

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 1, 2021

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
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MARY ANN ULLMAN - (MAU)

JUDGE JAMES M. BUCCI - (JMB)

JUDGE PAUL M. YATRON - (PMY)

JUDGE TIMOTHY J. ROWLEY - (TJR)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

SENIOR JUDGE SCOTT D. KELLER -
(SDK)

SENIOR JUDGE STEPHEN B.
LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)

JT MASONRY INC - Walters, Steven, Walters, Janet; 20 835; Lida L. Bonner. ()

Abuse

EAGER, KAYLA - Romano, Ann; 20 18880; A. Romano, IPP. (EDG).

HUGHES, RYANNA - Regis, Ashanki; 20 18990; A. Regis, IPP. (MAU).

LANDIS, ROBERT - Landis, Jane Carol; 20 18879; J. Landis, IPP. (MAU).

LEROY, MATTHEW N - Smith, Charee J; 20 18881; C. Smith, IPP. (EDG).

LIGHTKEP, AMY ELIZABETH - Lightkep, Heather Anne; 20 19049; H. Lightkep, IPP. (MAU).

LODWIG, SCOTT DAVID - Lamb, Veronica; 20 19010; V. Lamb, IPP. (MAU).

NIHART, MICHAEL JOHN - Nihart, Amanda; 20 18978; A. Nihart, IPP. (MAU).

RIVERA, ANGEL A - Sanchez, Amy K; 20 19080; A. Sanchez, IPP. (EDG).

ZEPHIR, FRANTZ - Pierre-louis, Mariline; 20 19048; M. Pierre-louis, IPP. (MAU).

Complaint

WOLTER, RAINER G, WOLTER, ANITA R - Knauth, Peter; 19 14718; Carl J. Engleman Jr. ()

Contract - Debt Collection: Credit Card

ALLWEIN, BRUCE - Portfolio Recovery Associates LLC; 20 19034; Carrie Ann Gerding. (JKS).

AMBROSE, MICHAEL - Portfolio Recovery Associates LLC; 20 19038; Carrie Ann Gerding. (JKS).

BAEZ, EPIFANIO - Portfolio Recovery Associates LLC; 20 19026; Carrie Ann Gerding. (JKS).

BREA, AWILDA E - Portfolio Recovery Associates, LLC; 20 19045; Carrie Ann Gerding. (MSF).

COLLIER, ASHLEY R - Portfolio Recovery Associates LLC; 20 19040; Carrie Ann Gerding. (MSF).

COOK, JACOB R - Portfolio Recovery Associates LLC; 20 19066; Ilana Zion. (TJR).

DAUBERT, REBECCA - Portfolio Recovery Associates, LLC; 20 19023; Carrie Ann Gerding. (TJR).

ENCARNACION, WILFREDO, ENCARNACION, IRIS N IV - Portfolio Recovery Associates LLC; 20 19021; Carrie Ann Gerding. (TJR).

FARINA, TERRI - Portfolio Recovery Associates LLC; 20 19030; Carrie Ann Gerding. (JKS).

FIGUEROA, JOSE - Portfolio Recovery Associates LLC; 20 19059; Ilana Zion. (JKS).

FRITZ, TRAVIS - Portfolio Recovery Associates LLC; 20 19013; Carrie Ann Gerding. (JKS).

01/14/2021

Vol. 113, Issue 16

GONZALEZ, LUZ - Portfolio Recovery Associates LLC; 20 19020; Carrie Ann Gerding. (MSF).

GONZALEZ, LUZ - Portfolio Recovery Associates LLC; 20 19036; Michael A. Carrucoli. (MSF).

GOOD, MICHELL - Portfolio Recovery Associates LLC; 20 19039; Ilana Zion. (TJR).

GRANT, REBECCA - Portfolio Recovery Associates LLC; 20 19031; Carrie Ann Gerding. (TJR).

GUDKNECHT, DAMIEN - Portfolio Recovery Associates LLC; 20 19056; Carrie Ann Gerding. (JKS).

HERNANDEZ, YVETTE - Portfolio Recovery Associates LLC; 20 19051; Ilana Zion. (JKS).

JOHNSON, JESSICA - Portfolio Recovery Associates LLC; 20 19029; Carrie Ann Gerding. (JKS).

LUGO, ALFREDO E - Portfolio Recovery Associates, LLC; 20 19011; Carrie Ann Gerding. (MSF).

MCQUAID, RICHARD - Portfolio Recovery Associates LLC; 20 19037; Ilana Zion. (MSF).

MESSERER, DALE - Portfolio Recovery Associates, LLC; 20 19015; Carrie Ann Gerding. (MSF).

MORTA, COLLEEN - Portfolio Recovery Associates LLC; 20 19033; Carrie Ann Gerding. (TJR).

NIEVES, JOSE R - Citibank NA; 20 18904; Michael J. Dougherty. (MSF).

ORTIZ, JUANA - Portfolio Recovery Associates LLC; 20 19028; Carrie Ann Gerding. (MSF).

POTSKLAN, DEBBIE M - Portfolio Recovery Associates LLC; 20 19057; Ilana Zion. (TJR).

PRINCE, TIMOTHY - Portfolio Recovery Associates LLC; 20 19042; Carrie Ann Gerding. (JKS).

REAM, JAMISON - Portfolio Recovery Associates LLC; 20 19069; Ilana Zion. (MSF).

RUSINSKI, MICHELLE - Citibank N A; 20 18886; Michael J. Dougherty. (MSF).

SALANECK, KIRA, GENERY, JOSEPH - Portfolio Recovery Associates, LLC; 20 19017; Carrie Ann Gerding. (JKS).

SCHAICH, NICOLE - Portfolio Recovery Associates LLC; 20 19022; Carrie Ann Gerding. (JKS).

SCHMUTZ, MICHAEL J - Portfolio Recovery Associates LLC; 20 19024; Carrie Ann Gerding. (MSF).

SCHOLLENBERGER, JESSICA - Portfolio Recovery Associates LLC; 20 19014; Ilana Zion. (TJR).

SHAFFER, CINDY L - Portfolio Recovery Associates LLC; 20 19035; Ilana Zion. (TJR).

SKIPPER, RAIMONDA - Portfolio Recovery Associates, LLC; 20 18882; Ilana Zion. (MSF).

SORIANO, ROGELIO - Portfolio Recovery Associates, LLC; 20 19046; Carrie Ann Gerding. (TJR).

STILIANOS, JESSILYN - Portfolio Recovery Associates LLC; 20 19054; Michael A. Carrucoli. (MSF).

SWEITZER, STEPHANIE - Portfolio Recovery Associates LLC; 20 19025; Carrie Ann Gerding. (MSF).

SYCH, BARRY I - Portfolio Recovery Associates LLC; 20 19052; Ilana Zion. (TJR).

TORRES, ALEXANDRA - Citibank N A; 20 18887; Michael J. Dougherty. (JKS).

TRASK, RENEE - Portfolio Recovery Associates LLC; 20 19009; Carrie Ann Gerding. (TJR).

TURNER, GLENN D - Portfolio Recovery Associates LLC; 20 19044; Ilana Zion. (TJR).

WISEMAN, ERNESTINE - Portfolio Recovery Associates LLC; 20 19032; Carrie Ann Gerding. (MSF).

Contract - Other

CO-ACTIVE WEALTH STRATEGISTS, LLC, AMERICAN PORTFOLIO ADVISER, INC, SMALL, BRAD R - In Home Oxygen And Medical Supplies, Inc; 20 19058; Barry W. Sawtelle. (MSF).

WENSEL'S SERVICE CENTER OF HAMBURG, LLC - Affordable Hauling & Dumpster Service, LLC; 20 19018; Joel A. Ready. (TJR).

Custody

BRIDGERS, TERRANCE - Paine, Sydney; 20 19070; Scott N. Jacobs. (EDG).

DEASE, SAMANTHA - Wilson, Christian; 20 19055; Richard G. Jacoby Jr. (JBN).

HINKS, JOSHUA S - Lessar, Meghan; 20 18877; Kenneth R. Bachman. (EDG).

Divorce

AST, ROBERT - Ast, Patricia L; 20 19043; Peter J. Dolan. (SEL).

BLOCK JR, KENNETH G - Block, Megan K; 20 19007; Jill M. Scheidt. (EDG).

DE LOS REYES, JOSEFA I I - De Los Reyes, Gabriel; 20 18878; Joseph T. Bambrick Jr. (EDG).

FERNANDES-TAVERAS, EUDIS - Mosser, Kelsey L; 20 19077; Eric C. Diggan. (TJR).

GATES, DEANNA T - Gates, Allen L; 20 18883; Michael R. Lessa. (EDG).

HILL, KEITH - Hill, Jacqueline; 20 19116; Dawn M. L Palange. (EDG).

MALDONADO, JAVIER GALVAN - De Galvan, Guillermina Espinoza; 20 18989; Joseph T. Bambrick Jr. (TJR).

WALSH, CALEB - Walsh, Kimberly; 20 19119; J Peter Landis. (EDG).

Divorce - Custody Count Complaint

FERNANDES-TAVERAS, EUDIS - Mosser, Kelsey L; 20 19078; K. Mosser, IPP. (TJR).

01/14/2021

Vol. 113, Issue 16

In Forma Pauperis Verification

TOWER HEALTH - Dirosa, Joseph; 20 18892;
J. Dirosa, IPP. (JKS).

License Suspension Appeal

DEPARTMENT OF TRANSPORTATION
BUREAU OF DRIVER LICENSING
COMMONWEALTH OF PA -
Yerger, Angela; 20 19061; Kurt B.
Geishauser. (JBN).

Magisterial District Justice Appeal

LAPRINCE, ISRAEL - Midland Credit
Management Inc; 20 19012; Midland Credit
Management Inc, IPP. (MSF).

Miscellaneous - Declaratory Judgment

FAUST, NATHAN - Snyder,
Breanna; 20 19065; Edwin L. Stock. (JKS).
TRIEST, KRISTI, WYNN, SHERRI LEE FOX
- Safeguard Property Transfer Inc; 20 19027;
Karen H. Cook. (TJR).

Miscellaneous - Other

VELEZ, MIGUEL, CRUZ, JUAN B
PERALTA - Vilomar-Ayala, Cesar Jose; 20
18893; Alan B. Ziegler. (TJR).

Notice to Plead/Defend

MEYERS, SUZANNE E - Two Growing
Properties LLC; 20 18516; Joan E. London. ()

Petition for Protection from PFI/SVP

RAMSEY, JACK - Moyer, Alannah; 20 18977;
A. Moyer, IPP. (JBN).

Professional Liability - Medical

TACHAMO, NIRANJAN, MCELWEE,
KATHLEEN, D'ADDESI, LEONARD,
TOWER HEALTH MEDICAL GROUP,
BERKS INFECTIOUS DISEASE
SERVICES LTD, ORTHOPAEDIC
ASSOCIATES OF READING, LTD.,
ORTHOPAEDIC ASSOCIATES OF
READING, LTD., READING HOSPITAL
- Hodges-harper, Kia, Hodges, William J
Jr; 20 19016; Braden R. Lepisto, Braden R.
Lepisto. (JKS).

Real Property - Ejectment

GEORGÉ, LORIE, BLATT, RICHARD A JR,
HERB, LISA, CURRENT OCCUPANT(S)
- Drescher, C Douglas; 20 19125; Kimberly
A. Bonner. (TJR).

**Real Property - Mortgage Foreclosure:
Residential**

KRAFT, JOHN HAROLD, MCCARTY,
LOUISE, KRAFT, KATHLEEN R, KRAFT,
REBECCA, CLAIMING RIGHT TITLE
OR INTEREST FROM OR UNDER,
CLAIMING RIGHT TITLE OR INTEREST
FROM OR UNDER - Newrez LLC; 20
19115; Jenine R. Davey. (MSF).
MOUNTZ, ANDREW, MOUNTZ, JOSHUA,
UNKNOWN HEIRS, MOUNTZ, KEITH
H - Towd Point Mortgage Trust 2017-3, U
S Bank National Association; 20 18884;
Brooke R. Waisbord. (MSF).
TEJADA'S INVESTMENT LLC, TEJADA,
JOSE C - Wilmington Savings Fund Society
FSB, Antler Mortgage Trust 2018-RTL; 20
19019; Meredith Wooters. (MSF).

Real Property - Partition

MOLINA-RATIS, LYDIA - Collado-Ruiz,
Salvador; 20 18935; Alan B. Ziegler. (TJR).

Tort Motor Vehicle

COLLAZO, SARAH, VAZQUEZ,
ELIEZER COLLAZO - Urena,
Ambiorix Rafael; 20 19041; Anthony R.
Distasio. (JKS).

OLIVERAS, YENNIXEYZ, CORIANO,
NORMA - Garcia-Ferreira, Antonio; 20
19114; Thomas J. Gibbons. (JKS).

PEARCE, MAUREEN R, ESHAI
CORPORATION - Johnson, Gary R; 20
19008; Ronald E. Cirba. (JKS).

SANTANA, LUIS TEJADA, LA
MEXICANA EXPRESS SERVICE
LLC, ARROYO, EDWIN SANCHEZ -
Mercado, Jannette; 20 18875; Rebecca L.
Bailey. (MSF).

Tort Premise Liability

READING PLAZA FOOD CORP, READING
PLAZA LLC - Velazquez, Suged; 20 19053;
Charles Jay Schleifer. (MSF).

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa., and to me directed there will be sold at Public Venue or Outcry, on **February 5, 2021** at 10:00 o'clock A.M.*

**VIRTUAL SALES TO BE HOSTED BY
BID4ASSETS.COM.
PLEASE VISIT**

<https://www.bid4assets.com/berkscountysheriffsales>
FOR MORE INFORMATION

The following described Real Estate. To wit:

First Publication

No. 15-14763

Judgment: \$408,727.30

Attorney: Jessica N. Manis, Esquire
ALL THAT CERTAIN two and one-half story dwelling house, stone barn and garage, together with the tract of land on which the same is erected, located on the East side of Old Airport Road (L.R. 0618710) hereditaments and appurtenances, situate in the Township of Amity, County of Berks and State of Pennsylvania, more particularly described by plan and survey prepared by John T. Aston; registered Surveyor, Boyertown, Pennsylvania, Plan No. 380-1A, dated June 17, 1975 as last revised, and being further known as Lot No. 3 on said plan, said plan recorded in Plan Book Volume 49, Page 14, Berks County records, being more fully bounded and described as follows.

BEGINNING at a spike in the center line of Old Airport Road, a corner of this and the land of Joseph Yanos, Jr. and Warren M. Hass; thence

01/14/2021

Vol. 113, Issue 16

from the point of beginning, the line leaving the bed of Old Airport Road along the land of Joseph Yanos, Jr and Warren H. Hass, South seventy-eight degrees fifty-two minutes twenty-two seconds East six hunched seventy-two and sixty-three one-hundredths feet to an iron pin found, a corner of this and in the property line of the land now or late of the Victor R. Bieber Estate, thence along the land now or late of the Victor R. Bieber Estate South twenty-four degrees twenty-five minutes eighteen seconds West six hundred sixty-six and twenty-three one-hundredths feet to an iron pin set, a corner of this and Lot No. 2 on the above mentioned recorded plan, thence along Lot No. 2 North seventy-two degrees thirty minutes thirty-nine seconds West four hundred fifty-eight and ten one-hundredths feet to a spike in the center line of Old Airport Road, the line passing over an iron pin set fifteen and ninety one-hundredths feet from the spike in the road; thence in and through the bed of Old Airport Road, also being along the land now or late of the Victor R. Bieber Estates, the next two courses and distances, to wit (1) North twelve degrees forty-six minutes six seconds East three hundred seventy-four and four one-hundredths feet to a spike, a corner, (2) North seven degrees twenty-two minutes twenty-eight seconds West two hundred thirty-five and ninety-two one-hundredths feet to the point of beginning.

BOUNDED on the North by land of Joseph Yanos, Jr. and Warren H. Hass; on the East by land now or late of the Victor R. Bieber Estate, on the South by Lot No. 2 on the above mentioned recorded plan; and on the West by Old Airport Road.

BEING THE SAME PREMISES AS Heather E. Merritt, by Deed dated May 26, 2006, and recorded by the Berks County Recorder of Deeds in Deed Book 4934, at Page 926, granted and conveyed unto Heather E. Merritt and Dennis Keith Dixon, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 639 OLD AIRPORT ROAD, DOUGLASSVILLE, PA 19518.

MAP PIN: 536517017467.

ACCOUNT: 24010480.

See Deed Book 4934 Page 926

To be sold as the property of Heather E. Merritt and Dennis Keith Dixon(a/k/a Dennis K. Dixon)

prepared by Ludgate Engineering Corporation, Plan No. D-2247, dated September 23, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwestern right of way line of Hopewell Street a corner of Lot #6, thence along Lot #6, South 16 degrees 59 minutes 20 seconds West 191.87 feet to a point in line of lands of the residue property of Daniel Casciano, Jr.; thence along the residue property the four following courses and distances:

1. North 55 degrees 00 minutes 00 seconds West 52.00 feet to a point

2. By a tangent curve to the right having a radius of 120.00 feet a central angle of 66 degrees 34 minutes 20 seconds and an arc length of 139.43 feet to a point of tangency

3. North 11 degrees 34 minutes 20 seconds East 50.00 feet to a point of curvature

4. By a tangent curve to the right having a radius of 20.00 feet a central angle of 92 degrees 17 minutes 50 seconds and arc length of 32.22 feet to a point of compound curvature entering on the Southwestern right-of-way line of Hopewell Street thence along the Southwestern right-of-way line of Hopewell street the two following courses and distances:

1. By a compound curve to the right having a radius of 1150 feet a central angle of 03 degrees 29 minutes 50 seconds and arc length of 70.19 feet to a point of tangency

2. South 72 degrees 38 minutes 00 seconds East 47.55 feet to a point the place of beginning

BEING SUBJECT to a 25 foot wide grading easement as shown on the above referenced plan.

BEING SUBJECT to restrictive notes as shown on the above referenced plan.

BEING THE SAME PREMISES which HOPEWELL HEIGHTS ASSOCIATES, by Deed dated August 4, 1989 and recoded in Record Book 2086, page 1658, Berks County records granted and conveyed unto THOMAS C. PFEIFFER AND DARLENE P. TAGERT.

PARCEL IDENTIFICATION NO: 88-5344-18-30-5338, TAX ID#: 88042015

Title to said premises is vested in Thomas C. Pfeiffer and Darlene P. Tagert, h/w, dated 10/27/1994, recorded 11/25/1994, in Book 2594, page 1741.

Exhibit "A"

To Be sold as the property of Thomas C. Pfeiffer, Darlene P. Pfeiffer

No. 19-04906

Judgment: \$185,181.01

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or tract of ground situated in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 19G as shown on a plan set entitled in part, "Land Development Plans prepared for Woodgate, Elliot Building Group," as prepared by Van Cleef Engineering Associates, dated January 21, 2005,

01/14/2021

Vol. 113, Issue 16

said exterior building limits also being shown on an exhibit plan, attached hereto and made a part hereof, entitled in part, "Exhibit Plan - Building 19, Woodgate Section III" as prepared by Van Cleef Engineering Associates, dated March 19, 2007 and being more particularly described as follows:

BEGINNING at a point within the lands now or formerly of WV Associates, LP (43-5325-06-37-2501), said point being located the following twenty-one (21) courses and distances from a corner common to the lands now or formerly of WV Associates, L.P. and lands now or formerly of Woodgate Community Center Associates (43-5325-06-27-8588) within the bed of Orchard View Drive, thence:

(1) along the lands now or formerly of Woodgate Community Center Associates, North 15 degrees 30 minutes 00 seconds East, a distance of 175.53 feet to a point; thence, (2) continuing along the same, North 19 degrees 30 minutes 00 seconds West, a distance of 13.25 feet to a point; thence, (3) still along the same, North 15 degrees 30 minutes 00 seconds East, a distance of 29.00 feet to a point; thence, (4) still along the same, North 70 degrees 35 minutes 30 seconds East, a distance of 90.00 feet to a point; thence, (5) still along the same, North 29 degrees 15 minutes 00 seconds East, a distance of 30.02 feet to a point; thence, (6) through the lands now or formerly of WV Associates, L.P., South 60 degrees 45 minutes 00 seconds East, a distance of 104.70 feet to a corner of building 19 (unit 19A), and from said point running thence, along the face of building 19 the following 15 courses and distances, to wit: (7) South 53 degrees 29 minutes 45 seconds East, a distance of 12.29 feet to a point; thence, (8) South 36 degrees 30 minutes 15 seconds West, a distance of 12.00 feet to a point; thence, (9) South 53 degrees 29 minutes 45 seconds East, a distance of 7.46 feet to a point; thence, (10) North 36 degrees 30 minutes 15 seconds East, a distance of 12.00 feet to a point; thence, (11) South 53 degrees 29 minutes 45 seconds East, a distance of 20.00 feet to a point; thence, (12) North 36 degrees 30 minutes 15 seconds East, a distance of 2.67 feet to a point; thence, (13) South 53 degrees 29 minutes 45 seconds East, a distance of 20.64 feet to a point; thence, (14) South 36 degrees 30 minutes 15 seconds West, a distance of 12.00 feet to a point; thence, (15) South 53 degrees 29 minutes 45 seconds East, a distance of 19.36 feet to a point; thence, (16) North 36 degrees 30 minutes 15 seconds East, a distance of 10.67 feet to a point; thence, (17) South 53 degrees 29 minutes 45 seconds East, a distance of 20.00 feet to a point; thence, (18) North 36 degrees 30 minutes 15 seconds East, a distance of 6.67 feet to a point; thence, (19) South 53 degrees 29 minutes 45 seconds East, a distance of 20.64 feet to a point; thence, (20) South 36 degrees 30 minutes 15 seconds West, a

distance of 6.67 feet to a point; thence, (21) South 53 degrees 29 minutes 45 seconds East, a distance of 19.68 feet to a point at the projection of the center of the party wall between units 19-G and 19-H, and from said point running thence: (22) along the face of building 19, South 53 degrees 29 minutes 45 seconds East, a distance of 0.32 feet to a point; thence, (23) continuing along the same, South 36 degrees 30 minutes 15 seconds West, a distance of 10.67 feet to a point; thence, (24) continuing along the same, South 53 degrees 29 minutes 45 seconds East, a distance of 19.74 feet to a point; thence, (25) continuing along the same, South 36 degrees 30 minutes 15 seconds West, a distance of 30.00 feet to a point on the face of building 19; thence, (26) along the face of building 19, North 53 degrees 29 minutes 45 seconds West, a distance of 20.06 feet to a point at the projection of the center of the party wall between units 19-G and 19-H; thence, (27) along the center of the party wall between Units 19-G and 19-H, North 36 degrees 30 minutes 15 seconds East, a distance of 40.67 feet to the point of BEGINNING.

BEING Parcel ID 43-5325-06-37-2566 AND BEING KNOWN for informational purposes only as 1908 Orchard View Road, Reading, PA

BEING THE SAME PREMISES which was conveyed to Kyle Payne and Elizabeth Payne, husband and wife, by Deed of NVR, Inc., dated 06/29/2007 and recorded 08/29/2007 as Instrument 2007053358 BK 5210 PG 1792 in the Berks County Recorder of Deeds Office, in fee.

Tax Parcel 43-5325-06-37-2566

Account No. 43002667

See Deed Book 5210, page 1792

To be sold as the property of Kyle Payne and Elizabeth Payne

Docket No. 19-16586

Judgment: \$134,762.62

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

All That Certain lot or ground together with the improvements erected thereon, being 503 Martin Avenue in Bern Township, Berks County, Pennsylvania, shown as Lot 31 on the Plan of "Riveredge Acres" recorded in Plan Book 9 page 52 and being more fully bounded and described as follows:

Beginning at a point on the north line of Martin Avenue (50 feet wide) on the division line between Lot 31 and Lot 27 of the aforesaid Plan; thence in a northerly direction along Lot 27 and Lot 28, forming an interior angle of 94 degrees 08 minutes with the north line of Martin Avenue, a distance of 120.00 feet to a point in the east line of Lot 30; thence in an easterly direction along

01/14/2021

Vol. 113, Issue 16

Lot 30, forming an interior angle of 85 degrees 52 minutes with the last described line, a distance of 86.17 feet to a point; thence in a southerly direction along Lot 33, forming a right angle with the last described line, a distance of 119.69 feet to a point; thence in a westerly direction along the north line of Martin Avenue, forming a right angle with the last described line, a distance of 77.52 feet to the place of Beginning.

Being the same property conveyed to Kim L. McCurdy who acquired title by virtue of a deed from Doreen A. Ives, dated June 19, 2009, recorded June 29, 2009, at Instrument Number 2009030274, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 503 MARTIN AVENUE, READING, PA 19601.

Parcel No.: 27439820912975

Account: 27019175

See Deed/Instrument #: 2009 030274

TO BE SOLD AS THE PROPERTY OF KIM L. MCCURDY

No. 20-01161

Judgment: \$78,085.80

Attorney: Leon P. Haller, Esquire
LEGAL DESCRIPTION

ALL that certain lot or parcel of land together with the two and one-half story semi-detached dwelling erected thereon, being No. 102 Daniels Avenue in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, designated as Lot No. 1 on a plan entitled "Rohrer Subdivision - Final Plan" being Plan No. 98D-10-09, dated October 24, 1998 and recorded in Plan Book Volume 232, page 43, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin (found) located on the easterly building line of Daniels Avenue (50 feet wide) said pin being South 19 degrees 12 minutes 32 seconds East, a distance of 44.62 feet from a steel pin (found) marking the point of intersection of the southerly building line of Fern Avenue (60 feet wide) with the easterly building line of Daniels Avenue (50 feet wide); thence along No. 100 Daniels Avenue and passing through the approximate center of the common party wall of No. 100 and No. 102 Daniels Avenue, North 64 degrees 26 minutes 28 seconds East, a distance of 43.58 feet to a steel pin (found); thence continuing along No. 100 Daniels Avenue and also along No. 940 Fern Avenue, North 63 degrees 02 minutes 46 seconds East, a distance of 77.39 feet to a steel pin (found) in line with No. 938 Fern Avenue; thence along No. 938 Fern Avenue, South 19 degrees 12 minutes 32 seconds East, a distance of 29.30 feet to a steel pin, being a common property corner of Lot No. 1 and Lot No. 2 as shown on the above-referenced recorded plan; thence along Lot No.

2, South 64 degrees 26 minutes 28 seconds West, a distance of 120.74 feet to a steel pin located on the easterly building line of Daniels Avenue (50 feet wide); thence along the easterly building line of Daniels Avenue (50 feet wide), North 19 degrees 12 minutes 32 seconds West, a distance of 27.40 feet to a steel pin (found) being the place of beginning.

CONTAINING in area: 3,360.70 square feet.

TOGETHER WITH the free and uninterrupted use of the 20-foot paved access easement across the easterly portion of Lot No. 2 as shown on the above-referenced recorded plan, said access easement shall be subject to the following conditions

1. Said 20-foot wide paved access easement shall be used to provide ingress, egress and regress to only the owners of Lot Nos. 1 and 2 and their invitees.

2. All costs of maintaining, repairing and/or reconstruction of said 20-foot wide paved access easement shall be paid by the owner of Lot No. 2

3. The parking of vehicles shall be prohibited within the 20-foot wide paved access easement.

4. Said 20-foot wide paved access easement shall be kept free from all obstructions.

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: 102 DANIELS AVENUE, READING, PA 19607 (aka 102 Daniels Avenue, Shillington, PA 19607).

Mapped PIN: 5306-18-42-1127

Parcel ID: 54530618421135

Account #: 54-030200

BEING THE SAME PREMISES WHICH Dale Weyandt, by deed dated and recorded March 14, 2018, Berks County Instrument No. 2018-008358, granted and conveyed unto Rosa Cisneros-Paredes.

TO BE SOLD AS THE PROPERTY OF ROSA CISNEROS-PAREDES

NO. 20-01529

JUDGMENT: \$230,550.66

ATTORNEY: PHILIP G. CURTIN, ESQUIRE

PURPART NO. 1:

ALL THOSE CERTAIN four (4) adjoining lots of ground, together with the one-story cement block factory building and other improvements erected thereon, situate on the northern side of Montrose Boulevard, Montrose, Cumru Township, Berks County, Pennsylvania, being lots Nos. 646, 647, 648 and 649, as laid out on a Plan of Montrose prepared by William H.

01/14/2021

Vol. 113, Issue 16

Dechant & Sons, April 11, 1925, and recorded in the Office for the Recording of Deeds in Plan Book Volume 2, Page 55, bounded and described as follows, to wit: BEGINNING at a point two hundred eighty-five feet (285') West in the intersection of the western building line of Clair Street and the northern building line of Montrose Boulevard, said point being on the northern building line of Montrose Boulevard, and on the division line between Lots Nos. 649 and 650, thence northward along the western lot line of Lot No. 650, one hundred fifty feet (150') to a fifteen feet (15') wide alley; thence at right angles to said last described line of said fifteen (15') wide alley, a distance of eighty feet (80') to a point on the division line of Lots Nos. 645 and 646; thence southwardly at right angles to the said fifteen feet (15') wide alley and along the eastern lot line of Lot No. 645, one hundred fifty feet (150') to the northern building of said Montrose Boulevard; thence eastwardly along the northern building line of said Montrose Boulevard a distance of eighty (80') feet to the place of BEGINNING. PURPART NO. 2: ALL THAT CERTAIN lot of ground, together with the improvements therein erected, situate in Montrose, Cumru Township, Berks County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the line dividing Lots Nos. 645 and 646, as shown on the Plan of Lots of Montrose, recorded in the Office of the Recorders of Deeds in and for Berks County, Pennsylvania, in Plan Book Volume 2, Page 55; thence continuing along said lot line in a northerly direction, a distance of one hundred fifty feet (150'), more or less, to a point; thence in a westerly direction forming a right angle with the last described line, a distance of thirty feet (30') to a point; thence in a southerly direction forming a right angle with the last described line, a distance of one hundred fifty feet (150'), more or less, to a point; thence in an easterly direction forming a right angle with the last described line, a distance of thirty feet (30') to the place of BEGINNING. PURPART NO. 3: ALL THAT CERTAIN tract or parcel of land and being part of Lot Number 644 as shown on the plan of "Montrose" recorded in Plan Book Volume 2, Page 55, and also shown on a Subdivision Plan by Ernest F. Fischer, Jr. recorded in Plan Book Volume No. 173, Page 41, Berks County Records, situate on the North side of "Montrose Boulevard between Clair Street and Fritztown Road in the Township of Cumru, County of Berks and State of Pennsylvania, being bounded and more fully described as follows, to wit: BEGINNING at a point on the Northern side of Montrose Boulevard (60' wide), said point being five feet (5.00') in an Easterly direction from division line of Lots 643 and 644 and being the more Southwest corner of herein described tract, thence; (1) in a Northern direction, five feet (5.00') Easterly

and parallel to lot line between Lots 643 and 644, one hundred hundred fifty feet (150.00') to a point, on the South side of a 15 feet wide alley, thence; (2) along the South side of 15 feet wide alley, in an Easterly direction, forming a right angle with last described line five feet (5.00') to point, thence; (3) through Lot number 644 in a Southerly direction, forming a right angle with the last described line, one hundred fifty feet (150.00') to a point on the Northern side of Montrose Boulevard, thence; (4) along Northern side of Montrose Boulevard in a Westerly direction forming a right angle with last described line five feet (5.00') to place of Beginning. THEREON ERRECTED A DWELLING/BUILDING KNOWN AS: 217 MONTROSE BLVD., READING, PA 19607 PARCEL NO. 39439505081965 ACCOUNT: 39439505081965 MORTGAGE BOOK 2018006867 SEE DEED BOOK: 2025038067 TO BE SOLD AS THE PROPERTY OF INJECTING MOLDING SOLUTIONS, LLC

Case No: 20-01580

Judgment Amount: \$76,906.91

Attorney: Andrew J. Marley, Esquire

Legal Description

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being Lot No. 153 on plan known as West Lawn, and being more particularly bounded and described as follows, to-wit;

SAID LOT being bounded on the North by Lot No. 152, on the East by said Perkasio Avenue, on the South by Lot No. 154, and on the West by a fifteen (15) feet wide alley.

HAVING a frontage of twenty-five (25) feet, heretofore erroneously given as twenty (20) feet on said Perkasio Avenue and a depth of one hundred thirty-seven (137) feet and six (6) inches to said alley.

HAVING ERRECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Martin D. Canouse and Lisa R. Canouse, by Deed dated August 31, 2012, and recorded on September 4, 2012, by the Berks County Recorder of Deeds as Instrument No. 2012036643, granted and conveyed unto Martin D. Canouse, an Individual.

BEING KNOWN AND NUMBERED AS 14 Perkasio Avenue, West Lawn, PA 19609.

MAP PIN: 439609075272

ACCOUNT: 80910682

TO BE SOLD AS THE PROPERTY OF: Martin D. Canouse.

No. 20-02853

Judgment Amount: \$268,491.19

Attorney: KML Law Group, P.C.

Purpart No. 1

All that certain lot or piece of ground being Lot No. 3 as shown on Plan of building lots

01/14/2021

Vol. 113, Issue 16

laid out by Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, prepared in April 1970, by Spotts Engineering Associates, Inc., of Reading, Pennsylvania, situate long the Westerly side of State Highway leading from the concrete highway between Reading and Kutztown to Crystal Cave in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a point on the Westerly side of the said State Highway leading from Crystal Cave on the division line between Lot No. 3 and Lot No. 4 (property now or late of George A. Mengel and Naomi C. Mengel, his wife), said place of beginning being South nineteen degrees forty-one minutes East (S. 19° 41' E.) a distance of seven hundred twenty-seven and sixty-nine hundredths feet (727.69') from the Southerly line of lands now or late of Abbie Strasser, widow of Howard Strasser; thence from the said place of beginning extending along the Westerly side of the highway leading to Crystal Cave, South twenty degrees forty-seven minutes East (S. 20° 47' E.) a distance of one hundred two and two hundredths feet (102.02') to a point; thence extending along Lot No. 2, North sixty-nine degrees thirteen minutes East (N. 69° 13' E.) a distance of two hundred ten feet (210') to a point; thence extending along land now or late of Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, North twenty degrees forty-seven minutes West (N. 20° 47' W.) a distance of one hundred feet (100') to a point; thence extending along Lot No. 4, South sixty-nine degrees forty-six minutes West (S. 69° 46' W.) a distance of two hundred ten and one hundredth feet (210.01') to the Place of Beginning.

Containing in area twenty-one thousand two hundred twelve and ten hundredths square feet (21,212.10 sq. ft.).

Purpact No. 2

All that certain lot or piece of ground together with improvements thereon erected situate on the Western side of the Macadam State Highway leading from U.S. Route 222 to Crystal Cave in the Township of Richmond, County of Berks and State of Pennsylvania, being Lot No. 4 on a Map or Plan of building lots as laid out by Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, in October 1951, bounded on the North by Lot No. 5 residue property belonging now or formerly to Wirt C. Wiltrout and Dorothy C. Wiltrout; on the East by the aforesaid Macadam State Highway; on the South by Lot No. 3, residue property belonging now or formerly to Wirt C. Wiltrout and Dorothy C. Wiltrout, and on the West by residue property belonging now or formerly to Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by an iron pin in the center line of the Macadam State Highway leading from U.S. Route 222 to Crystal Cave, said corner being the Northeastern corner of the herein described property and being the Southeastern

corner of Lot No. 5; thence along the center line of the aforesaid Macadam State Highway, South 19 degrees 41 minutes East a distance of 100 feet no inches to a corner marked by an iron pin; thence leaving the aforesaid Macadam State Highway and along Lot No. 3, residue property now or formerly of Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, passing through an iron pin 13 feet from the last described corner, South 69 degrees 46 minutes West 210 feet and 1/8 inch to a corner marked by an iron pin; thence along residue property belonging now or formerly to Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, and along the Western side of a 10 feet wide reservation or alley for public utilities, North 19 degrees 41 minutes West 102 feet and 1/4 inch to a corner; thence along the aforesaid Lot No. 5, residue property belonging now or formerly to Wirt C. Wiltrout and Dorothy C. Wiltrout, his wife, passing through an iron pin 13 feet from the next described corner, North 70 degrees 19 minutes East 210 feet to an iron pin at a corner in the center line of the Macadam State Highway leading from U.S. 222 to Crystal Cave, it being the Place of Beginning.

Containing 21,212.1 square feet.

Thereon erected a dwelling house known as:
23 Crystal Cave Road aka 23 Crystal Cave Rd
Kutztown, PA 19530

Tax Parcel #72544300113073

Account: 72023249

See Deed Instrument Number 2016011020

Sold as the property of: CINDY LAFRANCE
and NATHAN LAFRANCE

No. 20-15280

Judgment Amount: \$175,100.48

Attorney: Vincent DiMaiolo, Jr., Esq./Ashleigh
Levy Marin, Esq.

Being County Parcel No. 33538719608107

ALL that certain parcel of land and the buildings thereon, located on the Northwesterly side of South Reading Avenue S.R. 0562 (54 feet wide), situated in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania described according to a survey done by Aston Surveyors/Engineers, Boyertown Pennsylvania. Bounded on the Northwest by a 20 foot alley, on the Northeast by the land now or late of Henry S. and Martha Fulmer, on the Southeast by South Reading Avenue, and on the Southwest by the land of Walter E and Eileen T Baczor, being more fully described as follows:

BEGINNING at an iron pipe found on the Northwesterly side of South Reading Avenue, a corner of this and the land now or late of Harry S and Martha Fulmer, thence from the point of beginning along the Northwesterly side of South Reading Avenue South 59 degrees 09 minutes 28 seconds West 30.14 feet to an iron pin set, a corner of this and the land of Walter E and Eileen T Baczor; thence along the land of Walter E and Eileen T Baczor, the next three courses and distances to wit: (1) Leaving South Reading

01/14/2021

Vol. 113, Issue 16

Avenue North 36 degrees 04 minutes 59 seconds West 97.62 feet to a point, a corner; (2) North 34 degrees 05 minutes, 07 seconds West 38.60 feet to a point, a corner, the line running through a party wall; (3) North 33 degrees 47 minutes 53 seconds West 38.92 feet to a p.k. nail set, on the Southeasterly side of a 20 foot alley, a corner of this and the land of Walter E and Eileen T Baczor; thence along the Southeasterly side of the said 20 foot alley North 58 degrees 52 minutes 40 seconds East 30.07 feet to an iron pin set, a corner of the and the land now or late of Henry S and Martha Fulmer, leaving the said 20 foot wide alley South 35 degrees 09 minutes 1.6 seconds East 175.26 feet to the point of Beginning.

BEING Lot No. 4 as shown on said plan.

COMMONLY KNOWN AS: 350 S. Linden St., Boyertown, PA 19512

BEING the same premises which Envoy Mortgage, Ltd., dated 7/2/2018 and recorded 7/27/2018 in the Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2018025274, granted and conveyed unto DQ Investments, LLC, in fee.

TO BE SOLD AS THE PREMISES OF THOMAS K REEVES

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, March 5, 2021 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.

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on November 20, 2020 with an **Effective Date of January 1, 2021** by which **IMAGINE HOMES, INC.** has been incorporated pursuant to the provisions of the Business Corporation Law of 1988, Act of December 21, 1988 P.L. 1444, No. 177, as amended.

Mahlon J. Boyer, Esq.
Bingaman, Hess, Coblentz & Bell, P.C.

Treeview Corporate Center,
2 Meridian Boulevard, Suite 100
Wyomissing, PA 19610-3202

NOTICE IS HERBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the Business Corporation Law of 1988, Act of December 21, 1988 P.L. 1444, No. 177.

The name of the proposed corporation is **Super Shine Power Washing Inc**

The Articles of Incorporation have been filed on November 26, 2020.

The purpose for which it was organized is: Power Washing Service
Connor Affiliates
130 W. Lancaster Avenue
Shillington, PA 19607

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 20-18338

NOTICE IS HEREBY GIVEN that the Petition of Linsley Cepeda was filed in the above named Court, praying for a Decree to change their name to EDWARD FRANCIS REGINALD HYDE.

The Court has fixed January 22, 2021, at 9AM 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.

Linsley Cepeda
411 N. 5th Street
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 20-18421

NOTICE IS HEREBY GIVEN that the Petition of Tiffany Anne Milligan was filed in the above named Court, praying for a Decree to change her name to TIFFANY ANNE SCOTT.

The Court has fixed January 29, 2021, at 9AM 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

01/14/2021

Vol. 113, Issue 16

show cause, if any they have, why the prayer of said Petition should not be granted.

Tiffany Anne Milligan

57 Joy Circle
Barto, PA 19504

CIVIL ACTION

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

ACTION OF MORTGAGE FORECLOSURE
Term No. 20-14891

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT INDIVIDUALLY, BUT SOLELY AS
TRUSTEE FOR NATIONSTAR HECM
ACQUISITION TRUST 2018-3

Plaintiff

vs.

CHRISTINA ADAMS AKA CHRISTINA
LAWHORNE Solely in Her Capacity as Heir
of ROSE LANTZ, Deceased, TINA HENRY
Solely in Her Capacity as Heir of ROSE
LANTZ, Deceased, SCOTT LANTZ Solely
in His Capacity as Heir of ROSE LANTZ,
Deceased, TROY LANTZ Solely in His Capacity
as Heir of ROSE LANTZ, Deceased, TERESA
MANMILLER Solely in Her Capacity as Heir
of ROSE LANTZ, Deceased & The Unknown
Heirs of ROSE LANTZ Deceased

Mortgagor and Real Owner
Defendant

The Unknown Heirs of ROSE LANTZ
Deceased, MORTAGOR AND REAL OWNER,
DEFENDANT whose last known address is 8
Lake Street Reading, PA 19606.

THIS FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO COLLECT
A DEBT OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

You are hereby notified that Plaintiff
WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT INDIVIDUALLY, BUT SOLELY
AS TRUSTEE FOR NATIONSTAR HECM
ACQUISITION TRUST 2018-3, has filed a
Mortgage Foreclosure Complaint endorsed with
a notice to defend against you in the Court of
Common Pleas of Berks County, Pennsylvania,
docketed to No. 20-14891 wherein Plaintiff seeks
to foreclose on the mortgage secured on your
property located, 858 Schuylkill Ave Reading,
PA 19601 whereupon your property will be sold
by the Sheriff of Berks.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in the
following pages, you must take action within
twenty (20) days after the Complaint and notice

are served, 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 claim in the Complaint of for any
other claim or relief requested by the Plaintiff.
You may lose money or property or other rights
important to you.

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

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

BERKS COUNTY BAR ASSOCIATION

544 Court Street
Reading, PA 19601
610-375-4591

Michael T. McKeever
Attorney for Plaintiff

KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

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

DIETRICH, RALPH W., dec'd.

Late of 904 Park Road,
Maidencreek Township.
Executor: MICHAEL S. DIETRICH,
516 Oysterdale Road,
Oley, PA 19547.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

01/14/2021

Vol. 113, Issue 16

FISHER, RAYMOND JOHN, dec'd.

Late of Washington Township.
 Administrator: JUAN CARLOS
 PALOMINO LUGO,
 c/o ATTORNEY: SARAH MCCAHOH,
 ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Fl.,
 P.O. Box 942,
 Reading, PA 19603-0942

KAHLER, ARDELL MAY, dec'd.

Late of 1011 Berks Road,
 Bern Township.
 Executor: THOMAS KAHLER,
 20 Baer Ln.,
 Bernville, PA 19506.
 ATTORNEY: SEAN D. CURRAN, ESQ.,
 CURRAN ESTATE LAW,
 222 N. Kenhorst Boulevard,
 Reading, PA 19607

KANTNER, HOMER E., dec'd.

Late of 615 Elizabeth Ave.,
 Borough of Laureldale.
 Executor: ROBERT R. KREITZ, ESQUIRE,
 Kreitz Gallen-Schutt,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

KEEFE, KEVIN J., dec'd.

Late of Albany Township.
 Administratrix: TERRI K. KEEFE.
 c/o ATTORNEY: AMANDA RACINES
 LOVETT, ESQ.,
 Gardner, Racines & Sheetz,
 3968 Maulfair Place,
 Allentown, PA 18103

LAPI, JOSEPHINE F., dec'd.

Late of 204 Belvedere Avenue,
 City of Reading.
 Executrix: ANN E. FIORAVANTI.
 c/o ATTORNEY: R. NICHOLAS
 NANOVIC, ESQ.,
 Gross McGinley, LLP,
 33 South 7th Street,
 P.O. Box 4060,
 Allentown, PA 18105-4060

LEIGHTON, THOMAS K., dec'd.

Late of 121 Leighton Lane,
 Robeson Township.
 Executors: SEAN T. LEIGHTON,
 15 Logans Run,
 Enola, PA 17025 and
 THERON H. LEIGHTON,
 158 Texter Mountain Road,
 Wernersville, PA 19565.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 HUCKABEE, WEILER & LEVENGOOD,
 P.C.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

MOHLER, IRA PETER also known as

MOHLER, I. PETER, dec'd.
 Late of 94 Grandview Blvd.,
 Wyomissing Hills,
 Borough of Wyomissing.
 Executor: I. BARRY MOHLER,
 94 Grandview Blvd.,
 Wyomissing, PA 19610.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MOSSER, KENNETH G., dec'd.

Late of 1011 Berks Road,
 Leesport, Bern Township.
 Executrix: CATHY L. MARBURGER,
 310 F. Skip Zerbe St.,
 Mohnton, PA 19540.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MYERS, ALICE MAE, dec'd.

Late of Birdsboro.
 Executor: GREGORY G. MYERS, JR.,
 215 Edgewood Road,
 York, PA 17402.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 ALLERTON BELL & MUIR, P.C.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

PFAUTZ, JANE NATALIE, dec'd.

Late of Lower Alsace Township.
 Executrices: SUSAN BOYER,
 401 S. Wyomissing Avenue,
 Shillington, PA 19607, and
 MAUREEN STOPPER,
 230 Golf Road,
 Reinholds, PA 17569.
 ATTORNEY: ANTHONY R. DISTASIO, ESQ.,
 LINTON & DISTASIO, P.C.,
 1720 Mineral Spring Road,
 P.O. Box 3588,
 Reading, PA 19606

SCHAFFER, EARL, dec'd.

Late of 55 Victoria Dr.,
 Barto,
 Washington Township.
 Executor: JON D. SCHAFFER,
 68 Weavertown Ln.,
 Douglassville, PA 19518.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

01/14/2021

Vol. 113, Issue 16

SPIRELIS, PETER P., dec'd.

Late of Borough of Wyomissing.
 Executor: DAVID S. GEHRIS,
 3809 Dogwood Trail,
 Allentown, PA 18103.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**STRUNK, ARTHUR W. also known as
STRUNK, JR., ARTHUR WILLIAM, dec'd.**

Late of 1745 Van Reed Road,
 Sinking Spring.
 Executor: LINDA ZERBE,
 2109 Penn Avenue,
 Reading, PA 19609.
 ATTORNEY: JOHN M. STOTT, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY, P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

YERGER, SARAH M., dec'd.

Late of 120 Trexler Avenue,
 Borough of Kutztown.
 Administratrix: WENDY J. ASHBY, ESQ.,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951.

YODER, NANCY A., dec'd.

Late of 1383 Friedensburg Road,
 Lower Alsace Township.
 Executrix: STEPHANIE J. HYMES,
 101 Kessler Lane,
 Rockvale, CO 81244.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 50 N. 5th Street, 2nd Fl.,
 P.O. Box 942,
 Reading, PA 19603-0942

ZDUNOWSKI, JOHN T., dec'd.

Late of Cumru Township.
 Executor: RONALD J. ZDUNOWSKI,
 2820 Clark Avenue,
 West Lawn, PA 19609.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,
 906 Penn Avenue,
 P.O. Box 6269,
 Wyomissing, PA 19610

Second Publication**BRENSINGER, RANDY M., dec'd.**

Late of Rake Road,
 Centre Township.
 Executrix: MARY BRENSINGER.
 c/o ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526-1508

BROPHY, DORIS M., dec'd.

Late of 1011 Berks Road,
 Bern Township.

Executor: DENNIS M. BROPHY,
 814 Blue Gate Lane,
 Reading, PA 19608.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 P.O. Box 5828,
 Wyomissing, PA 19610

CLAYTON, BARBARA J., dec'd.

Late of Cumru Township.
 Executrices: SANDRA L. HUGHES and
 SUSAN J. GONZALES.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610-1221

COCKS, FRANKLIN E., dec'd.

Late of Borough of Wernersville.
 Executrix: JANE L. COCKS.
 c/o ATTORNEY: RONALD R. BOLIG, ESQ.,
 301 N. Main Street
 Telford, PA 18969

COMPTON, PHILLIP, dec'd.

Late of City of Reading.
 Administratrix: QIUYAN COMPTON.
 c/o ATTORNEY: SCOTT F.
 BREIDENBACH, ESQ.,
 BREIDENBACH ASSOCIATES LAW
 OFFICES, LLC,
 2158 Sunnyside Avenue,
 Pottstown, PA 19464

CREARY, BETTY L., dec'd.

Late of 803 Penn Street, Apt. 231,
 City of Reading.
 Executrix: MARTHA S. CREARY,
 608 Leininger Avenue,
 Mohnton, PA 19540.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 JONATHAN B. BATDORF, ESQ., P.C.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

CRIMALDI, CHRISTINE M., dec'd.

Late of 9 Heidelberg Court,
 Jefferson Township.
 Executrix: ROSE CONSOLI.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,

KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

DAVIS, BARBARA S., dec'd.

Late of 124 Oley Street,
 City of Reading.
 Administrators: DARRYL A. JENKINS and
 TERRIE L. JENKINS.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

01/14/2021

Vol. 113, Issue 16

FILIPPINI, JR., LUCIANO A., dec'd.

Late of 74 Kauffman Road,
Oley Township.
Executor: ANTHONY J. FILIPPINI,
724 Franklin Street,
West Reading, PA 19611.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
P.O. Box 5828,
Wyomissing, PA 19610

HUBER, MAE F., dec'd.

Late of Borough of Shoemakersville.
Executors: CAROL M. WERLEY and
GERALDINE L. HOPES.
c/o ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

KLEIN, MARY ELLEN, dec'd.

Late of Ruscombsmanor Township.
Executrix: JULIA H. KLEIN.
c/o ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

KUROWSKI, CREEDA D., dec'd.

Late of Borough of Shillington.
Executor: GEORGE F. KUROWSKI,
540 Pershing Blvd.,
Shillington, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

PAGAN, ROBERT F., dec'd.

Late of 1327 Woodcrest Drive,
Borough of Kenhorst.
Executor: KYLE A. PAGAN,
1327 Woodcrest Drive,
Reading, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
REBECCA BATDORF STONE, ESQ., P.C.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

POLLARD, GERALDINE, dec'd.

Late of 800 Court Street,
City of Reading.
Administrator: ROBERT POLLARD.
381 Sioux Ct.,
Sinking Spring, PA 19608

REESER, BETTY M., dec'd.

Late of 1403 Margaret Street,
Laureldale.
Executors: CAROL KISSINGER,
633 Irish Creek Road,
Mohrsville, PA 19541 and

GEORGE R. MEITZLER,
535 Halfway Drive,
Myerstown, PA 17067.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603-0542

SCHAEFFER, LEROY DAVID also known as

SCHAEFFER, LEROY D., dec'd.
Late of 15 Mast Road,
Oley Township.

Executrix: RHONDA FARRIER,
P.O. Box 76,
Fleetwood, PA 19522.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
LAW OFFICE OF DAVID S. SOBOTKA,
519 Walnut Street,
Reading, PA 19601

STOFKO, HENRY ALAN, dec'd.

Late of Borough of Boyertown.
Executrix: BETSY H. MAIALE,
127 Hawthorne Ave.,
Gilbertsville, PA 19525.
ATTORNEY: JOSEPH K. KOURY, ESQ.,
O'DONNELL, WEISS & MATTEL, P.C.,
41 E. High Street,
Pottstown, PA 19464

SWEIMLER, ANN L., dec'd.

Late of 5501 Perkiomen Avenue,
Exeter Township.
Executor: BRIAN KOCHER,
730 Leesport Avenue,
Leesport, PA 19533.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526-1508

TOLLAND, KEVIN MICHAEL, dec'd.

Late of 302 Washington Street,
Amity Township.
Administratrix: ALLISON MAE
TOLLAND,
1893 B Old Lancaster Pike,
Sinking Spring, PA 19608.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
LAW OFFICE OF DAVID S. SOBOTKA,
519 Walnut Street,
Reading, PA 19601

Third and Final Publication**ARTERS, GRACE, dec'd.**

Late of Union Township.
Executrix: SUSAN KELLY TAYLOR.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
1100 Berkshire Boulevard, Suite 201,
Wyomissing, PA 19610-1221

01/14/2021

Vol. 113, Issue 16

CONNORS, JAMES M. also known as JAMES MILYARD CONNORS, dec'd.
 Late of 1 Gaelsong Lane,
 Borough of Wyomissing.
 Executors: JAN CONNORS DAGENHART,
 10265 Greystone Road,
 Manassas, VA 20111, and
 PETER J. CONNORS,
 3221 Hardwood Lane,
 Sinking Spring, PA 19608.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

DORSEY, NANETTE also known as DORSEY, NANETTE MURPHY, dec'd.
 Late of 2104 Bernville Road,
 Bern Township.
 Executrix: LILLIAN M. SCHADE,
 5701 E. Wilshire Drive,
 Scottsdale, AZ 85257.
 ATTORNEY: JEFFREY F. DORKO, ESQ.,
 DORKO WEALTH & ESTATE
 PLANNING,
 999 Berkshire Boulevard, Suite 110,
 Wyomissing, PA 19610

FITTERLING, JR., IRVIN A., dec'd.
 Late of City of Reading,
 Borough of Kenhorst.
 Executrix: KIMBERLY ANN LONG,
 2921 Gerard Avenue,
 Sinking Spring, PA 19608.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

HALL, DIANE E., dec'd.
 Late of 1411 Old Wyomissing Road,
 City of Reading.
 Executor: ROBERT C. HILL.
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,
 Law Office of James L. Davis,
 606 N. 5th Street,
 Reading, PA 19601

HIGGINS, TIMOTHY JOHN, dec'd.
 Late of 1315 Butler Street,
 City of Reading.
 Executrix: Marlene A. Higgins,
 1315 Butler Street,
 Reading, PA 19601.
 ATTORNEY: JOHN D. LEVAN, ESQ.,
 1508 Alsace Road,
 Reading, PA 19604

KERCHNER, DONALD H., dec'd.
 Late of 1404 Route 143,
 Lenhartsville,
 Greenwich Township.
 Executor: WALTER M. DIENER, JR.,
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

KRUTIS, MILDRED, dec'd.
 Late of 9 Heidelberg Drive,
 Borough of Wernersville.
 Executor: JOSEPH T. KRUTIS,
 4415 SW 11th Street,
 Cape Coral, FL 33914.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 HUCKABEE, WEILER & LEVENGOOD,
 P.C.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

LEIBY, DONALD R., dec'd.
 Late of City of Reading.
 Executor: COREY LEIBY,
 4040 Village Road,
 Orwigsburg, PA 17961.
 ATTORNEY: ERIC M. MIKA,
 TOOLE, MIKA & JONES, LLC
 26 East Centre Street,
 Shenandoah, PA 17976

UMBENHOUER, CLARENCE E. also known as UMBENHOUER, CLARENCE EARL, dec'd.
 Late of Rittenhouse,
 2900 Lawn Terrace,
 City of Reading.
 Administratrix: COLLEEN M.
 UMBENHOUER,
 90 Fairview Street,
 Reading, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

TERMINATION OF PARENTAL RIGHTS

IN THE COURT OF
 COMMON PLEAS OF
 LANCASTER COUNTY,
 PENNSYLVANIA
 ORPHANS' COURT DIVISION
 NO. 2020-0771
 IN RE: ADOPTION OF DREW SEBASTIAN
 FRANCESCHI
 MALE MINOR CHILD, DATE OF BIRTH:
 02/01/2020
 BORN TO: HALLIE BRIAR FRANCESCHI
NOTICE OF TERMINATION OF PARENTAL
 RIGHTS HEARING AND
 NOTICE REQUIRED BY ACT 101 OF 2010,
 23 Pa. C.S. §2733(c)

To: UNKNOWN BIOLOGICAL FATHER
 A Petition has been filed asking the Court to
 put an end to all rights you have or might have
 concerning the above-mentioned child. The Court
 has set a hearing to consider ending your rights
 to the child. That hearing will be held on the 10th
 day of February, 2021, at 10:00 o'clock a.m. in
 Courtroom No. TBA of the Lancaster County

01/14/2021

Vol. 113, Issue 16

Courthouse, 50 North Duke Street, Lancaster, Pennsylvania. If you could be the parent of the above-mentioned child, you are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to the child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Court Administrator
 Court Administrator's Office
 Lancaster County Courthouse
 50 North Duke Street
 Lancaster, Pennsylvania 17602
 Telephone Number (717) 299-8041

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication with your child following an adoption.

YOUNG & YOUNG
 44 South Main Street
 Manheim, PA 17545

TRUST NOTICES

Third and Final Publication

TRUST ESTATE OF HELEN M. HILTON

Late of Robeson Township, Berks County, PA

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

Trustee: Sarah Paugh
 c/o Keen Keen & Good, LLC
 3460 Lincoln Highway
 Thorndale, PA 19372

Trustee's Attorney: Gordon W. Good, Esq.
 Keen Keen & Good, LLC
 3460 Lincoln Highway
 Thorndale, PA 19372

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: Carolyn Fair, Marketing Manager
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.