

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending June 9, 2023

The Defendant's Name Appears  
First in Capital Letters

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

**KEY**

**PRESIDENT JUDGE**

**M. THERESA JOHNSON - (MTJ)**

**JUDGE JEFFREY K. SPRECHER - (JKS)**

**JUDGE SCOTT E. LASH - (SEL)**

**JUDGE MADELYN S. FUDEMAN - (MSF)**

**JUDGE THOMAS G. PARISI - (TGP)**

**JUDGE JAMES M. LILLIS - (JML)**

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

**JUDGE PATRICK T. BARRETT - (PTB)**

**JUDGE J. BENJAMIN NEVIUS - (JBN)**

**JUDGE TINA M. BOYD - (TMB)**

**JUDGE JAMES E. GAVIN - (JEG)**

**JUDGE JILL GEHMAN KOESTEL - (JGK)**

**SENIOR JUDGE SCOTT D. KELLER - (SDK)**

**SENIOR JUDGE STEPHEN B.LIEBERMAN - (SBL)**

**SENIOR JUDGE JOHN A. BOCCABELLA - (JAB)**

**SENIOR JUDGE JAMES M. BUCCI - (JMB)**

**SENIOR JUDGE MARY ANN ULLMAN - (MAU)**

**Abuse**

AHN, REBECCA NICOLE - Ahn, Kevin Hyun; 23 9909; K. Ahn, IPP. (TMB).

BARTO JR, EUGENE EDWARDS - Barto, Eugene Edward; 23 10052; E. Barto, IPP. (JGK).

CASWELL, ALLEN LEE - Caswell, Elizabeth L, C, L E; 23 9932; E. Caswell, IPP. (JAB).  
CLAYTER, KEINAN - Alvarado, Lizbeth; 23 9860; L. Alvarado, IPP. (TMB).

COLON, AISHA CHASTITY - Mendieta, Jessica; 23 9907; J. Mendieta, IPP. (TMB).

COSTANZO, LISA MARIE - Mininger, Travis James Sr; 23 9841; T. Mininger, IPP. (TMB).

GALINDO, GUSTAVO ADOLFO - Villalobos, Florida; 23 10059; F. Villalobos, IPP. (JGK).

GARCIAS, CARLOS ROBERIO GARCIAS - Castillo, Eva Feliz; 23 9999; E. Castillo, IPP. (JMB).

GIBBS, ANATALIA - Familia, Giselle; 23 10041; G. Familia, IPP. (JGK).

GONZALEZ, ALFREDO CEPEDA - Franqui, Tabitha Marie; 23 10012; T. Franqui, IPP. (JGK).

HIDALGO, MARVIN - Lopez, Karina M; 23 9838; K. Lopez, IPP. (TMB).

HOUCK, ROSS - Batista, Lilian M Castro; 23 9858; L. Batista, IPP. (TMB).

JEAN, KARL LAMONT - Graham, Shaneva L; 23 10051; S. Graham, IPP. (JMB).

JOLLY, TIKYRA IJIANA - Walker, Jeremiah D; 23 9964; J. Walker, IPP. (JAB).

MATOS, MOISES - Guzman, Marycelis; 23 10010; M. Guzman, IPP. (JGK).

MOSER, MATTHEW - Friel, Tazia S; 23 9961; T. Friel, IPP. (JAB).

MYERS, CHRISTEL - Myers, Reginald B Sr; 23 10050; R. Myers, IPP. (JMB).

NIEVES, JOSE OBED ORTIZ - Nieves, Terra Ashley Ortiz; 23 9908; T. Nieves, IPP. (TMB).

POMALES, CHELSEA - Vivian, Parker Drew; 23 9853; P. Vivian, IPP. (TMB).

QUINTER, TIMOTHY G - Quinter, Mary E; 23 9973; M. Quinter, IPP. (JMB).

REYES, MARIA DEL CARMEN - Maldonado, Carmen D Reyes; 23 9906; C. Maldonado, IPP. (TMB).

ROBERTSON, JAMES LAQUAN - Robertson, Diane Burleson; 23 10017; D. Robertson, IPP. (TMB).

RODRIGUEZ, JOANN L - Rodriguez, Juan Antonio; 23 9934; J. Rodriguez, IPP. (JAB).

RODRIGUEZ, LUIS EDGARDO - Portalatin, Fevelys Jomary; 23 9972; F. Portalatin, IPP. (JMB).

SHAHZAD, ALI MOHAMMAD - Ayoso, Mauriel Selen; 23 9963; M. Ayoso, IPP. (JAB).

SOSA, ALVIN - Camacho, Lissette J; 23 9965; L. Camacho, IPP. (JAB).

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STEELE JR, RICHARD JAMES - Lengyel, Tonya; 23 9987; T. Lengyel, IPP. (TMB).  
 TAVALESE, MICHAEL SAMUEL - McCarthy, Stephanie Lyn; 23 9901; S. McCarthy, IPP. (TMB).  
 TORRES, JAYLINE N - Fields, Abrya J; 23 9928; A. Fields, IPP. (JAB).  
 VIVIAN, PARKER DREW - Pomales, Chelsea E; 23 10018; C. Pomales, IPP. (TMB).  
 WALTON, DANIEL N - Bossler, Lydia R; 23 9988; L. Bossler, IPP. (JMB).

**Arbitration Award**

CARPIO, REINALDO, CARPIO, LUZ - Allstate Property & Casualty Insurance Company; 18 2925; Allstate Property & Casualty Insurance Company, IPP.  
 CITY OF READING - Rosario-Vargas, Carmen; 21 766; C. Rosario-Vargas, IPP.  
 HOSTERMAN, MARY - Negron, Jennifer; 21 1683; Marc F. Greenfield.  
 US BANK NATIONAL ASSOCIATION - Candelario, Jose A; 22 12746; J. Candelario, IPP.

**Certified Copy of Foreign Custody Order**

DEJESUS, ALMANZOR - Herrera, Daniela; 23 10011; D. Herrera, IPP. (TMB).

**Complaint**

JONES, MARK ALAN - Conroy, Ryan; 23 4361; Salvatore Folino.  
 NIEVES, JONATHAN - Edwards, Calvin, Edwards, Brianna, Edwards Jr., Calvin; 23 2248; Ronald S. Pollack.  
 STUFFLET, BRENDELLE, STUFFLET, RAYDELL - Cabrera, Gilberto, Cabrera, Karimah; 23 3387; Joshua B. Goldberg.  
**Contract - Debt Collection: Credit Card**  
 BECKFORD, JEWELLE - Discover Bank; 23 9931; Andrew D. Loewy. (JEG).  
 DRUPP, SHAWN M - U S Bank National Association; 23 10047; Andrew D. Loewy. (JEG).  
 FANA, DANIELY - Discover Bank; 23 10033; Andrew D. Loewy. (MSF).  
 GREEN, DANA - American Express National Bank; 23 10045; Andrew D. Loewy. (MSF).  
 HELTZINGER, LISA M - Discover Bank; 23 9917; Andrew D. Loewy. (MSF).  
 JOSEPH, WOLPHY - Goldman Sachs Bank USA; 23 10031; Andrew D. Loewy. (JEG).  
 LABUA, VERONICA E - JPMorgan Chase Bank N A; 23 9984; Julie E. Goodchild. (JEG).  
 LEUTZE, EGON C - First Portfolio Ventures II LLC; 23 10116; Demetrios H. Tsarouhis. (MSF).  
 MANNING, STACY - Citibank N A; 23 10038; Robert M. Kline. (JEG).  
 MCCOY, CEDRIC A - Wells Fargo Bank N A; 23 9921; Timothy A. Cirino. (JBN).  
 MULLIGAN, TERRY L - Bank Of America N A; 23 9985; Joel M. Flink. (MSF).  
 ORELLANA, CRUZ - Citibank NA; 23 10020; Michael J. Dougherty. (MSF).  
 PEREZ, ARIANNA - JPMorgan Chase Bank N A; 23 10014; Julie E. Goodchild. (MSF).

RAMICH, TARA - Discover Bank; 23 9970; Andrew D. Loewy. (JBN).  
 RAUSCH, STEPHEN - JPMorgan Chase Bank N A; 23 10025; Julie E. Goodchild. (JBN).  
 SCHLEGEL, TERRY - Discover Bank; 23 9959; Andrew D. Loewy. (MSF).  
 TERRSEON, RYAN - JPMorgan Chase Bank N A; 23 10021; Julie E. Goodchild. (JBN).  
 YEPEZ, ADOLFO A - Discover Bank; 23 10037; Andrew D. Loewy. (JBN).  
**Contract - Debt Collection: Other**  
 H&H CONSTRUCTION SERVICES LLC, HENNING, ROBERT J - Beacon Sales Acquisition Inc; 23 10039; Daniel G. Dougherty. (MSF).  
**Contract - Other**  
 EAST COAST RESTORATION LLC, 24/7 ADJUSTMENT LLC - Smith, Josh, Smith, Michelle; 23 10086; Matthew C. Lasewicz. (JBN).  
 GOLD DRIP LLC - Citizen Watch Company Of America Inc; 23 10008; Daniel A. Wechsler. (JBN).  
 GOMEZ JR, JUAN - First Commonwealth Federal Credit Union; 23 9916; Michael R. Nesfeder. (JEG).  
 JCA ROOFING AND REMODELING LLC - Pena, Antonio, Rivas-Hidalgo, Ana Daysi; 23 9915; Craig C. Browne Jr. (JBN).  
 MARTINEZ, WILFREDO MURILLO - Accelerated Inventory Management LLC; 23 10171; Demetrios H. Tsarouhis. (JEG).  
 STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY - Rose, Andrea; 23 10044; James M. Turner Jr. (JEG).  
 VAZQUEZ, MICHAEL - Citizens Bank N A, Citizens Bank Of Pennsylvania; 23 9919; Kristen Wetzel Ladd. (JEG).  
**Custody**  
 ALVERIO, ALEXIS O - Martinez, Michelle; 23 10060; Ann E. Endres. (JGK).  
 BUTKUS, MEGAN, KRIEBEL, JASON - Butkus, Denise, Butkus Jr., John; 23 9971; Joseph A. Guillauma. (JGK).  
 HEPNER, ALEX J - Hepner, Jessica M; 23 10032; J. Hepner, IPP. (JEG).  
 HIDALGO, MARVIN - Lopez, Karina; 23 10001; K. Lopez, IPP. (TMB).  
 LONG, BRIANNA - Likens, James W; 23 9936; Mark E. Zimmer. (JEG).  
 ORTIZ, JORGE L ANDINO - Marrero, Vanessa Cruz; 23 9983; Stephanie D. Rauch-Mannino. (JEG).  
 PEREZ, IRIS LUCERO MUNOZ - Sanchez, Noelito Yuniior Velasquez; 23 10026; N. Sanchez, IPP. (JGK).  
 RAMSEY, LISA, RAMSEY, MICHAEL - Fisher, Jr., Chris; 23 10040; C. Fisher, IPP. (JEG).  
**Divorce**  
 AHN, REBECCA NICOLE - Ahn, Kevin Hyun; 23 9859; K. Ahn, IPP. (JGK).

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ANDINO ORTIZ, JORGE L - Marrero, Vanessa Cruz; 23 9966; Stephanie D. Rauch-Mannino. (JEG).

ANDREYKO, SHARLENE - Andreyko, Mark; 23 10055; Peter J. Dolan. (SEL).

BENNIS, ALISA - Bennis, Brian; 23 10057; Bernard Mendelsohn. (JEG).

BISWAS, MOHANA SOOFI - Biswas, Sayem Mohammed; Shane L. Weaver. (SEL).

DECHRISTOPHER III, FRANK ANTHONY - Dechristopher, Ruth; 23 10029; Bernard Mendelsohn. (JGK).

DITZEL, VIRGINIA L - Ditzel, Thomas J; 23 10056; Joseph A. Guillama. (JGK).

FIGUEROA MEZA, RAFAEL - Aguilera, Diana; 23 10053; Brenna H. Mendelsohn. (JGK).

GARY, KYLE PATRICK - Keeney, Jasmyn Skyi; 23 10061; Brenna H. Mendelsohn. (JEG).

HAFER, HEATHER M - Hafer, Sr., Thomas R.; 23 10000; Joseph T. Bambrick Jr. (SEL).

HELLER, DESIREE S - Heller, Robert E; 23 10058; Gregory D. Henry. (TMB).

HOPKINS, ALLEN E - Singleton, Shirley M; 23 10043; Joseph T. Bambrick Jr. (SEL).

JIMENEZ, LEONARDO TIBREIS - Escolastico, Stephanie Kelley Vega; 23 10030; Bernard Mendelsohn. (TMB).

KAUL, DAVID B - Lapointe, Lauren C; 23 10034; Nikolas David Capitano. (JEG).

KLECKNER, KELLI - Kleckner, Jason; 23 9967; Margaret McDonough. (TMB).

PEREZ, C'NIJAH JOANNI - Ortega, Cristian Uziel Pomales; 23 10013; Bernard Mendelsohn. (JEG).

PEREZ, JESSICA - Perez, Christopher; 23 9960; C. Perez, IPP. (JGK).

PEREZ, YULIZA - Morales, Tanayi Aliana; 23 9831; T. Morales, IPP. (JEG).

TEJADA DEREYES, STEPHANIE M - Reyes-Ventura, Albis; 23 9914; Mary C. Favinger. (JEG).

WESTON, KELLY S - Weston III, Donald E.; 23 10054; Brenna H. Mendelsohn. (JEG).

**Land Use Appeal**

BOARD OF SUPERVISORS OF PERRY TOWNSHIP - Glen-Gery Corporation; 23 10023; Helen L. Gemmill. (JML).

BOARD OF SUPERVISORS OF PERRY TOWNSHIP BERKS COUNTY PA (THE) - Bell, Luanne, Bell, Brandy, Bell, Eugene W, Bell, Franklin L, Bell II, Eugene W; 23 10027; Joan E. London. (JML).

**Magisterial District Justice Appeal**

CABRERA, MARITZA A - Lvnv Funding LLC; 23 9889; Lvnv Funding LLC, IPP. (JBN).

FITNESS EQUIPMENT EMPIRE - Utt, Colby; 23 9911; C. Utt, IPP. (JBN).

HOSTETTER, APRIL - Synchrony Bank; 23 9922; Synchrony Bank, IPP. (JEG).

**Miscellaneous - Other**

MARGUSITY, JOSEPH, WEXFORD COURT LLC, LTP CONSTRUCTION LLC - Caernarvon Township; 23 10114; Eric M. Brown. (MSF).

**Petition**

PENNSYLVANIA STATE POLICE, BERKS COUNTY DISTRICT ATTORNEY - Lopez-Garcia, Felix; 23 10005; Alexander D. Egner. (MSF).

SCHLEGEL, ERNEST - Reading Area Water Authority; 23 10009; Edwin L. Stock. (JEG).

**Petition for Appeal Nunc Pro Tunc**

SANCHEZ, FAITH - Commonwealth of PA; 23 9918; Commonwealth of PA, IPP. (JBN).

**Real Property - Ejectment**

DIXON, DENNIS KEITH, OCCUPANT, MERRITT, HEATHER E - Wells Fargo Bank National Association, Abfc 2006-opt 1 Trust, Asset Backed Funding Corporation Asset- Backed Certificates Series 2006-opt 1; 23 10015; Matthew C. Fallings. (JBN).

**Real Property - Mortgage Foreclosure: Residential**

CAVACINI, JODY ERIC - Lakeview Loan Servicing LLC; 23 9969; Joseph I. Foley. (MSF).

MENDOZA, ANA I - Fifth Third Bank National Association; 23 10049; Kayleigh Zeron. (MSF).

SATTAZAHN, ANNA M - American Neighborhood Mortgage Acceptance Company LLC; 23 10087; Meredith Wooters. (MSF).

**Tort Motor Vehicle**

ALBU, MAGDALENA, N&L TRANSPORTATION - Oswald, Dale; 23 9879; Lee A. Ciccarelli. (MSF).

BECKER, CHRISTOPHER, COHRAC, CASANDRA - Atlantic States Insurance Company, Lafata, Michael, Lafata, Ann; 23 10067; Eugene Bederman. (JEG).

HOCH, RICHARD A - Gross, Strother, Gross, Susan; 23 9920; Richard T. Kupersmith. (MSF).

JIMENEZ, ROBERTO A - Dasney, Ernst; 23 10066; Juan M. Ramirez. (MSF).

MESSER, SHAREN - Raibeck, William, Raibeck, Jenilee; 23 9986; Stephen T. Carpenito. (JBN).

NGUYEN, HUAN H - Fermin-Castillo, Julia, Fermin-Castillo, Beato; 23 10016; Renae B. Axelrod. (JEG).

RAUDIBAUGH, KENT, HERITAGE OF GREEN HILLS, HERITAGE CAMPUS OPCO LLC - Hoffman, Joseph; 23 9877; Lee A. Ciccarelli. (JEG).

**Tort Premise Liability**

FANTASY SKATING CENTER, B&S HOLDINGS OF READING LLC - Brito, Maricel; 23 10022; Michael D. Dautrich. (JEG).

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GAMING AND LEISURE PROPERTIES  
INC, PENN ENTERTAINMENT INC,  
MOUNTAINVIEW THOROUGHbred  
RACING ASSOCIATION LLC -  
Herrington, Amy; 23 10046; Brandon  
Swartz, Todd Felzer. (JBN).

**Writ of Certiorari to MDJ**

ABRAHAMSON, ANDRES - Prestige Growth  
Enterprise LLC; 23 10004; Prestige Growth  
Enterprise LLC, IPP. (JEG).  
PACHECO, LOAMI COLON, MINIER,  
EMELY A MORLA - Waheguru Associates  
LLC; 23 10024; Waheguru Associates LLC,  
IPP. (MSF).

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**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 7, 2023 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Second Publication**

NO. 20-02245

Judgment: \$218,946.47

Attorney: Samantha Gable, Esquire

All that certain tract or piece of land being Lot  
No. 1 Baltzar Avenue as shown on a plan prepared  
by Wise Construction, Inc being drawing No.D-  
8-1-2, Situate on the eastern side of Baltzar  
Avenue, together with the improvements thereon  
erected, 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 Baltzar Avenue,  
said pin being 87.19 feet south from the radius  
at the intersection of the eastern building line of  
Baltzar 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  
minuted 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 Baltzar Avenue, thence along the Eastern  
topographical building line of Baltzar Avenue,  
North 22 degreed 00 minute 00 second 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  
Beltzer 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 Baltzar  
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 Marian 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 Baltzar 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

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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.

No. 22-08960  
Judgment: \$45,445.27  
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two story brick dwelling house with mansard roof and the lot or ground upon which it is erected, situate on the East side of North Eleventh Street between Spring and Robeson Streets, being No. 1043 North Eleventh Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property of Fred E. and Carrie Koffke,

ON the South by property now or late of Walter G. Steiminger,

ON the East by a ten feet (10') wide alley, and ON the West by said North Eleventh Street.

CONTAINING in front, North and South, on said North Eleventh Street, fifteen (15) feet, more or less, and in depth, East and West, one hundred five (105) feet to said ten feet wide alley.

TOGETHER with the use of the joint alley between said house and the adjoining house on the South, in common with the owners and occupiers of the adjoining property on the South.

BEING THE SAME PREMISES which David F. Faline, by Deed dated April 5, 1993 and recorded on April 15, 1993, in the Berks County Recorder of Deeds Office at Deed Book Volume 2406 at Page 1432, granted and conveyed unto Santos Burnias and Maria Burnias, his wife.

Being Known as 1043 North 11th Street, Reading, PA 19604

Parcel I.D. No. 13531745161191

Map Pin No. 531745161191

Account: 13173800

TO BE SOLD AS THE PROPERTY OF Santos Burnias and Maria Burnias

NO. 22-09567  
Judgment: \$151,373.69  
Attorney: Samantha Gable, Esquire

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF BERKS AND THE STATE OF PENNSYLVANIA IN DEED BOOK 3802 AT PAGE 325 AND DESCRIBED AS FOLLOWS.

BEING OF COUNTY PARCEL NO. 5421-17-11-2667.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MAIDENCREEK TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL

PLAN OF SHADOW RIDGE, PHASE 3, DRAWN BY STACKHOUSE, SEITZ AND BENSINGER, DATED JANUARY 9, 2002 AND LAST REVISED FEBRUARY 21, 2002, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 258, PAGE 83, AS FOLLOWS, TO WIT;

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF CAPRI LANE (53 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 36 ON SAID PLAN; THENCE FROM SAID POINT OF BEGINNING ALONG LOT NO. 36 SOUTH 63 DEGREES 05 MINUTES 14 SECONDS WEST 125.00 FEET TO A PINT, A CORNER OF LOT NO. 38 ON SAID PLAN; THENCE EXTENDING ALONG SAME A PARTLY ALONG LOT NO. 39 NORTH 26 DEGREES 54 MINUTES 46 SECONDS WEST 95.20 FEET TO A POINT, EA CORNER OF LOT NO. 57 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 63 DEGREES 05 MINUTES 14 SECONDS EAST 125.00 FEET TO A APPOINT ON THE SOUTHWESTERLY SIDE OF CAPRI LANE; THENCE EXTENDING ALONG SAME SOUTH 26 DEGREES 54 MINUTES 46 SECONDS EAST 95.20 FEET TO THE FIRST MENTIONED POINT AND PLACE BEGINNING.

BEING LOT NO. 58 AS SHOWN ON THE ABOVEMENTIONED PLAN.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO KIRK W. REINSTADTLER AND CINDY L. REINSTADTLER, HUSBAND AND WIFE FROM FIORINO GRANDE, BY HIS ATTORNEY IN FACT, ANTONIO GRANDE B RECORDED ON JULY 8, 2003 IN BOOK 3802 AT PAGE 325, OF THE PUBLIC RECORDS OF BERKS, COUNTY, PENNSYLVANIA.

PARCEL # 61542117116393

FOR INFORMATIONAL PURPOSES ONLY: Being known as 218 Capri Lane, Blandon, PA 19510

BEING THE SAME PREMISES which Florino Grande, by his Attorney-in-Fact, Antonio Grande, by Deed dated May 30, 2003 and recorded July 8, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3802, Page 325 granted and conveyed unto Kirk W. Reinstadtler and Cindy L. Reinstadtler, husband & wife, as tenants by the entirety, in fee.

AND THE SAID Kirk W. Reinstadtler departed this life on or about April 4, 2012 thereby vesting title unto Cindy L. Reinstadtler by operation of law.

TAX PARCEL NO 61542117116393

BEING KNOWN AS 218 Capri Lane, Blandon, PA 19510

Residential Property

To be sold as the property of Cindy L. Reinstadtler



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Case Number: 22-11062  
Judgment Amount: \$339,711.90  
Attorney: Erin H. Conroy

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Borough of Bechtelsville, formerly the Township of Washington, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the State Highway leading from Bechtelsville to Boyertown; thence along said highway South 12 degrees West 65 feet to a point in said highway; thence by lands intended to be conveyed to Bryan M. Eberhart and Mabel M. Eberhart, North 71 degrees West 150 feet to an iron pin on the East side of a proposed 12 feet wide alley; thence along said alley North 12 degrees East 65 feet to an iron pin; thence by land now or late of Morris Moyer South 71 degrees East 150 feet to the place of beginning.

BEING COUNTY TAX PARCEL NO. 003825(26)

BEING the same premises which Walter H. Eberhart and Betty Mae Eberhart, husband and wife, by Indenture bearing date the 10th day of December 1980 and recorded in the Office for the Recording of Deeds in and for the County of Berks in Deed Book 1792 page 394, granted and conveyed unto Walter H. Eberhart and Betty Mae Eberhart, husband and wife, in fee.

Being known as 1617 S. Main Street, Bechtelsville, PA 19505

TO BE SOLD AS PROPERTY OF: WALTER H. EBERHART

Case Number: 22-13036  
Judgment Amount: \$159,611.99  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

Legal Description  
EXHIBIT A

ALL THAT CERTAIN lot or piece of ground (together with the bungalow type dwelling house thereon erected) situated on the North side of the public highway leading from Womelsdorf to Stouchsburg, known as Pennsylvania State Highway Route 422, in the Township of Marion, now annexed to Borough of Womelsdorf, County of Berks, Commonwealth of Pennsylvania, being Lot No. 8 in Block "E" as shown on the Map or Plan of "Penn Hill Park" as laid out and surveyed by Wm H. Dechant and Sons for John H. Vogt in April 1935, and recorded in the office for the Recording of Deeds, etc., in and for Berks County, Pennsylvania, in Plan Book Volume 3A, Page 32, such said lot, according to said Map or Plan being more particularly bounded and

described as follows, to wit:

ON the North by Lot No. 4 and Lot No. 6 Block "E" as shown by said Map or Plan;

ON the East by Lot No. 7 Block "E" as shown by said Map or Plan;

ON the South by William Penn Boulevard as shown by said Map or Plan (being Pennsylvania State Highway Route No. 422 above mentioned), and

ON the West Lot No. 9 Block "E" as shown by said Map or Plan

CONTAINING in front on said William Penn Boulevard (Pennsylvania State Highway Route No. 422) fifty feet (50') and in depth of equal width to said Lot No. 6 Block "E" one hundred feet (100').

PARCEL ID: 95433817104362

PROPERTY ADDRESS: 903 WILLIAM PENN, WOMELSDORF, PA, 19567

BEING KNOWN AS: 903 WILLIAM PENN BL WOMELSDORF, PA 19567

PROPERTY ID: 95433817104362

TITLE TO SAID PREMISES IS VESTED IN JOHN D. HAUCK, MARRIED BY DEED FROM

JOHN D. HAUCK AND KELLY J. HAUCK, MARRIED DATED 05/28/2015 RECORDED 08/06/2015 INSTRUMENT NO. 2015027372

No. 22-13417

Judgment Amount: \$33,837.38

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

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

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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 PIN NO. 5354-12-96-4794

BEING THE SAME PREMISES WHICH CENDANT MOBILITY GOVERNMENT FINANCIAL SERVICES CORPORATION, A DELAWARE CORPORATION BY DEED DATED MARCH 8, 2004 AND RECORDED APRIL 8, 2004 IN RECORD DEED BOOK 4033, PAGE 0390, BERKS COUNTY RECORDS, GRANTED AND CONVEYED INTO EDWARD ALLEN AHEARN, JR. A/K/A E. ALLEN AHEARN, JR. AND COLLEEN AHEARN, HUSBAND AND WIFE.

AND THE SAID EDWARD ALLEN AHEARN, JR. A/K/A E. ALLEN AHEARN, JR. DIED AUGUST 28, 2019, WHEREUPON ALL RIGHT, TITLE AND INTEREST VESTED UNTO COLLEEN AHEARN BY RIGHT OF SURVIVORSHIP.

TO BE SOLD AS THE PROPERTY OF: COLLEEN AHEARN

NO. 22-14928

Judgment: \$174,508.08

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN lots or pieces of ground with message in Exeter Township, Berks County, Pennsylvania, bounded and described as follows:

Lots Nos.1 and 2 in Block K in the Prudential Cooperative Realty Company's Plan of lots called Reading Manor, recorded hi Berks County in Plan Book Volume 8 page 9.

Parcel No. 43-5335-16-82-3814

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 1036 Allen Road, Birdsboro, PA 19508

BEING THE SAME PREMISES which Brandon Diggs and Michelle Diggs, husband and wife, by Deed dated August 29, 2003 and recorded October 15, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3902, Page 406 granted and conveyed unto Mark J. Graydon in fee.

TAX PARCEL NO 43533516823814

BEING KNOWN AS 1036 Allen Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Mark J. Graydon

Legal Description

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground being Lot No. 1 on a plan of lots for "County Club Estates", dated September 23, 1977 and recorded in Plan Book Volume 78, page 10, Berks County records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Golfview Lane (60 feet wide) at the arc distance of 39 27 feet measured on the arc of a circle curving to the left in a Southwesterly direction having a radius of 25 feet from a point of tangent on the Southwesterly side of Estates Dove (80 feet wide), thence extending from said point of beginning along said side of Golfview Lane, South 42 degrees 15 minutes 37 seconds West 79 38 feet to a point of curve in the same, thence extending along the same on the arc of a circle curving to the right in a Southwesterly direction having a radius of 180 feet the arc distance of 9 64 feet to a point in line of Lot No. 2, thence extending along the same , South 47 degrees 44 minutes 23

Seconds East 125.25 feet to a point in line of Lot No. 89, thence extending along the same, North 42 degrees 15 minutes 37 seconds East 115 feet to a point on said side of Estates Drive; thence extending along the same, North 47 degrees 44 minutes 23 seconds West 100 feet to a point of curve in the same; thence extending along the same on the arc of a circle curving to the left in a Southwesterly direction having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

CONTAINING 14,241 square feet

PROPERTY ADDRESS KNOWN AS 4 Estates Dr., Reading, PA 19606.

BEING KNOWN as Parcel #43-5326-20-90-1894

PROPERTY ADDRESS: 4 ESTATES DR. READING, PA, 19606

PARCEL #: 45-5326-20-90-1894

BEING KNOWN AS: 4 ESTATES DR READING, PA 19606

PROPERTY ID: 43-5326-20-90-1894

TITLE TO SAID PREMISES IS VESTED IN MARY A. DEBENEADTO, AN ADULT INDIVIDUAL AND JOANNE HOUSTON, AN ADULT INDIVIDUAL BY DEED FROM MARY A. DEBENEADTO, AN ADULT INDIVIDUAL DATED 02/29/2008 RECORDED 03/26/2008 INSTRUMENT NO. 2008014618. MARY A. DEBENEADTO DIED ON OR AROUND 06/24/2010.

Case Number: 22-15094

Judgment Amount: \$310,415.09

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

Case Number: 22-15486

Judgment Amount: \$156,023.45

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff  
A Florida professional limited liability company

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Legal Description  
EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon situate in Richmond Township, Berks County, Pennsylvania, bounded and described according to a Sketch Plan for Record of Donald C. Heffner Estate, drawn by Roger A. Fry, Professional Land Surveyor, dated September 18, 1987, and revised December 4, 1987, said Plan recorded in Berks County in Plan Book-155, page 19, as follows, to wit:

BEGINNING at a point on the Westerly side of Pennsylvania State Highway L. R. 06122 (33 feet wide) said point being a corner of lands now or late of Earl W. Quillman and Marion L. Quillman, his wife, thence extending from said point of beginning along said lands the two following courses and distances, (1) South 83 degrees 06 minutes 20 seconds West 122.00 feet to an iron pipe (Found) a corner, and (2) South 04 degrees 45 minutes East 64.00 feet to an iron pin in line of lands now or late of Lester T. Noll and Diana J. Noll, his wife; thence extending along said lands South 83 degrees 06 minutes 20 seconds West 69 50 feet to an iron pin in line of lands now or late of Richard L. Brunner and Deanna R. Brunner, his wife; thence extending along said lands the two following courses and distances, (1) North 14 degrees 00 minutes 05 seconds West 29 42 feet to an iron pin, a corner, and (2) South 46 degrees 56 minutes 20 seconds West 16 25 feet to an iron pin, a corner of lands now or late of Morris Seraus; thence extending along said lands the two following courses and distances, (1) North 32 degrees 19 minutes West 134.54 feet to an iron pin, a corner, and (2) North 45 degrees 46 minutes 30 seconds East 14 02 feet to an iron pin, a corner of Tract A on said Plan; thence extending along same North 76 degrees 31 minutes 35 seconds East 112.89 feet to an iron pin, a corner of land now or late of Betty J. Schuchl; thence extending along said lands the two following courses and distances, (1) South 36 degrees 00 minutes 25 seconds East 62.72 feet to an iron pin, a corner and (2) North 69 degrees 00 minutes 00 seconds East 125.50 feet to an iron pin on the Westerly side of Pennsylvania State Highway L. R. 06122, thence extending along same South 04 degrees 45 minutes East 87 00 feet to the first mentioned point and place of beginning.

CONTAINING 25,247 square feet of land BEING "Residue Property" as shown on the abovementioned Plan.

Property Address:  
895 Pleasant Hill Road  
Fleetwood, PA 19522

Parcel Number:  
7254311701680

BEING KNOWN AS: 895 Pleasant Hill Road  
Fleetwood, PA 19522

PROPERTY ID: 7254311701680

TITLE TO SAID PREMISES IS VESTED  
IN THOMAS R. HAFER AND HEATHER

HAFER, HUSBAND AND WIFE BY DEED  
FROM PETER KUNKLEMAN A/K/K PETER  
KUNKELMAN, INDIVIDUALLY DATED  
03/31/2005 RECORDED 06/16/2005 BOOK  
4605 PAGE 1215.

22-15573

Judgment: \$99,515.09

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County of Berks and State of Pennsylvania, known as Lot One (1), Section One (1) as shown by plan of "Green Hills", surveyed by Earle M. Frankouser, C.E., said plan being recorded in the Recorder's Office of Berks County, in Plan Book Volume 8, page 20, which plan is expressly made a part of this investment.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County of Berks and State of Pennsylvania as shown by map or plan of "Green Hills, Section Number 1", surveyed by Earle M. Frankouser, C.E., said map or plan being duly acknowledged and recorded in the office for the Recording of Deeds in and for the County of Berks in Plan Book Volume 8, page 20, and being further known as Lot No. 3 in Section 1, as laid out by B.D. Gates, which said map or plan is hereby more particularly bounded and described as follows:

BEGINNING at a point on the Southeastern lot line of Lake Shore Drive, a fifty (50) feet wide street as shown by map or plan of "Green Hills" Section 1, being the corner of Lots Nos. 2 and 3; thence along Lake Shore Drive in a Northeasterly direction, along the arc of a curve deflecting to the left having a radius of three hundred twenty-six (326) feet, a distance of thirty (30) feet to a point in line of Lot No. 4; thence in a Southeasterly direction along Lot No. 4, radial to the aforementioned curve, a distance of one hundred twelve and ninety-six one hundredths (112.96) feet to a point in line of Lot No. 49; thence along Lots Nos. 49 and 50 in a Southwesterly direction forming an interior angle of one hundred thirteen (113) degrees forty-seven (47) minutes and one (01) second with the last described line, a distance of forty-six and fifteen one-hundredths (46.15) feet to a point in line of Lot No. 2; thence along Lot No. 2 in a Northwesterly direction, forming an interior angle of sixty (60) degrees fifty-six (56) minutes and thirty-seven (37) seconds with the last described line, a distance of one hundred and thirty-three and fifty-one one hundredths (133.51) feet to a place of Beginning. (Last described line being radial to first described curve.)

PURPART NO. 3

ALL THAT CERTAIN lot or piece of ground situate in the Township of Robeson, County



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of Berks and State of Pennsylvania, as shown by map or plan of "Green Hills" surveyed by Earle M. Frankhouser, C.E., said map or plan being duly acknowledged and recorded in the Recorder's Office for the Recording of Deeds in and for the County of Berks in Plan Book Volume 8, page 20, and being further known as lot number two (2) in Section One (1), as laid out by B.D. Gates, which said plan or map is hereby referred to and expressly made a part of this deed.

Having thereon erected a story and one-half concrete and frame dwelling plus one car frame detached garage and storage shed.

CONTAINING in front on said Lake Shore Drive street, 30 feet, more or less, as shown on the aforesaid map or plan herein and before referred to.

Being the same premises which Lorie Kutz, by Deed dated 04/05/2019 and recorded 04/12/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.: 2019011026, granted and conveyed unto Samuel H. Weidenhammer, Administrator of the Estate of Craig S. Weidenhammer, Deceased, in fee.

Tax Parcel: 73531418315353

Premises Being: 9 Lake Shore Dr, Mohnton, PA 19540

TO BE SOLD AS THE PROPERTY OF: SAMUEL H. WEIDENHAMMER,

ADMINISTRATOR OF THE ESTATE OF CRAIG S. WEIDENHAMMER, DECEASED.

Docket #22-16564

Judgment Amount: \$92,513.82

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house, being Number 618 Fern Avenue, situate on the South side of Fern Avenue, between Angelica and Noble Streets, in the Eighteenth Ward of the City of Reading (formerly the Village of Oakbrook, Cumru Township), Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by Fern Avenue;

On the East by property now or late of William M. Bright and Florence J. Bright, being Number 616 Fern Avenue;

On the South by a twenty feet wide alley; and

On the West by property now or late of Lewis H. and Victoria C. Reifsnider, being Number 620 Fern Avenue

CONTAINING in front on said Fern Avenue, in width or breadth, twelve feet six inches (12'6") and in depth or length of equal width or breadth, one hundred thirty-five feet (135') to said twenty feet (20') wide alley.

TOGETHER with the use of the joint alley twenty-three inches wide in common with the owners or occupiers of the adjoining house on the West.

Thereon erected a dwelling house known as:

618 Fern Avenue  
Reading, PA 19611  
Tax Parcel #18530665537682  
Account: 18376050  
See Deed INSTRUMENT NUMBER:  
2019017286

Sold as the property of:  
CARNELL BROWN

Docket #23-176

Judgment Amount: \$42,148.76

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick, mansard roof, dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Madison Avenue, (formerly called Ash Street) between Oley and Douglass Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania numbered 727, bounded and described as follows, to wit:

On the North by property now or late of George J. Higgins, being No. 729 Madison Avenue;

On the East by a four feet (4') wide alley;

On the South by property now or late of Daniel G. Moore, being No. 725 Madison Avenue; and  
On the West by said Madison Avenue.

CONTAINING in front North and South along said Madison Avenue, sixteen feet (16') and in depth East and West to said four feet (4') wide alley, ninety feet (90').

Thereon erected a dwelling house known as:

727 Madison Avenue

Reading, PA 19601

Tax Parcel #14530759746339

Account: 14477900

See Deed Book 4084, Page 379

Sold as the property of:

RAFAEL A. PERDOMO-ABREU A/K/A  
RAFAEL PERDOMO

Case No. 23-00288

Judgment Amount: \$369,521.50

Attorney: Marc A. Hess, Esquire / Henry & Beaver LLP

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 170, as shown on the Plan of Saddlebrook II, Phase III, recorded in Plan Book 196, Page 22, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sabrina Street, at a corner of Lot No. 171 and Lot No. 170, as shown on said Plan; thence extending in a Southeasterly direction along Sabrina Street, South 79 degrees 23 minutes 25

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seconds East, a distance of 80.00 feet to a point in line of Lot No. 169 as shown on said Plan; thence extending in a Southwesterly direction along Lot No. 169, South 10 degrees 36 minutes 35 seconds West, a distance of 123.96 feet to a point in line of Open Space, thence extending in a Northwesterly direction along Open Space; North 71 degrees 33 minutes 40 seconds West, a distance of 80.75 feet to a point in line of Lot No. 171, as shown on said Plan; thence extending in a Northeasterly direction along Lot No. 171, North 10 degrees 36 minutes 35 seconds East, a distance of 112.96 feet to a point on Sabrina Street, the place of BEGINNING.

CONTAINING in area 9477 square feet of land.

BEING THE SAME PREMISES which Prudential Residential Services, Limited Partnership, by Deed dated October 2, 2003, and recorded December 3, 2003 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Book 3939, Page 1755, granted and conveyed unto Jeffrey N. Bell and Tina Bell, husband and wife.

KNOWN AS: 49 Sabrina Street, Wernersville, Pennsylvania

Tax Parcel No. 49436703300800

TO BE SOLD AS PROPERTY OF: Jeffrey N. Bell and Tina Bell, Husband and Wife

No. 23-00356

Judgment Amount: \$104,998.13

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C.

Being County Parcel No. 10-5316-29-08-8549 ALL THAT CERTAIN TWO-STORY FRAME STORE BUILDING AND BRICK BACK BUILDING AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME ARE ERECTED, SITUATE ON THE NORTH SIDE OF SPRUCE STREET, IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY A SMALL ALLEY; ON THE SOUTH BY SAID SPRUCE STREET; ON THE EAST BY PROPERTY NOW OR LATE OF CHARLES P. HEBIG ESTATE, AND ON THE WEST BY MAPLE STREET;

CONTAINING IN FRONT ON SAID SPRUCE STREET SIXTEEN (16) FEET AND IN DEPTH OF EQUAL WIDTH ALONG SAID MAPLE STREET EIGHTY-EIGHT (88) FEET, MORE OR LESS.

APN: 10-5316-29-08-8549

TO BE SOLD AS THE PREMISES OF WEG LEGGEN LLC

23-01022

Judgment: \$99,524.17

Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with a brick dwelling thereon erected, situate In the Borough of Tipton, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake or point in the Northern building line of High Street and in line of lands late of M. Bohn, deceased and extending thence along the same Northwardly 130 feet 08 inches to an 18 feet wide alley; thence along said alley Eastwardly 20 feet more or less to a point in line of lands now or late of Weaknecht; thence along the same Southwardly 130 feet 08 inches to the building line of said High Street; thence along the same Westwardly 20 feet more or less to the place of beginning.

Tax ID / Parcel No. 85546316938643 / Pin 546316938643 / Account 85023100

Being the same premises which Bradnon Ocasio and Antasia Konoza, by Deed dated 03/02/2021 and recorded 03/08/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No.: 2021010053, granted and conveyed unto Jordan Jackson and Kayleigh Hamersly, in fee.

Tax Parcel: 85546316938643

Premises Being: 57 E High St, Tipton, PA 19562

TO BE SOLD AS THE PROPERTY OF: JORDAN J JACKSON; KAYLEIGH HAMERSLY.

Case No. 23-01511

Judgment Amount: \$27,297.88

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house, situate on the East side of Lemon Street, between Franklin and Chestnut Streets, being No. 137 Lemon Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Antonio DiBlasi and Grazia, his wife, being No. 135 Lemon Street;

On the East by property now or late of the Estate of David A. Stout, Deceased, being the extension of property No. 134 South 8th Street;

On the South by property now or late of Frank Lattanzio and Carmela, his wife, being No. 139 Lemon Street; and

On the West by said Lemon Street  
CONTAINING in front on said Lemon, in width or breadth, 15 feet, more or less, and in depth or length of equal width or breadth 80 feet.

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BEING THE SAME PREMISES which Elsie M. Madl by Deed dated February 12, 1986 and recorded February 13, 1986 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 1893, Page 62, granted and conveyed unto Edward L. Madl.

Edward L. Madl departed this life on September 25, 2021.

BEING KNOWN AS 137 Lemon Street, Reading, PA 19602.

TAX PARCEL NO. 03-5306-28-99-2257

ACCOUNT:

See Deed Book 1893 Page 62

To be sold as the property of Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Edward L. Madl, 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, August 4, 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.

**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 **Pricetown Store Inc.**

The Articles of Incorporation have been filed on January 25, 2022.

**Justin L. Schell, Esq.**

4331 Route 309,  
P.O. Box 216  
Schnecksville, PA 18078

**AUDIT LIST**

**First Publication**

**AUDIT NOTICE - ORPHANS' COURT**

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined

in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (July 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 July 5, 2023 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

**STEPHANIE DERR IRREVOCABLE SPECIAL NEEDS TRUST** - Russell E. Farbiarz, Trustee, Russell E. Farbiarz, Esq.

**GABLE, JOYCE E.** - Frank R. Gable, Exr., Rebecca Batdorf Stone, Esq.

**HALL, CHRISTINA ESTHER a/k/a HALL, CHRISTINA E.** - Jennifer Hall Schell, Renai L. Hall and Randolph W. Hall, Exrs., Brian F. Boland, Esq.

**HELLER, CAROL A.** - Kristyn A. Heller, Extx., Shawn J. Lau, Esq.

**MCDERMOTT, MICHAEL J.** - Maria E. McDermott, Extx., Brian F. Boland, Esq.

**MOTTA-VEGA, ERICK N. a/k/a MOTTA-VEGA, ERICK NAZARIO** - Rosemary Mota, Admx., James L. Davis, Esq.

**SHIREY, SHIRLEY J.** - Jacqueline S. Messer, Extx., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for August 2023 is July 3, 2023.

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

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-2324

**WELLS FARGO BANK, N.A., Plaintiff**  
vs.  
Sean Patrick Wood, as believed Heir and/or Administrator to the Estate of Amy L. Wood; Unknown Heirs, and/or Administrators to the Estate of Amy L. Wood, Defendants

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You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 23-2324, seeking to foreclose the mortgage secured by the real estate located at 1214 Linden Street, Reading, PA 19604.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

LAWYER REFERRAL SERVICE  
Lawyers Referral Service  
Berks County Bar Association  
544 Court Street,  
P.O. Box 1058  
Reading, PA 19603  
(610) 375-4591

## 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

#### **ARENZ, PATRICIA D., dec'd.**

Late of 21 Cedarwood Rd.,  
Borough of Wyomissing,  
Executors: JEFFREY C. ARENTZ,  
21 Cedarwood Rd.,  
Wyomissing, PA 19610 and  
COLLEEN V. WHITEHOUSE,  
171 Starr Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

#### **BAUS, SHIRLEY F., dec'd.**

Late of 27 Saint Paulia Ln.,  
Oley Township.  
Executors: JULIA A. FREDERICK and  
DARRELL R. BAUS.  
c/o ATTORNEY: ERIC C. FREY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyerstown, PA 19512

#### **BECHTEL, MILDRED G. also known as BECHTEL, MILDRED, dec'd.**

Late of Amity Township.  
Executor: RICHARD SCHWANGER.  
c/o ATTORNEY: LEE F. MAUGER, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444  
Pottstown, PA 19464

#### **BICKEL, JULIA S., dec'd.**

Late of Windsor Township.  
Executors: SUSAN E. FICK,  
4 Liberty Lane,  
Cody, WY 82414 and  
JEFFREY C. BICKEL,  
342 Kohler Hill Rd.,  
Hamburg, PA 19526.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

#### **BOHN, CAROLINE L., dec'd.**

Late of Borough of Wernersville.  
Executor: DMITRI A. BOHN,  
5433 Hoppenville Rd.,  
Green Lane, PA 18054.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

#### **BOYD, MARLENE, dec'd.**

Late of 1110 Gregg Ave.,  
City of Reading.  
Administrators: CARLITA BOYD-  
BRYANT,  
3616 Meadowdale Blvd.,  
North Chesterfield, VA 23234, and  
SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

#### **CLEMENT, SR., GEORGE A. also known as**

**CLEMENT, GEORGE A., dec'd.**  
Late of 23 Hessian Blvd.,  
Cumru Township.  
Executrix: CAROL M. CLEMENT,  
23 Hessian Blvd.,  
Reading, PA 19607.  
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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**CONRAD, CHARLES R. also known as  
CONRAD, JR., CHARLES R., dec'd.**  
Late of Washington Township.  
Executrix: DEBORAH A. ECK.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**DAVIS, JR., WILLIAM H., dec'd.**  
Late of 117 Balthaser Rd.,  
Borough of Sinking Spring.  
Executrix: SUSAN SANDERS,  
1750 Lorraine Rd.,  
Reading, PA 19604.  
ATTORNEY: JOHN M. STOTT, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
11 East Lancaster Avenue,  
P.O. Box 500,  
Shillington, PA 19607-0500

**FRETTI, MICHAEL BENJAMIN, dec'd.**  
Late of Bern Township.  
Administrator: SHANE FRETTI.  
c/o ATTORNEY: ROBERT A. GONOS, ESQ.,  
88 N. Franklin St. Second Floor,  
Wilkes-Barre, PA 18701

**GERHART, SHANNON M., dec'd.**  
Late of City of Reading.  
Administrator: CHARLES A. GERHART.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**GRIM, LARRY, dec'd.**  
Late of Berks County,  
Administratrix: MARY PRICE.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**LANCE, SHIRLEY R. also known as  
LANCE, SHIRLEY ROSE, dec'd.**  
Late of 105 South Chestnut St.,  
Borough of Fleetwood.  
Executors: DIANE M. SMITH,  
120 South Chestnut St.,  
Fleetwood, PA 19522 and  
HARRY LANCE,  
5 Pleasant Run,  
Fleetwood, PA 19522.  
ATTORNEY: CHRISTOPHER J.  
HARTMAN, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**MCLEAN, ERNEST L., dec'd.**  
Late of Maiden creek Township.  
Administratrix: DELEEA LODICO.  
c/o ATTORNEY: MS. STEPHANIE  
RAUCH-MANNINO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510

**MCMULLEN, JANET E. also known as  
MCMULLEN, JANET EILEEN, dec'd.**  
Late of 57 Mullen Hollow Rd.,  
Union Township.  
Executrix: MARY E. FRAZIER,  
70 West Main St.,  
Elverson, PA 19520.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**MILLER, ARTHUR R. also known as  
MILLER, ARUTHUR RONALD, dec'd.**  
Late of Bern Township.  
Executrix: SHARONNE E. MILLER.  
c/o ATTORNEY: MICHAEL J. GOMBAR,  
JR., ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**MONYER, DANIEL H., dec'd.**  
Late of 1 Heidelberg Rd.,  
Lower Heidelberg Township.  
Executor: ROBERT J. KERSHNER,  
4140 Prospect Hill Lane,  
Pottstown, PA 19464.  
ATTORNEY: JOSEPH J. BALDASSARI,  
ESQ.,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Ave.,  
Audubon, PA 19403

**MORELLI, RUTH also known as  
MORELLI, ANGELA RUTH, dec'd.**  
Late of Borough of Wyomissing.  
Executor: JOHN MORELLI,  
1405 Old Mill Rd.,  
Wyomissing, PA 19610.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**PRINCE-MURRAY, ANNA S. also known as  
MURRAY, ANNA PRINCE also known as  
PRINCE-MURRAY, ANNA SEDONIA  
and  
STROMAN, ANNA S., dec'd.**  
Late of City of Reading.  
Executor: GERALD PHILLIPS.  
c/o ATTORNEY: STEPHEN G. WELZ,  
ESQ.,  
LAW OFFICES OF STEPHEN G. WELZ,  
P.C.,  
999 Berkshire Boulevard, Suite 290,  
Wyomissing, PA 19610

**RAUCH, CURTIS ROY, dec'd.**  
Late of 540 Centre Ave.,  
City of Reading.  
Administratrix: CYNTHIA DANIELS,  
4422 Johnston Oehler Rd., Apt. 312,  
Charlotte, NC 28269.  
ATTORNEY: WENDY J. ASHBY, ESQ.,  
314 West Broad Street, Suite 118,  
Quakertown, PA 18951



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**REINHART, ETHEL A., dec'd.**

Late of 301 Chestnut St.,  
Borough of Leesport.  
Administrators: KAREN ANABLE,  
424 Lower Hampden Rd.,  
Monson, MA 01057 and  
RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**RINEHART, JOAN M. also known as  
RINEHART-GREEN, JOAN M., dec'd.**

Late of 235 New Castle Dr.,  
Cumru Township.  
Executors: WARREN R. GREEN,  
215 Pico Peak Way,  
Henryville, PA 18332 and  
LARRY W. GREEN,  
312 Logan Ave.,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SAKELLAROPOULOS, WILLIAM, dec'd.**

Late of Muhlenberg Township.  
Executrix: KEELY L. DEANGELIS.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**SCHWEIGER, JAMES W., dec'd.**

Late of 1152 Benjamin Franklin Hwy,  
Amity Township.  
Executor: MICHAEL D. FOWLER,  
115 Colonial Dr., Apt. F,  
Reading, PA 19607.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**TABAKELIS, SR., JOHN P., dec'd.**

Late of Muhlenberg Township.  
Executors: GEORGE PHILLIP  
TABAKELIS,  
JOHN P. TABAKELIS, JR. and  
RITA M. LEBO.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**WATTS, SR., KENNETH C., dec'd.**

Late of 21B Congressional Circle,  
Cumru Township.  
Administratrix: MELISSA KELLY  
HARRISON,  
4840 Dunham Dr.,  
Reading, PA 19606.  
ATTORNEY: NEIL M. HILKERT, ESQ.,  
600 West Germantown Pike, Suite 400,  
Plymouth Meeting, PA 19462

**ZAVADA, SARA P., dec'd.**

Late of 735 Carolina Ave.,  
Muhlenberg Township.  
Executors: RONALD KACZMAREK SR.  
and  
MARY KACZMAREK,  
215 W. Jackson Ave.,  
Myerstown, PA 17067.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**Second Publication****BARNETT-HEIST, NATHANIEL, dec'd.**

Late of 515 Golden Dr.,  
Maidencreek Township.  
Administratrix: DEBRA L. BARNETT-  
HEIST,  
515 Golden Dr.,  
Blandon, PA 19510.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**BENDIX, JR., ROBERT DONALD, dec'd.**

Late of Fairlaine Gardens Nursing Home,  
21 Fairlane Rd.,  
Exeter Township.  
Administratrix: TINA L. PETKO,  
532 Green St.,  
North Catasauqua, PA 18032.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**BLEILER, NANCY ANN, dec'd.**

Late of Centre Township.  
Executrix: HOLLY ANN DISQUE,  
2049 Crown Mill Dr.,  
Mohrsville, PA 19541.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 202,  
Reading, PA 19606

**BREEDY, MICHAEL DAVID, dec'd.**

Late of 240 Christmas Village Rd.,  
Borough of Womelsdorf.  
Administratrix: ELIZABETH MARY BREEDY,  
240 Christmas Village Rd.,  
Womelsdorf, PA 19567.  
ATTORNEY: BERNARD M. TULLY, ESQ.,  
Suite 3201, Grant Bldg., 310 Grant St.,  
Pittsburgh, PA 15219

**BROWN, EARL THOMAS, dec'd.**

Late of Borough of Womelsdorf.  
Executrix: BETTY L. BROWN,  
169 Deck Rd.,  
Womelsdorf, PA 19657.  
ATTORNEY: ADAM S. BERNICK, ESQ.,  
LAW OFFICE OF ADAM S. BERNICK,  
2047 Locust St.,  
Phila., PA 19103

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**CALVARESI, ANTHONY A., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executors: SHERI L. ETTARO,  
202 Sunrise Rd.,  
Reading, PA 19606 and  
DEAN A. CALVARESI,  
2307 Davis Circle,  
Hatfield, PA 19940.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**CHADWICK, CONNIE L., dec'd.**

Late of 11 Westview Terrace,  
Borough of Womelsdorf.  
Administrator: BRANDON J. CHADWICK,  
509 W. Penn Ave., Apt. 2,  
Robesonia, PA 19551.  
ATTORNEY: WARREN H. PRINCE, ESQ.,  
PRINCE LAW OFFICES, P.C.,  
646 Lenape Road,  
Bechtelsville, PA 19505-9135

**COOK, JR., PAUL JAMES, dec'd.**

Late of 4710 Perkiomen Ave.,  
City of Reading.  
Administrator: PAUL JAMES COOK SR.,  
4710 Perkiomen Ave.,  
Reading, PA 19606.  
ATTORNEY: SARA R. HAINES CLIPP,  
ESQ.,  
ROWE LAW OFFICES, P.C.,  
1200 Broadcasting Road, Suite 101,  
Wyomissing, PA 19610

**FALTER, JOHN S., dec'd.**

Late of 1376 Woodcrest Dr.,  
Kenhorst Township.  
Executrix: CYNTHIA FALTER,  
1376 Woodcrest Dr.,  
Kenhorst, PA 19607.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**FISHER, ROBIN E., dec'd.**

Late of Bern Township.  
Executrices: LINDSAY J. EISENHOWER,  
822 Main St.,  
Mohrsville, PA 19541 and  
ASHLEY N. MARKEY,  
1032 Brookwood Dr.,  
Augusta, GA 30909.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER, LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HARWICK, CHARISSE L., dec'd.**

Late of 23 Barbara Dr.,  
Longswamp Township.  
Administratrix: STACY A. WHALEN,  
271 Deer Run Rd.,  
Bechtelsville, PA 19505.  
ATTORNEY: WARREN H. PRINCE, ESQ.,  
PRINCE LAW OFFICES, P.C.,  
646 Lenape Road,  
Bechtelsville, PA 19505

**LEVAN, SUSAN G. also known as  
LEVAN, SUSAN GABRIEL, dec'd.**

Late of Amity Township.  
Executor: JEFFREY N. LEVAN.  
c/o ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

**MELLON, NANCY WOLF, dec'd.**

Late of Borough of Leesport.  
Executrix: JENNIFER FORMAN.  
c/o ATTORNEY: SARAH RUBRIGHT  
MCCAHOH, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**NEWMAN, BARBARA H., dec'd.**

Late of 1 S. Home Ave., Topton, .  
Executor: LINNAE G. GODA,  
65 Breezy Park Dr.,  
Hamburg, PA 19526.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**PETRO, MARY A., dec'd.**

Late of Bern Township.  
Executor: MARK PETRO,  
6646 Londonderry Dr.,  
Morrow, GA 30260.  
ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610

**QUEMAN, JOHN P., dec'd.**

Late of 411 Gun Club Rd.,  
Borough of Kutztown.  
Executor: MELINDA K. QUEMAN,  
411 Gun Club Rd.,  
Kutztown, PA 19530.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**REASER, RONALD P., dec'd.**

Late of 511 East Bellevue,  
Borough of Laureldale.  
Executors: DAVID A. REASER,  
511 East Bellevue Ave.,  
Reading, PA 19605,  
KAREN L. REASER,  
511 East Bellevue Ave.,  
Reading, PA 19605 and  
SANDRA A. KISSINGER,  
115 Spring Garden St.,  
Leesport, PA 19533.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

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

Late of Borough of Wernersville.  
 Executors: DALE W. SAILER and  
 JILL M. WHITMORE.  
 c/o ATTORNEY: STEPHEN R. GIBBLE, ESQ.,  
 GIBBLE AND HONBERGER, P.C.,  
 126 East Main Street,  
 Lititz, PA 17543

**SHEA, HELGA R., dec'd.**

Late of Exeter Township.  
 Executrix: BARBARA A. LUDWIG.  
 c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
 LAW OFFICES OF TIMOTHY B. BITLER,  
 3115 Main Street,  
 Birdsboro, PA 19508

**SPITALE, EVA S., dec'd.**

Late of 105 Dries Rd., Apt. 21,  
 Maiden creek Township.  
 Executrix: SUSAN J. SPECK.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,

KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**SPRACKLIN, SR., NEIL, dec'd.**

Late of City of Reading.  
 Executrix: ROSEMARY PATRICK.  
 c/o ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 HOFFERT & KLONIS,  
 536 Court Street,  
 Reading, PA 19601

**STAMM, RICHARD F., dec'd.**

Late of Bethel Township.  
 Executrix: CHERYL F. BUCK,  
 243 Brown Rd.,  
 Shoemakersville, PA 19555.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STERNER, BARBARA ANN, dec'd.**

Late of Jefferson Township.  
 Executrix: DEBRA LEE GORDON,  
 7409 Bernville Rd.,  
 Bernville, PA 19506.  
 ATTORNEY: HENRY M. KOCH, JR.,  
 ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**WALDMAN, GLENYS A., dec'd.**

Late of 9 Reading Dr., #301,  
 Borough of Wernersville.  
 Executrix: LOIS M. DIETERLY,  
 2005 Redwood Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ROBIN S. LEVENGOOD,  
 ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD, P.C.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

**WILLS, ANN BELINDA also known as  
WILLS, ANN B., dec'd.**

Late of Borough of Boyertown.  
 Administratrix: REBECCA L. WILLS,  
 608 E. Philadelphia Ave.,  
 Boyertown, PA 19512.  
 ATTORNEY: RICHARD D. LINDERMAN, ESQ.,  
 OWM LAW,  
 41 East High Street,  
 Pottstown, PA 19464

**Third and Final Publication****BOSSLER, AVALION M., dec'd.**

Late of City of Reading.  
 Executors: CLARK L. BOSSLER and  
 CRAIG S. BOSSLER.  
 c/o ATTORNEY: BENJAMIN A. LEISAWITZ, ESQ.,  
 BARLEY SNYDER,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

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

Late of Cumru Township.  
 Executor: SAMUEL S. BUCHTER,  
 502 Harding Ave.,  
 Reading, PA 19607.  
 ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**CADA, CLARITA C., dec'd.**

Late of City of Reading.  
 Administrator: DAVID V. BOGDAN,  
 2725 West Chester Pike,  
 Broomall, PA 19008.  
 ATTORNEY: DAVID V. BOGDAN, ESQ.,  
 2725 West Chester Pike,  
 Broomall, PA 19008

**CIOPPI, JOANNE ELIZABETH, dec'd.**

Late of Washington Township.  
 Executrix: ALEXANDRIA FAYRE CIOPPI.  
 ATTORNEY: SALLY A. FARRELL, ESQ.,  
 17 W. Miner St.,  
 West Chester, PA 19382

**EVANS, ROGER J. also known as  
EVANS, JR., ROGER J., dec'd.**

Late of 400 Tranquility Lane #326,  
 Cumru Township.  
 Executrix: CYNTHIA J. BOAMAN,  
 72 Mill Rd.,  
 Birdsboro, PA 19508.  
 ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**EVERHART, RAYMOND L. also known as  
EVERHART, RAYMOND LAWRENCE, dec'd.**

Late of Cumru Township.  
 Executrix: SHARON M. BRUNNER,  
 5053 Lakewood Dr.,  
 Mohnton, PA 19540.  
 ATTORNEY: HENRY M. KOCH, JR., ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

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**GAWTHORP, SHIRLEY L., dec'd.**

Late of 814 N. 12th St.,  
City of Reading.  
Executor: SCOTT L. TRUMP,  
814 N. 12th St.,  
Reading, PA 19604.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**GEOLTZ, KARLHEINZ A., dec'd.**

Late of Borough of Wernersville.  
Executrix: CYNTHIS E. SCHMECK,  
785 Georgia Ave.,  
Reading, PA 19605.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**GINNOCHIO, JOAN, dec'd.**

Late of 207 George St.,  
Muhlenberg Township.  
Executor: JACLYN GINNOCHIO,  
207 George St.,  
Reading, PA 19605.  
ATTORNEY: OSMER S. DEMING, ESQ.,  
DEMING LAW OFFICE LLC,  
38 North 6th Street,  
Reading, PA 19601

**GLASS, HERBERT D., dec'd.**

Late of 3216 Pricetown Rd.,  
Borough of Fleetwood.  
Executor: JEFFREY S. GLASS,  
3216 Pricetown Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**HECKLER, SYLVIA A., dec'd.**

Late of Longswamp Township.  
Executrix: LISA JONES.  
c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
LAW OFFICES OF RICHARD T.  
CURLEY, P.C.,  
50 E. Philadelphia Avenue,  
P.O. Box 357,  
Boyertown, PA 19512

**HIESTER, DONNA L. also known as  
HIESTER, DONNA LOUISE, dec'd.**

Late of Borough of Laureldale.  
Administrator C.T.A.: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**HOWELLS, JANET, dec'd.**

Late of Berks County.  
Executor: RONNA KRAMER.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**JOHNSON, JOAN E., dec'd.**

Late of Union Township.  
Executrices: CINDY JO REPPERT,  
441 Pathfinder Dr.,  
Birdsboro, PA 19508 and  
SHERI L. GRAEFF,  
47 Colin Court,  
Reading, PA 19606.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**KEENEY, ROBERT B., dec'd.**

Late of Muhlenberg Township.  
Executrix: LAUREN R. KEENEY,  
101 Colleen Court,  
Reading, PA 19610.  
ATTORNEY: GARY R. SWAVELY, JR.,  
ESQ.,  
38 North Sixth Street,  
P.O. Box 1656,  
Reading, PA 19603-1656

**KERSHAW, RUTH ANN HICKMAN also  
known as**

**KERSHAW, RUTH ANN and  
HICKMAN, RUTH ANN, dec'd.**  
Late of Oley Township.  
Administrator: CARSON H. KERSHAW,  
659 Cheyney Rd.,  
Cheyney, PA 19319.  
ATTORNEY: JOEL W. GOLDBERG, ESQ.,  
GOLDBERG, GOLDBERG & MALONY  
213 W. Miner St.,  
West Chester, PA 19382

**KOCH, GEORGINE M. also known as  
ROMANIC, GEORGINE M., dec'd.**

Late of 1175 Main St.,  
Borough of Shoemakersville.  
Executor: RICK E. STUFFLET,  
513 Main St.,  
Shoemakersville, PA 19555.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**LEUFFEN, KARL H., dec'd.**

Late of 2000 Cambridge Ave., Apt. 107,  
Borough of Wyomissing.  
Executor: ERIC K. LEUFFEN,  
4182 Steeple Chase Dr.,  
Reading, PA 19606.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**LOPEZ-MORAN, JUDY, dec'd.**

Late of City of Reading.  
Administratrix: EDITH T. RUIZ.  
ATTORNEY: KRISTEN L. BEHRENS,  
ESQ.,  
457 Haddonfield Rd., Suite 700,  
Cherry Hill, NJ 08002

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**MCGRAW, CATHERINE F., dec'd.**

Late of 3056 Marcor Dr.,  
Borough of Sinking Spring.  
Executor: JOHN MCGRAW.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**MCKNIGHT, FRANCES T., dec'd.**

Late of Borough of Mohnton.  
Executors: PRESTON P. MCKNIGHT,  
5685 Heron Ln., Unit 308,  
Naples, FL 34110 and  
SEAN P. MCKNIGHT,  
1776 Zarker Rd.,  
Lancaster, PA 17601.

ATTORNEY: LATISHA B.  
SCHUENEMANN, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**NUNEZ, XIORKY, dec'd.**

Late of City of Reading.  
Administratrix: CHIANA NOEMI PEREZ-  
NUNEZ.

c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER, LLP,  
2755 Century Blvd.,  
Wyomissing, PA 19310

**PELLEGRINI, LUCIA, dec'd.**

Late of 501 Hoch Rd.,  
Maidencreek Township.  
Executrix: MARISA STOLTZFUS,  
6561 Aerial Court,  
Riverside, CA 92506.

ATTORNEY: PAUL T. ESSIG, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**ROTH, HERBERT BRUCE, dec'd.**

Late of 525 Snyder Rd.,  
Ontelaunee Township.  
Administrators: JILLIAN M. NOLL,  
14 High Meadow Lane,  
Leesport, PA 19533 and  
DUSTIN ROTH,  
308 E. Market St.,  
Georgetown, DE 19947.

ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**SNELL, KATHLEEN A., dec'd.**

Late of City of Reading.  
Administrator: DENNIS SNELL,  
915 Madison Ave.,  
Reading, PA 19601.

ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601

**SNYDER, ARLENE J., dec'd.**

Late of Lower Alsace Township.  
Administratrix: JODI WELDELE.  
ATTORNEY: ZACHARY D. GRIFFITH,  
ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19601

**STROUSE, JOY M. also known as  
STROUSE, JOY MARIE, dec'd.**

Late of 75-1 Holly Dr.,  
Exeter Township.  
Executrix: FAY A. GILDER,  
525 O.W. Road,  
Bangor, PA 18013.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19603

**WAGNER, GERALD D., dec'd.**

Late of 2000 Cambridge Ave., Apt. 352,  
Borough of Wyomissing.  
Executrix: JOANNE M. WAGNER,  
2000 Cambridge Ave., Apt. 352,  
Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

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**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:*

**HIRSCH HIMMEL** with its principal place of business at 340 Fleetwood Road, Box 54, Bowers, Berks County, Pennsylvania, 19511.

The name and address of the person owning or interested in said business are: Richard F. Miller, 28 W. Weis Street, Topton, PA 19562, Timothy D. Miller, 111 Lyons Road, Mertztown, PA 19539, Robert E. Sunday, 340 Fleetwood Road, Box 54, Bowers PA 19511, Mark Scherer, 1131 Pecan Lane, Walnutport, PA 18088 and Robert Lychak, 801 Talbot Circle, Myrtle Beach, SC 29577.

The application was filed on May 23, 2023.

**James E. Sher, Esq.**  
**SHER & ASSOCIATES, P.C.**  
15019 Kutztown Road  
Kutztown, PA 19530



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**MISCELLANEOUS**

**First Publication**

**LEGAL NOTICE**

Exeter Twp School District announces the sale of a 5.455 parcel of land located at East 40th Street, Reading, PA 19606, by sealed bid! The minimum bid will start at \$50,000.00. Sealed bids must be hand delivered by 12:00 p.m. on July 14, 2023 addressed to Brian Feick, Business Manager, at 200 Elm Street, Reading, PA 19606. Bids will be opened at 1:00 p.m. on July 14, 2023 and the winning bidder will notified August 16, 2023. Contact Brian Feick, bdfick@exetersd.org, for conditions of sale.

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

BEGINNING at a corner marked by an iron pin in line of other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, said corner also being a corner of property now or late belonging to Dominic Maurer, and also being the most northerly corner of the herein described property; thence along the aforesaid other property now or late belonging to Joseph H. Herbein and Catharine L. Herbein, his wife, and along property now or late belonging to the Reading Country Club, South forty-two degrees twenty-seven minutes East a distance of eight hundred eighty-one feet one and one-half inches to a corner marked by an iron pin; thence continuing along the aforesaid property now or late belonging to the Reading Country Club, South forty-seven degrees twelve minutes West a distance of two hundred sixty[1]eight feet eight and one-quarter inches to a corner marked by an iron pin; thence along property now or late belonging to Charles H. Russell and Marguerite L. Russell, his wife, North forty-two degrees twenty-seven minutes West a distance of eight hundred eighty-seven feet six and one[1]half inches to a corner marked by an iron pin in line of the aforesaid property now or late belonging to Dominic Maurer; thence along same, North forty-eight degrees thirty-four minutes East a

distance of two hundred sixty-eight feet eight and three quarter inches to the place of beginning. BEING the SAME PREMISES WHICH Ronald Herbein and Sharon Franckowiak, successor Trustees of the Joseph H. Herbein Trust, granted and conveyed unto Exeter Township School District, by deed dated April 10, 1996.

Property ID # 43532615624550, Deed Book 2719 Page 1355.

**TRUST NOTICES**

**Third and Final Publication**

**THE DAVID PETERS IRREVOCABLE TRUST DATED AUGUST 29, 2022**

David Peters, Late of Reading, Berks County, PA

All persons having claims or demands against the Trust of David Peters, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Maryann Ramsey  
7A Rosemont Avenue  
Reading, PA 19607

**Trustee's Attorney:** Scott C. Painter, Esquire  
906 Penn Avenue, Suite 1  
Wyomissing, PA 19610

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**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**

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