

Berks County Law Journal

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No. 8

CASE REPORTED

In Re: M.J.R., Jr.

Orphans' Court – Termination of Parental Rights – Best Interests

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The Berks County Bar Association and Law Foundation of Berks County

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CONTAINING THE DECISIONS, ORDERS AND RULES OF THE COURTS
OF BERKS COUNTY, LEGAL NOTICES AND ADVERTISEMENTS OF SAID COUNTY,
AND BERKS COUNTY BAR ASSOCIATION NEWS

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BAR NEWS

Calendar of Events

BCBA Closed - Thanksgiving Holiday

Thursday, November 23rd and Friday, November 24th

Technology Committee Meeting

Tuesday, November 28th at 12:00 p.m.
Via Zoom

Civil Litigation Section/Local Rules Committee Meeting

Wednesday, November 29th at 12:00 p.m.
Berks County Bar Association and via Zoom

15th Annual Holiday Benefit Luncheon

Friday, December 1st at 11:00 a.m.
DoubleTree Hotel, Reading

Minority Bar Section Meeting

Monday, December 4th at 12:00 p.m.
Via Zoom

Commercial Transactions Section Meeting

Wednesday, December 6th at 4:00 p.m.
Via Zoom

CLE: Family Law Year-End Update

Thursday, December 14th at 12:00 p.m.
Berks County Bar Association and via Zoom

Holiday Reception

Thursday, December 14th at 5:00 p.m.
Sts. Constantine and Helen Greek Orthodox Church, Reading

CLE: Employment Law Year in Review

Tuesday, December 19th at 12:00 p.m.
Berks County Bar Association and via Zoom

Register online at www.berksbar.org

Divorce Decree Deadline Notice

The Hon. Scott E. Lash, Court of Common Pleas of Berks County,
has issued the following notice:

"All praecipes to transmit must be filed by December 8, 2023, if
the parties wish to have their divorce decree signed before the
end of the year, presuming there are no deficiencies.

Thereafter, any requests to have a decree signed before year's end
must be made directly to the assigned judge."

Easier Than Ever to Support the Annual Campaign

Members can now make online donations to the Law Foundation of Berks County Annual Giving Campaign. Simply visit www.berksbar.org and click the "Give Today" tab in the right corner of the home screen.

The Law Foundation's Annual Giving Campaign is critical because of the continued demand for legal services among those in our community in need of the invaluable support provided by the Law Foundation to Greater Reading and Berks County charitable organizations serving this population.

Unfortunately, countless individuals are still facing employment issues, illness, threats of apartment eviction and home foreclosures. Our Bar Association members have always stepped up to help the Law Foundation's support initiatives that ensure some of our most vulnerable community members have equal access to justice and that local youth have opportunities to grow, learn and thrive.

Because of your support, the Law Foundation has also been able to make a positive difference for victims of domestic violence and discrimination, help foster care children in need of advocates and assist local youth participating in public service projects and developing their athletic, artistic and academic talents. Your generosity will assist the Law Foundation's continued support of various community organizations, including CASA Berks County, the Community Justice Project, and many other nonprofit organizations.

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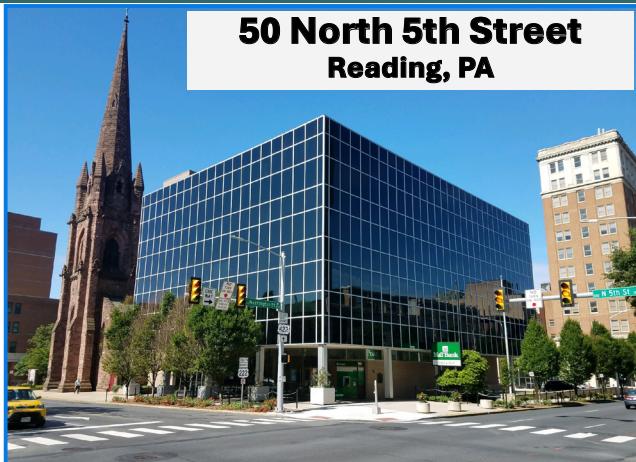
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LAW FOUNDATION OF BERKS COUNTY AND PICPA PRESENT

15th Annual *Holiday Benefit Luncheon*

December 1, 2023

**DoubleTree Hotel
Reading, PA**

Special Guest: Cole Hamels

Presentation of Sidney D. Kline, Jr. Award for Outstanding Community Service to Kathleen D. Herbein

Proceeds benefit youth and legal services programs in Berks County



Contact Courtney Morstatt at
cmorstatt@berksbar.org for registration details!

CLE: Family Law Year-End Update

The Family Law Section is hosting an information-packed hour covering the key court decisions and significant rule changes in Pennsylvania family law covering the second half of 2023. Delivering the analysis with a dash of sardonic flare will be veteran family law attorneys Jill M. Scheidt, Esquire, and Gregory D. Henry, Esquire.
WHEN: Thursday, December 14th at 12pm
WHERE: BCBA and Zoom
This session will count toward 1 CLE substantive credit.



\$35 Members • \$50 Not-Yet Members • \$25 Judges/Paralegals/No CLE Credit

Criminal Law Seminar

The Pennsylvania Commission on Sentencing will present a **FREE CLE** seminar titled “8th Edition Sentencing Foundations” on Thursday, December 14, 2023 from 12 PM to 3 PM in the auditorium on the second floor of the Berks County Services Center. Instructors Tiffany Smith and Krista Rubin are scheduled to review the Commonwealth’s latest revision to the sentencing guidelines, which take effect in January.

WHEN: Thursday, December 14, 2023 from 12 PM to 3 PM

WHERE: Auditorium, Second Floor, Berks County Services Center, 633 Court Street

REGISTRATION: Registration deadline is Thursday, December 7.

COST: FREE for everyone who registers

CREDITS: Course qualifies for three (3) substantive CLE credits.



Join President-Elect Karen Cook in *Making Spirits Bright* at this year's holiday reception!

WHEN: Thursday, December 14th at 5pm

WHERE: Sts. Constantine and Helen Greek Orthodox Church

The reception is **FREE** for all members · Kindly register by **December 5th**

CLE: Employment Law Year in Review

This Employment Law Section seminar for those who practice employment law as well as lawyers who are employers will be led by Employment Law Section Chair Susanna Fultz, Esquire, and Kevin A. Moore, Esquire. Topics will include National Labor Relations Board rule-making and other activities, key U.S. Supreme Court decisions, and a review of existing and pending legislation affecting employers and employees.

WHEN: Tuesday, December 19th at 12pm

WHERE: BCBA & Zoom

This session will count toward 1 CLE substantive credit.

\$35 Members • \$50 Not-Yet Members • \$25 Judges/Paralegals/No CLE Credit



CLE: Help for the Helper: The Effects of Trauma and Compassion Fatigue on the Lawyer Who Cares

This MCLE sponsored seminar will feature Brian S. Quinn, Esquire, Education and Outreach Coordinator, Lawyers Concerned for Lawyers of PA, as he discusses

1. The early warning signs of impairment, with special emphasis on stress, burnout, trauma and compassion fatigue.
2. The free services that Lawyers Assistance Programs provide to lawyers, judges, their family members and law students.
3. A close look at what barriers exist that prevent lawyers and judges from seeking the help they need will be provided.
4. The role that education plays in breaking the stigma and fear associated with addiction and mental illness in the legal profession.
5. How best to approach the impaired individual.

WHEN: Wednesday, December 27th at 12pm

WHERE: Via Zoom

This session will count toward 1 CLE ethics credit.

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Year End CLE Marathon

Do you need last minute LIVE CLE credits before the December 31st compliance deadline?

Join the Berks County Bar Association for a CLE Marathon!

We will be present six (6) recorded, previously presented CLEs, both substantive and ethics, to help you fulfill your requirements before the end of the third compliance period.

- 9am: The Role of the Solicitor: Who is the Client? (1 ethics)
- 10:15am: 12th Annual SCOTUS Year in Review (1 substantive)
- 11:30am: Paying IRAs and Retirement Assets into Trusts Under the SECURE & SECURE 2.0 Acts (1 substantive)
- 12:45pm: From Marriage to Medicaid: Empowering Family Law Attorneys for Financial Security (1 substantive)
- 2pm: Domestic Relations Section Procedures Update (1 substantive)
- 3:15pm: Eastern District Chapter 13 Bankruptcy Update with Trustee West and Trustee Waterman (1 substantive)

WHEN: Thursday, December 28th from 9am to 4:15pm

WHERE: Berks County Bar Association (*in-person only*)



Pennsylvania Bar Institute

The Berks County Bar Association is hosting CLE courses which will be simulcast in the Berks County Bar building at 544 Court Street in Reading. Register online at www.pbi.org or by calling the Pennsylvania Bar Institute at (800) 932-4637.

Date	PBI Program	Credits	Hours
November 28	School Law Update 2023	3 substantive 1 ethics	9:00 a.m. to 1:15 p.m.
December 5	Where to Incorporate - Comparing PA, DE and NJ	2 substantive	9:00 a.m. to 11:05 a.m.
December 5	Scopes Trial & Continued Debate Over Science & Religion	3 substantive	1:30 p.m. to 4:40 p.m.
December 8	Beyond Mindful Lawyering	2 substantive 1 ethics	1:00 p.m. to 4:15 p.m.

Berks County Bar Association's Alternative Dispute Resolution Program



The Alternative Dispute Resolution program utilizes arbitration and mediation courses selected by opposing parties in disagreement who would rather avoid crowded dockets, potentially higher costs, and drawn-out litigation.

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Visit www.berksbar.org to access alternative dispute resolution request forms as well as a list of highly qualified mediators and arbitrators!

In Re: M.J.R., Jr.**IN RE: M.J.R., JR.****Orphans' Court – Termination of Parental Rights – Best Interests**

Summary: Berks County Children and Youth Services petitioned to terminate the parental rights of the Mother from her Child as a result of mental health concerns, inadequate housing and income, inappropriate physical discipline, inappropriate supervision, inability to meet child's medical and educational needs, and lack of appropriate parenting skills. Based on the testimony and evidence presented, the Court found that the termination of parental rights was in the best interest of the child.

IN THE COURT OF COMMON PLEAS OF BERKS COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

NO. 88453

In Re: M.J.R., Jr.

MEMORANDUM OPINION PATRICK T. BARRETT, J. NOV. 3, 2023

This matter came before the Court on the separate petition of Berks County Children and Youth Services ("BCCYS" or "the Agency") to involuntarily terminate the parental rights of C.D.R.-M. a/k/a C.M. a/k/a C.R.-M. a/k/a C.R. ("Mother") from her child M.J.R., Jr. ("Child") (born 4/13/16), pursuant to Sections 2511(a)(1), (2), (5), and (8) of the Adoption Act, 23 Pa.C.S.A. §§ 2101 *et seq.* (the "Act").

The Final Decree determination is based on this Court's finding that several grounds for termination were established at the trial under 23 Pa. C.S.A. § 2511. Specifically, the Agency filed for termination under 23 Pa. C.S.A. § 2511(a) (1),(2), (5), and (8) with the following concerns that led to Child's placement originally: mental health concerns; inadequate housing and income; inappropriate physical discipline; inappropriate supervision; inability to meet Child's medical and educational needs; and lack of appropriate parenting skills.

PROCEDURAL HISTORY

On January 20, 2023, BCCYS filed separate Petitions for Involuntary Termination of Parental Rights relative to Mother and Father. A hearing on the Petition against Father and unknown John Doe was held on May 22, 2023. After hearing held, Father and unknown John Doe's rights were terminated by Order dated May 22, 2023. An Amended Petition for Termination of Parental Rights relative to Mother was filed on June 12, 2023. A pretrial hearing on Mother's Petition was held on June 12, 2023. Trial on Mother's Petition was held over three days: July 17, 2023; August 21, 2023; and September 5, 2023. This Court heard

In Re: M.J.R., Jr.

testimony from fourteen witnesses: six BCCYS witnesses and eight witnesses for Mother over the course of three days during this trial.

FINDINGS OF FACT*A. Finding of Dependency*

The instant case came to the attention of BCCYS in January 2018. Previously, Mother had a history with CYS in Northampton County and Lehigh County. On May 10, 2019, a Petition for Dependency was filed, alleging Child was without proper care or control, subsistence, education, or other care necessary.¹ By Order dated May 29, 2019, the Honorable Judge J. Benjamin Nevius found that the Agency proved by clear and convincing evidence that Child is a Dependent Child due to domestic violence issues, lack of parenting skills, lack of parental supervision, inappropriate physical discipline, and lack of cooperation with the Agency.² Legal custody was to remain with Mother and Step-Father at that time. A regularly scheduled permanency review hearing was held on October 17, 2019, which found Mother was moderately compliant with the permanency plan.³ On December 12, 2019, Child was found no longer dependent.⁴

On July 27, 2020, a new dependency petition was filed, alleging Child was without proper care or control, subsistence, education, or other care necessary.⁵ By Order dated August 26, 2020, the Honorable Judge J. Benjamin Nevius found that the Agency proved by clear and convincing evidence that Child is a Dependent Child due to domestic violence issues, lack of parenting skills, lack of parental supervision, and inappropriate physical discipline.⁶ Legal custody was to remain with Mother at that time.⁷

On September 4, 2020, a referral was made to BCCYS regarding child abuse against E.R., the older sibling of Child.⁸ The investigation was completed on October 1, 2020, wherein Mother was found to be the perpetrator of mental abuse against E.R.⁹

On October 12, 2021, BCCYS filed a Motion for Review of the Dispositional Order.¹⁰ This review was requested due to issues with housing, truancy, and Mother's lack of cooperation with the agency.¹¹ At that time, the Agency asked for Child to be placed in foster care.¹² On October 28, 2021, after a hearing

¹ Exhibit 1.

² Exhibit 3.

³ Exhibit 4.

⁴ Exhibit 5.

⁵ Exhibit 6.

⁶ Exhibit 7.

⁷ *Id.*

⁸ Exhibit 8.

⁹ *Id.*

¹⁰ Exhibit 12.

¹¹ *Id.*

¹² *Id.*

In Re: M.J.R., Jr.

was held before the Honorable J. Benjamin Nevius, the Agency was awarded temporary physical custody of the child based upon findings of abuse, neglect, or dependency of Child and that it was in the best interest of Child to be removed from Mother's home.¹³

Permanency review hearings were held on December 9, 2021; January 1, 2022; and July 20, 2022.¹⁴ In December 2021, Mother had made no progress towards alleviating the circumstances which necessitated the original placement but was minimally compliant with the permanency plan.¹⁵ In January 2022, Mother had made no progress towards alleviating the circumstances, which necessitated the original placement, but was minimally compliant with the permanency plan.¹⁶ In July 2022, Mother had made minimal progress towards alleviating the circumstances, which necessitated the original placement, and was moderately compliant with the permanency plan.¹⁷

On August 3, 2022, after BCCYS received reports that Mother had made attempts to contact Child through professional providers, therapists, and childcare service providers, the Honorable J. Benjamin Nevius issued an order that contact between Mother and Child shall only occur during supervised visitation at the frequency and level of supervision ordered by the Court.¹⁸

On November 3, 2022, after Child had been in placement for 12 months, BCCYS filed a Motion to Suspend Visitation based on a report BCCYS received that Mother told Child she would bring a knife to the next visit and kill him.¹⁹ Additionally, BCCYS received another report that during a therapy session with Andrea Karlunas from FenixCare Counseling, that Child reported that Mother said to him that she was going to kill him in front of his therapist.²⁰ It was noted during visits that Child was extremely anxious and stated on multiple occasions that he does not want to attend visits with Mother.²¹ A hearing on this Motion to Suspend Visitation was scheduled before the Honorable J. Benjamin Nevius for November 28, 2022.²² After hearing held, the Honorable J. Benjamin Nevius suspended Mother's Visitation by order dated December 6, 2022.²³ Mother appealed this ruling to the Pennsylvania Superior Court. The Superior Court affirmed the trial court's order suspending visitation on June 12, 2023.²⁴

A permanency review hearing was held in January 2023, which found

¹³ Exhibit 13.

¹⁴ Exhibits 14-16.

¹⁵ Exhibit 14.

¹⁶ Exhibit 15.

¹⁷ Exhibit 16.

¹⁸ Exhibit 56.

¹⁹ Exhibit 18.

²⁰ *Id.*

²¹ *Id.*

²² Exhibit 19.

²³ Exhibit 20.

²⁴ Exhibit 54.

In Re: M.J.R., Jr.

Mother had made minimal progress towards alleviating the circumstances which necessitated the original placement and was moderately compliant with the permanency plan.²⁵ In June 2023, a permanency review hearing was held in which Court found Mother had made no progress towards alleviating the circumstances, which necessitated the original placement, and was minimally compliant with the permanency plan.²⁶

B. Progress of Mother

The first BCCYS witness was adoption caseworker Rebecca Mill. Ms. Mill testified to her work on the case and the history of the case. A dependency petition was filed for this Child in 2019 for issues with lack of supervision, domestic violence, and physical discipline. In July 2020 another dependency petition was filed. As a result of the second petition, Child remained in the home with Mother, and Mother was required to do services: parenting education, psych treatment, maintain housing and income, casework services, and sign releases. In October 2021, BCCYS filed a petition for review due to issues with housing, truancy, and Mother's lack of cooperation with BCCYS. At that time, Mother was staying at Water Street Mission in Lancaster, Child was not enrolled in school, and Mother was not cooperating with BCCYS. As a result, BCCYS asked for legal custody of Child, and legal custody was transferred to BCCYS. Mother had scheduled visits with Child until October 2022, when her visits were suspended by Judge Nevius. In April 2023, BCCYS received a referral, which Ms. Mill investigated. The alleged perpetrator was Mother, and the victim was Child. In June 2023, Mother was indicated as a child abuse perpetrator. Ms. Mill was aware that Mother has housing since the placement and stated Mother does not work but does receive SSI. Ms. Mill also testified that the items Mother was told to work on were not remedied: Mother has not remedied her own mental health; Mother does not show that the child is the first priority; and Mother has refused to be reevaluated for a mental health evaluation. Ms. Mill additionally described Mother as being difficult to work with on case work issues. This included testimony that during casework sessions, Mother would become argumentative and would not take any responsibility. Additionally, if Ms. Mill would describe how Child perceives something, Mother would deny it happened at all to take the focus off herself as the problem. In April 2023, Ms. Mill investigated a report of abuse of Child, in which Mother was named as the perpetrator.²⁷ A licensed psychologist, Isabella Evans, evaluated Child on May 24, 2023 and determined that Child suffered serious mental injury as a result of Mother's actions.²⁸ As such, Mother was indicated as a child abuser.²⁹

²⁵ Exhibit 21.

²⁶ Exhibit 55.

²⁷ Exhibit 51.

²⁸ *Id. See also,* Exhibit 52.

²⁹ Exhibit 51.

In Re: M.J.R., Jr.

Ms. Mill also testified that after the Court ordered Mother was to have no contact with Child, in April 2023, Mother attempted to contact Child by sending cupcakes to his school for his birthday. Ms. Mill testified that after this incident, Child's behavior changed, he was unsettled most of the time and had trouble self-regulating. Later in April 2023, while the Court order was still in place, Mother again attempted contact with Child, this time while participating in a doctor's visit via phone. While on the doctor's visit call, Mother spoke to Child directly. Child expressed to Ms. Mill that he was fearful of Mother after this doctor's appointment.

Andrea Karlunas testified next. She is a licensed clinical social worker with FenixCare Counseling Services.³⁰ She was qualified as an expert in trauma therapy during this trial. Ms. Karlunas was working with Child to provide trauma therapy from March 2022 until July 2023. At the beginning of her counseling with Child, his behaviors were elopement, inability to recover from intense emotions, and inability to regulate behaviors in school and at home.

During a session, Child verbalized that Mother told him not to talk to therapist. Ms. Karlunas testified that presented as a barrier to Child's treatment. Eventually, Child would talk to Ms. Karlunas regarding what would happen at home with Mother. Before visits were stopped with Mother, Child told Karlunas that Mother liked to hold him to get the "angries out" and that he did not like that. Child further confided in Karlunas that the police were called to a visit with Mother when Mother whispered to him that she would kill him with a knife. Ms. Karlunas testified that, in her opinion, Mother is an object of terror for Child and that Mother would have to do a lot of work to create a safe place for Child. Currently, Child does not feel safe, and despite a Court order, Mother continues to have contact with Child. As such, Child fears that Mother will come take him one day, and he will not be safe.

Ms. Karlunas testified that in October 2022, Mother came to the office when Child was scheduled for therapy. Mother was observed with another party parked across from the office. Mother exited the vehicle and placed a red duffle bag in front of the vehicle. As a result, the facility was locked down, and Child was taken into an office until Mother left. Based on this interaction, Child's therapy sessions were moved to another location.

Ms. Karlunas further testified that Child's therapy progress was going well until April 2023. With the two incidents with Mother contacting Child through cupcakes at school and the doctor's visit, Child does not feel safe. As Child continues to be retraumatized and cannot resolve his trauma triggers while Mother continues to be in his life, Ms. Karlunas has discontinued trauma therapy and instead recommended placement in therapy to move away from trauma basis and allow Child to begin healing current triggers and coping with those. Ms. Karlunas stated that, in her opinion, it would take years of therapy to resolve and eliminating Mother's interactions with him would help the source of his triggers

³⁰ Exhibit 57.

In Re: M.J.R., Jr.

and what is causing his mental distress.

Next, Dr. Isabella Evans testified. Dr. Evans was qualified at trial as an expert in forensic psychology.³¹ Dr. Evans received a referral from BCCYS for serious mental injury evaluation. Her evaluation into this required a clinical interview with Child and Foster Parent and psychological testing that is appropriate based on age. This evaluation was done on May 24, 2023, and Dr. Evans recommendations were completed on June 8, 2023.³² Dr. Evans testified that during his initial assessment, Child presented as hyperactive, anxious, talkative, and had moderate self-awareness. Child discussed in his evaluation being hit over and over again, being beaten by a belt and shoe, and how Mother would call him stupid or dumb. Additionally, Child described an incident where his brother was locked in a freezer and could not get out. Child also described his frequent nightmares and says he dreams about his Mother physically and emotionally abusing him. As a result of this evaluation, Dr. Evans determined that Child suffered a severe mental injury from Mother and recommended therapy and cognitive behavioral therapy for Child.

Dr. Maria Ruiz Yee, a board-certified psychiatrist with a focus on adult care, testified next.³³ She was qualified as an expert in adult psychiatry. Mother was referred to her for a psychological evaluation, which was done on November 10, 2020, and a report was issued.³⁴ Dr. Yee opined that Mother is “deceitful in her interaction with BCCYS. She has this perspective that she is always being taken advantage of and because of this, she utilizes the legal system to obtain redress from her perceived victimization. She is quite manipulative and is street savvy in utilizing whatever resources are available to her. She has no qualms in being deceitful either. She is irresponsible and rationalizes her irresponsibly towards the care of her children.”³⁵ Further, Dr. Yee testified that Mother “regards her children as objects to be used in whatever ends she wants,” “she does not care for the children,” and “she just uses them for financial gain or as weapons against her paramours.”³⁶ As a result of this evaluation, Dr. Yee opined that Mother is not fit to be a parent to her children, and if she is allowed custody of the children, they will suffer the same abuse and trauma that she has subjected her oldest child to.³⁷ Most strikingly, Dr. Yee testified that, in her opinion, “no amount of treatment or classes will make a difference as to the characterologic deficiencies that Mother has imbedded in her. Mother has no insight into her pathology and instead, insists that nothing is wrong with her. The first ingredient in an effective outcome of treatment is the recognition that something is wrong and that this needs to be

³¹ See Exhibit 60, Curriculum Vitae of Dr. Isabella Evans.

³² See Exhibit 52.

³³ See Exhibit 59, Curriculum Vitae of Dr. Maria Ruiz Yee.

³⁴ Exhibit 28.

³⁵ Exhibit 28, p. 14.

³⁶ *Id.*

³⁷ *Id.*

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corrected and there must be a willingness to do so.”³⁸ Mother possesses none of these factors.

Next, Gerald Menaquale testified. Mr. Menaquale is the Clinical Director of the Commonwealth Clinical Group in Lancaster, PA.³⁹ The Commonwealth Clinical Group does adult alternative to violence evaluation. One of Mr. Menaquale’s employees prepared, and Mr. Menaquale reviewed, the evaluation done on Mother dated March 1, 2022.⁴⁰ Commonwealth Clinical Group felt that Mother needed domestic violence treatment due to her paramours and how she treated her children.

The final witness for BCCYS was the initial caseworker assigned to this case, Sarah Hottenstein. Ms. Hottenstein was assigned to this case in April 2020 while Child was living with Mother and three siblings. There were a multitude of concerns at that time, including physical discipline in the home; Child not attending eye doctor checkups or wearing his glasses; the older sibling, also a minor, was supervising the younger children; and concerns with Mother not participating with spot checks with BCCYS.

Ms. Hottenstein described one incident of Mother leaving the children alone with only the oldest brother there in early May 2020. Specifically, she detailed how the oldest child had called her, he was upset, and explained that he was left alone with the three younger children. Ms. Hottenstein went to the house for a check, and Mother was not there. When she arrived, she heard Mother yelling through the Alexa in the living room telling the oldest child she was upset. Additionally, upon her arrival to the house, the oldest child shared a recording of Mother calling the oldest child and telling him he was a pig and she would murder him. Once Mother arrived back home, Ms. Hottenstein talked to her about the concerns of leaving the younger children with the oldest. Mother did not answer questions but eventually admitted she messed up and deliberately left the children with the oldest child again. During that visit, Ms. Hottenstein observed an injury on Child’s lip. She asked Mother what happened, and Mother gave a story about a small accident in the bathroom where she accidentally kicked Child in the face. Child told Ms. Hottenstein a different story of what happened.

In 2021, Ms. Hottenstein assisted with getting Child placed into foster care after Mother suddenly moved out of the county and into Lancaster County without notifying BCCYS while she was between a hotel or a friend’s house. Mother eventually landed at Water Street Mission in Lancaster. Due to Mother’s noncompliance with case work at Water Street, Mother was evicted. BCCYS eventually tracked the children down as being at TLC in Lancaster, although Mother again did not notify BCCYS she was moving locations.

During her time on this case, Ms. Hottenstein described Mother as difficult to work with. There were issues with Child regularly attending school. Initially,

³⁸ *Id.*

³⁹ See Exhibit 58, Curriculum Vitae of Gerald A. Menaquale, Jr.

⁴⁰ Exhibit 26.

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Mother wanted to homeschool Child, so he was never enrolled until October 2021. Mother would not sign releases during the duration of the case, but if she did sign any, she would alter them to limit the information to release or give an expiration date on them.

Mother presented eight witnesses in her defense to not terminate parental rights. Specifically, Mother presented the following witnesses: S.B., a friend through church; Pastor David Torres-Oyola, the pastor at Rohrerstown Church that counseled Mother; S.R., another friend through church; J.E., a family friend; S.R., Mother's sister and Child's maternal aunt; Milagros Paulino and Sandra Mendez, mental health therapists at Spanish American Civic Association who saw Mother; and finally, Mother testified on her own behalf.

S.B. testified that she has known Mother for one and half to two years and that they met at church. She sees Mother every week. S.B. claims that even after being presented with the allegations of emotional abuse, S.B. believes Mother is still a good person. However, S.B. never saw Mother interact with any of Mother's children. As such, this Court puts little weight into her testimony.

Next, Pastor David Torres-Oyola testified. He is the pastor for Rohrerstown Church. He did spiritual counseling with Mother. Beyond seeing Mother as a spiritual counselor, Pastor Torres-Oyola had little to testify to that would contradict the Agency's testimony.

The next witness Mother called was S.R.. She is a teacher for Manheim Township and met Mother at a church event in Summer 2021. The three youngest children were with Mother when S.R. met her. S.R. testified that she observed Mother interact with her children often, and she did not see any concerns with how Mother interacted with the children. Additionally, she testified that she is a mandated reporter. She taught the children alone in bible/Sunday school and did not see anything concerning that she felt would have needed to be reported.

Next Mother called J.E. to testify. J.E. is a family friend and has seen Mother with the children many times. J.E. testified that she considered the children spoiled and told Mother to be stronger with them and to discipline them more. She testified regarding the fact that Mother does not have her two older daughters anymore after Mother was in jail after she stabbed her boyfriend with a knife.⁴¹ Significantly, J.E. has issues seeing, and this Court is not convinced that J.E. is a credible witness.

Mother's next witness was her sister, S.R.. S.R. testified she has seen Mother with the children and described her as a great mother. However, she also testified that she never saw Mother discipline her children and had talked to Mother about the lack of discipline. S.R. also testified she saw the ex-boyfriend get physical with Mother two to three times. He would hit Mother, and they would have a screaming match. S.R. also testified that their mother suffered from schizophrenia, and there was one incident growing up with their mother. After the incident, both Mother and S.R. were placed in foster care. On cross, S.R. testified that she

⁴¹ The criminal court documents were also presented at Exhibit 29.

In Re: M.J.R., Jr.

witnessed Mother tell the oldest child she was going to kill him, but S.R. claimed it was not a real threat.

Additionally, during S.R.'s testimony, it was observed that she was referencing notes while on the stand. These notes were reviewed by BCCYS and the guardian ad litem, and while concerning, there was no objection to her testimony given while the notes were in front of her. After discovery, the notes were no longer allowed to be referenced during her testimony.

Next, Mother called Milagros Paulino to testify. Ms. Paulino was Mother's mental health therapist at the Spanish American Civic Association ("SACA"). Mother attended sessions with Ms. Paulino once a week for approximately one and a half years.⁴² Ms. Paulino did write letters to BCCYS on Mother's progress.⁴³ Significantly, these letters were little more than boilerplate letters that stated that Mother was being seen by SACA and the dates of when. There was nothing to note of what they were treating or how. Additionally, during the testimony, Ms. Paulino claimed she was working with Mother on goals of "empowerment and self-esteem." These goals were claimed by Ms. Paulino to help with Mother's diagnosed anxiety and depression because when she started acting positive, the anxiety would diminish. This Court puts little weight into Ms. Paulino's testimony and instead finds Dr. Yee's testimony and report credible.

Ms. Sandra Mendez was called as a witness next. Ms. Mendez was Mother's second therapist from SACA. Ms. Mendez saw Mother from September 2022 until December 2022. Ms. Mendez also wrote update letters to BCCYS.⁴⁴ Again, these update letters were bareboned and contained little to no information. Unlike Ms. Paulino, Ms. Mendez at least set Mother's goals in therapy to overcome trauma and to adjust her to not having her children. However, Ms. Mendez testified that while at the beginning she was seeing Mother weekly, those visits went down to every other week because of financial support. Additionally, as Ms. Mendez was only working with Mother for approximately 3 months, this Court puts little weight into Ms. Mendez's testimony.

Finally, Mother testified on her own behalf. She did comply with domestic violence counseling.⁴⁵ She was seeing different therapists at SACA. Mother completed two nurturing parenting classes. Additionally, since the case was opened, she now has a 3-bedroom home. When Mother had Child, she moved frequently, causing instability in Child's housing.

Despite Mother's numerous witnesses, it is imperative to note that not a single one of her witnesses was able to provide credible testimony that undermined the evidence put forth by BCCYS in favor of terminating Mother's parental rights.

⁴² On cross and based on a letter written in March 2022, the time she was seeing Mother was more accurately described as seven months.

⁴³ See Exhibit 43.

⁴⁴ Exhibits 43 and 61.

⁴⁵ See completion certificate at Exhibit 62.

In Re: M.J.R., Jr.**CONCLUSIONS OF LAW**

The law is well settled that “[t]erminating the parental rights of the natural parent to his [or her] child carries with it a constitutional significance because of the importance of the rights involved.” *T.J.B. v. E.C.*, 652 A.2d 936, 943 (Pa. Super. 1995) (*citing In re: J.W.*, 578 A.2d 952, 957 (Pa. Super. 1990)). “Consequently, clear and convincing evidence is necessary to prove the statutory grounds necessary to terminate parental rights.” *Id.* In termination cases, the burden remains upon the Agency to prove by clear and convincing evidence that its asserted grounds for seeking termination are valid. *In re: J.L.C.*, 837 A.2d 1247, 1251 (Pa. Super. 2003). The standard of clear and convincing evidence is defined as: testimony that is so “clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without hesitance, of the truth of the precise facts in issue.” *In re: Adoption of Atencio*, 650 A.2d 1064, 1066 (Pa. 1994). A trial court must examine the individual circumstances of each case and consider all explanations offered by the parent to determine if the evidence in light of the totality of the circumstances clearly warrants termination. *J.L.C.*, *supra*. When considering whether to terminate parental rights on the ground that the parent failed to perform parental duties for at least six months prior to the termination petition, a court should consider the entire background of the case and not simply mechanically apply the six-month statutory provision; the court must examine the individual circumstances of each case and consider all explanations offered by the parent facing termination of his parental rights, to determine if the evidence, in light of the totality of the circumstances, clearly warrants the involuntary termination. 23 Pa.C.S.A. § 2511(a)(1); *see also In re: Z.P.*, 2010 PA Super 56, 994 A.2d 1108 (2010). Additionally, “[t]he Orphans’ Court is free to believe all, part, or none of the evidence presented and is likewise free to make all credibility determinations and resolve conflicts in the evidence.” *In re: M.G.*, 855 A.2d 68, 73-74 (Pa. Super. 2004).

The Court applies a two-part test when determining whether parental rights should be terminated. *In re: L.M.*, 923 A.2d 505, 511 (Pa. Super. 2007). Specifically, the *L.M.* Court stated as follows:

Initially, the focus is on the conduct of the parent. The party seeking termination must prove by clear and convincing evidence that the parent’s conduct satisfies the statutory grounds for termination delineated in Section 2511(a). Only if the court determines that the parent’s conduct warrants termination of his or her parental rights does the court engage in the second part of the analysis pursuant to Section 2511(b): determination of the needs and welfare of the child under the standard of best interests of the child. One major aspect of the needs and welfare analysis concerns the nature and status of the emotional bond between parent and child, with close attention paid to the effect on the child of permanently severing any such bond.

Id. (internal citations omitted).

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Upon appellate review, the following standard shall be applied:

[W]e repeat that appellate courts must apply an abuse of discretion standard when considering a trial court's determination of a petition for termination of parental rights. As in dependency cases, our standard of review requires an appellate court to accept the findings of fact and credibility determinations of the trial court if they are supported by the record. If the factual findings are supported, appellate courts review to determine if the trial court made an error of law or abused its discretion. As has been often stated, an abuse of discretion does not result merely because the reviewing court might have reached a different conclusion. Instead, a decision may be reversed for an abuse of discretion only upon demonstration of manifest unreasonableness, partiality, prejudice, bias, or ill-will.

In re: Adoption of S.P., 47 A.3d 817, 826 (Pa. 2012) (citations omitted).

Statutory Claims and the Best Interest of the Child

BCCYS proved, by clear and convincing evidence, that the rights of Mother should be terminated under 23 Pa.C.S.A. §§ 2511(a)(1), (2), (5), and (8). This Court also finds that termination of her parental rights is in the best interest of Child.

The language at subsection 2511(a)(1) provides that parental rights in regard to a child may be terminated on the grounds that a “parent by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to a child or has refused or failed to perform parental duties.”

Subsection (a)(2) provides that parental rights may be terminated on the grounds that “[t]he repeated and continued incapacity, abuse, neglect or refusal of the parent has caused the child to be without essential parental care, control or subsistence necessary for his physical or mental well-being and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by the parent.”

Paragraph (a)(5) provides for termination of parental rights when a “child has been removed from the care of the parent by the court or under a voluntary agreement with an agency for a period of at least six months, the conditions which led to the removal or placement of the child continue to exist, the parent cannot or will not remedy those conditions within a reasonable period of time, the services or assistance reasonably available to the parent are not likely to remedy the conditions which led to the removal or placement of the child within a reasonable period of time and termination of the parental rights would best serve the needs and welfare of the child.”

Finally, subsection (a)(8) provides that parental rights may be terminated on the grounds that “[t]he child has been removed from the care of the parent by the court or under a voluntary agreement with an agency, twelve months or more have elapsed from the date of removal or placement, the conditions which led to the

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removal or placement of the child continue to exist and termination of parental rights would best serve the needs and welfare of the child.”

Section 2511 further provides that, “[w]ith respect to any petition filed pursuant to (a)(1), (6), or (8), the Trial Court shall not consider any efforts by the parent to remedy the conditions described therein which are first initiated subsequent to the giving of notice of the filing of the petition.” 23 Pa.C.S.A. § 2511(b). Importantly, “parental rights may not be preserved by waiting for some more suitable financial circumstance or convenient time for the performance of parental duties and responsibilities.” *In re: D.J.S.*, 737 A.2d 23, 287 (Pa. Super. 1999). The long-standing law of the Commonwealth is that the inability of the parent(s) to perform parental duties makes him or her just as parentally unfit as a parent who refuses to perform these duties. *In re: B.L.W.*, 843 A.2d 380, 388 (Pa. Super. 2004).

Regardless of inability or refusal, once a parent demonstrates a failure to fulfill his or her parental duties,⁴⁶ the child’s right to fulfillment of his or her potential in a permanent, healthy, safe environment with proper parenting supersedes the parent’s basic constitutional right to custody and rearing of the child. *Id.* When terminating the parental rights of any parent, the trial court must give “primary consideration to the developmental, physical, and emotional needs and welfare of the [c]hildren.” 23 Pa.C.S.A. § 2511(b).

This Court can appreciate that Mother appears to care for Child. That said, given numerous opportunities, Mother has not shown that she has the ability – or desire – to remedy the conditions which led to the removal of Child in the first place. This Court seriously questions whether Mother can ever fully appreciate the needs of Child. With regard to Mother, this Court acknowledges that Mother loves her child and wants to care for him; however, this Court cannot ignore her extensive mental health issues, including inflicting mental abuse on her children, as well as the fact that Mother was still attempting to become comfortable with basic child-rearing, particularly with this being one of Mother’s six (6) children. Mother’s mental health and inappropriate parenting, coupled with her ongoing toxic relationships with men, clearly mitigates in favor of termination.

This Court fully credits the testimony of Andrea Karlunas, Dr. Evans, Dr. Yee, and the psychiatric reports for their conclusion that the denial of termination would pose a further risk to the health and well-being of Child. Aside from the myriad of other facts that have been discussed above warranting termination, Mother’s refusal (or complete inability) to identify any parental skill that she has gained from this process is disturbing.

This Court also considered the numerous witnesses Mother presented in

⁴⁶ There is no simple or easy definition of parental duties. Parental duty is best understood in relation to the needs of a child. A child needs love, protection, guidance, and support. These needs, physical and emotional, cannot be met by a merely passive interest in the development of the child. Thus, our courts have held that that the parental obligation is a positive duty which requires affirmative performance. *In re: Adoption of A.C.*, 162 A.3d 1123, 1129 (Pa. Super. 2017).

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favor of not terminating.⁴⁷ However, none of the witnesses presented negated the overwhelming clear and convincing evidence presented by BCCYS in favor of terminating. Specifically, none of Mother's witnesses showed Mother was fit to parent this Child and that it was in Child's best interest for Mother's parental rights to not be terminated. This Court considered all the testimony and finds that Mother clearly does not have the ability to provide a loving and stable home for this Child and has not remedied any of the conditions that led to the initial placement.

Although this Court recognizes that the Agency only needs to establish one of the statutory factors in order for the Court to terminate parental rights,⁴⁸ this Court finds that the evidence overwhelmingly establishes all of the elements of each of the relevant subsections in 23 Pa.C.S.A. § 2511. Further, the evidence shows that while Mother loves Child, that is not enough to overcome other evidence presented in this case. What is in the best interest of this Child is outweighed by what little evidence was presented regarding the bond between Mother and Child.

Moreover, this Court finds that the evidence clearly establishes that Child is well-bonded with Foster Parents, and his interests are best served by terminating Mother's parental rights and opening Child up for adoption.

CONCLUSION

Based on the aforementioned historical review and analysis, this Court finds that BCCYS has met their burden under Section 2511 of Title 23. This Court further finds that the best interests of Child are served through the **TERMINATION** of Mother's parental rights.

FINAL DECREE

AND NOW, this 3rd day of November, 2023, after hearing, this Court finds that the facts alleged in the Petition for Involuntary Termination of Parental Rights have been established by clear and convincing evidence, and that all parental rights and duties of C.D.R.-M. a/k/a C.M. a/k/a C.R.-M. a/k/a C.R., biological mother, are therefore terminated forever as to the above-named child. Custody of the child is placed with Berks County Children and Youth Services, which is authorized to give consent to or proceed with adoption of the child, which may be decreed without further consent of or notice to the said parent. This determination is based on this Court's finding that several grounds for termination were established at the hearing under 23 Pa. C.S.A. § 2511. In particular, the Court finds the agency established by clear and convincing evidence grounds for termination under 23 Pa. C.S.A. 2511(a)(1),(2), and (5). Although the testimony at trial showed that Mother loved this child, this Court agrees that is not enough to overcome what is best for this child. This Court further finds very little parent

⁴⁷ “[Q]uantity does not equal quality when a child's best interests and permanency are at stake.” *Int. of D.D-E.L.*, 253 A.3d 281 (Pa. Super. Ct. 2021).

⁴⁸ See *In re J.E.*, 745 A.2d 1250 (Pa. Super. 2000).

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child bond, pursuant to 23 Pa. C.S.A. § 2511(b), between Mother and Child. Mother has not visited with Child since October 2022. Further, a strong bond has been established between Child and Foster Parents.

In accordance with 23 Pa. C.S.A. §§ 2921-2926, said parent is advised of the continuing right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at this time, on file with the Court and with the Department of Human Services.

**ANY APPEAL FROM THIS DECREE MUST BE FILED WITH
THIRTY (30) DAYS FROM THE DATE OF THIS DECREE.**

BY THE COURT:

/s/ Patrick T. Barrett, J.

PATRICK T. BARRETT, J.

LEGAL NOTICES

NOTICE

Court of Common Pleas of Berks County No. 23-16137

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Berks County Tax Claim Bureau has been presented to the Court of Common Pleas of Berks County with respect to the following properties sold on September 15, 2023, at the Upset Tax Sale for delinquent taxes.

The Court entered a Decree Nisi confirming said sale on November 06, 2023.

That objections or exceptions to any such sale or the entry of the Decree Nisi may be filed by any owner or lien creditor within thirty (30) days from the date of the aforesaid Confirmation Nisi of the Consolidated Return.

That upon failure by any owner or lien creditor to file objections or exceptions as aforesaid, the Berks County Tax Claim Bureau will request the Court to enter a Decree of Absolute Confirmation.

This notice is given pursuant to the provisions of the Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended (72 P.S. 5860.101 et seq.)

Nicole E. Blanding, Director of the Berks County Tax Claim Bureau
Socrates J. Georgeadis, Esq., Solicitor for the Berks County Tax Claim Bureau

Sale #	Parcel Number	Stus	District	Previous Owner	Minimum Bid Amount	Purchaser	Winning Bid Amount
5657	24534519518314	101 1ST AV	AMITY TWP	LUDWIG RICHARD E & GRACE W % KEYSTONE MOBILE HOMES	\$3,000.00	Barbara B. Bacon & Michael A. Shadie, Jr.	\$3,000.00
5733	34439202554926T15	637 PENN SYLVAN DR	BRECKNOCK TWP	MWANGI ELIZABETH	\$2,000.00	Danielle Stanton	\$2,200.00
5802	41537502658171	GRIST MILL RD	DOUGLASS TWP	RHOADS RALPH H & RUTH S	\$2,000.00	Creekside Property, LLC.	\$2,000.00
5878	43533520919348	418 LEBANON AV	EXETER TWP	FICK GRACE A/WALTER JR	\$13,000.00	MB Investments	\$13,000.00
5923	46449517007615	106 N 4TH ST	HAMBURG BORO	HALL CAROL ANN & ANTHONY JAMES & HALL SCOTT ANTHONY	\$12,000.00	GS Mortgage Holdings X, LLC.	\$33,100.00
5925	46449518215098	727 STATE ST	HAMBURG BORO	ALLEYNE ARNOLD	\$26,000.00	AWLINE Affordable Homes 3, LLC.	\$26,000.00
5938	51436501292543	136 GRANDVIEW RD	SO HEIDELBERG TWP	GRILLO ROSEMARIE % KLEMM JEAN	\$19,000.00	CJD Group, LLC.	\$185,200.00
6112	66531913041169	1011 ELNORE AV	MUHLENBERG TWP	PRISTINE 1818 LLC	\$10,000.00	ARC Homes, LLC.	\$36,100.00
6142	73531202971664	SHADY LN	ROBESON TWP	GARCIA DE TORIBIO YAQUELINA	\$1,000.00	Connor McGahuey and Logan Nicole McGahuey	\$1,000.00
6149	73532200127955	2 RUBY LN	ROBESON TWP	WILLIAMS FRANK C JR/ MARGARETA	\$12,000.00	Coastline Capital, LLC.	\$100,100.00
6176	76543004843074	3742 PRICETOWN RD	RUSCOMBMANOR TWP	SL HOUSE LLC	\$7,000.00	AWLINE Affordable Homes 3, LLC.	\$21,500.00
6187	78449206497427	398 MAIN ST	SHOEMAKERSVILLE BORO	REIMERT KEVIN T/ SCHLEGEL AMY L	\$14,000.00	CJD Group, LLC.	\$99,100.00
6283	87444200940908	300 TULLY DR	UPPERTULPEHOCKEN TWP	STOUTD DEAN M	\$7,000.00	Paul R. Schlenker	\$7,000.00
6329	93530717210040	16 ⁴ TULPEHOCKEN AV	WEST READING BORO	BOSSLER WANDA A & MINTEER KAREN L	\$6,000.00	Three Cedars, LLC.	\$105,200.00

Sale #	Parcel Number	Status	District	Previous Owner	Minimum Bid Amount	Purchaser	Winning Bid Amount
6335	94449515636896	MABEL LN	WINDSOR TWP	MENGEL STANLEY A	\$2,000.00	Jarrod K. Ennes	\$2,100.00
6336	94449515637709	MABEL LN	WINDSOR TWP	MENGEL STANLEY A	\$2,000.00	Jarrod K. Ennes	\$2,100.00
6364	01530635786013	431 PINE ST	CITY OF READING	CORDOBA REAL ESTATE LLC	\$7,000.00	PDNJ, LLC.	\$40,100.00
6384	02530635875858	612 PINE ST	CITY OF READING	TORRES MARGARITA	\$4,000.00	Eduardo Rafael Perez Brito	\$35,100.00
6385	02530635877620	437 MINOR ST	CITY OF READING	TORRES JOSE LUIS RODRIQUEZ-	\$6,000.00	Roland Oris	\$6,000.00
6408	02530636977995	429 SPRING GARDEN ST	CITY OF READING	GULDIN KATRINA	\$1,000.00	ASM PM, LLC.	\$1,300.00
6409	02530636977997	427 SPRING GARDEN ST	CITY OF READING	GULDIN KATRINA	\$1,000.00	ASM PM, LLC.	\$1,300.00
6410	02530636978924	431 SPRING GARDEN ST	CITY OF READING	GULDIN KATRINA	\$1,000.00	ASM PM, LLC.	\$1,300.00
6415	02530636981132	711 NEVERSINK AL	CITY OF READING	URRACA KAREN D	\$1,000.00	Juan Torres	\$1,600.00
6416	02530636981141	713 NEVERSINK AL	CITY OF READING	URRACA KAREN D	\$1,000.00	Juan Torres	\$2,100.00
6425	02530636985587	804 BINGAMAN ST	CITY OF READING	AGUILERA SERGIO BAEZA RODRIGUEZ NORMA A G	\$13,000.00	Roland Oris	\$13,000.00
6443	02530644878108	519 STRONG AL	CITY OF READING	COULIBALY MARCELL	\$1,000.00	ASM PM, LLC.	\$1,000.00
6444	02530644878109	517 STRONG AL	CITY OF READING	COULIBALY MARCEL	\$1,000.00	ASM PM, LLC.	\$1,000.00
6463	02531629084375	318 S 10TH ST	CITY OF READING	RUDY ROBERT R JR & CINDAL	\$5,000.00	Family HM Investments,LLC.	\$20,100.00
6518	04530627890162	517 CHESTNUT ST	CITY OF READING	DUMITRESCU ELISA MONICA	\$4,000.00	Roland Oris	\$20,100.00
6522	04530627892757	48 S 6TH ST	CITY OF READING	READING REAL PROPERTY ENT LLC	\$5,000.00	Luljeta & Musa Ardoli	\$50,100.00

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Sale #	Parcel Number	Situs	District	Previous Owner	Minimum Bid Amount	Purchaser	Winning Bid Amount
6548	06530764427544	443 MILLMORE ST	CITY OF READING	GARCIA ANGELA	\$1,000.00	Habitat for Humanity of Berks County	\$1,000.00
6587	06530773525269	354 N FRONT ST	CITY OF READING	GARCIA MARCELINA CINTRON-	\$16,000.00	Luljeta & Musa Ardoli	\$35,100.00
6710	09531769120129	334 N 11TH ST	CITY OF READING	COELLO ANA PATRICIA	\$8,000.00	PDNJ, LLC.	\$36,500.00
6715	09531770118957	1225 ELM ST	CITY OF READING	LIND JANETTE	\$9,000.00	Lauren David Properties, LLC.	\$45,497.00
6753	10531629089486	1054 SPRUCE ST	CITY OF READING	HOWE LUCETTA	\$6,000.00	Emil Garcia	\$22,300.00
6815	11531762127632	415 N 12TH ST	CITY OF READING	PULLANO MELISSA M	\$7,000.00	Musa MMugambi	\$60,100.00
6818	11531762128752	450 BIRCH ST	CITY OF READING	GORIS JOANNY	\$10,000.00	Luljeta & Musa Ardoli	\$10,000.00
6846	12530768938623	837 GREENWICH ST	CITY OF READING	NUNEZ VICTOR	\$9,000.00	Gabriel Sandoval	\$39,901.00
6859	12531753043061	932 OLEY ST	CITY OF READING	WARD BASHAWN S C/O WARD B	\$3,000.00	KENS, LLC.	\$46,100.00
6863	12531753046186	1009 OLEY ST	CITY OF READING	PINKARD ROBERT	\$11,000.00	Family HM Investments, LLC.	\$24,600.00
6892	12531754147984	833 WINDSOR CT	CITY OF READING	TD IMPROVEMENTS LLC	\$1,000.00	ASM PM, LLC.	\$3,600.00
6910	13531737066444	1121 N 10TH ST	CITY OF READING	VARGAS JOSE C	\$11,000.00	Alejandro Fonseca	\$52,500.00
6943	14530726791805	1747 ROSE ST	CITY OF READING	HILL JAMES D & JANE L	\$8,000.00	JKJ Property Investments, LLC.	\$29,900.00
6954	14530743870062	1220 CHURCH ST	CITY OF READING	REYES CARLOS URIEL RAMIREZ	\$13,000.00	Birabaharan Thuraismy	\$43,700.00
6959	14530750754089	414 WINDSOR ST	CITY OF READING	KING SUZANNE H	\$22,000.00	ADA Really Group, LLC.	\$65,100.00
6991	14530766333377	221 HUDSON ST	CITY OF READING	REED WILLIAM	\$2,000.00	Juan Torres	\$2,000.00
6992	14530766343337	231 HUDSON ST	CITY OF READING	ALVAREZ NOEL	\$10,000.00	Luljeta & Musa Ardoli	\$10,000.00

Sale #	Parcel Number	Situs	District	Previous Owner	Minimum Bid Amount	Purchaser	Winning Bid Amount
6993	14530766634721	610 THORN ST	CITY OF READING	REYES MARCY ANTONIO BETANCES	\$4,000.00	Elizabeth Rodriguez Marie	\$31,700.00
7019	15530755347841	806 SCHUYLKILL AV	CITY OF READING	DIAZ JONATHAN MONTILLA-	\$13,000.00	Amaury De los Santos	\$13,000.00
7033	15530756447953	224 JAMESON PL	CITY OF READING	RODRIGUEZ JORDANIA	\$20,000.00	Guy Leroy	\$20,000.00
7065	15530764316116	623 GORDON ST	CITY OF READING	ALICEA JUAN CARLOS & SANCHEZ ELSA	\$10,000.00	Inobin Gerald Segura Gueneto	\$12,600.00
7081	15530765537461	555 N FRONT ST	CITY OF READING	RAMON ERICSON JOSE VENTURA	\$8,000.00	ADA Really Group, LLC.	\$18,600.00
7083	15530765539288	134 HUDSON ST	CITY OF READING	ALICEA ARNALDO	\$4,000.00	Hardwick Real Estate, LLC.	\$4,000.00
7090	16531606396944C06	1517 HILL RD 4H	CITY OF READING	DOLINSKY PETER JR	\$5,000.00	Daniel Burlacu	\$38,200.00
7091	16531606396944C56	1517 HILL RD 6C	CITY OF READING	RAMIREZ JOSE	\$6,000.00	Daniel Burlacu	\$43,200.00
7099	16531631277930	1407 COTTON ST	CITY OF READING	HEIMBACH CRAIG A	\$8,000.00	Inobin Gerald Segura Gueneto	\$24,100.00
7107	16531631370753	1446 COTTON ST	CITY OF READING	ONESOUND MANAGEMENT LLC	\$15,000.00	Jose Alfredo Lopez Guzman	\$42,000.00
7110	16531631373730	509 S 15TH ST	CITY OF READING	SPELTZ JOHN R & THERESA A	\$13,000.00	Lauren David Properties, LLC.	\$33,800.00
7146	16531641560810	645 S 18TH ST	CITY OF READING	RODRIGUEZ LISSETTE, SOBAANGEL W VARGAS, RODRIGUEZ JULIO & RODRIGUEZ LEONARDO	\$6,000.00	Homestead Innovations, LLC.	\$8,100.00
7149	16531641577406	502 HEINE ST	CITY OF READING	OHRIKEEFTY	\$9,000.00	Second Level Realty	\$9,000.00
7211	18530661027553	315 FUNSTON AV	CITY OF READING	ANDRE JOSEPH PETER	\$31,100.00	ARC Homes, LLC.	\$31,100.00
61							\$1,690,098.00

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APPEARANCE DOCKET**Week Ending November 10, 2023****The Defendant's Name Appears
First in Capital Letters**

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

KEY**PRESIDENT JUDGE****M. THERESA JOHNSON - (MTJ)****JUDGE SCOTT E. LASH - (SEL)****JUDGE THOMAS G. PARISI - (TGP)****JUDGE MADELYN S. FUDEMAN - (MSF)****JUDGE JAMES M. LILLIS - (JML)****JUDGE ELENI DIMITRIOU
GEISHAUSER - (EDG)****JUDGE PATRICK T. BARRETT - (PTB)****JUDGE J. BENJAMIN NEVIUS - (JBN)****JUDGE TINA M. BOYD - (TMB)****JUDGE JAMES E. GAVIN - (JEG)****JUDGE JILL GEHMAN KOESTEL -
(JGK)****SENIOR JUDGE SCOTT D. KELLER -
(SDK)****SENIOR JUDGE STEPHEN
B.LIEBERMAN - (SBL)****SENIOR JUDGE JOHN A. BOCCABELLA
- (JAB)****SENIOR JUDGE JAMES M. BUCCI -
(JMB)****SENIOR JUDGE MARY ANN ULLMAN -
(MAU)**

FONTAN, KIARA M - Uhg I LLC; 20 17635;
Uhg I LLC, IPP.

Abuse

ALVAREZ, MARIA ESMERALDA - Anglin,
Peter Joseph III; 23 16228; P. Anglin, IPP.
(JGK).

CASNER, ROBERT BRUCE LEON -
Caldwell, Ciara Mae; 23 16133; C.
Caldwell, IPP. (TMB).

COURTNEY, JR, ANTHONY W - Catanzaro,
Victoria; 23 16182; V. Catanzaro, IPP.
(JMB).

FLOREZ, ELVIN VELAZQUEZ - Lopez,
Zilkia; 23 16172; Z. Lopez, IPP. (TMB).

GILBERT, CHASE E - Landis, Lauren A; 23
16174; L. Landis, IPP. (TMB).

GOEPFERT, KYLE JAMES - Weidman,
Amanda Mae; 23 16189; A. Weidman, IPP.
(JMB).

HUG, MICHAEL R - Hug, Matthew J; 23
16183; M. Hug, IPP. (JMB).

LANE, TYRONE HERSCHEL - Blanco,
Melissa; 23 16139; M. Blanco, IPP. (JAB).

MARARESKU, MARK FRANCES FIELDS
- Otoole, Jr, Patrick, O, K; 23 16192; P.
Otoole, IPP. (JMB).

MINERVA, MYSTIQUE I - Velez, Jr, Miguel
A; 23 16232; M. Velez, IPP. (JGK).

MORALES, JUSTIN M - Santiago, Jesus M
Laracuento; 23 16135; J. Santiago, IPP.
(TMB).

MURRELL, ROBERT JOHN - Adams, Ashley
Brooke; 23 16271; A. Adams, IPP. (JGK).

NEGRON, LUIS E - Alvarez, Rosa L; 23
16138; R. Alvarez, IPP. (TMB).

PEREZ, YADIEL RIVERA - Barrios, Michelle;
23 16141; M. Barrios, IPP. (TMB).

PFAUTZ, GARY - Pfautz, Rebecca; 23 16148;
R. Pfautz, IPP. (TMB).

ROBERTSON, JR, JAMMIE L - Robertson,
Tavia M; 23 16234; T. Robertson, IPP.
(TMB).

SANTANGELO, J RONALD - Santangelo,
Bonnie J; 23 16272; B. Santangelo, IPP.
(TMB).

WALTON, SR, JEFF EDWARD - Herrera,
Veronica Jimenez; 23 16175; V. Herrera,
IPP. (TMB).

WATT, TARA L - Watt, James R; 23 16193; J.
Watt, IPP. (JGK).

Arbitration Award

BELTZ, DAVID E - Cottone, Louis C, Cottone,
Tina Marie; 23 341; L. Cottone, IPP.

Assessment Appeal

BERKS COUNTY BOARD OF
ASSESSMENT APPEALS, NF V
READING LLC - Wyomissing Area School
District; 23 16318; Kay Mercein Mann.
(SEL).

Complaint

GENAO-DEVARGAS, EMALLY
MERCEDES - Huber, Michelle; 22 12373;
Gregg R. Durlofsky.

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HAGUE, DAVID - Welmaker, Jr, Kelvin; 22
16304; Aaron B. Gorodetzer.

Contract - Debt Collection: Credit Card

BATISTA, MARLENYS FERNANDEZ -
Barclays Bank Delaware; 23 16186; Julie E.
Goodchild. (JEG).

BRESSLER, LARRY J - Bank Of America N
A; 23 16305; Jonathan P. Cawley. (JEG).

CARAMES, ALAIN - Citibank N A; 23 16179;
Sean P. Stevens. (JEG).

CHADWICK, CONNIE L - Citibank N A; 23
16185; Sean P. Stevens. (JBN).

CHASE, SHAUN - Citibank N A; 23 16203;
Michael J. Dougherty. (JEG).

CORNELIUS, JEREMY - Discover Bank; 23
16180; Andrew D. Loewy. (MSF).

ELLMORE, DAMON - Citibank N A; 23
16209; Michael J. Dougherty. (JBN).

HARMON, KASEY - Discover Bank; 23
16314; Andrew D. Loewy. (MSF).

MERCEDES, RAFAEL - Discover Bank; 23
16287; Andrew D. Loewy. (JEG).

MILLER, NICOLE - Citibank N A; 23 16303;
Michael J. Dougherty. (JBN).

NAJPAUER, RYAN J - U S Bank National
Association; 23 16196; Andrew D. Loewy.
(JEG).

NORDIN, TAYLOR F - Discover Bank; 23
16313; Andrew D. Loewy. (JEG).

RAMIREZ, ALEXIS M - Citibank N A; 23
16187; Sean P. Stevens. (MSF).

TORRES, DAWN - Citibank N A; 23 16208;
Michael J. Dougherty. (MSF).

WEIDNER, JED - Citibank N A; 23 16219;
Michael J. Dougherty. (MSF).

Contract - Debt Collection: Other

KUZAN, LORETTA - Willow Brook
Rehabilitation And Healthcare Center LLC;
23 16320; Adam P. Fleischer. (JEG).

**Contract - Employer Dispute:
Discrimination****THRESHOLD REHABILITATION**

SERVICES INC - Richardson, David; 23
16276; Jake D. Novelli. (MSF).

Contract - Other

FERNANDEZ, YANELIS MARIE LAGUNA -
First Commonwealth Federal Credit Union;
23 16224; Michael R. Nesfeder. (JBN).

PEREZ AUTO TRANSPORT LLC, PEREZ,
DAVID, PEREZ, JENNIFER - Tbf Financial
LLC; 23 16225; Daniel A. Wechsler. (JEG).

WILLIAMS, MARK - Goldman Sachs Bank
USA; 23 16285; Andrew D. Loewy. (JBN).

Custody

AMBROSE, DYLAN M - Trego, Lynsey N; 23
16181; L. Trego, IPP. (JGK).

DAVIS, ELISABETH - Davis, Seth L; 23
16286; Ann E. Endres. (SEL).

GILBERT, JULIE - Shook, Larry; 23 16295;
Constance K. Nelson.

LEE, DYLAN MARSHALL - Patton, Andrea
Marie; 23 16214; A. Patton, IPP. (TMB).

LENA, JOHN E - Conrad, April; 23 16284; A.
Conrad, IPP. (JEG).

MARADIAGA, SANTOS MARIANO
CORNEJO - Gomez, Lesly Rosibel Veliz;

23 16218; Ana Ferreira. (JGK).

MOSLEY, JESSE, KORMYLO, KRISTINA
- Mendenhall, Anne; 23 16282; Mary C.
Favinger. (JGK).

ORTLIP, AMBER J - Kendall, Josh A; 23
16281; Carmen R. Stanziola. (TMB).

QUINONES, ARIANNA - Soto, Noah; 23
16283; Lisa D. Gentile. (SEL).

SZYMKEWICZ, KIANA - Morris, Cody D;
23 16202; Cheryl A. Rowe. (SEL).

TORRES, KAINA VEGA - Reyes, David; 23
16274; Bernard Mendelsohn. (SEL).

Divorce

ANHALT, CHARLES - Anhalt, Roxanne; 23
16233; R. Anhalt, IPP. (SEL).

CONCEPCION, ANDY ENRIQUE - Howard,
Angelica Evette; 23 16230; Jana R. Barnett.
(JEG).

DELGADO, LIANCARLO JULIAN LOPEZ
- Ramos, Taysha Marie Tirado; 23 16280;
Bernard Mendelsohn. (JGK).

DENUNZIO, FAITH - Denunzio, Derek; 23
16191; Thomas C. Rentschler. (JGK).

JOHNSON, ANTHONY - Johnson, Heather;
23 16227; H. Johnson, IPP. (JGK).

KRICK, ERIC R - Krick, Beth A; 23 16296;
Rebecca Batdorf Stone. (JGK).

O'KEEFE, ANDREW T - Persing, Caitlyn E;
23 16143; Nikolas David Capitano. (JEG).

OWENS, SHARON L - Owens, Patrick E; 23
16213; Mary C. Favinger. (JEG).

RESH-CLARK, JENNIFER RACHEL - Clark,
Nakia Lee; 23 16210; Bernard Mendelsohn.
(SEL).

RODRIGUEZ, SEANTIQUA - Rodriguez,
Solomon; 23 16188; S. Rodriguez, IPP.
(JEG).

SAM, SREYMOON - Tomeo, Michael; 23
16288; Bernard Mendelsohn. (JEG).

SANTANA, RUBEN ALBERTO GUTIERREZ
- Jimenez, Keishla Alers; 23 16229; Bernard
Mendelsohn. (TMB).

SAVAGE, SHELLY - Savage, Lawrence;
23 16321; Stephanie D. Rauch-Mannino.
(JEG).

SOBALVARRO, ROMMEL IVAN - Funez,
Yasmin; 23 16194; Joseph T. Bambrick Jr.
(JEG).

WASHINGTON, LATOYA - Johnson, Jason;
23 16204; Charles E. Jr Dutko. (TMB).

Divorce - Custody Count Complaint

SOBALVARRO, ROMMEL IVAN - Funez,
Yasmin; 23 16195; Joseph T. Jr Bambrick.
(JEG).

Inspection Station Appeal

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
(THE) - Wamsher, Glen; 23 16222; Matthew
M. Setley. (JBN).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA -
Krause, Samantha Lynn; 23 16275; Andrea
E. Mertz. (JBN).

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Magisterial District Justice Appeal

ENGLER, BILL - Kirschner, Allison; 23 16211; A. Kirschner, IPP. (JEG).

MARCANO, CHRIS - Bookbindery LLC (the); 23 16273; Bookbindery LLC (the), IPP. (JEG).

Miscellaneous - Other

DANNA, ANDREW JOSEPH - Williams, Arian Alexis, Williams, Za'layah Adore; 23 16226; Michael D. Dautrich. (MSF).

Notice to Plead/Defend

BROOKS, STANELY, BROOKS, TIFFANY - Mast Roofing & Construction Inc; 23 15293; Timothy C. Bitting.

Petition

DICE, SUSAN, DICE, LEE - Township Of Marion; 23 16231; Colin J. MacFarlane. (JBN).

NICHOLS, FREDERICK A - Daniel Boone Area School District; 23 16197; Brian E. Subers. (MSF).

VILLANUEVA-SANTANA, JESUS DEL C, MORALES, DINELIA IVETTE LOPEZ - Hernandez, Lorenza; 23 16223; Craig C. Browne Jr. (MSF).

Real Property - Ejection

STOUDT, DEAN M, STOUDT, LARRY - Schlenker, Paul R; 23 16294; H Daniel Degler Jr. (JEG).

Real Property - Mortgage Foreclosure: Residential

CORTES, CARMEN I, CASTRO, MARCOS - Truist Bank; 23 16279; Joseph I. Foley. (MSF).

FARRARA, PHILLIP D, FARRARA, COLLEEN J - Fulton Bank NA; 23 16319; Christine L. Graham. (MSF).

LADO, KRISTI B - Sun West Mortgage Company Inc; 23 16309; Vincent Dimaiolo Jr. (MSF).

MUMMA, JOHN C, MUMMA, ROBERTA J - Wells Fargo Bank NA, Wachovia Bank National Association; 23 16217; Meredith Wooters. (MSF).

PENA, SILVIA - Wells Fargo Bank N A; 23 16292; Carolyn Treglia. (MSF).

RAFFETY, NANCY - McIp Asset Company Inc; 23 16290; William E. Miller. (MSF).

Real Property - Other

BLOOMTOWN ASSOCIATES LP, TAM 931 LLC, LM 931 LLC, RCS 1512 LLC, QUALITY LHE ASSOCIATES LP - Motus Development 1, LLC, Motus Equities 1 LLC; 23 16144; Brooke E. Newborn. (JBN).

Tort Intentional

FRITZ, ERIC - Miller, Edwena, Miller, Alex; 23 16291; Marvin O. Schwartz, Marvin O. Schwartz. (MSF).

Tort Motor Vehicle

HECKMAN, ROBIN LYNN - Spencer, Nathaniel; 23 16198; Val Pleet Wilson. (JBN).

KHAN, AGHA SALEEM - Hernandez-Oseguera, Victor; 23 16269; Minos H. Galanos. (MSF).

MCDEVITT, CALLIE E - Genell, Kyra L, Genell, Christopher; 23 16307; Edwin L. Stock. (MSF).

TALANCA, CAROL A - Stevenson, Suzanne L; 23 16220; Ronald E. Cirba. (JBN).

TENNIES, BRIAN, DOE, JOHN - Jiminez, Keri, Matias, Tomas; 23 16200; Mark R. Strauss, Daniel J. Hinger. (MSF).

Tort Other

INTEGRATED MEDICAL TRANSPORT LLC, JOHN DOE INDIVIDUALS 1-5, ABC COMPANIES 1-5 - Ravel, George, Ravel, Patricia Lyndell; 23 16268; Michael P. Malvey. (JEG).

O'BRIEN, JR, WILLIAM J, O'BRIEN, CALLIE M - Heimer, Adam R; 23 16221; Cheryl J. Allerton. (JEG).

RASCHER, JONATHAN - Adams, Nichole; 23 16190; Allan J. Aigeldinger III. (JBN).

Tort Premise Liability

BURGOS, JR, CARLOS ENRIQUE, LAWRENCE, HUGH A, MARBUD LLC - Kula, Karrie; 23 16199; Austin Freundlich. (JEG).

Tort Product Liability

NAVISTAR INC, INTERNATIONAL TRUCKS, BENDIX COMMERCIAL VEHICLE SYSTEMS LLC, R H SHEPPARD CO INC - Western Express Inc; 23 16270; Bradley N. Sprout. (JBN).

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 December 8, 2023 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit..

Second Publication

CASE NO. 19-18637
JUDGMENT AMOUNT: \$51,305.45
ATTORNEY: BROCK & SCOTT, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two story brick dwelling house being number 743 Lincoln Street, situate on the East side of Lincoln Street, between West Oley and West Douglass Street in the City of Reading, County of Berks and the State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING a point in the Eastern line of said Lincoln Street, a distance of one hundred

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and twenty (120) feet of and from the Southeast corner of said Lincoln Street and West Douglas Street, the said point being South of the Southeast corner of said streets thence East along a ten feet wide alley, a distance of one hundred twelve (112) feet to a ten feet wide alley, thence along said alley South fourteen (14') feet eight inches (8") to a point., thence West along property now or late of Estelle Ray Reinner one hundred and twelve (112) feet to a point in the Eastern building line of said Lincoln Street, thence North along said Lincoln Street, fourteen feet (14') eight inches (8") to the place of BEGINNING.

Parcel Number: 15-5307-56-44-5418

BEING THE SAME PREMISE which Margaret D. Whalen, by Deed dated 05/31/1994 and recorded 06/07/1994 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2545, Page 1059, granted and conveyed unto Mildred J. Soto, in fee.

Tax Parcel: 15-5307-56-44-5418

Premises Being: 743 Lincoln St, Reading, PA 19601

TO BE SOLD AS THE PROPERTY OF:
MILDRED J SOTO.

CASE NUMBER: 20-03535

JUDGMENT AMOUNT: \$149,792.44

ATTORNEY: GEORGE C. BALCHUNAS,
ESQUIRE

ALL THAT CERTAIN tract or piece of land, together with the two and one-half story, frame dwelling house, frame barn, and other frame outbuildings thereon erected, situate on the Northeasterly corner formed by the intersection of Township Route Number 391, known as Miller Road and leading to Gring's Hill Road, with State Legislative Route Number 06184, known as Gelsinger Road and leading from State Legislative Route Number 06072, known as Gring's Hill Road, toward Fritztown, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of the aforementioned intersection of Miller Road and Gelsinger Road, the said spike marking a corner common to property now or late of Luke Fitterling, known as number 130 Gelsinger Road, and the most Southwesterly corner of the premises herein described; thence from the said place of beginning and extending in and along Miller Road and along the said property now or late of Luke Fitterling, North thirty degrees (30°) sixteen minutes (16') East, a distance of five hundred eighty three (583.00) feet to an iron pin in the Northerly gutter of Miller Road, the said iron pin marking a corner of property now or late of Forrest W. Strawbridge; thence along the same and continuing in and along Miller Road, North seventy-three degrees (73°) thirty-four minutes (34') East, a distance of three hundred sixty-five (365.00) feet to an iron pin; thence still partly

by the same and partly by property of, now or late, of Luther E. Rowe and continuing in and along Miller Road, North seventy-five degrees (75°) fifty-four (54') East, a distance of one hundred ninety-nine and ninety-five hundredths (199.95) feet to an iron pin marking a corner of property now or late of Donald J. Hill, known as 190 Gelsinger Road; thence by the same and leaving Miller Road, South twenty-two (22°) degrees seventeen minutes (17') ten seconds (10") West, a distance of one-thousand eleven and fifty-one hundredths (1,011.51) feet to an iron pin in the aforesaid Gelsinger Road and in line of property now or late of Lester G. Trupp, known as number 199 Gelsinger Road; thence partly by the same and partly by property now or late of William S. Mutter, known as number 177 Gelsinger Road, and extending in and along the center of the same, North fifty-seven degrees (57°) thirty-three minutes (33') West, a distance of two hundred forty-three and nine tenths (243.9) feet to a railroad spike marking a corner of the said property now or late of William S. Mutter; thence along the same and continuing in and along Gelsinger Road, North fifty-eight degrees (58°) fifty-seven minutes (57') West, a distance of two hundred ninety (290.00) feet to the place of BEGINNING.

Parcel No. 80-4375-02-87-3102

BEING the same premises which Betsyann L. Lutz by Deed dated August 20, 2008 and recorded August 25, 2008 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 5407, Page 861 granted and conveyed unto Betsyann L. Lutz and Troy S. Lutz, as joint tenants with right of survivorship.

BEING KNOWN AS

121 Miller Road, Sinking Spring, Pennsylvania
19608

Parcel No. 80-4375-02-87-3102

TO BE SOLD as the property of Troy S. Lutz and Betsyann L. Lutz

Case Number: 20-19115

Judgment Amount: \$ 294,989.22

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

LEGAL DESCRIPTION

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

BEGINNING at a stone corner in land now or late of Charles Hilbert; thence by the same, North eighty and one-half degrees East, sixty-seven, and five-tenths perches to an iron pin; thence by the same, South thirteen degrees East, nineteen and five tenths perches to a corner; thence still by the same, North eighty-four degrees East,

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thirty and one-tenth perches to a corner; thence, South twenty-one degrees East, sixteen and two-tenths perches to a corner; thence, South seventy degrees West, ten and three-tenths perches to a corner; thence, South fifty-seven degrees West, nine perches to a corner; thence by land now or late of Levi Boyer, South sixty and one-half degrees West, nine and seven-tenths perches to a corner; thence, North eighteen and one-half degrees West, one and four-tenths perches to a corner; thence by the same, South eighty-two and one-half degrees West, twelve and one-tenth perches to a corner; thence by the same, North fifty-four degrees West, thirty-three perches to a corner; thence by the same, North six and three-quarter degrees West, six and three-tenths perches to a corner; thence by land now or late of William Rhoads, South eighty and one-half degrees West, thirty-eight and four-tenths perches to a corner; and thence by land now or late of Elwood Heydt, North ten and one-half degrees West, thirteen and sixty-three hundredths perches to the place of BEGINNING.

CONTAINING 13 acres and 142 perches, more or less.

BEING THE SAME PREMISES which Harold R. Kraft, Sr. and Beatrice M. Kraft, husband and wife, by their Deed dated April 6, 1959 and recorded in the Offices of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1335, page 253, granted and conveyed unto Harold R. Kraft, Jr. and Phyllis R. Kraft, husband and wife. The said Harold R. Kraft, Jr. departed this life on January 4, 1992, thereby vesting title solely in Phyllis R. Kraft, surviving spouse, by operation of law, the Grantor herein.

BEING KNOWN AS: 323 SCHWEITZ ROAD MERTZTOWN, PA 19539

PROPERTY ID: 75-5451-02-85-8931

TITLE TO SAID PREMISES IS VESTED IN PHYLLIS R. KRAFT, SINGLE BY DEED FROM PHYLLIS R. KRAFT, WIDOW DATED 04/25/2001 RECORDED 05/01/2001 IN BOOK NO. 3327 PAGE 1675. PHYLLIS R. KRAFT DIED ON OR ABOUT 12/11/2017.

TO BE SOLD AS PROPERTY OF:
PHYLLIS R. KRAFT, DECEASED

No. 21-16024

Judgment Amount: \$31,069.03
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in the City of Reading, Berks County, Pennsylvania, bounded and described according to a Final Plan of "East Bank" made for Heritage Investment Group, Ltd., by T.R. Gibbons, R.S., dated March 25, 1981 and last revised August 14, 1981, as recorded in Berks County Plan Book

121, page 9, as follows, to wit:

BEGINNING at a point on the northeasterly side of Nottingham Court (of irregular width) said point being measured the two following courses and distance from the point of intersection which the northeasterly side of Nottingham Court makes with the northwesterly side of Halifax Way (60 feet wide); (1) northwesterly along the arc of a circle curving to the right having a radius of 14.25 feet, the arc distance of 2.01 feet to a point of tangent; and North 24 degrees West, 131.00 feet, said point also being a corner of Lot No. 27 on said plan; thence extending from said point of beginning along Nottingham Court the three following courses and distances: (1) North 24 degrees West, 13.29 feet to a point, a corner; (2) North 69 degrees West, 17.62 feet to a point, a corner; and (3) South 66 degrees West, 32.29 feet to a point, a corner of Lot No. 29; thence along same, North 24 degrees West, 12.25 feet to a point on the southeasterly side of Buttonwood Street (74 feet wide); thence extending along same, North 66 degrees East, 119.00 feet to a point of curve; thence leaving Buttonwood Street, along the arc of a circle curving to the right, having radius of 7.00 feet, the arc distance of 11.00 feet to a point of tangent on the southwesterly side of Coventry Way (60 feet wide); thence along same, South 24 degrees East, 31.00 feet to a point, a corner of Lot No. 27; thence along same, South 66 degrees West, and crossing certain 4 feet wide pedestrian easement, 81.25 feet to the first mentioned point and place of Beginning.

Containing 3.702. 808 square feet of land, more or less.

BEING Lot No. 28 as shown on the above mentioned plan.

HAVING thereon erected a dwelling known as 8 Nottingham Court.

BEING the same premises which Barbara A. Gift, formerly Barbara A. Potteiger, by Deed dated February 25, 1993 and recorded March 2, 1993 in the Office of the Recorder of Deeds of Berks County in Volume 2391 Page 1014 conveyed to Peter J. Raber.

AND THE SAID PETER J. RABER died September 3, 2020, whereupon all right, title and interest vested unto UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PETER J. RABER, DECEASED.

UNDER AND SUBJECT to certain restrictions now of record.

PARCEL ID: 06530772426047

TO BE SOLD AS THE PROPERTY OF: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PETER J. RABER, DECEASED

Docket #22-1773
 Judgment Amount: \$56,941.70
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and lot of ground, situate on the West Side of Cedar Street, No. 512, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by Property Now or Late of Sarah Ann Maynar;

On the East by said Cedar Street;

On the South by a ten feet wide alley; and

On the West by a three and one-half feet wide alley, separating it from property now or late of Nicholas I. Zell.

CONTAINING in front on Said Cedar Street, ten feet four inches and in depth, sixty six feet.

Thereon erected a dwelling house known as:

512 Cedar Street

Reading, PA 19601

Tax Parcel #11530768936196

Account: 11294875

See Deed Book Instrument #2022022741

Sold as the property of:

GENESIS OCASIO

22-11668

JUDGMENT: \$51,274.41
 Attorney: Brock & Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling together with the lot or piece of ground upon which the same is erected, being House Number 1024 Elm Street, situate on the Southeasterly corner of Elm and Mulberry Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows.

ON the North by Elm Street;

ON the East by the House No. 1026 Elm Street,

ON the South by House No. 251 Mulberry Street; and

ON the West by Mulberry Street.

CONTAINING in front along Elm Street 14 feet, more or less, and in depth of equal width 75 feet.

Being the same premises which Our City-reading, INC., a corporation, by Deed dated 06/21/2007 and recorded 06/26/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5165, Page 623, granted and conveyed unto Julia L. Centeno, in fee.

Tax Parcel: 09-53-1769-01-8852

Premises Being: 1024 Elm St, Reading, PA 19604

To be sold as the property of: Julia L. Centeno

Prothonotary # 22-12243
 Judgment: \$167,286.22
 Attorney: McCabe, Weisberg & Conway, LLC
 TAX I.D. #: 38538607697321

TRACT NO. 1

ALL THAT CERTAIN 2-1/2 STORY BRICK DWELLING HOUSE AND LOT OR PIECE OF GROUND SITUATE ON THE EAST SIDE OF WARWICK STREET, IN THE TOWNSHIP OF COLEBROOKDALE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED ON THE NORTHWEST BY WARWICK STREET ON THE NORTHEAST BY LAND OF MERRITT LUMBER YARDS (FORMERLY JOHN RHOADS) ON THE SOUTHEAST BY THE COLEBROOKDALE RAILROAD AND ON THE SOUTHWEST BY PROPERTY OF CYRUS BEIDLER (FORMERLY REUBEN B RHOADS).

CONTAINING IN WITHIN FRONT ON SAID WARWICK STREET 48 FEET 3 1/2 INCHES MORE OR LESS, AND IN THE REAR 49 FEET MORE OR LESS AND IN-DEPTH ALONG THE NORTHEASTERN BOUNDARY 92 FEET 10 INCHES, MORE OR LESS AND ALONG THE SOUTHWESTERN BOUNDARY 100 FEET MORE OR LESS.

TRACT NO. 2

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN THE BOROUGH OF BOYERTOWN, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER OF A 14 FEET WIDE ALLEY RUNNING PARALLEL WITH SOUTH READING AVENUE SAID CORNER BEING A DISTANCE OF 164 FEET SOUTHEAST OF SOUTH READING AVENUE AND A CORNER OF LAND OF METROPOLITAN EDISON COMPANY AND WALTER B. YERGER, THENCE ALONG SAID ALLEY IN A NORTHEASTWARDLY DIRECTION 105 FEET 6 INCHES TO A CORNER OF LAND OF OSWIN A H JACOB; THENCE ALONG THE SAME IN A SOUTHEASTWARDLY DIRECTION TWO HUNDRED AND THREE AND NINETY FIVE ONE HUNDREDTHS FEET, MORE OR LESS TO A CORNER OF LAND OF MERRITT LUMBER YARD (FORMERLY JOHN RHOADS ESTATE), THENCE ALONG THE SAME IN A SOUTHWESTWARDLY DIRECTION ONE HUNDRED AND FIVE FEET SIX INCHES TO A CORNER OF LAND OF WALTER B. YERGER, THENCE ALONG THE SAME AND BY LAND OF METROPOLITAN EDISON COMPANY IN A NORTHWESTWARDLY DIRECTION TO HUNDRED AND THREE AND NINETY FIVE ONE HUNDREDTHS FEET MORE OR LESS TO A CORNER AT A 14 FEET WIDE ALLEY,

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THE PLACE OF BEGINNING.**ALL TRACTS ARE CONTIGUOUS****TOWNSHIP OF COLEBROOKDALE
CONTAINS 85% OF SUBJECT PROPERTY.****BOROUGH OF BOYERTOWN CONTAINS
15% OF SUBJECT PROPERTY.**Being known as: 40 WARWICK STREET,
BOYERTOWN, PENNSYLVANIA 19512.

Title to said premises is vested in Jessica N. Vovericz by deed from CHRISTOPHER M. BUNN dated July 6, 2021 and recorded August 17, 2021 in Instrument Number 2021041138.

**TO BE SOLD AS THE PROPERTY OF
JESSICA N. VOVERICZ**

Case Number: 22-15144
 Judgment Amount: \$181,175.28
 Attorney: Chris Cummins

ALL THAT CERTAIN lot, tract or piece of land located on the Easterly side of Shellbourne Road, South of Fairlane Drive, situate in Exeter Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a spike in Shellbourne Road, a 33 foot wide public macadam road, intended to be 60 feet wide, being Legislative Route No. 06110, leading from Jacksonwald to Route No. 422, said point being a corner of property of Clinton J. Miller, Jr., as recorded in Deed Book Volume 1586, page 1167, Berks County records; thence along said Shellbourne Road, North 33 degrees 25 minutes West, the distance of 110.72 feet to a point; thence along residue property of A.V.M. Nursery Corporation, of which this was a part, North 82 degrees East, the distance of 233.32 feet to a point; thence along the same, South 11 degrees 06 minutes 28 seconds East, the distance of 100.15 feet to a point; thence along said property of Clinton J. Miller, Jr., South 82 degrees West, the distance of 191.13 feet to the place of beginning.

CONTAINING in area 21,218.118 square feet of land.

TITLE VESTED IN Wilbur K. Neff, III and Sharon L. Neff, husband and wife from Earle E. Lyon, by his attorney in fact, Nancy E. Kerper and Melba E. Stamm by Deed dated 7/17/2001, recorded on 7/30/2001 in Deed Book Volume 3372, Page 2373.

TO BE SOLD AS PROPERTY OF: WILBUR K. NEFF, III and SHARON L. NEFF

Case Number: 23-184
 Judgment Amount: \$257,319.41
 Attorney: Jill M. Fein, Esquire

ALL THAT CERTAIN piece or tract of land together with a one story frame dwelling erected thereon situated on the northern side of

a Township Macadam Road known as Cedar Top Road T-404 leading from Mohnton to Cedar Top located between scenic Drive T-962 and Welsh Road T-402 in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a survey made by Frank Garbini, Registered Surveyor, dated April 8, 1982, as follows, to-wit;

BEGINNING at a point near the center of Cedar Top Road, thence leaving Cedar Top Road and along property of Leslie E Isett, Jr and mostly along the eastern side of an earth lane, North 13 degrees 46 minutes 07 seconds east, a distance of two hundred four and two hundredths feet (204.02) to a point in the earth lane, thence leaving the earth lane and along property of Sylvanius L Steel and Hattie W. Steel, and Hattie W. Steel his wife, North 80 degrees 37 minutes 07 seconds East, a distance of three hundred sixty three and fifty nine hundredths feet (363.59) to a black Oak tree, thence along property of Donald F. Stauffer crossing a gravel road, south 20 degrees 37 minutes 45 seconds East, a distance of two hundred fifty six and ninety six hundredths feet (256.96) to a stone, a corner of property of Norman H Haines and May Haines, his wife, and a corner of property of the Glovenski Machine and Tool, Inc, thence along the property of the Glovenski Machine and Tool, Inc. by the three courses and distances as established by an agreement recorded in miscellaneous book volume 337, page 676, Berks County Records, to wit (1) recrossing the aforesaid gravel road and partly in and along Cedar Top Road, North 89 degrees 51 minutes 25 seconds west, a distance of Two hundred thirty three and ninety nine hundredths feet (239.99) to a point in cedar Top Road, (2) in and along Cedar Top Road, South 78 Degrees 43 minutes 30 seconds West, a distance of two hundred five feet (205.00) to a point, and (3) continuing in and along Cedar Top Road, North 70 degrees 14 minutes 38 seconds west, a distance of sixty six and seventy two hundredths feet (66.72') to the place of beginning.

CONTAINING 2.2068 acres.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS LeRoy D. Olson and Joanne M. Olson, by Deed dated April 16, 1999, and recorded on April 21, 1999, by the Berks County Recorder of Deeds in Book 3067, at Page 1324, granted and conveyed unto Walter W. Ecenrode, Jr., and Joan M. Ecenrode (now deceased), as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 1917 Cedar Top Road, Reading, PA 19607.

Tax Parcel No. 439519622268 / Account No. 39000543

TO BE SOLD AS PROPERTY OF:

Walter W. Ecenrode, Jr., and Joan M. Ecenrode (now deceased)

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No. 23-00302
Judgment: \$328,179.45
Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one half story single brick and frame dwelling house erected thereon, being No. 92 Grandview Boulevard, situate in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills) formerly the Township of Spring, County of Berks and State of Pennsylvania, as shown on a map or plan of Wyomissing Hills, surveyed by R. Kurtz Wells, C.E., said map or plan being duly acknowledged and recorded in the Office for Recording of Deeds in and for the County of Berks in Plan Book 2 page 40, and being further known as a part of Lot No. 19 and a part of Lot No. 18 Block J as laid out by Wyomissing Hills, Inc., which said map or plan is hereby referred to and expressly made a part of this deed, said lot or piece of ground being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern line of Grandview Boulevard, 70 feet wide, said point being in the Western line of a 15 feet wide alley, said alley being immediately to the West of Property of Carl F. Lauer and Ethel G. Lauer, his wife, and said point also being 45.20 feet West of the Northwestern corner of Lot No. 20 as shown on said plan of Wyomissing Hills; thence along the Western line of said 15 feet wide alley, South 28 degrees 29 minutes 49 seconds West the distance of 187.18 feet to a point in the Northern line of Lot No. 46 Block J; thence along Lot No. 46 and Lot No. 47 Block J North 62 degrees 56 minutes 29 seconds West the distance of 82.30 feet to a point, said point being 44.98 feet West of the Southeastern corner of Lot No. 18, and said point being a corner of the property of W. Marshall Hughes, of which this was a part, thence along same North 29 degrees 11 minutes East the distance of 190.20 feet to a point in the Southern line of Grandview Boulevard, the last described line being 44.95 feet West of and parallel to the Eastern line of said Lot No. 18 Block J; thence along the Southern line of said Grandview Boulevard South 60 degrees 49 minutes East the distance of 68.27 feet to a point; thence still along same by a line curving to the North and having a radius of 2230.95 feet the distance of 11.73 feet to the place of Beginning.

BEING THE SAME PREMISES which Linda R. Patton, by Deed dated December 17, 2004 and recorded on March 1, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 4539 at Page 0796, as Instrument No. 2005010501, granted and conveyed unto Todd W. Painton and Susan Painton, his wife. The said Todd W. Painton departed this life on or about December 11, 2014, thereby vesting title solely to Susan Painton, by operation of law.

TAX PARCEL NO. 96439605088851

MAP NO. 439605088851
ACCOUNT NO. 96970087
TO BE SOLD AS THE PROPERTY OF
Susan Painton

No. 23-652
Judgment Amount: \$117,175.18
Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate on the southern side of State Highway SR-1008 (known as Balthaser Road) in the Township of Windsor, County of Berks, and Commonwealth of Pennsylvania, being shown as Lot 3 on a plan of the Adams Subdivision prepared by G.I. Kohl & Associates of Leesport, Pennsylvania, drawing No. 90-005-127, dated 5/10/90, last revised 10/29/90, said plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 178, page 24, being more fully bounded and described as follows, to wit:

BEGINNING at a point on or near the southern edge of macadam State Highway SR-1008 (known as Balthaser Road), said point being a corner of Lot 4 of the Adams Subdivision and the northeastern corner of the herein described property, said point being located South 52 degrees 22 minutes 51 seconds West a distance of 145.67 feet from a PK spike on or near the centerline of said State Highway SR-1008, said PK spike marking a corner of property belonging to Jacob G. Leiby and Marion Leiby, his wife, and of property belonging to Jeffrey L. Dissinger and April Dissinger, his wife, (being shown as Lot 16 on a plan of the Haas Subdivision recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 135, page 72); thence leaving said State Highway SR-1008 along said Lot 4 in the following (2) courses and distances, viz: (1) along the centerline of a joint access easement passing over an iron pin on the southern existing right-of-way line of said State Highway SR-1008 located a distance of 32.89 feet from the last described point South 10 degrees 28 minutes 56 seconds West a distance of 565.54 feet to a point, a corner marked by an iron pin; (2) leaving said joint driveway easement South 65 degrees 40 minutes 20 seconds West a distance of 340.64 feet to a point, a corner in line of property belonging to Steven R. Stamm (shown as Lot 11 of the aforementioned Haas Subdivision) marked by an iron pin; thence along the same North 08 degrees 11 minutes 30 seconds West a distance of 185.00 feet to a point, a corner of Lot 1 of the Adams Subdivision, marked by an iron pin; thence along said Lot 1 and along Lot 2 of the Adams Subdivision passing over an iron pin located a distance of 122.01 feet from the next described point, said iron pin marking the common corner of said Lot 1 and Lot 2 North 65 degrees 40 minutes 20 seconds East a distance of 312.79 feet to a point, a corner marked by

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an iron pin; thence continuing along said Lot 2 passing over a concrete monument on the aforementioned southern existing right-of-way line of State Highway SR-1008 located a distance of 42.53 feet from the next described point North 10 degrees 28 minutes 56 seconds East a distance of 349.10 feet to a point, a corner in said State Highway SR-1008; thence in and along the same North 65 degrees 40 minutes 20 seconds East a distance of 100.00 feet to the place of beginning.

SUBJECT to a joint driveway easement as shown on the herein named plan of the Adams Subdivision.

CONTAINING in area 2.1943 acres (gross area)

BEING the same premises which Federal Home Loan Mortgage Corporation, by Deed dated October 20, 1999 and recorded November 4, 1999 in the Office of the Recorder of Deeds of Berks County in Book 3141 Page 001 conveyed to Jeffrey A. Bylina.

PIN NO. 94541400061682

TO BE SOLD AS THE PROPERTY OF:
JEFFREY A. BYLINA

Case Number: 23-1152

Judgment Amount: \$325,491.99

Attorney: Jennie C. Shnayder, Esquire

ALL THAT CERTAIN piece or parcel of land situate in the Township of Tilden, formerly Township of Upper Berne, in the County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post in a public road running along the rail road; thence along the same South twenty-nine degrees East fourteen and three tenth perches to a stone a corner of land now or late of Durias Shollenberger; thence by the same South four and a half degrees West twenty-two and four tenth perches to a stone; thence by land now or late of Solomon Kaufman North seventeen and a half degrees West fifteen and nine tenth perches to a stone; thence by land of same North eighty-nine degrees East nineteen and seven tenth perches to the place of the beginning.

CONTAINING Two Acres, Neat Measure.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM the following two parcels of land:

1. Which Caroline Freeman, Widow of Jesse Freeman, granted and conveyed to David Rohrbach, by Deed dated November 20, 1885, recorded in the Recorder's Office of Berks County in Deed Book Volume 169, Page 580, bounded and described as follows:

ALL THAT CERTAIN piece, parcel or lot of ground situated, lying and being in said Township of Upper Berne, County and State aforesaid, bound and described as follows: Beginning at an iron pin in the Public Road; thence along the same North twenty-eight and a half degrees West fifty feet to other lands of said now or late Caroline Freeman; thence along the same South eight and

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a half degrees West two hundred and ten feet to a stake; thence by the same South fourteen degrees East forty feet to lot now or late John Freeman; thence along the same North eighty-two degrees ten minutes East two hundred and thirty-four feet to the place of beginning. Containing nearly one quarter of an acre.

2. Which Caroline Freeman, Widow of Jesse Freeman, granted and conveyed to John Freeman, by Deed dated November 20, 1885, recorded in the Recorder's Office of Berks County in Deed Book Volume 276, Page 27, bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land situated, lying and being in said Township of Upper Berne, County and State aforesaid, bounded as follows: Beginning at an iron pin in a Public Road; thence along the same North twenty-eight and a half degrees West fifty-nine feet to lot granted to now or late David Rohrbach; thence along the same South eighty-two degrees ten minutes West two hundred and thirty-four feet to lands now or late of Caroline Freeman; thence along the same South fourteen degrees East forty feet to lot now or late of Franklin Shallenberger; thence along the same North eighty-six degrees East two hundred and thirty-eight feet to the place of the beginning. Containing nearly one quarter of an acre.

BEING the same premises which Chester Henry Epting and May V. Epting, husband and wife, by Deed dated October 16, 1997 and recorded in the Office of the Recorder of Deeds of Berks County on October 17, 1997 in Deed Book Volume 2876, Page 1452 granted and conveyed unto Chester w. Epting and Maryann Epting, husband and wife.

TO BE SOLD AS PROPERTY OF: Maureen A. Henne, Executrix of the Estate of Chester Epting a/k/a Chester W. Epting, Deceased

NO. 23-01400

Judgment: \$115,213.25

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the West side of and being No. 50 Hendel Street, in the Borough of Shillington, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West side of said Hendel Street; thence westwardly along line and through the party wall of other property of Mary E. Graul 153' 9" to the East side of 20' wide alley; thence northwardly along said 20' wide alley, 20' to line of property now or late of Bessie Koller; thence eastwardly along line of property of said Bessie Koller 154' 6" to the West side of said Hendel Street; thence southwardly along said Hendel Street 20' to the place of beginning.

PARCEL # 77439506489762

FOR INFORMATIONAL PURPOSES ONLY:

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Being known as 50 Hendel Street, Shillington, PA 19607

BEING THE SAME PREMISES which Harry K. Fry, Jr. and Keith D. Malone by Deed dated January 24, 2022 and recorded January 27, 2022 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument Number 2022004106 granted and conveyed unto Amber N. Lesher in fee.

TAX PARCEL NO 77439506489762
BEING KNOWN AS 50 Hendel Street,
Shillington, PA 19607

Residential Property
To be sold as the property of Amber N. Lesher
and Terry Lee Lesher

Prothonotary # 23-01483
Judgment: \$151,459.48

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 88536302797219

PREMISES "A"

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THERON ERECTED, SITUATE IN UNION TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF SECTION NO 1, GRAMACY GARDENS, DATED JULY 24, 1957, AND REVISED MAY 18, 1961, AS PREPARED BY DONALD H SCHURR, P E, NORRISTOWN, PA, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HEATHER LANE (50 FEET WIDE), WHICH POINT IS MEASURED NORTH 71 DEGREES 18 MINUTES WEST 100 FEET ALONG SAID ROAD FROM A POINT OF CURVE, WHICH LAST MENTIONED POINT IS MEASURED ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 20 FEET THE ARC DISTANCE OF 31 42 FEET IN A CLOCKWISE DIRECTION FROM A POINT ON THE NORTHWESTERLY SIDE OF IVY LANE (50 FEET WIDE), THENCE EXTENDING ALONG SAID SIDE OF HEATHER LANE, NORTH 71 DEGREES 18 MINUTES WEST 100 FEET TO A POINT A CORNER, THENCE EXTENDING ALONG LINE OF LOT NO 4 ON SAID PLAN NORTH 18 DEGREES 42 MINUTES EAST 155 FEET TO A POINT A CORNER ON THE SOUTHERLY SIDE OF RIVER ROAD, BEING ROUTE NO 83 (50 FEET WIDE), THENCE EXTENDING ALONG THE SAME SOUTH 71 DEGREES 18 MINUTES EAST 100 FEET TO A POINT A CORNER, AND THENCE EXTENDING ALONG LINE OF LOT NO 6 ON SAID PLAN SOUTH 18 DEGREES 42 MINUTES WEST 155 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING LOT NO 5 ON SAID PLAN.

AND ALSO BEGINNING AT A POINT IN THE CENTER LINE OF RIVER ROAD, BEING ROUTE NO 83 (50 FEET WIDE) AT THE DISTANCE OF 145 FEET MEASURED

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NORTH 71 DEGREES 18 MINUTES WEST ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF IVY LANE (50' WIDE) (IF EXTENDED), THENCE EXTENDING NORTH 71 DEGREES 18 MINUTES WEST 100 FEET TO A POINT, A CORNER, THENCE EXTENDING ALONG LINE OF LOT NO 4A ON SAID PLAN NORTH 18 DEGREES 42 MINUTES EAST 64 01 FEET TO A POINT AT OR NEAR THE SHORE LINE OF THE SCHUYLKILL RIVER, THENCE EXTENDING ALONG THE SAME SOUTH 69 DEGREES 18 MINUTES EAST 100 06 FEET TO A POINT, A CORNER, AND THENCE EXTENDING ALONG LINE OF LOT NO 6A ON SAID PLAN, SOUTH 18 DEGREES 42 MINUTES WEST 60 51 FEET TO A POINT ON THE CENTER LINE OF RIVER ROAD, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING LOT NO 5A ON SAID PLAN.

PREMISES "B"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN UNION TOWNSHIP, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A PLAN OF LOTS KNOWN "GRAMACY GARDENS" AS LAID OUT BY DONALD H SCHURR, AS OF JULY 24, 1957, AND REVISED BY GEORGE F SHANER, R E, AS OF MAY 5, 1962, AS FOLLOWS, TO WIT

BEGINNING AT THE SOUTHWESTERLY CORNER OTHER LANDS OF JAMES A AND MARJORIE R BOAMAN, SAID POINT BEING ON THE NORTHERLY PROPERTY LINE OF HEATHER LANE (50 FEET WIDE), THENCE ALONG SAID HEATHER LANE NORTH 71 DEGREES 18 MINUTES WEST 15 0 FEET TO A CORNER LANDS OF JOSEPH DANTAS, THENCE ALONG THE SAME NORTH 18 DEGREES 42 MINUTES EAST 244 53 FEET TO A CORNER ON THE LAW MEAN WATER MARK OF THE RIVER SCHUYLKILL, THENCE DOWN THE STREAM SOUTH 69 DEGREES 18 MINUTES EAST 15 0 FEET TO A CORNER OTHER LANDS OF THE SAID BOAMAN, THENCE ALONG THE SAME SOUTH 18 DEGREES 42 MINUTES WEST 244 01 FEET TO THE PLACE OF BEGINNING

CONTAINING 0 ACRES AND 13 456 PERCHES OF LAND

Being known as: 15 HEATHER LANE, DOUGLASSVILLE, PENNSYLVANIA 19518.

Title to said premises is vested in Daniel R. Chuck by deed from DERRICK J. BOAMAN, EXECUTOR OF THE ESTATE OF GERALD J. BOAMAN, A/K/A GERALD J. BOAMAN SR AND MONICA T. BAUER dated December 29, 2005 and recorded February 14, 2006 in Deed Book 04788, Page 1730 Instrument Number 2006014895.

TO BE SOLD AS THE PROPERTY OF DANIEL R. CHUCK

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23-01807

Judgment: \$379,635.50
Attorney: Brock & Scott, PLLC**LEGAL DESCRIPTION**

ALL THAT CERTAIN triangular piece of ground situate on the Southeast side of Hill Road, being the Southwestern portion of Lot No. 56, in Plan of Lots known as Hessian Camp, laid out by Samuel Phillips in the 16th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, approved by the City Planning Commission, which said Plan of Lots is recorded in the Office of the Recorder Of Deeds of Berks County, at Reading, in Plan Book Volume, 5 page 18, said piece of ground being more particularly bounded and described as follows:

BEGINNING at a point on the Southeastern building line of Hill Road; said point being 197 feet 5/8 inches Southwest of the Southeast building corner of Hill Road and Steuben Road and being the northwest corner of Lot No. 41, in said plan of lots; thence extending east along the rear of Lots Nos 41, 42 and 43, property now or late of John B. Stevens, a distance of 123 feet 4 114 inches to a point, a corner of property now or late of Jacob B. Najarian; thence by a straight line in a Northwestern direction along the Southwest line of property now or late of said Jacob B. Najarian, a distance of 80 feet more or less to a point in the Southeast building line of Hill Road, said point being 98 feet 6-5/15 inches Southwest of the Southeast building corner of Hill Road and Steuben Road; thence in a Southwestern direction along the Southeast building line of Hill Road, a distance of 98 feet 6-5/16 inches to a point the place of BEGINNING.

ALL THOSE CERTAIN lots or pieces of ground, situate at the intersection of Hill Road and Holly Road and being lots Nos. 41 and 42 in Plan of lots known as Hessian Camp, laid out by Samuel Phillips in the Sixteenth (16th) Ward of the City of Reading, County of Berks, and State of Pennsylvania, and approved by the City Planning Commission which said Plan of lots is intended to be recorded, said lots being bounded On the North-West by Hill Road; On the North by Lot No. 56; On the East by Lot No. 43; and On the South by Holly Road, and described more fully as follows, to wit:

BEGINNING at a point of tangent of the curve uniting the Southeastern building line of Hill Road and the Northern building line of Holly Road, as laid out on aforesaid plan of lots, thence Northeastwardly along the said Southeastern building line of said Hill Road, a distance of one hundred eighty five (185) feet five (5) inches to a corner of Lot No. 56 the property now or late of Samuel Phillips; thence Eastwardly along the same, making an interior angle of one hundred forty two (142) degrees twenty nine (29) minutes with Hill Road, a distance of sixty three (63) feet

six and one-half (6 112) inches to a corner of lot No. 43, the property now or late of A. Ross Ressler, and Anna E. Ressler, his wife; thence Southwardly along the same at right angles to the last described line, a distance of one hundred forty six (146) feet four (4) inches to a corner in the Northern building line of Holly Road; thence Westwardly along the same as follows (1) by a line curving to the right, having a radius of fifteen hundred fifty eight (1558) feet six and one half (6 1/2) inches, and a distance of one hundred seven (101) feet and a quarter (1/4) inch to the point of tangent of said curve and (2) by a straight line, tangent to said curve just described, distance of ninety nine feet (99) eleven and three quarters (11-3/4) inches to the point of Curve of the aforesaid curve uniting the Northern building line of Holly Road and the Southeastern building line of Hill Road; thence Northeastwardly around said curve, having a radius of twenty (20) feet a central angle of one hundred forty two (142) degrees twenty nine (29) minutes and a distance of forty nine (49) feet eight and seven eights (8-7/8) inches to the place of BEGINNING.

ALL THAT CERTAIN lot or piece of ground situate On the north Side of Holly Road and being Lot No. 43, in plan of lots known as Hessian Camp, laid out by Samuel Phillips in the Sixteenth (16th) Ward of the City of Reading; County of Berks and State of Pennsylvania, and approved by the City Planning Commission, which said Plan of lots is recorded in Plan Book Volume 5, page 18, Berks County Records, said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of Holly Road, said point being the Southeast corner of lot No. 42 in said Plan of Lots; thence extending Eastward along said North building line of Holly Road, a distance of sixty (60) feet to a point, the Southwest corner of lot No. 44 in said plan of lots; thence extending Northward along the West line of said lot No. 44 property now or late of Harry R. Suthpin and Elizabeth B. Suthpin, his wife, a distance of one hundred forty one (141) feet five eight (5/8) inches to a point in the Southern line of lot No. 56 in said plan of lots; thence extending west along the South line of lot No. 56 property now or late of Samuel Phillips, a distance of fifty nine (59) feet nine and three quarter (9-3/4) inches to a point the Northeast corner of Lot No. 42, in said plan of lots; thence extending south along the west line of Lot No. 42, property now or late of John B. Stevens, a distance of one hundred forty six (146) feet four (4) inches to a point, the place of BEGINNING.

BEING the same premises which Michael D. Bucks and Madelyn Perales-Bucks, by Deed dated 12/17/2018 and recorded 12/28/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018044689, granted and conveyed unto Josua A. Evans-Valencia and Sofia Valencia-Alvarado.

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Tax Parcel: 16531606498681
 Premises Being: 1712 Hill Rd, Reading, PA
 19602

TO BE SOLD AS THE PROPERTY OF: JOSUA A EVANS-VALECIA; SOFIA VALENCIA ALVARADO

Docket No. 23-2324

Judgment: \$100,157.92

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

LEGAL DESCRIPTION

All that certain two-story semi-detached stucco and back dwelling house and the lot or piece of ground which the same is erected, situate on the west side of Linden Street, between Marion and Perry Streets, being No. 1214 Linden Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the western building line of said Linden Street, one hundred fifty feet north of the northwest corner of Linden and Marion Streets, thence extending west ninety-five feet to a fifteen feet wide alley, thence north along the same twenty feet to a point, thence extending east ninety-five feet to a point in the western building line of said Linden Street, thence south along the same twenty feet to a point, the place of beginning.

Being the same property conveyed to Amy L. Wood who acquired title by virtue of a deed from Ann J. Wood, by her Agent James T. Wood, dated December 14, 2007, recorded December 20, 2007, at Document ID 2007074692, and recorded in Book 05276, Page 0028, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1214 LINDEN STREET, READING, PA 19604.

Parcel No.: 17531738263997
 Account: 17456150
 See Deed Book Volume 05276, Page 0028
 TO BE SOLD AS THE PROPERTY OF AMY L. WOOD

23-02764

JUDGMENT: \$156,989.56
 Attorney: Brock & Scott PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage and lot of land, situate on the East side of Second Street, in the Borough of Boyertown, Berks County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Building Range of

Second Street (a corner of now or late William H. Angstadt's lot), and running thence along said building range of said Street in a Northwestward direction fifty-five feet eleven inches (55' 11") to a corner on the South side of an alley, thence in a Northeastwardly direction along said alley forty feet four inches (40' 4") to a corner, thence in a Northeastwardly direction along said alley seventy-nine feet (79') to a corner of now or late said William H. Angstadt's lot, and thence along the same and along the North side of the rear of said now or late William H. Angstadt's house, and through the middle of the partition wall of this and now or late William H. Angstadt's house in a Southwestwardly direction ninety-nine feet ten and three-quarter inches (99' 10 3/4") to the place of beginning.

BEING the same premises which John A. Graver and Myrna A. Graver, his wife, by Deed dated 10-08-80 and recorded 10-09-80 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book Volume 1788 Page 815, granted and conveyed unto Joan S. Swinehart.

AND THE SAID Joan S. Swinehart a/k/a Joan S. Rothenberger, has since departed this life on 08-14-12, leaving a Last Will and Testament, duly filed and probated to No. 06-12- 1229 in the Office of the Register of Wills of Berks County, wherein she did nominate Jeffrey R. Swinehart, to whom Letters Testamentary were granted on 08-24-12.

Being the same premises which Estate of Joan S. Rothenberger, A/K/A Joan S. Swinehart, by Deed dated 08/28/2013 and recorded 09/03/2013, in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument No. 2013037649, granted and conveyed unto Jesse L. Wolf and Michelle L. Heft, in fee.

Tax Parcel: 33-5387-19-71-3038
 Premises Being: 29 W. 2ND ST, Boyertown, PA 19512

**TO BE SOLD AS THE PROPERTY OF:
 JESSIE L. WOLF; MICHELLE L. HEFT.**

Case Number: 23-02920

Judgment Amount: \$83,357.07

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN described piece or parcel of ground lying and being situate in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a sketch plan of records of the "Erbe Subdivision" drawn by Grube and Vonnelda Associates, professional land surveyors, dated December 13, 1988, being Drawing No. 10-34A, as follows, to wit:

BEGINNING at a railroad spike on the title line in the bed of Macadam PA State Highway Route 419 (60 feet wide) said point being a corner of lands now or late of John W. Eller and Gayle M. Eller, husband and wife; thence extending from said point of beginning along said lands the

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following five courses and distance, (1) crossing the northeasterly side of Route 419 South 30 degrees 48 minutes 37 seconds East 247.73 feet to an iron pin, a corner, (2) South 59 degrees 28 minutes 52 seconds East 751.00 feet to an 18-inch ash tree, a corner, (3) crossing the westerly side of Mill Creek South 45 degrees 43 minutes 28 seconds East 468.60 feet to a point in Mill Creek, a corner, (4) crossing the easterly side of Mill Creek North 83 degrees 08 minutes 52 seconds East 375.20 feet to an iron pin, a corner, and (5) South 41 degrees 32 minutes 45 seconds East 88.15 feet to a point, a corner of lands about to be conveyed unto John L. Pelffer and Mary V. Pelffer, husband and wife; thence extending along said lands and along lands now or late of John L. Pelffer and Mary Y. Pelffer, husband and wife, and recrossing the northeasterly side of Route 419 and crossing Mill Creek South 64 degrees 03 minutes 31 seconds West 851.20 feet to a P.K. spike on the title line in the bed of Route 419; thence extending along same the four following courses and distances, (1) North 47 degrees 42 minutes 03 seconds West 100.00 feet to a P.K. spike, a corner, (2) North 45 degrees 14 minutes 09 seconds West 475.00 feet to a railroad spike, a corner, (3) North 25 degrees 07 minutes 48 seconds West 305.52 feet to a railroad spike, a corner, and (4) North 20 degrees 10 minutes 55 seconds West 678.08 feet to the first mentioned point and place of beginning.

CONTAINING 13.343 acres of land.

BEING Lots Nos. 1 and 2 as shown on the above-mentioned plan.

BEING the same premises which Carl R. Kalbach and Nicole E. Kalbach, husband and wife, by deed dated April 23, 1999 and recorded on April 28, 1999 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Deed Book Volume 3070, Page 503, granted and conveyed unto Gayle P. Cooper, an Adult Individual

The improvements thereon erected being known and numbered as 4541 Route 419, Womelsdorf, PA 19567 FKA 5118 Route 419, Womelsdorf, PA 19567, FKA 5181 Route 419, Womelsdorf, PA 19567

UPI Number: 86442000700361

Object ID Number: 142563

Map PIN: 442000700361

TO BE SOLD AS PROPERTY OF: Gayle P. Cooper

Case Number: 23-3455

Judgment Amount: \$183,651.47

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or piece of ground, together with the mobile home and other

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improvements thereon erected, situate on the Northern side of Pennsylvania State Highway L.R. 06073, known as Chapel Hill Road, being Lot No. 1 as shown on Plan of Lots for Andrew W. Bugay as laid out by Spotts, Stevens, and McCoy, Inc., Consulting Engineers, Wyoming, Pennsylvania, and recorded in Plan Book 62 page 22, Berks County Records, at Reading, Pennsylvania, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a railroad spike in the center line of Pennsylvania State Highway L.R. 06073, known as Chapel Hill Road, said corner being the Southeastern corner of herein described premises; thence in and along aforesaid Chapel Hill Road, North 30° 02' 28" West, a distance of 252.18' to a corner ; thence leaving said Chapel Hill Road, and along Lot No. 2 passing through a steel pin 33.41' from the last described corner, North 60° 44' 04" East, a distance of 416.74' to a corner marked by a steel pin, said corner of Sebastian S. Lombardo and Wilma L. Lombardo, his wife; thence along same, passing through a steel pin 35.14' from the next described corner, South 29° 20' 57" West, a distance of 484.17' the place of beginning.

CONTAINING in area: Gross Area 1 Acre and two hundred six thousandths of one acre (1.206) acres of land.

BEING THE SAME PREMISES WHICH IVAN C. SCHEWITZER, by Deed dated 6/22/2008 and recorded 7/3/2008 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Record Book 5384, Page 1006, granted and conveyed unto ALAN HENWOOD and AL HENWOOD, his wife.

PROPERTY ADDRESS:

228 CHAPEL HILL ROAD

SINKING SPRING, PA 19608

PARCEL NUMBERS: 80437504645091

BEING KNOWN AS: 228 CHAPEL HILL ROAD SINKING SPRING, PA 19608

PROPERTY ID: 80437504645091

TITLE TO SAID PREMISES IS VESTED IN JAMES KEINERT AND KELLY KEINERT HUSBAND AND WIFE THEIR HEIRS AND ASSIGNS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM ALAN HENWOOD AND APRIL HENWOOD, HUSBAND AND WIFE, DATED JUNE 16, 2017 RECORDED JUNE 27,2017 INSTRUMENT NO. 2017023035

TO BE SOLD AS PROPERTY OF: JAMES KEINERT AND KELLY KEINERT HUSBAND AND WIFE THEIR HEIRS AND ASSIGNS AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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NO. 23-10489

Judgment: \$198,650.09

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN TRACT OR PIECE OF GROUND, TOGETHER WITH THE IMPROVEMENTS ERECTED THEREON CONSISTING OF A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE, BEING A PART OR PORTION OF LOT NOS. 132-133 AND 134 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. S., AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG, (FORMERLY THE BOROUGH OF TEMPLE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN THE SOUTHERLY BOUNDARY LINE OF A 10 FOOT WIDE ALLEY, SAID PIN BEING THE NORtheasterly CORNER OF LOT NO. 131; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 10 FOOT WIDE ALLEY, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE EASTERLY LINE OF LOT NO. 131, IN A NORtheasterly DIRECTION 52.0 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHEASTERLY DIRECTION 50.0 FEET TO AN IRON PIN; THENCE STILL BY OTHER LANDS OF JOSEPHINE BOTCH (WIDOW), FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A SOUTHWESTERLY DIRECTION 52.0 FEET TO AN IRON PIN IN THE EASTERLY LINE OF SAID LOT NO. 131; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131, FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE, IN A NORTHWESTERLY DIRECTION 50.0 FEET TO THE IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 2600 SQUARE FEET.

PURPART NO. 2

ALL THAT CERTAIN TRACT OR PIECE OF GROUND BEING A PART OR PORTION OF LOT NO. 132 AS LAID OUT FOR HENRY MOYER BY WM. H. DECHANT C. E. AND RECORDED IN BERKS COUNTY RECORDS IN PLAN BOOK 4, PAGE 35, SITUATE IN THE TOWNSHIP OF MUHLENBERG (FORMERLY THE BOROUGH OF LAURELDALE), COUNTY OF BERKS, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN IN THE NORtherly BOUNDARY LINE OF

COLUMBIA AVENUE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LOT NO. 131 AS LAID OUT ON THE AFOREMENTIONED PLAN OF LOTS; THENCE ALONG THE EASTERLY LINE OF LOT NO. 131 IN A NORTHWESTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE NORtherly BOUNDARY LINE OF SAID COLUMBIA AVENUE, A DISTANCE OF 75.0 FEET TO AN IRON PIN AND CORNER OF LANDS OF EDMUND R. GARDNER; THENCE ALONG THE SOUTHERLY LINE OF LANDS OF EDMUND R. GARDNER IN A NORtheasterly DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO AN IRON PIN; THENCE ALONG RESIDUE LANDS OF GRANTOR IN A SOUTHEASTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 75.0 FEET TO AN IRON PIN IN THE NORtherly BOUNDARY LINE OF SAID COLUMBIA AVENUE; THENCE ALONG THE NORtherly BOUNDARY LINE OF SAID COLUMBIA AVENUE IN A SOUTHWESTERLY DIRECTION FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED BEARING A DISTANCE OF 20.0 FEET TO THE IRON PIN THE PLACE OF BEGINNING.

CONTAINING 1500 SQUARE FEET.

PURPART NO. 3

ALL THAT CERTAIN triangular lot or piece of ground lying a short distance Northwardly from Columbia Avenue, between Seventh and Eighth Avenues, said lot being portions of Lots No. 133 and 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberg, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner of property about to be conveyed to Josephine Botch and Mary Botch, and in line of other property belonging to Edmund R. Gardner; thence along said other property belonging to Edmund R. Gardner, the two following directions and distances, viz:

1. in a Northwesterly direction, a distance of twenty-seven and ninety-six one-hundredths feet ($27.96'$) to a point, and 2. in an Easterly direction by a line making an interior angle of ninety degrees (90 deg.) with the last described line, a distance of thirty-two and no one-hundredths feet ($32.00'$) to a point, a corner between other property about to be conveyed to Edmund R. Gardner and the aforementioned property about to be conveyed to Josephine Botch and Mary

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Botch;

THENCE extending in a Southwesterly direction along said property about to be conveyed to Josephine Botch and Mary Botch by a line making an interior angle of forty-one degrees nine minutes (41 deg. 9 min.) with the last described line, a distance of forty-two and fifty one-hundredths feet (42.50') to the place of beginning, and making an interior angle of forty-eight degrees fifty-one minutes (48 deg. 52 min.) with the first described line.

PURPART NO. 4

ALL THAT CERTAIN triangular lot or piece of ground lying on the Southern side of a ten feet (10') wide alley, a short distance Northwardly of Columbia Avenue, between Seventh and Eighth Avenues, said lot being a portion of Lot No. 134 as laid out for Henry Moyer by William H. Dechant, C. E., and recorded in Berks County Records in Plan Book 4, Page 35, situate in the Township of Muhlenberg, (formerly the Borough of Laureldale), County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of a ten feet (10') wide alley, a corner of other property belonging to Edmund R. Gardner; thence extending in an Easterly direction along the Southern side of said alley, a distance of eight and thirteen one-hundredths feet (8.13') to a point, a corner of property abut to be conveyed to Josephine Botch and Richard Botch; thence leaving said alley and extending in a Southerly direction along said property about to be conveyed to Josephine Botch and Richard Botch, and property about to be conveyed to Josephine Botch and Mary Botch, by a line making an interior angle of eighty degrees forty-six minutes (80 deg. 46 min.) with the last described line, a distance of fifty and sixty-six one-hundredths feet (50.66') to a point, a corner of property about to be conveyed unto the said Josephine Botch and Mary Botch, other property about to be conveyed unto Edmund R. Gardner, and the aforementioned property belonging to Edmund R. Gardner; thence extending in a Northwesterly direction along property belonging to the said Edmund R. Gardner, by a line making an interior angle of nine degrees fourteen minutes (9 deg. 14 min.) with the last described line, a distance of fifty and no one-hundredths feet (50.00') to the place of beginning, and making an interior angle of ninety degrees (90 deg.) with the first described line.

TOGETHER with the right of way over, under and through the lands of Josephine Botch as described in deed dated July 7, 1953, from Josephine Botch to Edmund R. Gardner and Anna E. Gardner, said deed being recorded to the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Miscellaneous Book No. 180, Page 56.

TAX MAP OR PARCEL ID NO.: 66-5309-12-86-8772

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FOR INFORMATIONAL PURPOSES ONLY:
Being known as 741 Columbia Avenue, Temple, PA, 19560

BEING THE SAME PREMISES which Janet L. Bampton, by Deed dated June 13, 2003 and recorded October 10, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3898 Page 1182 granted and conveyed unto Jeffrey M. Mull and Stephanie J. Fackler in fee.

TAX PARCEL NO 66530912868772

BEING KNOWN AS 741 Columbia Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Jeffrey M. Mull and Stefanie J. Fackler

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

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **R & R SURGICAL, INC.**

The Articles of Incorporation have been filed on November 10, 2023.

BARLEY SNYDER LLP

Attorneys

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

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in writing with the Clerk on or before the close of business of the last business day (**December 5, 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 **December 6, 2023** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

EDITH B. KELLER REVOCABLE TRUST
- Alexa S. Antanavage and Truist Bank, Trustees,
Russell E. Farbiarz, Esq. and Kandice K.
Hull, Esq.

SCHAEFFER, BRUCEA, a/k/a **SCHAEFFER,**
BRUCE ALLEN - Gerard T. Foley, Exr., Russell
E. Farbiarz, Esq.

WARD, ELIZABETH M. a/k/a **WARD, BETH**
M. a/k/a WARD, ELIZABETH a/k/a WARD,
BETTE a/k/a WARD, BETTY - Aurora C.
Cardi, Extx., Jonathan B. Batdorf, Esq.

WEAVER, GENEVIEVE a/k/a WEAVER,
GENEVIEVE M. a/k/a WEAVER, GENEVIEVE
MARIE - Richard P. Buck, Exr., James L.
Davis, Esq.

Last day for filing Accounts for January 2024 is December 4, 2023.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 23-14752

NOTICE IS HEREBY GIVEN that the Petition of David Zachariah Cobo was filed in the above named Court, praying for a Decree to change their name to LYZA VIÖLET COBO.

The Court has fixed December 19, 2023, at 9:00 a.m. in Courtroom "4C" 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.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 22-16804

NOTICE IS HEREBY GIVEN that the Petition of Kyleana Marie Ripple was filed in the above named Court, praying for a Decree to change their name to ALEXANDER EDWARD RIPPLE.

The Court has fixed February 23, 2024, at 1:30 p.m. in Courtroom "4C" 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.

Cheryl A. Rowe, Esq.
ROWE LAW OFFICES, P.C.

1200 Broadcasting Road, Suite 101
Wyomissing, PA 19610

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

CAMILLI, ALBERT J., dec'd.

Late of 4226 Kutztown Rd.,
Muhlenberg Township.
Administratrix: LISA A. CAMILLI,
878 Maidencreek Rd.,
Fleetwood, PA 19522.

ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

CIRULLO, MARY K., dec'd.

Late of Union Township.
Executrix: WENDY R. CIRULLO.
c/o ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

DAWSON, DORIS V. also known as
DAWSON, DORIS VIRGINIA, dec'd.

Late of 8C Olympic Dr.,
Cumru Township.

Executor: MARK D. DAWSON.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

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FINA, LEONARD R., dec'd.

Late of Caernarvon Township.
 Administrator: LOWELL R. FINA.
 c/o ATTORNEY: LINDA KLING, ESQ.,
 Kling, Deiber & Glick, LLP,
 131 West Main Street,
 New Holland, PA 17557

FRANTZ, ELEANOR T., dec'd.

Late of 252 Hickory Dr.,
 Borough of Fleetwood.
 Executrix: DEBORAH A. FRANTZ,
 2344 South St.,
 Allentown, PA 18104.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

FREESE, JOHN R., dec'd.

Late of Exeter Township.
 Executors: PAUL R. FREESE,
 41 Misty Meadow,
 Reinholds, PA 17569 and
 LINDA D. JOHNSON,
 101 Dautrich Rd.,
 Reading, PA 19606.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 LAW OFFICE OF SCOTT C. PAINTER, P.C.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

HESS, JANICE M., dec'd.

Late of Borough of Wernersville.
 Executor: GEOFFRY N. HESS,
 380 Barnett Circle,
 Harrisburg, PA 17112

**HOAGLAND, SR., DAVID W. also known as
HOAGLAND, DAVID W., dec'd.**

Late of 166 Koller Rd.,
 Maidencreek Township.
 Executor: DAVID W. HOAGLAND, JR..
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

LUTZ, PATRICIA A., dec'd.

Late of Spring Township.
 Executor: KEITH F. LUTZ,
 923 Fritztown Rd.,
 Sinking Spring, PA 19608.
 ATTORNEY: FREDERICK R. MOGEL, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

MOLLICA, ANTONINA MARIA, dec'd.

Late of 121 South 9th St.,
 City of Reading.
 Executrix: MARY LOU KLINE,
 71 Antietam Rd.,
 Temple, PA 19560.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MONT, FLORENCE A., dec'd.

Late of Exeter Township.
 Executors: MICHAEL MONT,
 922 North 26th St.,
 Reading, PA 19606 and
 ANN MARIE GUZOWSKI,
 520 North 13th St.,
 Reading, PA 19604.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

ROSENDALE, HELEN B., dec'd.

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executrix: ANNE BYRNES,
 PO Box 836,
 Barnegat Light, NJ 08006.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SOLORIO, BONITA C., dec'd.

Late of 30 Home Rd.,
 Borough of Topton.
 Executor: KEVIN CRAMNER,
 4057 Shadowbrook Rd.,
 Waxhaw, NC 28173

STOUDT, ROBERT D., dec'd.

Late of 2602 W. Philadelphia Ave.,
 Oley Township.
 Executrix: DEBORAH L. SEYLER.
 c/o ATTORNEY: NICOLE MANLEY,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

SULLIVAN, KENNETH J., dec'd.

Late of South Heidelberg Township.
 Executor: JOSEPH T. SULLIVAN,
 24 Abbey Court,
 Brooklyn, NY 11229.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

TSAKONAS, PETER E., dec'd.

Late of 1952 Perkiomen Ave.,
 Lower Alsace Township.
 Administratrix: MELISSA FANELLI,
 1033 Tilghman Road,
 Chesterbrook, PA 19087.
 ATTORNEY: NEIL M. HILKERT, ESQ.,
 600 West Germantown Pike,
 Suite 400,
 Plymouth Meeting, PA 19462

TURANO, MARY L., dec'd.

Late of 619 W. 3rd St.,
 Borough of Birdsboro.
 Executor: MICHAEL TURANO,
 1052 W. Germantown Pike,
 Norristown, PA 19403

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Second Publication**APONTE, PABLO, dec'd.**

Late of City of Reading.

Administrator: PABLÓ APONTE, JR.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510**CALABRIA, NICHOLAS R., dec'd.**Late of 212 Harvard Blvd.,
City of Reading.Executrix: GLORIA J. CALABRIA,
212 Harvard Blvd.,
Reading, PA 19609.
ATTORNEY: GILBERT M. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500**CIGAN, ELIZABETH D. also known as
CIGAN, ELIZABETH DIANE, dec'd.**

Late of Spring Township.

Executors: MARY B. CIGAN and
JOHN M. SIGAN, JR.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601**DITULLO, ANN V., dec'd.**

Late of City of Reading.

Executrix: PATRICIA A. HAIN.
c/o ATTORNEY: JAY W. WALDMAN, ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610**DULL, SHIRLEY Z., dec'd.**Late of 450 Philadelphia Ave.,
Borough of Shillington.Executors: DAVID A. DULL,
57 Wentzel Rd.,
Mohnton, PA 19540 and
RANDAL O. DULL,
7595 N. Mystic Canyon Dr.,
Tuscon, AZ 85718.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526**ERDMAN, MICHAEL C., dec'd.**Late of 340 N. Laurel St.,
Borough of Kutztown.Administratrix: JULIE H. ERDMAN.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522**FARLEY, JOHN RICHARD MAFFEI, dec'd.**Late of Earl Township.
Administrator: DAVID MARCH,
185 Laurel Rd.,Boyertown, PA 19512.
ATTORNEY: CAROL R. LIVINGGOOD,
TIMONEY KNOX, LLP,
130 W. Lancaster Ave.,
P.O. Box 191,
Wayne, PA 19087**FITZPATRICK, LAWRENCE F., dec'd.**

Late of Borough of Wernersville.

Executor: THOMAS J. O'MALLEY.
c/o ATTORNEY: DENISE A. SMITH, ESQ.,
LAW OFFICES OF DENISE A. SMITH,
P.O. Box 1490,
Havertown, PA 19083**FLEISCH, JUNE L. also known as****FLEISCH, JUNE LOUISE, dec'd.**

Late of Oley Township.

Executrix: SUSAN L. EDDINGER,
59 Schoolhouse Rd.,
Boyertown, PA 19512.
ATTORNEY: REBECCA A. HOBBS, ESQ.,
OWM LAW,
41 E. High St.,
Pottstown, PA 19464**GAUL, SR., DENNIS GEORGE, dec'd.**

Late of District Township.

Administrator: MICHAEL T. GAUL,
213 Ridgeview Dr.,
Alburtis, PA 18011.
ATTORNEY: VICTOR M. FREDERICK,
IV, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512**HEFFNER, LAILA E., dec'd.**Late of 9 South Kern Dr.,
Longswamp Township.
Executrix: HELEN L. CARROLL,
856 Grim Rd.,
Kutztown, PA 19530.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610**KAZMIERCZAK, WILLIAM G. also****known as****KAZMIERCZAK, WILLIAM, dec'd.**

Late of Exeter Township.

Administrators, C.T.A.: WILLIAM G.
KAZMIERCZAK, JR.,
105 Shore Dr.,
Dauberville, PA 19533 and
KATHLEEN BOYER,
431 Walnut Rd.,
Birdsboro, PA 19508.ATTORNEY: DAVID S. SOBOTKA, ESQ.,
SMITH BUKOWSKI, LLC,
1050 Spring Street, Suite 1,
Wyomissing, PA 19610**KREITZ, SUSAN J., dec'd.**

Late of Bern Township.

Administrator Pendente Lite: MICHAEL J. RIGHI, ESQ.,
LAW OFFICES OF TIMOTHY B. BITLER,
3115 Main Street,
Birdsboro, PA 19508**LONG, LORETTA L., dec'd.**

Late of Borough of Womelsdorf.

Executrix: DONNA L. BARRALL.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

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MANWILLER, JOANNE, dec'd.

Late of Union Township.

Executor: WILLIAM P. MANWILLER, JR.
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
 LAW OFFICES OF TIMOTHY B. BITLER,
 3115 Main Street,
 Birdsboro, PA 19508

PATTON, KATHLEEN J., dec'd.

Late of 2201 Cullum Dr.,
 City of Reading.
 Executrix: DIANN M. CONNOR,
 1936 Palm St.,
 Reading, PA 19604.
 ATTORNEY: KATHY S. GEES-LARUE, ESQ.,
 1158 Stinson Drive,
 Reading, PA 19605

SOLT, BONNIE L., dec'd.

Late of Longswamp Township.
 Executrices: DEBORAH A. KEHM,
 P.O. Box 66,
 Bowers, PA 19511 and
 DIANE S. BRENSINGER,
 635 Tower Rd.,
 Mertztown, PA 19539.
 ATTORNEY: KATHERINE LEKH, ESQ.,
 SMITH BUKOWSKI, LLC,
 1050 Spring Street, Suite 1,
 Wyomissing, PA 19610

STRAUSSER, JR., EDGAR E., dec'd.

Late of Cumru Township.
 Executrix: LORI A. HAIN.
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
 LAW OFFICES OF TIMOTHY B. BITLER,
 3115 Main Street,
 Birdsboro, PA 19508

WALTER, THOMAS J., dec'd.

Late of Mohrsville.
 Executor: JEFFREY S. WALTER,
 108 Grays Run,
 Douglassville, PA 19518

WANN, MARY J., dec'd.

Late of Borough of Shillington.
 Executrix: DONNA E. EGAN,
 302 Mifflin Blvd.,
 Reading, PA 19607.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

WENTZEL, WILLARD W., dec'd.

Late of Cumru Township.
 Executor: PAUL H. WENTZEL.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
 534 Court Street,
 Reading, PA 19601

WITMYER, MARY JANE, dec'd.

Late of Borough of Birdsboro.
 Executor: MICHAEL L. WITMYER,
 152 Tulpehocken Ave.,
 West Reading, PA 19611.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

Third and Final Publication**BASHORE, JOEL C., dec'd.**

Late of Borough of Robesonia.
 Executor: DEAN M. BASHORE.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,

534 Court Street,
 Reading, PA 19601

BLANK, DONNA L., dec'd.

Late of Exeter Township.
 Executor: TODD R. BLANK,
 203 Wood Ln.,
 Reading, PA 19606.

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

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

**BODANZA, ANTON B. also known as
BODANZA, ANTON, dec'd.**

Late of South Heidelberg Township.
 Executrices: KIMBERLY A. WENTZEL,
 ALLISON L. ALTHOUSE and
 GRETCHEN S. KLOPP.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**BOYER, CYNTHIA L. also known as
BOYER, CYNTHIA LOUISE, dec'd.**

Late of 88 Apple Lane,
 Alsace Township.
 Executrices: KYLENE M. JONES,
 2913 Filbert Ave.,
 Reading, PA 19606 and
 KAITLYN E. BOYER,
 473 Evergreen Ave.,
 Philadelphia, PA 19128.

ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

BOYER, JOHN ALAN, dec'd.

Late of Ruscombmanor Township.
 Executrix: JENNIFER A. O'BRIEN,
 2622 Whittier Ave.,
 Sinking Spring, PA 19608.

ATTORNEY: GRAZIELLA M. SARNO,
 ESQ.,

MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

BROWN, SHIRLEY P., dec'd.

Late of Spring Township.
 Executors: LANI L. FREYMOYER and
 JENNIFER L. HARTMAN.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

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BURKART, JOSEPH C., dec'd.

Late of Borough of Wernersville.
 Executrix: PAMELA BLUMER,
 P.O. Box 2174,
 Sinking Spring, PA 19608.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

COLVENBACH, KIMBERLY ELISE, dec'd.

Late of Bern Township.
 Administrator: MARK C. ROERIG,
 1930 Long Run Rd.,
 Schuylkill Haven, PA 17972.
 c/o ATTORNEY: BENJAMIN M. FORBES, ESQ.,
 WILLIAMSON, FRIEDBERG & JONES,
 LLC
 10 Westwood Rd.,
 Pottsville, PA 17901

COURTYARD, JR., CLARENCE, dec'd.

Late of 107 Allison Place, Blandon, .
 Administratrix: BETH A. WOYTKO.
 c/o ATTORNEY: NICOLE MANLEY,
 ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

DAVIDSON, BRIGITTE M., dec'd.

Late of Borough of Wyomissing.
 Executor: PAUL K. HOH.
 c/o ATTORNEY: ROBERT B. ROTH, ESQ.,
 The Roth Law Firm,
 P.O. Box 4355,
 Allentown, PA 18105

EBLING, ROBERT E., dec'd.

Late of Spring Township.
 Executor: CHARLES ELMER EBLING,
 130 Shady Lane Rd.,
 Schuylkill Haven, PA 17972.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 BARLEY SNYDER,
 2755 Century Boulevard,
 Wyomissing, PA 19610

FREDERICK, SARA JANE also known as FREDERICK, SARA J., dec'd.

Late of Colebrookdale Township.
 Executrix: PATRICIA A. MEST,
 569 Indian Ln.,
 Boyertown, PA 19512.
 ATTORNEY: JEFFREY C. KARVER,
 ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

HASSON, SARAH ARLENE also known as STRATTON, SARAH ARLENE, dec'd.

Late of 361 Fairview Chapel Rd.,
 Borough of Birdsboro.
 Administrator: STEVEN M. STRATTON,
 3506 Kickapoo Dr.,
 Sinking Spring, PA 19608.

KLOPP, GENE L., dec'd.

Late of Borough of Shillington.
 Executrix: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

KRAMER, GERALD L., dec'd.

Late of Borough of Wernersville.
 Executrix: CINDY A. KRAMER.
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

MCBRIDE, VIRGINIA L., dec'd.

Late of 136 Bern St.,
 City of Reading.
 Executrix: REBECCA C. CIBROSKI,
 136 Bern St.,
 Reading, PA 19601.
 ATTORNEY: OSMER S. DEMING, ESQ.,
 DEMING LAW OFFICE LLC,
 38 North 6th Street,
 Reading, PA 19601

MOYER, MARJORIE L., dec'd.

Late of City of Reading.
 Executor: JAY MOYER.
 c/o ATTORNEY: MS. STEPHANIE
 RAUCH-MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

NAGLE, DORIS M., dec'd.

Late of Borough of Wyomissing.
 Executrix: CANDACE J. NAGLE,
 209 Opal Ave.,
 Reading, PA 19606.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PETERS, CHARMAINE L. also known as PETERS, CHARMAINE F., dec'd.

Late of Brecknock Township.
 Executrix: DAWN A. BURKEY.
 ATTORNEY: J. WILLIAM WIDING, III,
 ESQ.,
 KOZLOFF STOUDT,
 2640 Westview Drive,
 Wyomissing, PA 19610

PHILLIPS, CYNTHIA C., dec'd.

Late of The Heritage at Green Hills,
 201 Inspiration Blvd., Apt. 109,
 Borough of Shillington.
 Executor: THOMAS A.V. CASSEL,
 515 Chester Ave.,
 Moorestown, NJ 08057.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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ROTH, CAROL J., dec'd.

Late of 408 Mifflin Blvd.,
Cumru Township.
Executors: TERESA REBER,
2706 Avon Ave.,
Reading, PA 19608
and DANIEL TERENCHIN,
541 Oley St.,
Wyomissing, PA 19610

SANTIAGO-COLLAZO, EDWIN, dec'd.

Late of Borough of Mount Penn.
Administratrix: SANDRA E. SANTIAGO.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,

Reading, PA 19601

SAVINO, JIMMY RAY, dec'd.

Late of Borough of Blandon.
Executors: GRACE FRANCINE SAVINO and
NISHA HOPE SAVINO-WEISS.
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
PROKUP & SWARTZ,
7736 Main Street,
Fogelsville, PA 18051

SCHNEIDER, ELFRIEDE, dec'd.

Late of Borough of Wyomissing.
Executor: NORBERT SCHNEIDER.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

SHEPHERD, FRANCES A., dec'd.

Late of 316 Snyder Rd., Kempton, .
Administrator: EDWARD V. SHEPHERD,
1000 Temple Rd.,
Pottstown, PA 19465.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

SHIRK, DAVID M., dec'd.

Late of 1000 E. Wyomissing Blvd.,
City of Reading.
Executor: RONALD L. STANLEY,
4237 Morgantown Rd.,
Mohnton, PA 19540.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

WALKER, MARY H., dec'd.

Late of Borough of Wernersville.
Executor: BRIAN R. OTT.
c/o ATTORNEY: ZACHARY D.
GRIFFITH, ESQ.,
BARLEY SNYDER LLP,
2755 Snyder LLP,
Wyomissing, PA 19610

ZANGERLE, WALTER G., dec'd.

Late of Borough of Bechtelsville.
Executor: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

ZAWASKI, MARYELLEN ROSE, dec'd.

Late of 615 Crescent Ave.,
City of Reading.
Executors: JOHN ZAWASKI, JR.,
407 Governor Dr.,
Shillington, PA 19607 and
CAROL ANN KERCHER,
529 Pine St.,
Leesport, PA 19533.
ATTORNEY: OSMER S. DEMING, ESQ.,
DEMING LAW OFFICE LLC,
38 North 6th Street,
Reading, PA 19601

FICTITIOUS NAME

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

Monarch Sealing Company with its principal place of business at 174 Valley Road, Kutztown, Berks County, Pennsylvania 19530.

The name and address of the person owning or interested in said business is: B The Queen, LLC, 174 Valley Road, Kutztown, PA 19530.

The application was filed on November 6, 2023.

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

MISCELLANEOUS**NOTICE OF TRANSFER TO INACTIVE STATUS**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated November 3, 2023, Kathleen D. Dautrich, (#47974), whose registered address is in Reading, PA, has been transferred to inactive status, effective immediately, pursuant to Rule 301(e), Pa.R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

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