez. Miguel Alvarado Sanchez died on September 20, 2014. Letters of Administration were granted to Mayra Alvarado on October 16, 2014, to Berks County File No. 0614-1342.

TO BE SOLD AS THE PROPERTY OF MAYRA ALVARADO, ADMINISTRATRIX OF THE ESTATE OF MIGUEL ALVARADO SANCHEZ A/K/A MIGUEL A. ALVARADO, DECEASED, UNDER BERKS COUNTY JUDGMENT # 23-02281

23-02351

Judgment: \$146,424.61

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots of ground with a one-story, brick and frame dwelling with garage attached erected thereon, known as 41 Keppel Avenue in Spring Township, Berks County, Pennsylvania, being Lots 595, 596 and the Northerly four feet (4') of Lot 597 on the Plan of Springmont recorded in Plan Book 2, page 71, being more fully bounded and described as follows:

On the North by Lot 594;

On the South by the remaining portion of Lot 597;

On the East by Lots 632, 633 and 634; and

On the West by Keppel Avenue on said Plan. CONTAINING in front on Keppel Avenue fifty-four feet (54') and in depth of equal width one hundred feet (100'), more or less.

BEING THE SAME PREMISES which Jeffrey L. Sweitzer and Jennifer L. Scolastico formerly Jennifer L. Sweitzer, by Deed dated 07/19/2016 and recorded 07/22/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No. 2016025375, granted and conveyed unto Keith A. Cade, in fee. Tax Parcel: 80438612776052

Premises Being: 41 KEPPEL AVENUE, Reading, PA 19609

TO BE SOLD AS THE PROPERTY OF: KEITH A. CADE.

23-02741

Judgment: \$96,697.51

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground, situate in the Township of Tilden, County of Berks and Commonwealth of Pennsylvania,

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bounded and described as follows, to wit:

BEGINNING at a point fifteen (15) feet North from the center of the State Highway leading from Hamburg to Harrisburg, Pennsylvania; thence along land late of Alfred P. Wertley, now of Raymond Deck and Stella Deck, his wife, in a northern direction one hundred eighty (180) feet to a point; thence along land late of Thomas L. Brobst, now of William Brobst and Victoria Brobst, his wife, in an eastern direction two hundred fifty (250) feet to a point; thence along same in a southern direction one hundred eighty (180) feet, more or less, to the said highway and then along the said highway in a western direction two hundred fifty (250) feet to the place of Beginning.

Being the same premises which John R. Pello and Judy A. Pello, husband and wife, by Deed dated 08/31/1998 and recorded 09/18/1998, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2980, Page 2168, granted and conveyed unto Mark E. Mohn and Heather M. Mohn, husband and wife, as tenants by the entirety.

Tax Parcel: 447404608600

Premises Being: 1212 Hex Hwy, Hamburg, PA 19526

To be sold as the property of: Mark E. Mohn and Heather M. Mohn

Docket No. 23-03662
Judgment: \$58,642.58

Attorney: Meredith H. Wooters, 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 plot or parcel of land together with a two-story brick house erected thereon, numbered 365 Hazel Street, situate on the eastern side of Hazel Street, between Prospect and Belvedere Avenues, in the Eighteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, bounded

One the North and South by property now or late of Tobias Knoblauch and James C. Byler, numbered 363 and 367, respectively,

On the East by a ten (10) foot wide alley,

On the West by said Hazel Street, and described more fully as follows:

Beginning at a corner of property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, said corner being in the eastern building line of said Hazel Street, one hundred fourteen feet, two and one-half inches (114' 2-1/2") North of the intersection of said eastern building line of Hazel Street and the southern building line of Belvedere Avenue extending across said Hazel Street, thence eastwardly

along said property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, at right angles to said Hazel Street, passing through the middle of a two (2) foot wide joint alley between said houses numbered 365 and 367, respectively, a distance of one hundred twenty-nine feet, two and seven-eighths inches (129' 2-7/8") to a corner in the western side of a ten (10) foot wide alley, thence northwardly along the same, being a curved line, seventy feet (70') West of and concentric to the center line of the Pennsylvania Railroad, having a radius of 1203-6/10 feet, a distance of fourteen feet six and five-eighths inches (14' 6- 5/8") to a corner of other property now or late of said Tobias Knoblauch and James C. Eyler, numbered 363, thence westwardly along the same, at right angles to said Hazel Street, passing through the middle of a nine-inch brick party wall between said houses numbered 365 and 363 respectively, a distance of one hundred thirty-three feet, one and one-half inches (133-1/2") to a corner in the aforesaid eastern building line of Hazel Street, thence southwardly along the same, a distance of fourteen feet (14') to the place of Beginning.

Containing in front along said Hazel Street, North and South, a width of fourteen feet (14') in the rear along the ten-foot wide alley fourteen feet six and five-eighths inches (14' 6-5/8") and in depth East and West along the northern line one hundred thirty feet, one and one-half inches (133' 1-1/2") and along the southern line one hundred twenty six feet two and seven eighths inches (126' 2-7/8").

Being the same property conveyed to Janet M. Pirotbone who acquired title by virtue of a deed from Melissa Manzano, dated May 25, 2010, recorded May 28, 2010, at Instrument Number 2010020224, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 365 HAZEL STREET, READING, PA 19611.

Parcel No.: 18530616849215

Account: 18423575

See Instrument #: 2010020224

TO BE SOLD AS THE PROPERTY OF JANET M. PIETROBONE

23-04434

Judgment \$34,238.17

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground located along the northerly side of Lori Lane in Longswamp Township, Berks County and Commonwealth of Pennsylvania, being known as Lot #28 of Fox Meadows Subdivision, recorded in Volume 164, Page 8, bounded and described as follows, to wit:

BEGINNING at a corner, said corner being located the two following courses and distances from the intersection of the easterly property

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line of Kurt Drive (extended) with the northerly property line of Lori Lane (extended):

(1.) North 83 degrees 49' 00" East, 272.00 feet to a point;

(2.) along a curve to the right having a radius of 252.00 feet for an arc distance of 32.06 feet to a corner;

THENCE, along the easterly property line of Lot #29 of Fox Meadows, North 1 degree 06' 22" East, 225.96 feet to a corner;

THENCE, along the southerly property line of lands of Alvin S. Zimmerman, North 80 degrees, 56' 40" East, 225.82 feet to a corner;

THENCE, along the easterly property line of Lot #27 of Fox Meadows, South 26 degrees 34' 15" West, 326.80 feet to a corner located along the northerly property line of Lori Lane;

THENCE, along the same, following a curve to the left having a radius of 252.00 feet for an arc distance of 112.00 feet to the place of BEGINNING.

CONTAINING 1.0413 acres of land.

SUBJECT TO: 10' wide general utility and drainage easement along all property lines.

BEING PART OF THE SAME PREMISES which Joel W. Koehler and Eric M. Koehler, Co-Administrators of the Estate of Joel J. Koehler, Eric M. Koehler and Thomas C. Sadler, Jr., t/a/ Jet Properties, a Pennsylvania General Partnership of Breinigsville, Pennsylvania, by their Deed dated April 21, 1992, and recorded in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book Vol 2307, Page 1738, granted and conveyed unto Dale R. Rohrbach and Diane M. Rohrbach, Grantors herein.

All shall be under and subject to the following restrictions which shall be binding upon Grantees, their heirs, executors, administrators, successors and assigns:

1. All single family dwellings shall have a minimum of 1800 square feet of living space. However, a single story dwelling may have a minimum of 1500 square feet. Seller to review and approve plans.

2. No unlicensed or junk vehicles and/or junk equipment shall be maintained, placed or permitted on the premises or any part thereof.

3. Mobile homes, motor homes and campers, and/or tractor trailers will not be allowed to be parked on or adjacent to the premises.

4. No modular homes will be allowed or built on the premises. Trailer, mobile homes are not allowed.

5. No television, citizen band, or HAM antennas or other reception devices shall be erected or maintained upon the exterior of any single family dwelling or on the premises.

6. All fences and storage sheds must be of a decorative and aesthetic nature.

7. Lot owners must maintain weeds on undeveloped lots.

8. All lots must be properly graded within four months after well and septic systems are installed.

9. Construction of home must commence

within two (2) years of final settlement of the premises.

10. Driveways are to be macadamized within one (1) year of completion of construction of dwelling.

11. In addition to the foregoing, all covenants and restrictions which appear on the final subdivision plan as recorded apply.

12. Bi-level living space will include lower level family room to meet all requirements in accordance with the deed restriction of 1800 square feet for a two story home.

Tax Parcel: 59547301386794

Premises Being: 132 Lori Lane, Mertztown, PA 19539

To be sold as the property of: Diane M. Rohrbach

Berks County No. 23-04487
Judgment Amount: \$168,717.32
Attorney: Powers Kirn, LLC

All that certain lot or piece of ground situate in the Township of Amity , County of Berks and State of Pennsylvania, bounded and described as Lot No. 161 according to a final plan of Rosecliff Pointe Subdivision drawn by Thomas R. Gibbons & Associates Inc., dated 2/6/2001 and last revised 3/21/2001 said plan recorded in Berks County in Plan Book 250, page 16, as follows, to wit:

Premises being known as 5013 Overlook Pointe, Douglassville, Pennsylvania 19518.

Beginning at a point on the northeasterly side of Overlook Pointe (50 feet wide) said point being a corner of Lot No. 160 on said plan; thence extending from said point of beginning along Lot No. 160, North 23 degrees 03 minutes 41 seconds East 200.00 feet to a point a corner of Lot No. 166 on said plan; thence extending along same South 66 degrees 56 minutes 19 seconds East 186.04 feet to a point a corner of Lot No. 162 on said plan; thence extending along same South 23 degrees 03 minutes 41 seconds West 200.00 feet to a point on the northeasterly side of Overlook Pointe; thence extending along same North 66 degrees 56 minutes 19 seconds West 186.04 feet to the first mentioned point and place of Beginning.

Subject to a Metropolitan Edison Company right of way extending through premises, a proposed 20 feet wide utility easement extending along southeasterly side of premises and a proposed 20 feet wide drainage easement extending into premises.

Under and Subject to the declaration of covenants, conditions and restrictions covering development known as Rosecliff Pointe Subdivision recorded in Record Book 3477, Page 1784 Berks County records.

BEING THE SAME PREMISES which William Spannuth and Staci Spannuth, by Deed dated 5/26/2015 and recorded in the Office of the Recorder of Deeds of Berks County on 5/29/2015 in Instrument No. 2015017709 , granted and

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conveyed unto Michael D. George and Deanna M. George.

BEING KNOWN AS: 5013 Overlook Pointe, Douglassville, Pennsylvania 19158.

TAX PARCEL NO. 24536513048367

See Instrument 2015017709.

To be sold as the property of Michael D. George and Deanna M. George.

No. 23-04986

Judgment: \$163,501.51

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain one part or half twin house, two-story brick-dwelling, situate on the North side of Locust Street in the Borough of Fleetwood, Berks County, Pennsylvania, and known as house No. 2 and the lot or piece of ground upon which the same is erected, bounded and described as follows, to wit:

On the North by Foundry Alley;

On the South by Locust Street;

On the East by property now or late of James R. Hieter; and

On the West by property now or late of Elizabeth Noll.

CONTAINING in front on Locust Street, 23 feet and in depth 180 feet 5 1/2 inches.

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: 19 EAST LOCUST STREET, FLEETWOOD, PA 19522

Mapped PIN: 5431-16-73-7941

Parcel ID: 44543116737941

BEING the same premises which Atanos Fund, LLC, by Deed dated May 6, 2021 and recorded May 19, 2021, at the Berks County Recorder of Deeds Office to Instrument No. 2021-025162, granted and conveyed unto Kyle J. Wolfe.

TO BE SOLD AS THE PROPERTY OF KYLE J. WOLFE

Case No. 23-05193

Judgment Amount: \$32,620.04

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN tract of land, situate in Brecknock Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner thereof, a point in a public road leading from Blimline Hill Road, Northward to Mohnton, a corner of land of Roy Keen; thence by said land, North 39°

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15' West, 312.98 feet to an iron pin; thence by land to be conveyed to Chester Beavens, North 49° 38' East, 168.5 feet to an iron pin; thence by land of Samuel H. and Nora Beavens, South 43° 2' East, 296.85 feet to a point in the middle of the aforesaid road; thence along in said road, by land of the said Samuel Beavens and wife, South 49° 46' West, 188 feet to the place of BEGINNING.

CONTAINING 1 acre, 26.3 perches.

BEING THE SAME PREMISES which Richard Ruffner by Deed dated May 13, 2016 and recorded June 7, 2016 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2016018971, granted and conveyed unto Richard Ruffner.

Richard Ruffner departed this life on November 6, 2021.

BEING KNOWN AS 10 Beavens Road, Reading, PA 19608.

TAX PARCEL NO. 34-4384-03-22-3840

ACCOUNT:

See Instrument No. 2016018971

To be sold as the property of Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Richard Ruffner, Deceased

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants:

A schedule of distribution will be filed by the Sheriff, November 3, 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.

AUDIT LIST

Second and Final 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 (**October 3, 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 **October 4, 2023** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

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BERK, JOHN E. - Betty Jean Berk, Extx.,
Jonathan B. Batdorf, Esq.

GORDON, JACK B. - Kurt H. Gordon, Exr.,
Jonathan B. Batdorf, Esq.

HELBERT, ROBINANN - Kathy L. Geist,
Extx., James L. Davis, Esq.

KALFADELIS, CHARLES D. - Kathy Tufts,
Extx., Gilbert M. Mancuso, Esq.

ROSLIN, JANET L. - Barry A. Roslin, Exr.,
Jonathan B. Batdorf, Esq.

Last day for filing Accounts for November
2023 is October 2, 2023.

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

ESTATE NOTICES

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

First Publication

BECKLEY, MALINDA S., dec'd.

Late of 508 S. Fourth St.,
Borough of Hamburg.
Executrix: DIANE YEAGER,
508 S. Fourth St.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

BUNGARZ, LINDA C., dec'd.

Late of Borough of Strausstown.
Administrators: WILLIAM R. BUNGARZ,
84 Dover Green,
Staten Island, NY 10312 and
RUSSELL E. FARBIARZ, ESQ.,
64 N. 4th St.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

CROUSE, DONALD EDWARD, dec'd.

Late of 834A N. 25th St.,
Lower Alsace Township.
Administrator: TIMOTHY B. ENDY,
175 E. 6th Ave.,
Sun Valley, NV 89433.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

DAWSON, MERRILL H., dec'd.

Late of Muhlenberg Township.
Administratrix: ELIZABETH DAWSON,
612 Lobelia Ave.,
Reading, PA 19605.

ATTORNEY: KENNETH MILLMAN,
ESQ.,

FANELLI, EVANS & PATEL, P.C.,
867 Berkshire Blvd., Suite 103,
Wyomissing, PA 19610

DAY, LLOYD C. also known as DAY, LLOYD CHARLES, dec'd.

Late of 198 Hampton Dr.,
Borough of Birdsboro.
Executor: CLYDE E. LOWERY,
251 Chestnut St.,
Birdsboro, PA 19508.

ATTORNEY: EMMAROSE M. STROHL,
ESQ.,

BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

DIANNA, ANTHONY M., dec'd.

Late of Borough of Shillington.
Executor: DOMINIC J. VECCHIO.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,

HOFFERT & KLONIS,
536 Court Street,
Reading, PA 19601

HAMM, LYNNE M., dec'd.

Late of Ruscombmanor Township
Executor: GEORGE L. HAMM,
4158 Pricetown Rd.,
Fleetwood, PA 19522.

ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,

ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

HARRIS, LUANA M., dec'd.

Late of North Heidelberg Township.
Executors: TRINITY HARRIS,

62 Regina Dr.,
Sinking Spring, PA 19608 and
RICHARD S. HARRIS, II,
3169 Moss Hammock Wynd,
Southport, NC 28461.

ATTORNEY: FREDERICK M. NICE,
ESQ.,

BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

HARTMAN, JANICE L., dec'd.

Late of Borough of Bechtelsville.
Executor: DENNIS L. HARTMAN,
33 Ehst Rd.,
Bechtelsville, PA 19505.

ATTORNEY: VICTOR M. FREDERICK,
IV, ESQ.,

BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

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HIEHLE, KATHRYN J. also known as**HIEHLE, KATHRYN JEAN, dec'd.**

Late of 2000 Cambridge Ave.,
Borough of Wyomissing.
Executor: JOHN F. HIEHLE, JR.,
ATTORNEY: J. WILLIAM WIDING, III, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

JOHNSON, THOMAS P., dec'd.

Late of 205 Apartment J., Cummmunity Dr.,
Cumru Township.
Executor: DOUGLASS KAUFFMAN,
24-E Congressional Circle,
Reading, PA 19607.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

KREIDER, BEATRICE E., dec'd.

Late of City of Reading.
Executrix: KAREN M. HARTMAN.
c/o ATTORNEY: TIMOTHY D. SHEFFEY, ESQ.,
BARLEY SNYDER ATTORNEYS AT LAW,
1601 Cornwall Road,
Lebanon, PA 17042

KRIZE, MICHAEL JUDE, dec'd.

Late of Exeter Township.
Administratrix: ERIKA DOVE KRIZE,
2521 W. Lillian Dr.,
Florence, SC 29501.
ATTORNEY: WILLIAM R. BLUMER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

LUCKENBILL, JEANNE R., dec'd.

Late of Spring Township.
Executor: G. RANDOLPH LUCKENBILL.
c/o ATTORNEY: MS. STEPHANIE
RAUCH-MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

MCMULLEN, PAUL F. also known as**MCMULLEN, PAUL FILLMORE, dec'd.**

Late of Union Township.
Executrix: LORI M. WAGNER.
c/o ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

PRICE, HAZEL D., dec'd.

Late of 5025 Gray Lane,
Brecknock Township.
Executors: KATHRYN M. BAUMAN,
4206 Hill Terrace Dr.,
Sinking Spring, PA 19608 and
TRACY L. PFAUTZ,
253 Binemont Rd.,
Reinholds, PA 19569 and
SHELLEY D. TURNER,
5025 Gray Lane,
Mohnton, PA 19540.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

SCHLAPPICH, DORIS ANNE, dec'd.

Late of 1014 Crest Rd.,
Bern Township.
Executor: RANDALL S. SCHLAPPICH,
26 Loose Lane,
Leesport, PA 19533.
ATTORNEY: JONATHAN B. BATDORF, ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

SHOLLENBERGER, CYNTHIA E., dec'd.

Late of Borough of Leesport.
Administratrix: TINA LEIBY,
120 Forrest Creek Court,
Feasterville, PA 19053.
ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

UNGER, LOGAN CALEB also known as**UNGER, LOGAN C., dec'd.**

Late of Marion Township.
Administrator: JESSE M. UNGER.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

WEIDENHAMMER, JEAN MAY, dec'd.

Late of Spring Township.
Executors: RAYMOND C.
WEIDENHAMMER,
6 Augusta Lane,
Fleetwood, PA 19522 and
JAMES R. WEIDENHAMMER,
755 Georgia Ave.,
Reading, PA 19605.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

Second Publication**BABBITT, LANCE M., dec'd.**

Late of Mertztown.
Administrator: ADRIENNE SMITH.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

**BOYER, WILLIAM R. also known as
BOYER, WILLIAM RALPH, dec'd.**

Late of 1760 Ramich Rd.,
Muhlenberg Township.
Executrix: ANNE M. HAIN,
1760 Ramich Rd.,
Temple, PA 19560.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

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CRANER, WANDA F. also known as CRANER, WANDA FAYE and CRANER, WANDA D., dec'd.
Late of Douglass Township.
Executor: STEVEN M. CRANER.
c/o ATTORNEY: MARY C. CROCKER, ESQ.,
CROCKER & CROCKER, P.C.,
1296 East High Street,
Pottstown, PA 19464

FRYMOYER, VALERIE LYNN also known as FRYMOYER, VALERIE L., dec'd.
Late of Borough of Mt. Penn.
Executor: PATRICK B. HANLEY.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

GUADAGNO, BARBARA A. also known as GUADAGNO, BARBARA R. and GUADAGNO, BARBARA, dec'd.
Late of Amity Township.
Executor: DAVID M. GUADAGNO.
c/o ATTORNEY: JILL M. SCHEIDT, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

KILLINGER, EDNA D. also known as KILLINGER, EDNA DELORES, dec'd.
Late of Cumru Township.
Executrix: SUZANNE L. LORAH.
c/o ATTORNEY: SUPRIYA G. PHILIPS, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

MASAVAGE, SR., GERALD J. also known as MASAVAGE, GERALD J., dec'd.
Late of Mertztown.
Executrix: KATHLEEN M. KEISER.
c/o ATTORNEY: REBECCA M. YOUNG, ESQ. and
LIA K. SNYDER, ESQ.,
YOUNG & YOUNG,
119 E. Main Street,
Macungie, PA 18062

MITCHELL, JR., JOHN J., dec'd.
Late of Spring Township.
Executor: MICHAEL D. DAUTRICH.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

NAGLE, MICHAEL D., dec'd.
Late of Bethel Township.
Executor: MICHAEL S. BACHMAN,
2860 Camp Swatara Rd.,
Bethel, PA 19507.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

PAINE, EDWARD M., dec'd.
Late of 1 Reading Dr.,
Borough of Wernersville.
Executor: DOUGLAS E. PAINE,
101 Five Point Rd.,
Robesonia, PA 19551.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

PAULEY, WILLIAM JOHN, dec'd.
Late of Ruscombmanor Township.
Executrix: ANGELA M. FRIED.
c/o ATTORNEY: SOCRATES J.
GEORGEADIS, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Suite 205,
Wyomissing, PA 19610

RITTER, BETTY A. also known as RITTER, BETTY, dec'd.
Late of Douglass Township.
Executors: HAROLD D. ESHBACH and
DAVID D. ESHBACH.
c/o ATTORNEY: DAVID L. ALLEBACH, JR., ESQ.,
YERGEY.DAY/LOR.ALLEBACH.
SCHEFFEY.PICARDI,
1129 East High Street,
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STERLING, ETHEL M., dec'd.
Late of Borough of Boyertown.
Executors: DAVID F. STERLING,
81 Henry Ave.,
Boyertown, PA 19512 and
MARK L. STERLING,
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USHER, MARY L. also known as USHER, MARY LOUISE, dec'd.
Late of Maidencreek Township.
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Third and Final Publication

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CAMPELLONE, ANNAMAY also known as
CAMPELLONE, ANNAMAY T. also
known as

**CAMPELLONE ANNA M. AND
CAMPELLONE, ANNE M., dec'd.**

Late of 234 E. Wesner Rd.,
Maidencreek Township.
Executrix: VICTORIA BAKER,
324 James St.,
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CASTRO ORTIZ, OLGA I., dec'd.

Late of 1316 Kenny St.
Executor: VONDA FOX,
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Executrix: PATRICIA GEYER,
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GEISS, NANCY C., dec'd.

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as

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LENTZ, RITA M., dec'd.

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REBER, MARGARET T., dec'd.

Late of Borough of Wyomissing.
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RIEGEL, RODDY LEE also known as**RIEGEL, RODDY L. and
RIEGEL, ROD L., dec'd.**

Late of Spring Township.

Executrix: KATHLEEN M. RIEGEL,
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SCHUTT, ESQ.,KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610**SABATUCCI, ROSALIE M., dec'd.**

Late of Muhlenberg Township.

Executor: FRANK SABATUCCI.

c/o ATTORNEY: SOCRATES J.

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GEORGEADIS SETLEY,

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WAGNER, WILLIAM L., dec'd.

Late of 252 Pearl Rd.,

Borough of Bernville.

Administratrix: PAULETTE WAGNER,
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Bernville, PA 19506.

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Late of 8525 Route 183,

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WHITNEY, ESTHER M., dec'd.

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Late of Douglass Township.

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