

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending May 31, 2024

The Defendant's Name Appears  
First in Capital Letters

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

PRESIDENT JUDGE  
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

NAZARIO-CASTRO, YAMILET - Wansley,  
Terrance; 22 3610; T. Wansley, IPP.

### Abuse

ARNDT, WILLIAM RAYMOND - Kramer,  
Mary Beth; 24 10428; M. Kramer, IPP.  
(JEG).

CAICEDO, GERSON - Gonzales, Crystal; 24  
10329; C. Gonzales, IPP. (JMS).

DARIENZO, MARCEL W - Darienzo, Mykel  
A; 24 10340; M. Darienzo, IPP. (JMS).

EGOLF, JEREMY S - Reinhard, Amanda  
Kristen; 24 10339; A. Reinhard, IPP. (JMS).

FARRELL, JAMES WILLIAM - Brown,  
Jillian E; 24 10370; J. Brown, IPP. (JMB).

FENTY, PHILLIP BRENNAN - Conover,  
Olivia J; 24 10440; O. Conover, IPP. (TMB).

HAINES, JUSTIN M - Risingsun, Shawna; 24  
10387; S. Risingsun, IPP. (JMB).

HEIMBACH, JESSE D - Connor, Tailor N; 24  
10389; T. Connor, IPP. (JMB).

JIMENEZ, ALFREDO G ADORNO - Rosa,  
Gissel M Ramirez De La; 24 10385; G.  
Rosa, IPP. (JMB).

LUTZ, CHRISTOPHER FRANCIS - Lutz,  
Ashley Nicole; 24 10327; A. Lutz, IPP.  
(JEG).

MADEIRA, MATTHEW STEPHEN -  
Madeira, Mary Alice; 24 10313; M.  
Madeira, IPP. (JMS).

MARTINEZ, DEVON X - Perez, Lourdes I  
Rodriguez; 24 10485; L. Perez, IPP. (TMB).

MATIAS, REYNALDO SANCHEZ -  
Maldonado, Edna Ortiz; 24 10330; E.  
Maldonado, IPP. (TMB).

ORTIZ, JOSEPH A - Lopez, Sachí A; 24  
10369; S. Lopez, IPP. (JMB).

RICHARDSON, TAFARI L - Arndt, Chesaley;  
24 10383; C. Arndt, IPP. (JMB).

RIVERA, MARIA L - Pomales, Miguel A; 24  
10319; M. Pomales, IPP. (JMS).

RODRIGUEZ, MOISES NEGRON - Rios,  
Jenny E Robles; 24 10367; J. Rios, IPP.  
(JDB).

ROY, ISAAH A - Morales, Yizette Rivera, R,  
E D R; 24 10416; Y. Morales, IPP. (JDB).

SCOTT, JR, CALVIN - Holmes, Chavante D;  
24 10315; C. Holmes, IPP. (JMS).

VALDEZ, NELSON A - Rodriguez, Chiara J;  
24 10325; C. Rodriguez, IPP. (JMS).

### Arbitration Award

HOLT, JERRI - Trench, Fabian; 23 3202; F.  
Trench, IPP.

SANCHEZ, RICKY - Bradley, William; 22  
2091; W. Bradley, IPP.

SINGLETON, LAURANN L - Nazario-Castro,  
Yamilet; 22 3610; Y. Nazario-Castro, IPP.

### Contract - Debt Collection: Credit Card

BARRY, MARIE R - Wells Fargo Bank N A;  
24 10535; Jacob L. Wertz. (MSF).

BELTZ, DAVID E - JPMorgan Chase Bank N  
A; 24 10512; Ian M. Lauer. (JBN).

6/13/2024

Vol. 116, Issue 37

JACKSON, GLENN - JPMorgan Chase Bank N A; 24 10373; Ian M. Lauer. (JEG).  
 LINDSEY, DARNELL S - Cks Prime Investments LLC; 24 10470; Joel M. Flink. (JBN).  
 RIVERO, SHEYLA A - JPMorgan Chase Bank N A; 24 10518; Ian M. Lauer. (JEG).  
 SAMUEL, KARUNYA - Citadel Federal Credit Union; 24 10536; Michael J. Dougherty. (JBN).

**Contract - Other**

D&B CONSTRUCTION GROUP LLC - Gsp Properties - North Bethlehem LLC; 24 10476; Joshua J. Knapp. (JEG).  
 GARNER, ELIZABETH, WEYNANT, AARON - Wyomissing Health And Rehabilitation Center; 24 10479; Adam P. Fleischer. (MSF).  
 MAYER, BRETT - Lvnv Funding LLC; 24 10461; Michael F. Ratchford. (MSF).  
 SCIAMANNA, JOSEPH, SCIAMANNA, JENNIFER - Compleat Restoration & Construction Co Inc; 24 10442; John M. Quain, Jr. (MSF).  
 SEAMAN, CORY, SEAMAN, CRAIG - County Of Berks, Kemmerling, Grace; 24 10466; James F. Gallagher, Jr. (JBN).

**Custody**

BATMAN, CHRISTOPHER - Batman, Mary Grace; 24 10380; M. Batman, IPP. (SEL).  
 BELL, JR, BOBBY, BERKS COUNTY CHILDREN & YOUTH SERVICES - Torres, Nikita; 24 10345; Peter David Maynard. (TMB).  
 LOPEZ, ELIZABETH PEREZ - Gonzalez, Roberto; 24 10408; Lauren M. Marks. (JDB).  
 MERRITT, DEREK, ROTHERMEL, BRIANNA - Merritt, Nathan; 24 10413; Matthew Kopecki. (JDB).

**Divorce**

BABICZ, JOSEPH - Gahres, Stacy; 24 10410; Leah Rotenberg. (JMS).  
 GRECO, ANDREA - Greco, Dominick; 24 10481; Lisa J. Cappelletta. (JMS).  
 GUERRERO, AMARILIS GUERRERO - Sepulveda, Wilfredo Caraballo; 24 10321; Bernard Mendelsohn. (JMS).  
 HERNANDEZ, GLORIA - Hernandez, Raymond; 24 10434; R. Hernandez, IPP. (SEL).  
 HUIE, TYLER - Huie, Danielle; 24 10420; Jeffrey R. Boyd. (SEL).  
 KERN, DALYN - Kern, Kyle; 24 10487; Richard G. Jacoby, Jr. (SEL).  
 KLINE, KIMBERLY A - Kline, Douglas A; 24 10421; John C. Pierce. (JDB).  
 KRANICH, SHAWN PATRICK - King, Elizabeth Nicole; 24 10452; E. King, IPP. (JDB).  
 LOUISIEN, DERECK - Tait, Latoya; 24 10460; L. Tait, IPP. (JMS).  
 MECKES-GIBBON, JR, KEVIN E - Meckes-Gibbon, Jessica L; 24 10425; Michael F. Corriere. (JMS).

MOHLENHOFF, STEPHEN - Grande, Madalena; 24 10456; M. Grande, IPP. (JEG).

MOYER, ANDREW - Moyer, Roseann; 24 10537; James L. Davis. (JMS).

STARKE, DAVID - Starke, Charissa; 24 10381; Douglas S. Wortman. (JEG).

VARONA, GIRLEZA GIRALDO - Carlin, Montgomery; 24 10444; Leah Rotenberg. (JMS).

WHITE, MICHAEL J - White, Birgit H; 24 10472; Julie J. Marburger. (JDB).

**Divorce - Custody Count Complaint**

HART, DWAYNE G - Hart, Natasha S; 24 10446; Timothy B. Bitler, Jr. (JEG).

KLINE, KIMBERLY A - Kline, Douglas A; 24 10422; John C. Pierce. (JDB).

MECKES-GIBBON, JR, KEVIN E - Meckes-Gibbon, Jessica L; 24 10426; Michael F. Corriere. (JMS).

**Exhibits/Records**

CORPS FITNESS INC - Bldg7yoga LLC; 24 4867; Edwin L. Stock.

**Land Use Appeal**

BETHEL TOWNSHIP ZONING HEARING BOARD - Insurance Auto Auctions Corp; 24 10375; Kurt E. Williams. (JBN).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA - Bachman, Brandon; 24 10459; Andrea E. Mertz. (JMS).

COMMONWEALTH OF PENNSYLVANIA - Bachman, Brandon; 24 10484; Andrea E. Mertz. (JMS).

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Lick, Jeremy; 24 10347; J. Lick, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Dunkelberger, Barrett; 24 10393; B. Dunkelberger, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION - Acevedo, Joshua Joet; 24 10513; J. Acevedo, IPP. (JMS).

**Magisterial District Justice Appeal**

MILLET, MATTHEW - Benner, Linda, Benner, Terry; 24 10516; L. Benner, IPP. (MSF).

**Miscellaneous - Other**

KREIS, TRACY, AVILEZ, ANGELA CASTENEDA, ORIHUELA, LAZARO - American Freedom Insurance Company; 24 10517; Kevin R. McNulty. (JBN).

**Professional Liability - Medical**

KEYSTONE NURSING AND REHAB OF READING LLC, UNDERScore HOLDINGS LLC, LME FAMILY HOLDINGS LLC, LAHASKY FAMILY TRUST, WYM OP HOLDINGS LLC - Foote, Patricia E, Foote, Lonnie P; 24 10457; Christopher J. Culleton. (JBN).

**Real Property - Ejectment**

BROWN, JOEL L - Brown, Barbara A; 24 10486; Timothy T. Engler. (JBN).

6/13/2024

Vol. 116, Issue 37

WANNER, DAVID B, SITES, SAMANTHA  
- SNL Williamson Group LLC; 24 10458;  
Carmen R. Stanzola. (JEG).

**Real Property - Ground Rent**

ROEBERG ENTERPRISES INC - Reading  
Equities LLC; 24 10515; Lee M. Herman.  
(JEG).

**Real Property - Landlord/Tenant Dispute**

AMADOR, ANGELA Y, COPPER, FELIX,  
HARRIS, ALEXIS A, ANY AND ALL  
CURRENT OCCUPANTS - Federal  
National Mortgage Association Fannie Mae;  
24 10467; Danielle M. DiLeva. (JEG).

**Real Property - Mortgage Foreclosure:  
Residential**

BENNETHUM, PETER M - Wells Fargo Bank  
N A; 24 10468; E Edward Qaqish. (MSF).

CARL, CHELSEA M - Newrez LLC; 24  
10511; E Edward Qaqish. (MSF).

EIDLE, DARRIN, STULL, BOBBI - M&T  
Bank; 24 10404; Geraldine M. Linn. (MSF).

ERNST, JR, TERRY L - Newrez LLC; 24  
10448; E Edward Qaqish. (MSF).

HOPPES, RANDY L, HOPPES, STEPHANIE  
I - Pennymac Loan Services LLC; 24 10365;  
Jill Manuel-Coughlin. (MSF).

INGERSOLL, SAMANTHA - Flagstar Bank N  
A; 24 10372; Stephen M. Hladik. (MSF).

JACKSON, RONALD G - Phh Mortgage  
Corporation; 24 10341; Matthew C.  
Fallings. (MSF).

MORAN, CHRISTOPHER R, MORAN,  
CRYSTAL L - Pennymac Loan Services  
LLC; 24 10450; Geraldine M. Linn. (MSF).

SHAY, DONALD G - Mortgage Assets  
Management LLC; 24 10474; Andrew  
Marley. (MSF).

**Real Property - Partition**

OMELKO, TRACI - Slifer, III, Marr L; 24  
10509; James S. Tupitza. (JEG).

**Real Property - Quiet Title**

NEWPHER, SAMUEL, REIFF, MARTHA  
N, NEWPHER, MARK, NEWPHER,  
CHRISTOPHER, NEWPHER,  
MARGARET, ANY HEIRS LEGATEES  
PERSONAL REPRESENTATIVES  
SUCCESSORS AND ASSIGNS, ANY  
PERSON CLAIMING TO FROM OR  
UNDER THE ABOVE NAMED PERSONS  
- Newpher, Erik; 24 10538; Nicole Plank.  
(JEG).

**Tort Motor Vehicle**

BERKS AREA REGIONAL  
TRANSPORTATION AUTHORITY, DOE  
(1-5), JOHN - Alvarado, Orlando Luis; 24  
10534; Gerald J. Mullaney, Jr. (JEG).

CORDERO, ANNELL IVELISSE - Bruce,  
Mervyn L; 24 10344; Eric L. B Strahn.  
(JBN).

FRY, KYLIE, FRY, BRENT, DOE 1-10,  
JOHN, ABC CO 1-10 - Jones, Ozmere; 24  
10402; Christopher A. Bradley. (JBN).

J D ECKMAN INC, MAINSTREAM  
INDUSTRIES INC, MCDONALD,  
LEANDRO, SISTER PEE TRUCKING  
CORP, COMMONWEALTH OF  
PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION, COMMONWEALTH  
OF PENNSYLVANIA, COUNTY  
OF LEHIGH, UPPER MACUNGIE  
TOWNSHIP, CITY OF ALLENTOWN,  
PHYRILLAS, JAMES A - Phyrillas,  
Chrysoula J, Phyrillas, Patrick A; 24 10432;  
George A. Marinelli. (JEG).

KUMAR, VARUN - Victor, Lourdeleyne; 24  
10531; Jeremy Z. Mittman, Michael A.  
Logan. (JBN).

SANTOS, JHONAYRIS E SANTIAGO,  
SANTOS, LYDIA ENID - Marroquin-  
Contreras, Isabella; 24 10469; Ronald E.  
Cirba. (MSF).

**Tort Other**

ACEVEDO, BRITTANY J - Progressive  
Specialty Insurance Company; 24 10378;  
Michael J. Dougherty. (JBN).

GUILBE, JACKLYN - Progressive Advanced  
Insurance Company; 24 10377; Michael J.  
Dougherty. (MSF).

J&L ROOFING LLC - Goodville Mutual  
Casualty Company, Dennes, Ryan; 24  
10510; Paul N. Sandler. (MSF).

ROMAN, NOEL, NOLY TRUCKING LLC  
- United Financial Casualty Company; 24  
10401; Michael J. Dougherty. (MSF).

**Tort Premise Liability**

BRIAN'S AUTO SERVICE LLC, WEBE LLC  
- Dubois, Ella; 24 10529; Philip J. Edwards.  
(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 July 5, 2024 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit..

**First Publication**

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:

6/13/2024

Vol. 116, Issue 37

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

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

NO. 18-17170

Judgment: \$158,618.12

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN tract or piece of ground situate in Longswamp Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Viny dated May 17, 1977, by Warren F. Gift, R.S., recorded in Plan Book 90, Page 9 as follows:

Beginning at a spike in the bed of Benfield Street, T-872, said point making a corner of lands late of George Moll; thence said road and passing through a pin on line Twenty Eight and Forty Nine One Hundredths feet and by Moll North Seventy Eight degrees Forty minutes Forty seconds West Two Hundred Nine and Two One Hundredths feet to a pin; thence by lands late of John Rush the two following courses and distances: (1) North Seven degrees Fourteen minutes Fifty seconds East One Hundred Four feet to a pin;

(2) North Seventy Two degrees Twenty minutes Fifty seconds West One Hundred Fifty and Two One Hundredths feet to a pin; thence by Annex B North Forty Eight degrees Twenty one minutes Thirty seconds East One Hundred Fifteen feet to a pin; thence by Lot No. 6, passing through a pin on line at Twenty Nine and Fifty Two One Hundredths feet South Sixty Four degrees Three minutes East Three Hundred Sixty Five and Seventy Five One Hundredths feet to a point; thence by the bed of Benfield Street South Thirty Seven degrees Two minutes West One Hundred Thirty Two and Eighty Seven One Hundredths feet to the place of beginning.

Being Lot No. 7 as shown on said Plan.

BEING TAX PARCEL NO. 59549101095600

BEING KNOWN AS: 20 Benfield Road, Macungie, PA 18062

Being the same premises in which Barry M. Merkel and Dorothy A. Merkel, husband and wife, by deed dated 05/06/2010 and recorded 06/15/2010 in the Office of the Recorder of Deeds, in and for the County of Lehigh, Commonwealth of Pennsylvania, in Instrument No. 2010022687, granted and conveyed unto James Earl Heminitz and Tamarya Ann James. AND THE SAID James Earl Heminitz passed away on or about May 4, 2018, thereby vesting title solely unto Tamarya Ann James by operation of law.

TAX PARCEL NO 59549101095600

BEING KNOWN AS 20 Benfield Road, Macungie, PA 18062

Residential Property

To be sold as the property of Tamarya Ann James, Individually and as the Administratrix of the Estate of James Earl Heminitz, Deceased

Prothonotary # 18-18535

Judgment: \$253,268.60

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 40-5471-00-80-1270

### PURPART NO. 1

ALL THAT CERTAIN parcel or tract of land together with the frame dwelling house erected thereon situate on the South side of Baldy Hill Road, Legislative Route 06093, bounded on the East by Lot No. 7 and Lot No. 8, bounded on the South by Lot No. 5a, and bounded on the West by lot No. 5 on a plan of Resubdivision of Baldy Hills Heights, prepared by C. L. Frantz and Associates, situate in the Township of District, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike near the middle of Baldy Hill Road, said spike marking the Northwest corner of Lot No. 7 and the Northeast corner of the herein described tract, THENCE along the west line of Lot No. 7, South twenty-three degrees thirty-seven minutes nineteen seconds East (S. 23° 37' 19" E.) a distance of two hundred fifty-five and fifty-four hundredths

6/13/2024

of a foot (255.54') to an iron pin said marking the Northwest corner of Lot No. 8; THENCE along the West line of Lot No. 8, South seventeen degrees eighteen minutes forty-eight seconds East (S. 17° 18' 48" E.) a distance of one hundred thirteen and ninety three hundredths of a foot (113.93') to an iron pin, said pin marking the Northeast corner of property to be conveyed to John F. Klein and Barbara A. Klein, his wife, (lot No. 5a), said pin being with in a Metropolitan Edison Company right-of-way; THENCE along the North line of property to be conveyed John F. Klein and Barbara A. Klein, his wife, South eighty-four degrees sixteen minutes thirty-five seconds West (S. 84° 16' 35" W.) a distance of two hundred sixteen and forty-six hundredths of a foot (216.46') to an iron pin with in the aforementioned Metropolitan Edison Company right-of-way, said pin marking a corner of lot No. 5; THENCE along the East line of Lot No. 5, leaving the aforementioned Metropolitan Edison Company right-of-way, North twenty-one degrees thirty-two minutes twenty-four seconds West (N. 21° 32' 24" W.) a distance of three hundred fifty eight and ninety-one hundredths of a foot (358.91') to a PK nail in the center of Baldy Hill Road; THENCE in and along Baldy Hill Road, North eighty-one degrees forty-three minutes fifty-seven seconds East (N. 81° 43' 57" E.) a distance of two hundred thirteen and seven hundredths of a foot (213.07') to the place of beginning.

### **PURPART NO. 2**

ALL THAT CERTAIN parcel or tract of land situate on the South side of Lot No. 6, as shown on a Plan of Resubdivision of Baldy Hill Heights, prepared by C.L. Frantz and Associates, bounded on the East by Lot No. 8, bounded on the South by Lot No. 1, Section 2, and bounded on the West by Lot. 5, situate in the Township of District, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in a Metropolitan Edison Company right-of-way, said iron pin being in the West line of Lot No. 8, said pin also marking the Southeast corner of Lot No. 6, and also marking the Northeast corner of the herein described tract; THENCE along the West line of Lot No. 8, South seventeen degrees eighteen minutes forty-eight seconds East (S. 17° 18' 48" E.) a distance of one hundred thirty-six and four hundredths of a foot (136.04') to an iron pin set within the aforementioned Metropolitan Edison Company right-of-way, said pin being in line of Lot No. 1, Section 2; THENCE along same South eight-six degrees seven minutes zero seconds West (S. 86° 07' 00" W.) a distance of two hundred eight and four hundredths of a foot (208.04') to an iron pin, said pin marking the Southeast corner of Lot No. 5; THENCE along the line of Lot No. 5; North twenty one degrees thirty two minutes twenty-four seconds West (N.

Vol. 116, Issue 37

21° 32' 24"W.) a distance of one hundred thirty-one and fifty seven hundredths of a foot (131.57') to an iron pin said iron pin marking the Southwest corner of Lot No. 6; THENCE along the South line of Lot No. 6, North eighty four degrees sixteen minutes thirty-five seconds East (N. 84° 16' 35" E.) a distance of two hundred sixteen and forty-six hundredths of a foot (216.46') to the place of beginning.

PIN 40547100801270

BEING the same premises which Ricky P. Kuhns and Patricia E. Kuhns, by Deed dated 03/30/2007 and recorded 04/09/2007 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 5108, Page 100, granted and conveyed unto Paul W. Bove and Meenakshi H.J. Bove, husband and wife.

AND THE SAID Paul W. Bove, has since departed this life on 10/17/2016, leaving title vested in Meenakshi H.J. Bove, by right of survivorship.

Title to said premises is vested in Michael Diehl by deed from MEENAKSHI H. J. BOVE dated April 27, 2018 and recorded May 1, 2018 in Instrument Number 2018014108.

TO BE SOLD AS THE PROPERTY OF  
MICHAEL DIEHL

NO. 19-17943

Judgment: \$47,853.75

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story dwelling house, being No. 1006 North Sixth Street, situate on the West side of said North Sixth Street between Spring and Robeson Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described to follows, to wit:

On the North by property now or late of Adam B. Waid;

On the East by said north Sixth Street

On the south property now or late of Ethel J. Gittleman; and

On the West by a fifteen (15) wide alley;

CONTAINING in front on said North Sixth Street in width or breadth, fourteen (14) feet and in depth or length of equal width or breadth, one hundred (105) feet, more or less.

BEING KNOWN AS 1006 North 6th Street, Reading, PA 19601

BEING TAX PARCEL NO. 14530751853729

BEING the same premises in which Carletta M. Ruffner, widow, by deed dated 07/05/2001 and recorded 07/13/2001 in the Office of the Recorder of Deeds, in and for the County of Berks, Commonwealth of Pennsylvania, in Deed Book 3364, Page 1432, granted and conveyed unto Julio Ramos Colon, in fee.

TAX PARCEL NO 14530751853729

BEING KNOWN AS 1006 North 6th Street, Reading, PA 19601

Residential Property

To be sold as the property of Julio Ramos Colon

6/13/2024

Vol. 116, Issue 37

NO. 20-02245

Judgment: \$218,946.47

Attorney: Christopher A. DeNardo, Esquire

All that certain tract or piece of land being Lot No. 1 Baltzer Avenue as shown on a plan prepared by Wise Construction, Inc. being drawing No. D-8-1-2; situate on the eastern side of Baltzer Avenue, together with the improvements thereon erected, being No. 327 Baltzer Avenue, bounded on the north by Harold C. Bossard and Kathryn M. Bossard, his wife; Roy T. Bubbenmoyer and Jane A. Bubbenmoyer, his wife; and Denton H. Kalbach and Jean H. Kalbach, on the east by Lot No. 2, on the south by Clarence W. Mengel and Lillian W. Mengel, his wife; and Henry L. Kalbach and Marian B. Kalbach, his wife, in the Borough of Bernville, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a metal pin on the eastern topographical building line of Baltzer Avenue, said pin being 87.19 feet south from the radius at the intersection of the eastern building line of Baltzer Avenue and the southern building line of Fourth Street, thence leaving the aforesaid building line and along property of Harold C. Bossard and Kathryn M. Bossard, his wife; Roy T. Bubbenmoyer and Jane A. Bubbenmoyer, his wife; and Denton H. Kalbach and Jean H. Kalbach, North 73 degrees 32 minutes 00 seconds East, a distance of 261.83 feet to a metal pin, thence along Lot No. 2 South 16 degrees 28 minutes 00 seconds East, a distance on 50.57 feet; thence along property of Clarence W. Mengel and Lillian W. Mengel his wife; and Henry L. Kalbach and Marian R. Kalbach, his wife, South 58 degrees 8 minutes 5 seconds West, a distance of 259.56 feet to the eastern topographical building line of Baltzer Avenue; thence along the eastern topographical building line of Baltzer Avenue, North 22 degrees 00 minutes 00 seconds West a distance of 120.00 feet to the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or piece of land, situate to the south of Fourth Street and to the East of Baltzer Avenue, in the Borough of Bernville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at an iron pin located eastwardly a distance of 120.98 feet and southwardly a distance of 87.19 feet from the southerly end of a curve having a radius of 57.65 feet which connects the easterly building line of Baltzer Avenue (50 feet wide) with the southerly building line of Fourth Street (50 feet wide), said iron pin being a corner common to the land nor or late of Harold C. Bossard and Kathryn M. Bossard, his wife, and land now or late of Roy T. Bubbenmoyer and Jane A. Bubbenmoyer, his wife; thence from said place of beginning,

extending in an easterly direction by a line 150 feet South of a parallel with the southerly building line of Fourth Street, being partly along land now or late of Roy T. Bubbenmoyer and Jane A. Bubbenmoyer, his wife and partly along land now or late Denton H. Kalbach and Jean H. Kalbach, his wife, a distance of 140.85 feet to an iron pin; thence extending in a southerly direction along land nor or late of Wynnewood Construction Company, Inc., forming a right angle with the last described line, a distance of 50.57 feet to an iron pin; thence extending in a southwesterly direction along land now or late of Clarence W. Mengel and Lillian W. Mengel, his wife, and Marion B. Kalbach, widow, forming an interior angle of 105 degrees 23 minutes 10 seconds with the last described line, a distance of 146.09 feet to an iron pin; thence extending in a Northerly direction along land nor or late of Wise Construction Incorporated forming an interior angle of 74 degrees 36 minutes 50 seconds with the last described line, a distance of 89.33 feet to the place of beginning. The last described line forming a right angle with the first described line.

Commonly known as: 327 Baltzer Ave, Bernville, PA 19506

Being the same premises which Thomas L. Holt, Sr and Diane L. Holt by deed dated February 15, 2007 and recorded in the Office of the Recorder of Deeds for Berks County in Deed Book 05078, Page 1540 under instrument number 2007010752 on February 22, 2007, granted unto Thomas L. Holt, in fee

TAX PARCEL NO 29445011654465

BEING KNOWN AS 327 Baltzer Avenue, Bernville, PA 19506

Residential Property

To be sold as the property of Thomas L. Holt, Sr.

Docket No. 21-14323

Judgment Amount: \$4,800.94

Portnoff Law Associates, Ltd.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania as shown on the sketch plan for record of "McCord" Prepared by Aston Surveyors/Engineers, Inc, dated June 16 1999 and last revised January 6, 2000, and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 241, page 20 more fully bounded and described as follows

BEGINNING at a point in the Northern right of way lone of South Chestnut/ Street (50 feet) at a corner of land now or late the Veterans Home Association of the Borough of Boyertown, thence along said right of way South 61 degrees 16 minutes 57 seconds West a distance of 98 45 feet to a corner of Lot 2 thence along said lot (1) North 29 degrees 38 minutes 10 seconds West a distance if 81 51 feet to a corner, (2) North 59 degrees 12 minutes 57 seconds East 46 03 feet (3) North 61 degrees 16 minutes 57 seconds East a distance

6/13/2024

of 53 75 feet to a corner in line of land now or late of said Veterans Home Association, thence along the same South 28 degrees 43 minutes 03 seconds East a distance of 83 16 feet to a corner in the Northern right of way line so South Chestnut Street, the point and place of beginning.

BEING lot 1 on above mentioned Plan  
TAX PARCEL NO. 33-5387-20-80-4367  
PROPERTY ADDRESS: 131 S. Chestnut  
Street, Boyertown, Pennsylvania  
TO BE SOLD AS THE PROPERTY OF  
Charles A. Gilliland, IV

Case Number: 22-00156

Judgment Amount: \$0

Attorney: Larry W. Miller, Jr., Esquire

ALL THAT CERTAIN tract of ground with the three-story mansion and other improvements erected thereon on the South and Western sides of Washington Street and the Southern side of Cambridge Avenue situate in the Borough of Birdsboro. Berks County, Pennsylvania, being a portion of the residue property as shown on the recorded Subdivision Plan of "Mansion Heights" recorded in Plan Book 136 page 77 and revision recorded in Plan Book 146, page 76, Berks County Records, prepared by Robert B. Ludgate and Associates Plan No. D- 2215 dated March 18, 1985, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right of way line of Washington Street (50' wide) said point being North 36 degrees 38 minutes 22 seconds East, 50.00 feet from the Southeasternmost corner of Lot No. 84; thence through the residue parcel the four following courses and distances:

North 53 degrees 21 minutes 38 seconds West, 200.00 feet to a point;

North 24 degrees 5 1 minutes 00 seconds West, 121 .60 feet to a point;

North 61 degrees 22 minutes 50 seconds West, 120.00 feet to a point; and

North 28 degrees 37 minutes 10 seconds East, 295.00 feet to a point on the Southern right of way line of Cambridge Avenue (50' wide);

THENCE along the Southern right of way line of Cambridge Avenue by a curve to the left having an initial radius bearing North 31 degrees 56 minutes 35 seconds East, a radius of 375.00 feet, a central angle of 22 degrees 57 minutes 13 seconds and an arc length of 150.23 feet to a point of reverse curvature; thence by a reverse curve to the right entering the Western right of way line of Washington Street having a radius of 20.00 feet, a central angle of 68 degrees 41 minutes 39 seconds and an arc length of 23.98 feet to a point of reverse curvature; thence along the Western and Southwestern right of way line of Washington Street the four following courses and distances:

By reverse curve to the left having a radius of 1 75.00 feet, a central angle of 18 degrees 18

Vol. 116, Issue 37

minutes 26 seconds and an arc length of 55.92 feet to a point of tangency;

South 30 degrees 37 minutes 25 seconds East, 192.06 feet to a point of curvature;

By a tangent curve to the right having a radius of 125.00 feet, a central angle of 67 degrees 15 minutes 47 seconds and an arc length of 1 46.75 feet to a point of tangency; and

South 36 degrees 38 minutes 22 seconds West, 153.42 feet to a point the place of beginning.

CONTAINING 3.00 acres of land.

BEING SUBJECT to a drainage easement in the Northwesternmost part of the herein before described for the purpose of future stormwater management facilities.

Title to said premises is vested in: Charles F. Rohrer Trust

Property being known as: 301 Washington Street, Birdsboro, PA 19508

Being Berks County Tax Parcel Number: 31-5344-13-03-5792

Seized and taken in execution as the property of:

Incorporated Investments & Acquisitions, LLC in suit of Charles F. Rohrer.

TO BE SOLD AS THE PROPERTY OF:

Incorporated Investments & Acquisitions, LLC

Case Number: 22-14430

Judgment Amount: \$118,469.87

Attorney: Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company

### LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, Situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 1, Block R on the Revision to a portion of Whitford Hill (PB 41-9) and Whitford Hill Townhouses (PB 123-29) recorded in Plan Book Volume 196, Page 6, being more fully described as follows:

BEGINNING at a point on the Northwest line of Ashbourne Drive, said point being on the division line between Lot No. 1 and Lot No. 2, Block R and also being the Southeast corner of the herein described lot; thence along said Northwest line of Ashbourne Drive the two following courses and distances: (1) South 42 degrees 03 minutes 10 seconds West, 80.00 feet to a point of curve and (2) continuing Southwesterly along a curve to the right having a radius of 21.00 feet, a central angle of 60 degrees, the arc distance of 21.99 feet to a point; thence along an Open Space, North 49 degrees 03 minutes 46 seconds West, 131.16 feet to a point; thence North 33 degrees 59 minutes 56 seconds West, 30.00 feet to a point; thence along State Route 1035, North 56 degrees 00 minutes 04 seconds East, 96.35 feet to

6/13/2024

Vol. 116, Issue 37

a point; thence along Lot No. 2 aforesaid, South 47 degrees 56 minutes 50 seconds East, 147.53 feet to a point on the Northwest line of Ashbourne Drive being the place of BEGINNING.

PROPERTY ADDRESS: 1199 ASHBOURNE DRIVE, READING, PA, 19605

PARCEL NUMBER: 66439919514341

TITLE TO SAID PREMISES IS VESTED IN DUC TRI PHAN, THAO PHAN AND MY LE

BY DEED FROM RICHELLE M. ZIMMERMAN DATED 12/14/2016 RECORDED 12/28/2016 INSTRUMENT NO.: 2016046633

TO BE SOLD AS THE PROPERTY OF: DUC TRI PHAN; THAO PHAN; MY LE.

Docket #22-16134

Judgment Amount: \$65,891.64

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Two-Story Brick Dwelling House and Lot or Piece of Ground on the Which The Same Is Erected Situate On The West Side or Ritter Street Between West Oley and West Douglas Streets Being No. 728 Ritter Street in the City of Reading County of Berks and State of Pennsylvania Bounded and Described as follows to wit:

BEGINNING at a Point on the Western Building Line of Said Ritter Street a distance of Two Hundred and Forty-Six (246) Feet South of and From Southwest Corner of Said Ritter and West Douglas Streets Thence Along Other Property Now Or Late Of The West Reading Savings Fund And Loan Association No. 7 The Distance Of One Hundred Twelve (112) Feet to a Ten Feet Wide Alley The Distance of Fourteen (14) Feet To A Point Thence East Along Property Now Or Late Of Howard S Miller The Distance Of One Hundred Twelve (112) Feet to a Point in the Western Building Line of Said Ritter Street Thence South along said Ritter Street the distance of Fourteen Feet to a point, the place of beginning.

Thereon erected a dwelling house known as:

728 Ritter Street

Reading, PA 19601

Tax Parcel #530756446347

Account: 15612175

See Deed Book 2802, Page 301

Sold as the property of:

DANIEL C. MOORE

NO. 23-2432

Judgment: \$219,187.53

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the boundary line of

lands of George Swoyer (said point being distant from the corner of lands of said George Swoyer and John J. Paul South 38 degrees, 27 minutes, West 105 feet and along lands of said John J. Paul 21 degrees, 30 minutes, West 352.5 feet to a corner at the center line of State Highway Route 422); thence along lands of Oliver M. Mest South 54 degrees, 10 minutes, East 148.5 feet to a corner at the West side of Hillview Road; thence along same South 37 degrees, 52 minutes West 128 feet to a corner; thence along lands of Oliver M. Mest North 51 degrees, 33 minutes, West 149.79 feet to a corner in the boundary line of lands of George Swoyer; thence along the same North 38 degrees, 27 minutes, East 120.67 feet to the place of beginning.

CONTAINING 18,950 square feet more or less.

Parcel No. 24-5354-10-36-7475

BEING the same premises which Jill Gresh and Chad N. Gresh, wife and husband, by Deed dated 10/5/12 and recorded in the Berks County Recorder of Deeds Office on 10/18/12, granted and conveyed unto Shawn Gordon.

TAX PARCEL NO 24-5354-10-36-7475 (PIN: 535410367475)

BEING KNOWN AS 104 Hillview Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Shawn Gordon

NO. 23-03091

Judgment: \$164,518.33

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lot or piece of land, together with the two-story brick and frame townhouse erected thereon, being house No. 1213 Deer Run on the Western side of Deer Run, a short distance Northwardly from Bear Boulevard, and being known as Lot No. 10, in Block "A", Section No. 1, of Mountain Park Development, as laid out by S and H Inc., on November 25, 1970 and recorded in Plan Book Volume 32, Page 79, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western building line of Deer Run (53 feet wide) the aforesaid corner being 190.90 feet measured Northwardly along the Western building line of Deer Run from a point of reverse curve connecting the Western building line of Deer Run and the Northern building line of Bear Boulevard (79 feet wide); thence leaving the aforesaid Deer Run passing through an 8 inch patty wall and along Lot No. 9, North 43 degrees 3 minutes 30 seconds West, a distance of 133.76 feet to a corner; thence along the Eastern side of a 15 feet wide easement for public utilities North 46 degrees 56 minutes 30 seconds East, a distance of 35 feet to a corner; thence along property

6/13/2024

Vol. 116, Issue 37

belonging now or formerly to Harold J. Ash and Ida G. Ash, husband and wife, South 43 degrees 3 minutes 30 seconds East, a distance of 130 feet to a corner on the Western building line of Deer Run; thence along the same South 40 degrees 48 minutes 5 seconds West, a distance of 35.21 feet to the place of beginning.

Parcel ID: 43532715523741

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1213 Deer Run, Reading, PA 19606

BEING THE SAME PREMISES which Mark S. Kawalksy and Joyce A. Guido, by Deed dated August 13, 2021 and recorded August 16, 2021 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2021040778 granted and conveyed unto Lindsey A. Meter in fee.

TAX PARCEL NO 43532715523741

BEING KNOWN AS 1213 Deer Run, Reading, PA 19606

Residential Property

To be sold as the property of Lindsey A. Meter

CASE NUMBER: 23-04463

JUDGMENT AMOUNT: \$134,933.69

ATTORNEY: CHARLES N. SHURR, JR., ESQUIRE

ALL THAT CERTAIN lots, parcel or pieces of land, as laid out on a plan of lots known as Alsace Manor Addition, and laid out by Harry Erny, situate and being in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING lots numbered 25 and 26 bounded as follows:

ON the North by Lot No 27 previously owned by Elmer Weiser;

ON the East by a public road known as Antietam Road; On the South by Lot No. 24, and ON the West by a portion of Lot No. 58,

RUNNING North and South forty feet (40') and a depth of equal width East and West, one hundred and twenty feet (120') as more specifically appears on said plan of Alsace Manor Addition.

BEING KNOWN AS Tax Parcel Number 22-5329-04-61-2180

BEING THE SAME PREMISES WHICH Jason V. Mast by Deed dated December 4, 2020 and recorded on January 6, 2021 in the Office of the Recorder of Deeds of Berks County to Instrument #2021000535 granted and conveyed unto Paige Herbein.

BEING KNOWN AS

120 Antietam Road, Alsace Township, Berks County, Pennsylvania 19560

Parcel No. 22-5329-04-61-2180

TO BE SOLD as the property of Paige Herbein

Prothonotary # 23-16279

Judgment: \$65,348.62

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #: 17531721096053

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground on which the same is erected, situate on the East side of North Tenth Street. No. 1607. between Union and Exeter Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Wellington A. Gift;

On the East by a twenty-four feet (24') wide alley;

On the South by property now or late of Walter S. Eltz; and

On the West by said North Tenth Street

CONTAINING in front thirteen feet eight inches (13' 8") and in depth one hundred feet (100').

Being known as: 1607 NORTH 10TH STREET, READING, PENNSYLVANIA 19604.

Title to said premises is vested in Carmen I. Cortes and Marcos Castro, husband and wife, by deed from Luis E. Acevado Cabrera and Jenice Izquierdo, Husband and Wife dated April 28, 2016 and recorded May 2, 2016 in Instrument Number 2016014106.

TO BE SOLD AS THE PROPERTY OF CARMEN I. CORTES AND MARCOS CASTRO

Case Number: 23-16981

Judgment Amount: \$65,635.54

Attorney: Dana Marks, Esq.

ALL THAT CERTAIN piece, parcel or tract of and situate on the western side of a 50 feet wide reservation of a right of way Northwest of Heidelberg Road, T-374, Being Lot No. 3, as shown on Plan No. 8135-000-E-004, prepared by Spotts Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania and recorded in the office of the recorder of Deeds in and for Berks County, at Reading, Pennsylvania in Plan Book Volume 43, page 22, in the Township of Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point, said point being on the northwestern right of way line of Heidelberg Road, T-374, and the western side of a 50 feet wide reservation of a right of way, said point also being the southeastern corner of the herein described premises; thence leaving the aforesaid Heidelberg Road, T-374, and the reservation of a 50 feet wide right of way and along property belonging to Howard C. Heck, South 87 degrees 15 minutes 00 seconds West, a distance of 576.00 feet to a point; thence along residue property belonging to Franklin R, Long and Georgiana

6/13/2024

Vol. 116, Issue 37

Long, his wife, the two following courses and distances viz: (1) North 28 degrees 45 minutes 00 Seconds East, a distance of 250.00 feet to a point; and (2) North 53 degrees 15 minutes 00 seconds East, a distance of 190.25 feet to a point on the western side of the aforesaid reservation of a 50 feet wide right of way; thence along the same the three following courses and distances, viz: (1) South 36 degrees 45 minutes 00 seconds East, a distance of 263.71 feet to a point; (2) by a curve bearing to the left having a radius of 175.00 feet, a central angle of 40 degrees 29 minutes 00 seconds, a distance along the arc of 123.65 feet and a chord bearing of South degrees 59 minutes 30 seconds East, a distance of 121.09 to a point at a point of reverse curve; and (3) by a curve bearing to the right having a radius of 74.72, a central angle of 40 degrees 26 minutes 00 seconds, a distance along the arc of 52.73 feet and a chord bearing of South 57 degrees 01 minutes 00 seconds East, a distance of 51.64 feet to the place of beginning.

TO BE SOLD AS PROPERTY OF: Michael S. Peters and Cathies J. Strause  
Dated: March 15, 2024

No. 23-17892

Judgment: \$175,952.30

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

**PURPART NO. 1:**

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground, upon which the same is erected, situate on the North side of Cumberland Avenue, in the Borough of Mt. Penn, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by Diamond Street;

ON the East by property now or late of Robert Feyl;

ON the South by said Cumberland Avenue; and

ON the West by property now or late of Charles A. Miller.

CONTAINING in front or width on said Cumberland Avenue, 25 feet and in depth of equal width, 150 feet.

**PURPART NO. 2:**

ALL THAT CERTAIN building lot or piece of ground, situate in the Borough of Mt. Penn, formerly Alsace Township, County of Berks and Commonwealth of Pennsylvania, and being Lot No 119 in Reiser and Kendall's Plan of Woodvale and further described as follows:

ON the North by Diamond Street;

ON the East by Lot No. 120, property now or late of Clarence A. Scarlett;

ON the South by Cumberland Avenue; and

ON the West by Lot No, 118.

CONTAINING 20 feet in front on Cumberland Avenue and in depth 150 feet to said Diamond Street.

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: 2419 CUMBERLAND AVENUE, READING, PA 19606

Mapped PIN: 5316-08-88-6249

Parcel ID #: 64531608886249

Account #: 64027900;

BEING THE SAME PREMISES WHICH Kim L. Strahin, by Deed dated March 18, 2022 and recorded March 22, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2022-011914, granted and conveyed unto Narkkelys Plasencia Santana.

TO BE SOLD AS THE PROPERTY OF NARCKELYS PLASENCIA SANTANA

Case Number: 24-00872

Judgment Amount: \$402,400.08

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message and tract of land situate on the south side of Cleveland Avenue between Lake land Forrest Avenues, being house No. 1316 Cleveland Avenue, in the Borough of Wyomissing, Berks County, Pennsylvania, being Lot Nos. 202, 203 and 204, Block Number 19 on Plan of Wyomissing, as recorded in Plan Book 1, page 1, bounded and described as follows:

One the north by said Cleveland Avenue; On the east by Lot No. 201 on said Plan; On the south by a 12 feet wide alley; and on the west by Lot No. 205 on said Plan; containing in front along said Cleveland Avenue a width of 75 feet, and a depth of 115 feet to said alley.

PROPERTY ADDRESS: 1316 CLEVELAND AVE WYOMISSING, PA 19610

PARCEL: 96439607770883

TITLE TO SAID PREMISES IS VESTED IN DAVID FOSTER MUSANTE AND ADRIANE HOKE, HUSBAND AND WIFE TO HOLD AN UNDIVIDED 50% INTERESTS AS TENANTS BY THE ENTIRETIES AND CAROL DAMITA FIELDS TO HOLD AN UNDIVIDED 50% INTEREST IN HER INDIVIDUAL CAPACITY. TITLE BETWEEN THE MARRIED COUPLE AND THE INDIVIDUAL TO BE HELD AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM RUDOLPH J. WAHANIK AND ELKE I. WAHANIK, HUSBAND AND WIFE RECORDED

6/13/2024

Vol. 116, Issue 37

09/07/2016 DATED 08/31/2016 INSTRUMENT NO. 2016031302

TO BE SOLD AS THE PROPERTY OF ADRIANE HOKE; DAVID FOSTER MUSANTE; CAROL DAMITA FIELDS

Case Number: 24-1105

Judgment Amount: \$204,776.00

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

A Florida professional limited liability company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate on the North side of Legislative Route LR-06011 and being Lot No. 3 of the Plan of Lots of Olde Hickory Estates, situate in the Township of Tulpehocken, County of Berks and State of Pennsylvania, and being more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Surveyors and Land Planners, dated November 7, 1974 and designed plan number 65-E 4026, as follows, to wit:

BEGINNING at a spike in Legislative Route LR-06011 a corner of Lot No. 2; thence in said road in a Westerly direction, 180.00 feet to a spike, a corner of Lot. No. 4; thence leaving said road and along Lot No. 4 in a Northerly direction by a line making a right angle with the last described line, 370.00 feet to an iron pipe in line, 370.00 feet to an iron pipe in line of lands of Lot No.2; thence along Lot No. 2 the following courses and distances: (1) in an Easterly direction by a line making a right angle with the last described line, 180.00 feet to an iron pipe; (2) in a Southerly direction by a line making an interior angle of 90 degrees with the last described line and an interior angle of 90 degrees with the first described line, 370.00 feet to a pipe, the place of Beginning.

CONTAINING 1.529 acres.

PROPERTY ADDRESS: 173 DECK RD WOMELSDORF, PA 19567

PARCEL: 86442000312062

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. WOLF AND BRENDA K. WOLF, HUSBAND AND WIFE BY DEED FROM GEORGE H. ZIMMERMAN RECORDED 11/07/1994 DATED 10/31/1994 BOOK 2589 PAGE 1330

TO BE SOLD AS THE PROPERTY OF CHARLES WOLF A/K/A CHARLES E. WOLF; BRENDA WOLF A/K/A BRENDA J. WOLF, HUSBAND AND WIFE.

No. 24-01309

Judgment: \$45,383.02

Attorney: Kelly L. Eberle, Esquire

**LEGAL DESCRIPTION**

**PURPART NO 1**

ALL THAT CERTAIN tract of parcel of land situate in the Township of Rockland, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a corner on the North side of a public road, thence along said road south twelve (12) degrees West eighty feet (80 feet) to a corner, thence by other land of Forrest K. Boyer the next three following courses and distances, to wit (1) South eighty-four (84) degrees West one hundred thirty feet (130 feet), (2) North eight (08) degrees East twenty-five feet (25 feet) to a stone corner; and (3) North ten (10) degrees East ninety feet (90 feet) to a stone corner; thence by land of Luther A. Welder South eighty-one (81) degrees East one hundred twenty-seven feet (127 feet) to the place of beginning.

CONTAINING twelve thousand four hundred sixty-two (12,462) square feet

**PURPART NO 2**

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

BEGINNING at point on the western side of a public road to Dryville and in line of other lands of the parties of the second part, thence by said road South 09 degrees West 47 5 feet to the middle of the concrete road to Reading, thence in and by said road South 61-1/2 degrees West 134 feet to a stake in line of other lands of Forrest K. Boyer, thence by the same North 1/2 degree East to a point in line of other lands of the parties of the second part, thence by the same South 86 degrees East 130 feet to the place of beginning.

CONTAINING 9,988 square feet.

THE TWO WITHIN DESCRIBED PURPARTS ARE CONTINGUOUS TO ONE ANOTHER

BEING PARCEL NUMBER 5450-01-09-7601

PARCEL IDENTIFICATION NO: 75-5450-01-09-7601, TAX ID# 75042810

AND BEING the same premises which Eric J. Weaknecht, the Sheriff of Berks County by Sheriff's Deed Poll dated 8/22/2013 and recorded 8/23/2013 in the Office of the Recorder of Deeds of Berks County in Instrument No. 2013036370, granted and conveyed unto Federal National Mortgage Association, in fee.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws by the United States of America, by Sheriff's Deed dated June 17, 2014 and recorded July 7, 2014 in the Office of the Recorder of Deeds of Berks County at Instrument Number 2014021513, granted and conveyed unto Jonathan Miller.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 161 Forgedale Road Fleetwood, Berks County, Pennsylvania TAX PARCEL: 75545001097601 ACCOUNT: 75042810

See Instrument Number: 2014021513

To be sold as the property of Jonathan E. Miller

6/13/2024

Vol. 116, Issue 37

Docket No. 24-01608  
Judgment: \$73,993.31

Attorney: Ed E. Qaqish, Esquire  
Meredith H. Wooters, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Alyk L. Oflazian, Esquire  
Cristina L. Connor, Esquire  
Katherine M. Wolf, Esquire

**LEGAL DESCRIPTION**

All that certain two story brick mansard roof dwelling house and lot or piece of ground upon which the same is erected, being No 939 North 5th Street in the City of Reading, Berks County, Pennsylvania, situate on the East side of North Fifth Street, between Windsor and Spring Streets, bounded and described as follows

On the North by property now or late of Isaac Steinger,

On the South by property now or late of Thomas F. Beyler, No. 937,

On the East by a 10 feet wide alley, and

On the West by said North Fifth Street.

Containing in front, North and South 19 feet 10 inches, and in depth East and West of equal width, 109 feet 6-3/4 inches to said 10 feet wide alley.

Being the same property conveyed to Anthony Sepulveda who acquired title by virtue of a deed from Radames Sepulveda and Lucia Sepulveda, dated May 2, 2008, recorded May 7, 2008, at Document ID 2008023284, and recorded in Book 5352, Page 489, Office of the Recorder of Deeds, Berks County, Pennsylvania.

**HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 939 NORTH 5TH STREET, READING, PA 19601.**

Parcel No.: 14530751759557

Account: 14078500

See Deed Book Volume 5352, Page 489

**TO BE SOLD AS THE PROPERTY OF ANTHONY SEPULVEDA**

Case No. 24-01663

Judgment Amount: \$78,905.05

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, known as No. 819 North Tenth Street, and the lot or piece of ground upon which the same is erected, situate on the East side of North Tenth Street, between Douglas and Windsor Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

On the North by property now or late of Arthur Safford; On the South by property now or late of Andrew G. Geringer; On the East by a 20 feet wide alley (known as Market Place); On the West by said North Tenth Street.

CONTAINING in front along said North Tenth Street North and South 16 feet and in depth or length East and West 103 feet.

BEING THE SAME PREMISES which Kenneth L. Missimer, Pearl A. Missimer, Jerry T. Missimer, Rebecca Missimer and Linda A. Missimer by Deed dated May 9, 1991 and recorded May 15, 1991 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2210, Page 2284, granted and conveyed unto Kenneth L. Missimer, Pearl A. Missimer and Jerry T. Missimer.

Kenneth L. Missimer departed this life on March 30, 1993.

Pearl A. Missimer departed this life on April 16, 1996.

Jerry T. Missimer departed this life on August 19, 2021.

BEING KNOWN AS 819 North 10th Street, Reading, PA 19604.

TAX PARCEL NO. 12-5317-53-04-6841

ACCOUNT:

See Deed Book 2210 Page 2284

To be sold as the property of Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Jerry T. Missimer, Deceased

Docket #24-2011

Judgment Amount: \$245,589.59

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the buildings erected thereon, being No 478 East Main Street, Borough of Kutztown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line of the public road leading from Kutztown to Allentown (now East Main Street) and extending; thence along property of the Kutztown Park Association eastward one hundred eighty feet (180') to a twenty feet (20') wide alley; thence along the same northward fifty-six feet (56') to property now or late of Annie R. Gernert, thence along the same westward one hundred eighty feet (180') to the curb line of said public road (now East Main Street), and thence along the same southward fifty-six feet (56') to the place of BEGINNING

CONTAINING ten thousand eighty square feet (10,080 sq. ft.) more or less

Thereon erected a dwelling house known as:

478 East Main Street

Kutztown, PA 19530

Tax Parcel #55545417005500

Account: 55003975

See Deed INSTRUMENT NO.: 2020004208

Sold as the property of:

TERESA LANGOUSSIS

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

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

6/13/2024

Vol. 116, Issue 37

A schedule of distribution will be filed by the Sheriff, August 2, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **MIRI Technologies, Inc.**  
**Timothy J. Duckworth, Esq.**  
Mosebach, Funt, Dayton & Duckworth, P.C.,  
2045 Westgate Drive, Suite 404  
Bethlehem, PA 18017

**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 May 21, 2024, 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: **OUTSIDE THE BOX HEALTH AND WELLNESS.**  
**Socrates J. Georgeadis, Esq.**  
1350 Broadcasting Rd., Suite 202  
Wyomissing, PA 19610

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-2478

NOTICE IS HEREBY GIVEN that the Petition of Domanire Indasia Holums Trapp was filed in the above named Court, praying for a Decree to change their name to DOMANIRE INDASIA TRAPP.

The Court has fixed June 17, 2024, at 1:30 p.m. in Courtroom "4E" 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.

ADULT ADOPTION WITH CHANGE OF  
NAME

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
ORPHAN'S COURT DOCKET NO. 88934

NOTICE IS HEREBY GIVEN that the Petition of Isabella Camile Belville was filed in the above named Court, praying for a Decree to change their name to ISABELLA MARY BELVILLE.

The Court has fixed July 5, 2024, at 9:00 a.m. in Courtroom "4A" 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.

**Peter J. Dolan, Esq.**  
**Dolan Ray Law, LLC**  
2500 E. High Street, Suite 700  
Pottstown, PA 19464

**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**

**ADAM, JR., LEON E., dec'd.**

Late of 615 Laurel St.,  
City of Reading,  
Administrator: LEON E. ADAM,  
199 New Schaefferstown Rd.,  
Bernville, PA 19506.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**BAILEY, JUDITH A., dec'd.**

Late of Borough of Kutztown.  
Executor: ROBERT C. BAILEY.  
c/o PROKUP & SWARTZ,  
7736 Main St.,  
Fogelsville, PA 18051

**BIRMINGHAM, FAY L., dec'd.**

Late of Perry Township.  
Executor: GARY L. BURKERT,  
4707 Painted Sky Rd.,  
Reading, PA 19606.  
ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,  
BARLEY SNYDER, LLP  
2755 Century Boulevard,  
Wyomissing, PA 19610

6/13/2024

Vol. 116, Issue 37

**BORN, LUCILLE THERESA also known as****BORN, LUCILLE T., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: LISA B. HURLEMAN,  
 1404 Cleveland Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**BOYER, EMMA SUE also known as  
BOYER, E. SUE and BOYER, SUE,  
dec'd.**

Late of Borough of Boyertown.  
 Executor: RICHARD A. BOYER.  
 c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
 50 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**BRADFORD, KEVIN LEE, dec'd.**

Late of Borough of West Lawn.  
 Administrator: BONITA F. BRADFORD.  
 c/o ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**BRIGHTBILL, EARL L. also known as  
BRIGHTBILL, EARL LONG, dec'd.**

Late of Borough of Laureldale.  
 Executrix: MELODY J. JONES,  
 890 Miller Rd.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: GARY R. SWAVELEY, JR., ESQ.,  
 38 North Sixth Street,  
 P.O. Box 1656,  
 Reading, PA 19603-1656

**CHRISTMAN, LEONARD L., dec'd.**

Late of Oley Township.  
 Administratrix: SUZANNE L. MEST,  
 307 Mountain Lane,  
 Trout Run, PA 17771.  
 ATTORNEY: REBECCA L. BELL, ESQ.,  
 ALLERTON & BELL, P.C.,  
 1095 Ben Franklin Hwy East,  
 Douglassville, PA 19518

**CROWDELL, LEONARD F., dec'd.**

Late of Borough of Boyertown.  
 Executrix: SUSAN M. MCDONALD,  
 25 W. 6th St.,  
 Boyertown, PA 19512.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 ESQ.,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**GAVIGAN, THOMAS H. also known as  
GAVIGAN, THOMAS HUGH, dec'd.**

Late of 1835 Alsace Rd.  
 Executrix: MIRIAM GAVIGAN.  
 ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**GRELL, SHARON D., dec'd.**

Late of 1086 Krumsville Rd.,  
 Borough of Kutztown.  
 Executor: BOBBI JEAN REINERT,  
 33 Rapp Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**KLOPP, DARLENE R., dec'd.**

Late of 135 Fort Rd.,  
 Borough of Bernville.  
 Executrix: DOROTHY M. HOLMBERG.  
 c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**MCDONALD, JULIA A., dec'd.**

Late of 26 Firetower Rd.,  
 Union Township.  
 Administrators: MARY E. TOMLINSON,  
 326 Park View Rd.,  
 Reading, PA 19606 and  
 MEGHAN L. WYLY,  
 64 Ebelhare Rd.,  
 Pottstown, PA 19465.  
 ATTORNEY: OSMER S. DEMING, ESQ.,  
 DEMING LAW OFFICE LLC,  
 38 North 6th Street,  
 Reading, PA 19601

**MENGEL, STEVEN C., dec'd.**

Late of 600 Onyx Cave Rd.,  
 Borough of Hamburg.  
 Executor: ARLENE F. MENGEL,  
 600 Onyx Cave Rd.,  
 Hamburg, PA 19526.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**MILLER, JACKSON J., dec'd.**

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

**QUIGLEY, MARGARET ANN, dec'd.**

Late of Borough of Bally.  
 Executor: RICHARD J. QUIGLEY.  
 ATTORNEY: JEFFREY S. POZZUOLO, ESQ.,  
 2033 Walnut St.,  
 Philadelphia, PA 19103

**SHEARS, RUTH E., dec'd.**

Late of Muhlenberg Township.  
 Executor: DOUGLAS W. SHEARS,  
 247 Madison Ave.,  
 Reading, PA 19605.  
 ATTORNEY: FREDERICK R. MOGEL, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

6/13/2024

Vol. 116, Issue 37

**SNYDER, SR., CARL E., dec'd.**

Late of Exeter Township.  
 Executor: DOUGLAS SNYDER.  
 c/o ATTORNEY: MICHAEL J. RIGHI,  
 ESQ.,  
 BITLER LAW, P.C.,  
 3115 Main Street,  
 Birdsboro, PA 19508

**STEAKELUM, MADELINE T. also known as****STEAKELUM, MADELEINE THERESE, dec'd.**

Late of 450 East Philadelphia Ave.,  
 Cumru Township.  
 Executrix: JOETTE L. LAWLESS,  
 91 Turning Leaf Way,  
 Reading, PA 19605.  
 ATTORNEY: THOMAS A. ROTHERMEL,  
 ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**STULL, ROBERT, dec'd.**

Late of 16 School St.,  
 Union Township.  
 Executor: GREGORY S. STULL,  
 9 Jennifer Dr.,  
 Bernville, PA 19506.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**TEREFENKO, PETER, dec'd.**

Late of 132 A Main St.,  
 Borough of Leesport.  
 Executrix: MICHELLE TEREFENKO,  
 1701 New Holland Rd.,  
 Reading, PA 19607.  
 ATTORNEY: DANIEL D. MARTIN, ESQ.,  
 DANIEL D. MARTIN & ASSOCIATES  
 LLC,  
 44 E. Front St.,  
 Media, PA 19063

**THOMAS, GUNTHER F. also known as THOMAS, GUNTHER, dec'd.**

Late of Oley Township.  
 Executrix: ROSALIE ANNE THOMAS.  
 c/o ATTORNEY: REBECCA M. YOUNG,  
 ESQ.,  
 YOUNG & YOUNG,  
 119 E. Main Street,  
 Macungie, PA 18062

**WESSNER, ELEANOR M. also known as WESSNER, ELEANOR M.A., dec'd.**

Late of Greenwich Township.  
 Executor: RICKY S. WESSNER,  
 678 Hottenstein Rd.,  
 Kutztown, PA 19530.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

**YEAHEL, DOROTHY H., dec'd.**

Late of 5202 Leesport Ave.,  
 Muhlenberg Township.  
 Executrices: LINDA L. BEITZEL,  
 118 Woodhill Dr.,  
 Fleetwood, PA 19522 and  
 SANDRA L. WURSTER,  
 1849 Persimmon Dr.,  
 Sinking Spring, PA 19608.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**ZAHARCHUK, ROMAN, dec'd.**

Late of Colebrookdale Township.  
 Executrix: RAMONA M. ROBERTS.  
 c/o ATTORNEY: NICOLE C. MANLEY,  
 ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**Second Publication****DAVIS, PAUL L., dec'd.**

Late of Exeter Township.  
 Executrix: RENEE ATKIN,  
 21892 US Highway 6 & 19,  
 Venango, PA 16440.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 101,  
 Reading, PA 19606

**DIRENZO, MARIAN J., dec'd.**

Late of Borough of Sinking Spring.  
 Executrix: KATHLEEN A. RENNINGER,  
 15 Calming Trail,  
 Sinking Spring, PA 19608.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 ESQ.,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue,  
 P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**FRITCHMAN, ELMER, dec'd.**

Late of Borough of Topton.  
 Executrix: MICHELE FRITCHMAN.  
 c/o ATTORNEY: LAW OFFICE OF DAVID  
 A. MARTINO, ESQ.,  
 1854 PA Rte. 209,  
 P.O. Box 420,  
 Brodheads ville, PA 18322

**GAGNON, MARY LOUISE, dec'd.**

Late of 534 Gamma Dr.,  
 South Heidelberg Township.  
 Executor: SEAN T. MCSWEENEY,  
 15 Fox Glen Drive,  
 Sinking Spring, PA 19608.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

6/13/2024

Vol. 116, Issue 37

**GOTWALS, WILLIAM S., dec'd.**

Late of Oley Township.  
 Executor: BRADLEY H. GOTWALS,  
 12 Gotwals Lane,  
 P.O. Box 56,  
 Oley, PA 19547.  
 ATTORNEY: JEFFREY D. BUKOWSKI, ESQ.,  
 SMITH BUKOWSKI, LLC,  
 1050 Spring Street, Suite 1,  
 Wyomissing, PA 19610

**HOHL, MONA J., dec'd.**

Late of Union Township.  
 Executor: AMOS K. STOLTZFUS, JR.  
 c/o ATTORNEY: ANN L. MARTIN, ESQ.,  
 P.O. Box 5349,  
 Lancaster, PA 17606

**LONG, CAROLYN C., dec'd.**

Late of 2404 Papermill Rd.  
 Executor: DOUGLAS C. LONG,  
 5 Hidden Brook Way,  
 Sinking Spring, PA 19608.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**LORAH, MARION G., dec'd.**

Late of Spring Township.  
 Executors: WILLIAM LORAH,  
 312 Bunker Hill Rd.,  
 Robesonia, PA 19551 and  
 BRIAN LORAH,  
 28 Keener Rd.,  
 Reinholds, PA 17569 and  
 DENNIS LORAH,  
 23 Par Lane,  
 Bernville, PA 19506.  
 ATTORNEY: KENNETH C. SANDOE, ESQ.,  
 STEINER & SANDOE ATTORNEYS AT  
 LAW, LLC,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**MARBURGER, ROSANNE E., dec'd.**

Late of 111 Beverly Ave.,  
 City of Reading.  
 Executors: CYNTHIA BELL and  
 RONALD MARBURGER.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**MEITZLER, VERNA A., dec'd.**

Late of Maiden creek Township.  
 Executor: TROY C. MEITZLER.  
 c/o ATTORNEY: JOEL READY, ESQ.,  
 CORNERSTONE LAW FIRM, LLC,  
 8500 Allentown Pike, Suite 3,  
 Blandon, PA 19510

**MIECZKOWSKI, JOHN MICHAEL,  
dec'd.**

Late of Oley Township.  
 Executrix: SHELLY ANN  
 MIECZKOWSKI.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**NEWMAN, BEATRICE L., dec'd.**

Late of 3340 Jacksonwald Ave.,  
 City of Reading.  
 Administrator: PAUL H. NEWMAN,  
 3429 Stoner Ave.,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT D.  
 KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

**PICCONE, PATRICK A., dec'd.**

Late of 97 S. Wayne St.  
 Executor: SHAN A. PICCONE,  
 1128 W. Wyoming St.,  
 Allentown, PA 18103.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**PRINDLE, CODEY A. also known as  
PRINDLE, CODEY ALLEN, dec'd.**

Late of 130 Laurel Rd.,  
 Borough of Boyertown.  
 Administrators: CYNTHIA ANN PRINDLE and  
 CHRISTOPHER L. PRINDLE,  
 130 Laurel Rd.,  
 Boyertown, PA 19512.  
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY P.C.,  
 P.O. Box 500,  
 Shillington, PA 19607

**REA, SR., STEVE ROGER, dec'd.**

Late of Borough of Lyons.  
 Administrator: STEVE R. REA, JR..  
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
 534 Court Street,  
 Reading, PA 19601

**SATTLER, VERONICA, dec'd.**

Late of 120 James Rd.,  
 Borough of Bernville.  
 Executor: JOSHUA JANOFF,  
 24 Turnbridge Dr.,  
 Hilton Head, SC 29928.

**SKYERS, KAMIKA K., dec'd.**

Late of 107 Buttonwood St.,  
 City of Reading.  
 Administrator: TANIELLE MORRIS,  
 107 W. Buttonwood St.,  
 Reading, PA 19601.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**SKYERS, KAMIKA K., dec'd.**

Late of 107 Buttonwood St.,  
 City of Reading.  
 Administrator: TANIELLE MORRIS,  
 107 W. Buttonwood St.,  
 Reading, PA 19601.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

6/13/2024

Vol. 116, Issue 37

**VANCOEUR, CAROL M., dec'd.**

Late of 30 S. 23rd St.,  
Borough of Mount Penn.  
Executors: CHRISTINE MARBURGER,  
54 E. High St.,  
Womelsdorf, PA 19567 and  
PHILIP VANCOEUR,  
341 Church Lane Rd.,  
Reading, PA 19606.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**WAKERICS, CHARLES, dec'd.**

Late of Morgantown.  
Executrix: JEAN L. PECKNOE,  
4498 N. Twin Valley Rd.,  
Morgantown, PA 19543.

**YORDY, JAMES C., dec'd.**

Late of North Heidelberg Township.  
Administratrix: JENNIFER R. SALMON.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**Third and Final Publication****CASTRO, MARCELINO GARCIA, dec'd.**

Late of 503 E. 8th Ave.,  
Belton, TX,  
Bell County.  
Administrator: JOSEFINA GARCIA REYES,  
503 E. 8th Ave.,  
Belton, TX 76513.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**COLLINS, LESLYE E., dec'd.**

Late of 1802 Tulpehocken Rd.,  
Borough of Wyomissing.  
Executrix: STEPHANIE BECKER,  
218 Sanibel Ln.,  
Wyomissing, PA 19610.  
ATTORNEY: THOMAS A. ROTHERMEL, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**DESANTIS, EZIO F., dec'd.**

Late of 501 Hoch Rd.,  
Maidencreek Township.  
Executrices: JESSICA JUNG,  
72 Woodwind Dr.,  
Spartanburg, SC 29302-4519 and  
JENNIFER DESANTIS,  
1701 State Hill Rd., Apt. M3,  
Wyomissing, PA 19610.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**EAGLE, SHERON, dec'd.**

Late of No. 63 W. Madison St.,  
Borough of Temple.  
Executrix: AMY MERGET,  
4709 10th Ave.,  
Temple, PA 19560.  
ATTORNEY: TONYA A. BUTLER, ESQ.,  
2312 Fairmont Avenue, Suite 402,  
Reading, PA 19605

**FOLK, GERALDINE E., dec'd.**

Late of 66 Deysher Rd.,  
Borough of Fleetwood.  
Executor: MATTHEW L. FOLK,  
2949 Victoria Lane,  
Allentown, PA 18104.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**HARTMAN, JOHN E. also known as****HARTMAN, JOHN, dec'd.**

Late of 133 Main St.,  
Borough of Mohnton.  
Executrix: LEOCADIA A. HARTMAN,  
133 Main St.,  
Mohnton, PA 19540.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**HIESTER, SUSAN R., dec'd.**

Late of 65 E. Meadow Ave.,  
Borough of Robesonia.  
Executor: STEVEN R. HIESTER,  
420 W. Meadow Ave.,  
Robesonia, PA 19551.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**HORST, JR., RAYMOND B., dec'd.**

Late of Robeson Township.  
Executors: TRICIA L. LEHMAN,  
TRENT D. HORST AND  
TIMOTHY B. HORST.  
ATTORNEY: THOMAS A. FANNING,  
ESQ.,  
GLICK, GOODLEY, DEIBLER &  
FANNING, LLP,  
131 West Main Street,  
New Holland, PA 17557

**HUBER, DOROTHY R. also known as**

**HUBER, DOROTHY VIRGINIA, dec'd.**  
Late of 5009 Forest Ave.,  
Muhlenberg Township.  
Executrix: DOROTHY N. HELLER,  
5009 Forest Ave.,  
Temple, PA 19560.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

6/13/2024

Vol. 116, Issue 37

**HUYETT, SCOTT L. also known as HUYETT, SCOTT LAUER, dec'd.**  
Late of Borough of Laureldale.  
Executor: PHILIP A. SCHLEGEL,  
3533 Kent Road,  
Laureldale, PA 19605.  
ATTORNEY: KENNETH C. MYERS, ESQ.,  
534 Elm Street - 1st Floor,  
Reading, PA 19601

**LINS-WISNIEWSKI, DOROTHY M., dec'd.**  
Late of Cumru Township.  
Executor: DAVID R. KORCZYKOWSKI,  
14 Pennwood Dr.,  
Morgantown, PA 19543.  
ATTORNEY: FREDERICK M. NICE, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**MANWILLER, COLIN A., dec'd.**  
Late of 901 Beach St.,  
Muhlenberg Township.  
Executrix: CYNTHIA A. BONSALE,  
901 Beach St.,  
Reading, PA 19605.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**PORS, ROBERT J., dec'd.**  
Late of Longswamp Township.  
Administratrix: DARLENE PORS.  
c/o ATTORNEY: MS. STEPHANIE  
RAUCH-MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**RICHTER, BERTA , dec'd.**  
Late of 1152 Benjamin Franklin Hwy,  
Borough of Douglassville.  
Executors: INGRID RICHTER,  
48 Overlook Dr.,  
Stewartsville, NJ 08886 and  
ERICH RICHTER,  
947 E. High St.,  
Pottstown, PA 19464.

**SENSENEG, DENNIS C., dec'd.**  
Late of 1338 Lacrosse Ave.,  
Borough of Kenhorst.  
Executrix: STEPHANIE L. GIAGNOCAVO,  
2710 Hillvale Ave.,  
Reading, PA 19609.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**SWEITZER, ARLENE M., dec'd.**  
Late of 151 Tulpehocken St.,  
Borough of Bernville.  
Executors: LINDA L. RUDLOFF,  
120 Beverly Ave.,  
Shillington, PA 19607 and  
MARK K. SWEITZER,  
151 Tulpehocken St.,  
Bernville, PA 19506.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**VILLAMAN, REYES, dec'd.**  
Late of 904 El Hatco Dr.,  
Muhlenberg Township.  
Executrix: ANA MADENFORD,  
4200 8th Ave.,  
Temple, PA 19560.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**VOORTMAN, RICHARD H., dec'd.**  
Late of 9480 Longswamp Rd.,  
Mertztown.  
Executrix: JOANNA VOORTMAN.  
c/o ATTORNEY: AMY J. MILLER, ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**WENTZEL, GREG W., dec'd.**  
Late of Borough of Hamburg.  
Executor: DAVID C. WENTZEL,  
275 Antietam Rd.,  
Temple, PA 19560.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

---



---

## 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:*

**Wind Rock Castle** with its principal place of business at 20 Haas Ln., Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: Anne S. Coldren, 20 Haas Ln., Boyertown, PA 19512.

The application was filed on May 31, 2024.

---



---

## TRUST NOTICES

### First Publication

#### **THE DAVID H. ROLAND TRUST DATED 07/06/2001**

David Hafer Roland, late of 501 Hoch Road, 135, Maiden creek Township, Berks County, PA.

All persons having claims or demands against the Trust of David Hafer Roland also known as David H. Roland and David H. Roland Trust dated 07/06/2001, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

6/13/2024

Vol. 116, Issue 37

**Trustee:** David C. Roland  
181 Stitzer Rd.  
Fleetwood, PA 19522

**Trustee:** Shirley C. Roland  
492 Wiest School Rd.  
Oley, PA 19547

**Trustee:** Elizabeth A. Roland,  
414 N. Tulpehocken, Rd.,  
Reading, PA 19606

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

**Third and Final Publication**

**TRUSTEE'S NOTICE OF  
EDWARD L. SHANNON AND NANCY E.  
SHANNON  
LIVING TRUST DTD 10/07/99**

All persons having claims or demands against the Trust of Edward L. Shannon and Nancy F. Shannon Living Trust dated October 7, 1999, to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Steve D. Shannon  
c/o Masano Bradley  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610

**Trustee's Attorney:** Heidi B. Masano, Esq.  
Masano Bradley  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610

**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

SUBSCRIBER NAME: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

\_\_\_\_\_

CHANGE TO:

New Mailing Address: \_\_\_\_\_

\_\_\_\_\_

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