

APPEARANCE DOCKET

**Week Ending March 20, 2026
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 OF-
FICIAL 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 APPOINT-
MENTS 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 ELENI DIMITRIOU
GEISHAUSER - (EDG)****JUDGE PATRICK T. BARRETT - (PTB)****JUDGE J. BENJAMIN NEVIUS - (JBN)****JUDGE TINA M. BOYD - (TMB)****JUDGE JAMES E. GAVIN - (JEG)****JUDGE JILL M. SCHEIDT - (JMS)****JUDGE JUSTIN D. BODOR - (JDB)****JUDGE ERIC J. TAYLOR - (EJT)****Abuse****BAYLOR, DAVID MICHAEL - Stoudt,
Heather Brooke; 26 2699; H. Stoudt, IPP.
(EJT).****CARRERA, HECTOR R - Mejia, Juana
Rosario; 26 2821; J. Mejia, IPP. (TMB).****CIELIESZ, NOAH JASON - Trumbauer,
Malissa Ann; 26 2878; M. Trumbauer,
IPP. (TMB).****CONCEPCION, JORDAN E - Villanueva,
Nicole A; 26 2688; N. Villanueva, IPP.
(EJT).****FERNANDEZ, GISSEL ANAHI SORIANO
- Fernandez, Celita Marilu; 26 2779; C.
Fernandez, IPP. (JMS).****FERNANDEZ, JOSE L COTTO - Vazquez,
Wilma Ortiz; 26 2778; W. Vazquez, IPP.
(EJT).****FRACTION, MICAIAH - Grillo, Jaryn
K; 26 2877; J. Grillo, IPP. (TMB).****INGLE, JOHNNY - Ingle, Richard A; 26 2863;
R. Ingle, IPP. (TMB).****JOHNSON, ALEX TYLER - Deblasi, Amanda;
26 2822; A. Deblasi, IPP. (JMS).****JOHNSON, JASMINE CHYNA INEZ -
Johnson, Denise K; 26 2793; D. Johnson,
IPP. (EJT).****JROSKI, MICHAEL AARON - Blimline,
Christina M; 26 2733; C. Blimline, IPP.
(EJT).****LEON, JUAN PABLO LUYANDO - Vicente,
Meralys Rivera; 26 2686; M. Vicente,
IPP. (TMB).****MENDOZA, DAMIANT ENRIQUE ZERON
- Jaramillo, Valentina Alejandra; 26 2879; V.
Jaramillo, IPP. (JMS).****MILLER, MINERVA - Castillo, Mileena M, C,
J F Jr; 26 2843; M. Castillo, IPP. (TMB).****MOYER, MYLES S - Sharadin, Belynda
Anne; 26 2786; B. Sharadin, IPP. (JMS).****OCASIO, JOSE ANGEL VEGA - Rodriguez,
Marilyn; 26 2705; M. Rodriguez,
IPP. (TMB).****PERALTA, DANGELO - Heffner, Jaylyanna
Lemarys; 26 2707; J. Heffner, IPP. (EJT).****RAMSEY, LORD SOLOMON ELIJAH -
Ramsey, Heather C; 26 2868; H. Ramsey,
IPP. (JEG).****RUMER, ADAM NICHOLAS - Rocco, Kaden
Renee; 26 2704; K. Rocco, IPP. (EJT).****SANTORO, GINA L - Santoro, Kimberly
J; 26 2876; K. Santoro, IPP. (TMB).****SCOTT, LEROY - Graham, Nancy L; 26 2681;
N. Graham, IPP. (EJT).****STEVENS, BARBIE AALIYAH - Johnson,
Denise K; 26 2789; D. Johnson, IPP. (EJT).****STOKES, SHANE R - Stokes, Chelsea N; 26
2747; C. Stokes, IPP. (EJT).****STOUDT, HEATHER BROOKE - Baylor,
David Michael; 26 2785; D. Baylor, IPP.
(EJT).****TRUMBAUER, MALISSA J - Cieliesz, Noah**

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J; 26 2859; N. Cieliesz, IPP. (TMB).
 VAZQUEZ, WILMA ORTIZ - Fernandez,
 Jose Luis Cotto; 26 2684; J. Fernandez, IPP.
 (EJT).
 VILLANUEVA, NICOLE - Concepcion,
 Jordan; 26 2706; J. Concepcion, IPP. (EJT).
 YEAGER, TROY MICHAEL - Keppley, Lisa
 Ann; 26 2683; L. Keppley, IPP. (JEG).
Certified Copy of Foreign Divorce Decree
 RODRIGUEZ, RAFAEL - Hidalgo, Mabel,
 Acevedo, Mabel Hidalgo; 26 2732; M.
 Hidalgo, IPP.
Complaint
 FITZGERALD, DIANE - Capital One N
 A, Discover Bank; 26 2701; Michael J.
 Dougherty.
 GOETZ, CHRISTOPHER - Maley, Heather; 26
 1070; Sudhir Raman Patel.
 MOYER, CAITLIN, MOYER, ALEX - M B
 Investments; 26 1994; Jason T. Sabol.
 STEFFY, WANDA, STEFFY, ROBERT - Brice
 Villa Mobile Home Park; 26 1818; Joseph
 Greco.
 WALLACE, TINA - Capital One N A,
 Discover Bank; 26 2625; Michael J.
 Dougherty.
 WANNER, CRAIG B - Discover Bank, Capital
 One N A; 26 2627; Michael J. Dougherty.
Contract - Debt Collection: Credit Card
 BENITZ, NANCY - Midland Credit
 Management Inc; 26 2895; Malcolm
 Hines. (MSF).
 BRIGHT, BARBARA - Capital One N A,
 Discover Bank; 26 2907; Nicole Collins.
 (JEG).
 DELROSARIO, ABEL NUNEZ - Capital
 One N A, Discover Bank; 26 2862; Nicole
 Collins. (JBN).
 DRUMMOND, SHENIERA - JPMorgan Chase
 Bank N A; 26 2850; Ian M. Lauer. (JBN).
 HASSLER, GWENDOLYN D - Midland
 Credit Management Inc; 26 2896; Malcolm
 Hines. (JBN).
 MASON, DAWN - Capital One N A, Discover
 Bank; 26 2840; Nicole Collins. (JEG).
 MCCULLEY, NATHAN - Bank Of America N
 A; 26 2728; Jonathan P. Cawley. (JBN).
 MINNICH, JOSHUA - Capital One N
 A, Discover Bank; 26 3024; Nicole
 Collins. (MSF).
 MORENO, DANIEL - Capital One N A,
 Discover Bank; 26 2909; Nicole Collins.
 (JBN).
 REESER, KRISTY B - Capital One N A,
 Discover Bank; 26 2784; Nicole Collins.
 (JBN).
 ROSARIO, SHELLY - Capital One N A,
 Discover Bank; 26 2787; Nicole Collins.
 (JEG).
 SCOGLIO, WILLIAM J - Midland Credit
 Management Inc; 26 2897; Malcolm
 Hines. (JEG).
 VALLO, JOHN F - Capital One N A, Discover
 Bank; 26 2851; Nicole Collins. (JEG).

WILDE, ROBERT - Capital One N A,
 Discover Bank; 26 2898; Nicole Collins.
 (MSF).
Contract - Debt Collection: Other
 ALLUSHUSKI, TRACY - Velocity
 Investments LLC; 26 2761; Demetrios H.
 Tsarouhis. (JBN).
 COLON, DOMINIC - Velocity Investments
 LLC; 26 2713; Demetrios H. Tsarouhis.
 (JEG).
 FOOTE, SUSANNE - Cks Prime Investments
 LLC; 26 2710; Demetrios H. Tsarouhis.
 (JEG).
 GIL, YSABEL - Velocity Investments LLC; 26
 2760; Demetrios H. Tsarouhis. (MSF).
 HOOK, NINA - Velocity Investments LLC; 26
 2719; Demetrios H. Tsarouhis. (JBN).
 MARTINEZ, MIGUEL - Velocity Investments
 LLC; 26 2759; Demetrios H. Tsarouhis.
 (JEG).
 MINICOZZI, STEPHEN, MILEY, TRACEY
 - Mariner Finance LLC; 26 2774; Craig H.
 Fox. (MSF).
 RAMSEY, CONNIE L - Cks Prime
 Investments LLC; 26 2712; Demetrios H.
 Tsarouhis. (JBN).
 ROOT, ROBIN - Velocity Investments LLC;
 26 2714; Demetrios H. Tsarouhis. (MSF).
 TERESA, MILVES - Velocity Investments
 LLC; 26 2711; Demetrios H. Tsarouhis.
 (MSF).
 URBAN, SARAH - Velocity Investments LLC;
 26 2720; Demetrios H. Tsarouhis. (JEG).
 VALENTIN, ANGEL - Velocity Investments
 LLC; 26 2811; Demetrios H. Tsarouhis.
 (JBN).
 VIOLETTE, THERESA - Velocity Investments
 LLC; 26 2716; Demetrios H. Tsarouhis.
 (JEG).
 YUNG, ANDREW - Velocity Investments,
 LLC; 26 2758; Demetrios H. Tsarouhis.
 (JBN).
Contract - Other
 BWS INDUSTRIAL SERVICES INC -
 Schlouch Incorporated; 26 2844; Ronald L.
 Williams. (MSF).
 CAHN, ALESIA - Ncb Management
 Services Inc; 26 2756; Demetrios H.
 Tsarouhis. (JEG).
 CAHN, ALESIA - Ncb Management
 Services Inc; 26 2813; Demetrios H.
 Tsarouhis. (MSF).
 CHAMURAS, RICKY - Velocity Investments
 LLC; 26 2742; Demetrios H. Tsarouhis.
 (MSF).
 ESPOSITO, SUSAN POLLACK, POLLACK,
 JUDY HAMBURGER, S POLLACK INC,
 POLLACK FURS INC - USA Equipment
 Leasing LLC; 26 2780; Hyo Jin Esq. Lee.
 (JEG).
 GRONER, ROD - Velocity Investments LLC;
 26 2797; Demetrios H. Tsarouhis. (MSF).
 HERCULES, AUBREY - Axiom Acquisition
 Ventures LLC; 26 2743; Demetrios H.

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Tsarouhis. (JBN).
 ICD ALLOYS & METALS LLC - Carpenter Technology Corporation; 26 2906; Stephanie W. Fenster. (JBN).
 JAIME, LUIS - Ncb Management Services Inc; 26 2757; Demetrios H. Tsarouhis. (MSF).
 LUGO, JAYLENE NICOLE - First Commonwealth Federal Credit Union; 26 2864; Michael R. Nesfeder. (JEG).
 MICELI, HEATHER - Axiom Acquisition Ventures LLC; 26 2755; Demetrios H. Tsarouhis. (JBN).
 MICELI, JOHN - Velocity Investments LLC; 26 2726; Demetrios H. Tsarouhis. (JEG).
 NICHLAS, DEBORAH A - Cks Prime Investments LLC; 26 2753; Demetrios H. Tsarouhis. (MSF).
 ORR, TIMOTHY - Velocity Investments LLC; 26 2727; Demetrios H. Tsarouhis. (MSF).
 QUILL, RAYMOND, FIVE STAR FINANCIAL SOLUTIONS LLC - Huntington Debt Holding LLC; 26 2703; Demetrios H. Tsarouhis. (JBN).
 REBER, MICHAEL - Velocity Investments LLC; 26 2746; Demetrios H. Tsarouhis. (JBN).
 REITNAUER, DAVID - Velocity Investments LLC; 26 2724; Demetrios H. Tsarouhis. (JBN).
 RODRIGUEZ, JEANNIE - Velocity Investments LLC; 26 2702; Demetrios H. Tsarouhis. (MSF).
 SCARBINSKY, MARK B - Velocity Investments LLC; 26 2794; Demetrios H. Tsarouhis. (JEG).
 WHWF LLC - J & H Overhead Doors LLC; 26 2772; Robert Maxwell Campbell. (MSF).
 ZORRILLA, EDDY DE JESUS - Velocity Investments LLC; 26 2723; Demetrios H. Tsarouhis. (MSF).
Custody
 AYALA, SR, JOVANY - Ayala, Nicole; 26 2871; N. Ayala, IPP. (SEL).
 BOYD, CASSIE - Nealy, Grant; 26 2836; Scott N. Jacobs. (SEL).
 KELLER, DUSTIN - Paterson, Kristen; 26 2852; Amy J. Miller. (EJT).
 NICHOLS, JEFFREY P - Mejia, Susanna; 26 2839; Matthew Kopecki. (TMB).
 RAVELO, DOMINIQUE - Sharma, Ankur; 26 2734; Robert T. Ullman. (TMB).
Divorce
 ASH, JR, BRIAN T - Ash, Mandy L; 26 2809; Denise S. Lamborn. (JEG).
 BUTLER, MARK - Butler, Deborah; 26 2848; Nicole Plank. (JEG).
 CARR, KATHLEEN - Carr, Fred; 26 2815; Peter J. Dolan. (SEL).
 FAUST, JAMES RALPH - Faust, Robin; 26 2816; Bernard Mendelsohn. (EJT).
 FEICK, GLENN - Feick, Natalie; 26 2771;

Joseph A. Guillama. (EJT).
 HIDALGO, LADY MARCELA CARDONA - Tacuri, Bryan Josue Mogrovejo; 26 2818; Bernard Mendelsohn. (TMB).
 JOHNSON, ADRIAN - Johnson, Keivanna; 26 2853; Rebecca L. Bell. (SEL).
 JOSEPH, OVILLE BRENDA - Joseph, Venroy Vere; 26 2860; V. Joseph, IPP. (TMB).
 KELLEY, SEAN - Kelley, Virginia; 26 2835; Joseph A. Guillama. (SEL).
 LUCCI, ADAM - Lucci, Andrea, Manwiller, Andrea; 26 2677; A. Lucci, IPP. (JEG).
 MATOS, ISAIAS DANIEL VALDEZ - Darsy-Polanco, Genessi G; 26 2782; Bernard Mendelsohn. (JMS).
 MORALES, ANGEL SALVADOR JOA - Vicioso, Venus Victoria; 26 2847; George A. Gonzalez. (JMS).
 OVERLEY, SHAWN P - Overley, Kristen V; 26 2814; Denise S. Lamborn. (TMB).
 REHRIG, BROOKE N - Zeigler, IV, John M; 26 2913; Gary R. Swavelly, Jr. (EJT).
 REIDER, JOSHUA - Reider, Dana; 26 2819; Julie J. Marburger. (EJT).
 SHANER, JASON P - Shaner, Alexandra H; 26 2800; Joseph A. Guillama. (SEL).
 SHUPP, DENNIS - Shupp, Susan, Kline, Susan M; 26 2849; Amy J. Miller. (EJT).
 SMITH, III, GILBERT HAVENS - Smith, Kimberly Lynn; 26 2806; Bernard Mendelsohn. (JMS).
Divorce - Custody Count Complaint
 ASH, JR, BRIAN T - Ash, Mandy L; 26 2810; Denise S. Lamborn. (JEG).
 SHANER, JASON P - Shaner, Alexandra H; 26 2801; Joseph A. Guillama. (SEL).
License Suspension Appeal
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pawlik, David B; 26 2729; Eric L. B Strahn. (EJT).
Magisterial District Justice Appeal
 FITZGERALD, DIANE - Capital One N A, Discover Bank; 26 2701; Michael J. Dougherty. (JEG).
 MOJICA, KAREN - Portfolio Recovery Associates LLC; 26 2861; P. LLC, IPP. (MSF).
Miscellaneous - Declaratory Judgment
 BERKS COUNTY DOMESTIC RELATIONS SECTION - Risavy, William; 26 2739; W. Risavy, IPP. (JBN).
Professional Liability - Medical
 PATEL, VARUN S, MA, CHENG, PENN STATE HEALTH MEDICAL GROUP LLC, PENN STATE HEALTH MILTON S HERSHEY MEDICAL CENTER, MILTON S HERSHEY MEDICAL CENTER (THE), PENN STATE HEALTH, DOES, JOHN, ABC CORPORATIONS 1-9, DOES, JANE - R, H M, Reed, Warren C; 26 2867; Cynthia E. Stavrakis. (MSF).
Professional Liability - Other
 BETTERVIEW COUNSELING & TRAUMA

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RECOVERY LLC, LEONI, JEFFREY JOSEPH - Alicea, Emerlie; 26 2820; Robert A. Davitch, Casey Green. (JBN).

Real Property - Ejectment

AKINS, KAREN - Burns, Robert P; 26 2869; Jeffrey R. Boyd. (JBN).

RIVERA, JOSE - Baez, Ivana, Baez, Dion, Rivera, Claridilia; 26 2812; Larry W. Miller, Jr. (JEG).

Real Property - Mortgage Foreclosure:**Commercial**

MARKS ENTERPRISE LLC, WORTHAM, MARK - Diamond Credit Union; 26 2722; Benjamin Hoen. (MSF).

TO THE RESCUE REAL ESTATE

SOLUTIONS LLC, RIVERA, JOSE JULIO, INDIVIDUALLY AS GUARANTOR - Gitsit Solutions LLC, Not In It's Individual Capacity But Soley In It's Capacity As, Separate Trustee If Gitsit Mortgage Loan Trust Bbplc2; 26 2764; Danielle M. DiLeva. (MSF).

Real Property - Mortgage Foreclosure:**Residential**

GEORGE, ROBERT J - Lakeview Loan Servicing LLC; 26 2918; Matthew C. Fallings. (MSF).

KAFARA, ROBERT - Freedom Mortgage Corporation; 26 2798; Karin Schweiger. (MSF).

KATZ, RICHARD E, KATZ, CHRISTINA M - Freedom Mortgage Corporation; 26 2765; Karin Schweiger. (MSF).

LUCAS, ROBERT D, LUCAS, ROBIN A - Pennymac Loan Services LLC; 26 2904; Jill Manuel-Coughlin. (MSF).

RAFFETY, NANCY - U S Bank Trust National Association, Gs Mortgage-backed Securities Trust 2025-rpl2; 26 2776; Danielle M. DiLeva. (MSF).

WILSON, DIANA L - Amerihome Mortgage Company LLC; 26 2795; Kayleigh Zeron. (MSF).

Registration Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Pawlik, David B, Pawlik, Matthew David; 26 2834; Eric L. B Strahn. (EJT).

Tort Motor Vehicle

KRICK, COREY DANIEL - Pena, Kelvin; 26 2872; Bernardo Carbajal, II. (JEG).

MURAMASTER EXPRESS INC - Copeland, Jayshawn; 26 2685; J. Copeland, IPP. (JBN).

NOLL, GARY B - Gilmore, Tonya, Gilmore, Danny; 26 2790; Kenneth Millman. (JBN).

PISCITELLI, ALESSANDRO - Countryside Logistics LLC; 26 2731; Jennifer A. Lawson. (MSF).

WESTERN EXPRESS INC, SHERGILL, BITTU - State Farm Mutual Automobile Insurance Company, Santana, Ana Adamez De; 26 2744; Robert W. Allen. (JEG).

Tort Other

NATIONWIDE GENERAL INSURANCE

COMPANY, JOHN DOES (-5), ABC CORPORATIONS (6-10) - Carino, Becky; 26 2741; Timothy A. Lesinski. (JEG).

WOLFE, REUBEN - Vaxter, Daniel; 26 2730; Kenneth Millman. (JEG).

Tort Premise Liability

AUTOZONE INC, AUTOZONE DEVELOPMENT CORP - Casiano, Dominique; 26 2775; Christopher J. Boyle. (JBN).

CASHING IN REALTY LLC, F & F HOLDING LLC, CITY OF READING, UGI CORPORATION, UGI UTILITIES INC, METROPOLITAN EDISON COMPANY, FIRST ENERGY CORP, JOHN DOE - UTILITY COMPANY, JOHN DOE - CONTRACTOR - Rively, Andrea, Rively, Albert; 26 2781; Scott J. Schleifer. (MSF).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on April 10, 2026 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Third and Final Publication

Case Number: 19 15046

Judgment Amount: \$161,679.05

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN lot or tract of land situate in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain plan entitled Annexation Plan, Stephen E. and Lois F. Savage to James M. Geiger, as recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Plan Book Volume 222, Page 12.

BEING KNOWN AS: 1206 COMMONWEALTH BLVD, READING, PA 19607

PROPERTY ID: 54530619500515

TITLE TO SAID PREMISES IS VESTED IN MICHAEL C. BRUNNER AND BONNIE SUE

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BRUNNER BY DEED FROM CHRISTENA G. BERTOLET, DATED JUNE 2, 2017 RECORDED JUNE 6, 2017 AT INSTRUMENT NO. 2017020297

TO BE SOLD AS PROPERTY OF: MICHAEL C. BRUNNER AND BONNIE SUE BRUNNER

Case Number: 21-16842
Judgment Amount: \$45,356.73
Attorney: Matthew C. Samley, Esquire
Phillip A. Michael, Esquire

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground upon which the same is erected, situated on the West side of Eisenbrown Street, being No. 662, between West Greenwich and West Oley Streets in the City of Reading, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Julia and Vincenzo Rinonni,
being No. 664 Eisenbrown Street,
On the East by said Eisenbrown Street;
On the South by Property now or late of C. W. Kissinger Real Estate Company, Inc.,
being No. 660 Eisenbrown Street, and
On the West by a five feet wide alley

CONTAINING in front on or width on Eisenbrown Street, a distance of twelve feet (12'), and in depth sixty feet (60'), to said five feet (5') wide alley.

BEING the same premises which Alsenia Martinez de Jesus, by Deed dated January 3, 2018, and recorded in the Office of the Recorder of Deeds of Berks County on January 3, 2018, as Instrument No. 2018000482, granted and conveyed unto Cristian Y. Rivera Vasquez.

PARCEL: 15-5307-63-33-4564

Property Address: 662 Eisenbrown Street, Reading PA 19601

TO BE SOLD AS THE PROPERTY OF:
Cristian Y. Rivera Vasquez DBA Bella Bella Boutique

Case No. 22-01620
Judgment Amount: \$238,093.66
Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground situate in the Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase 9B, drawn by McCarthy Engineering Associates, P.C., dated 11/12/2003 and revised 12/1/2003, said Plan recorded in Berks County in Plan Book 270, page 6, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Atlantic Avenue (54 feet wide), said being a corner of Lot No. 533 on said Plan; thence extending from said point of beginning

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along Lot No. 533, South 15° East, 159.77 feet to a point in line of Lot No. 520 on said Plan; thence extending partly along same and partly along Lot No. 519, South 78° West, 100.19 feet to a point a corner of Lot No. 535 on said Plan; thence extending along same North 15° West, 153.66 feet to a point on the Southeasterly side of Atlantic Avenue; thence extending along same North 75° East, 100 feet to the first mentioned point and place of BEGINNING.

CONTAINING 15,671 square feet of land.
SUBJECT TO a portion of a proposed 20 feet wide storm drainage easement extending along rear of premises.

BEING THE SAME PREMISES which Fiorino Grande by Deed dated May 30, 2008 and recorded June 3, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4933, Page 1, granted and conveyed unto Jimmy Conibear and Janet Conibear.

BEING KNOWN AS 225 Atlantic Avenue, Reading a/k/a Sinking Spring, PA 19608.

TAX PARCEL NO. 49-4377-04-71-2763

ACCOUNT:

See Deed Book 5366, Page 1059

To be sold as the property of Janet Conibear and Jimmy Conibear

Case Number: 22-16320
Judgment Amount: \$412,523.12
Attorney: Brock and Scott, PLLC

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

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

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said southerly line of Lot 9, North 60° 24' 54" East 473 10 feet to a point, the place of beginning CONTAINING 169,082.79 square feet or 3 88 acres

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

BEING KNOWN AS BERKS COUNTY TAX PIN NO 5492-02-58-4448

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

Tax Parcel: 59549202584448

Premises Being: 1106 S. Barbara Drive, Alburtis, PA 18011

To be sold as Property of: Michael E. Seldow

LONG FORM DESCRIPTION
SCHEDULE "A"

Case Number: 24-13967
Judgment Amount: \$73,509.17
Attorney: Nicole Francese, Esq.

ALL THOSE CERTAIN TWO TRACTS OF LAND SITUATE IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT # 1:

ALL THAT CERTAIN TWO STORY MESSAGE AND LOT OF LAND SITUATE ON THE EAST SIDE OF SOUTH READING AVENUE, BEING NO. 356 SOUTH READING AVENUE, IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER ON BUILDING RANGE ON THE EAST SIDE OF SOUTH READING AVENUE AND ALSO A CORNER OF NOW OR LATE PETER E. REPPERT, FORMERLY OF ALLEN M. IREY, AND RUNNING THENCE BY SAID LAND AND THROUGH THE MIDDLE OF THE PARTITION WALL OF THIS HOUSE AND THE ADJOINING HOUSE OF SAID NOW OR LATE PETER E. REPPERT IN A SOUTHEASTWARDLY DIRECTION 140 FEET TO A CORNER AT AN INTENDED ALLEY SIXTEEN FEET WIDE; THENCE ALONG THE SAME ON THE WEST SIDE OF SAID ALLEY IN A SOUTHWESTWARDLY DIRECTION 15 FEET TO A CORNER OF

LAND NOW OR LATE OF ROYDEN L. FRY AND NORA FRY, HIS WIFE, FORMERLY OF ALLEN M. IREY; THENCE BY THE SAME AND THROUGH THE MIDDLE OF THIS HOUSE AND THE ADJOINING HOUSE OF THE SAID NOW OR LATE ROYDEN L. FRY AND WIFE IN A NORTHWESTWARDLY DIRECTION 140 FEET TO A CORNER ON SAID BUILDING RANGE ON THE EAST SIDE OF SOUTH READING AVENUE; THENCE ALONG SAID BUILDING RANGE IN A NORTHEASTWARDLY DIRECTION 15 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

TRACT # 2:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF BOYERTOWN, BERKS COUNTY, AND STATE OF PENNSYLVANIA, LYING TO THE REAR OF NO. 356 SOUTH READING AVENUE AND SEPARATED THEREFROM BY A 16 FEET WIDE ALLEY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF SAID 16 FEET WIDE ALLEY, THENCE ALONG THE SAME NORTH 68 DEGREES 30 MINUTES EAST 15 FEET TO A CORNER OF LOT NOW OR LATE OF ROYDEN L. FRY, THENCE ALONG THE SAME SOUTH 27 DEGREES EAST 107 FEET 4 INCHES TO A CORNER IN A LINE OF LANDS NOW OR LATE OF HORACE F. TYSON, THENCE ALONG THE SAME SOUTH 56 DEGREES 42 MINUTES WEST 10 FEET 6 INCHES TO A CORNER OF LANDS NOW OR LATE OF WILSON A. PETERS, THENCE ALONG THE SAME NORTH 33 DEGREES WEST 53 FEET TO A CORNER OF LANDS ABOUT TO BE CONVEYED TO PETER REPPERT, THENCE ALONG THE SAME NORTH 26 DEGREES 30 MINUTES WEST 57 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHT OF THE OWNERS OF PREMISES NO. 356 SOUTH READING AVENUE TO RUN SURFACE AND WASTE WATER OVER AND THROUGH THE SAID LOT.

BEING THE SAME PREMISES WHICH WILLIAM D'ANGELO A/K/A WILLIAM JOSEPH DEANGELO AND MARY S. D'ANGELO A/K/A MARY SUSAN DEANGELO, HIS WIFE, BY DEED DATED FEBRUARY 5, 1970, AND RECORDED FEBRUARY 9, 1970 IN DEED BOOK VOLUME 1561, PAGE 909, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO DAVID R. SHROM AND SHIRLEY A. SHROM, HIS WIFE.

SHIRLEY A. SHROM DEPARTED THIS LIFE ON OR ABOUT DECEMBER 11, 2018.

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DAVID R. SHROM DEPARTED THIS LIFE ON OR ABOUT JUNE 16, 2023.

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS 356 SOUTH READING AVENUE, BOYERTOWN, PA 19512

PARCEL I.D. NO. 33538607698997

TO BE SOLD AS PROPERTY OF: BECKY MCNEAR, KNOWN HEIR OF DAVID SHROM, DECEASED; JAMIE LYNN RYAN, KNOWN HEIR OF DAVID SHROM, DECEASED; WENDY KAUFF, KNOWN HEIR OF DAVID SHROM, DECEASED; UNKNOWN HEIRS SUCCESSOR ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DAVID SHROM DECEASED

Docket #24-15458
Judgment Amount: \$84,590.06
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house with basement, garage and the lot or piece of ground upon with the same is erected, situate on the Northeastern side of Angelica Street, between Lancaster Avenue and Fern Avenue, being numbered 21 Angelica Street, in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being the Northwestern small strip of Lot No. 5 and the greater portion of Lot No. 6 on a map or plan of building lots laid out for John M. Kantner by Nuebling & Mast, C.E. bearing date September 29, 1927, said map or plan being recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Volume 6A page 6 and said Lot or piece of ground also being and consisting of the Northwestern portion of Lot No. 83 and the greater portion of Lot No. 84 on a map or plan of building lots laid out by the George L. Bechtel Estate, said map or plan being also recorded in the said office for the said Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Volume 1 page 4, and said lot or piece of ground hereby conveyed being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northeastern side of said Angelica Street, said point being eighty-six feet and six three-eighth inches (86 feet 6-3/8 inches) Northwest of the Northern building corner of said Angelica Street and Fern Avenue; thence in a Northeasterly direction and at right angles to said Angelica Street and through the middle of the party wall separating the within described premises from premises numbered 23 Angelica Street, property of J. Harvey Miller and Annie E. Miller, his wife, a distance of one hundred forty feet (140 feet) to a point in the Southwestern side of twenty feet wide alley; thence in a Northeasterly direction

along the same a distance of fifteen feet eleven and one-half inches (15 feet 11-1/2 inches) to a point in line of the remaining portion said Lot No. 5 of said John M. Kantner Plan; thence in a Southwesterly direction and at right angles to said last described line and through the middle of the party wall separating within described premises from premises numbered 19 Angelica Street, property now or late of Joseph A. Kurath and Carrie E. Karuth, his wife, a distance of one hundred forty feet (140 feet) to a point in the said Northeastern side of said Angelica Street, thence in a Southeasterly direction along the same a distance of fifteen feet eleven and one-half inches (15 feet 11-1/2 inches) to the place of Beginning.

Thereon erected a dwelling house known as:
21 Angelica Street
Reading, PA 19611
Tax Parcel #18530665534544
See Deed INSTRUMENT # 2023001532
Sold as the property of:
LUIS POLANCO and IBERCAA. POLANCO
AKA IBERCA POLANCO

Case No. 25703991
Judgment Amount: \$175,630.11
Attorney: FEIN, SUCH, KAHN & SHEPARD,
P.C.

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE ONE AND ONE-HALF STORY BRICK DWELLING HOUSE THEREON ERECTED, SITUATE ON THE WESTERN SIDE OF NORTH 25TH STREET, BETWEEN NAVELLA AVENUE AND PARKVIEW AVENUE, IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON PLAN OF PENNSIDE THIRD ADDITION BY MAST ENGINEERING COMPANY, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERN SIDE OF NORTH 25TH STREET, 236 FEET NORTH OF THE NORTHERN SIDE OF NAVELLA AVENUE;

THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO NORTH 25TH STREET, A DISTANCE OF 100 FEET TO A POINT;

THENCE IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 116 FEET TO A POINT;

THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 100 FEET TO A POINT IN THE WESTERN SIDE OF NORTH 25TH STREET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE SAME AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 116 FEET TO THE PLACE OF BEGINNING.

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COMMONLY KNOWN AS: 906 N 25TH STREET, READING, PA 19606

PARCEL ID: 23532713221647

TO BE SOLD AS THE PROPERTY OF CARL M. THREADGILL AND STRPHANIE THREADGILL

Civil Action No. 25-04161

Judgment Amount: \$111,935.22

Attorneys: Robert P. Wendt and Nicholas J. Kiger

ALL THAT CERTAIN lot or parcel of ground situate in Ruscombmanor Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of the Subdivision of Golden Oaks recorded in Plan Book 244, Page 38 and Plan Book 245, Page 35, Berks County Records as follows:

Beginning at a point on the Northerly side of Augusta Lane, a corner of Lot No. 21, thence along said land north 75 degrees 00 minutes 00 seconds West, 83.68 feet to a point, and along a curve to the right having a radius or 173.50 feet and an arc of 89.40 feet to a point; a corner of Lot No. 19, thence along same; north 44 degrees 31 minutes 21 seconds East, 114.08 feet north 12 degrees 41 minutes 20 seconds east, 109.95 feet to, a point in line of land of Verlin S. Renner, Jr., thence along same, south 77 degrees 18 minutes 40 seconds east 117.49 feet to a point, a corner of Lot No. 21, thence along same. South 15 degrees 00 minutes 00 seconds West, 236.39 feet to the place of beginning

BEING KNOWN AS UPI NO. 76543004927696

BEING KNOWN AS MAP PIN NO. 543004927696

BEING KNOWN AS 49 Augusta Lane, Fleetwood, PA 19522

TO BE SOLD AS PROPERTY OF: Benjamin D. Andrade and Meghan N. Andrade

Case Number: 25-04635

Judgment Amount: \$15,919.93

Attorney: Timothy C. Bitting, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two story and attic frame dwelling house erected thereon, situate on the Southeastern side of Mohrsville Road (Township Road T-754), formerly State Highway known as the Old Pottsville Pike, in the Village of Mohrsville, Township of Perry, County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No. 3 as laid out on the plan of lots by John Schneider on August 24, 1861, which aforesaid plan is recorded in the Office of the Register of Wills, in and for Berks County, at Reading, Pennsylvania, in Will Book 13, Page 72, bounded on the Northwest by said Mohrsville Road, on the Northeast by a private alley owned

by Mastercraft Woodworking Co., Inc., and on the Southeast and Southwest by other properties of said Mastercraft Woodworking Co., Inc., and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Southeastern side of said Mohrsville Road, said corner being the Westerly most corner of property herein described:

THENCE along the Southeastern side of said Mohrsville Road, North 38 degrees 55 minutes 00 seconds East, 42.36 feet to an iron pin.

THENCE along a private alley on lands now or formerly of said Mastercraft Woodworking Co., Inc. the two following courses and distances: South 69 degrees 41 minutes 25 seconds East, 16.70 feet to an iron pin, South 53 degrees 18 minutes 00 seconds East, 1 23.89 feet to an iron pin.

THENCE continuing along lands now or formerly of said Mastercraft Woodworking Co., Inc. the two following courses and distances: South 38 degrees 35 minutes 00 seconds West, 47.76 feet to a point. North 53 degrees 01 minute 00 seconds West, 139.99 feet to the place of BEGINNING.

PARCEL ID. 70-4492-04-50-1337

BEING the same premises which Eric J. Weaknecht, Sheriff of the County of Berks, in the State of Pennsylvania, by Deed dated 12/16/2013 and recorded 12/16/2013 in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2013051736, granted and conveyed unto Federal Home Loan Mortgage Corporation.

BEING the same premises which Eric J. Weaknecht, Sheriff of the County of Berks, in the State of Pennsylvania, by Deed dated December 16, 2013, and recorded December 16, 2013, as Instrument No. 2013051736, granted and conveyed unto Federal Home Loan Mortgage Corporation, in fee.

PIN: 70449204501337

Property Address: 675 Mohrsville Road, Shoemakersville, PA 19555

TO BE SOLD AS PROPERTY OF: Rebecca L. Battle

Docket No. 25-11105

Judgment: \$226,500.00

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

All that certain lot or parcel of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan Of "Heidelberg Run East" recorded in Plan Book 234, Page 33, Berks

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County Records, as follows:

Beginning at a point on the southeast side of Primrose Lane (54 wide) a corner in common with Lot 196 on the abovementioned Plan; thence northeasterly along the southeast side of Primrose Lane the following two courses and distances: (1) North 60 Degrees 31 Minutes 03 seconds East a distance of 54.82 Feet to a point, and (2) along the arc of a circle curving to the left having a radius of 177.00 Feet to an arc distance of 39.50 feet to a point a corner in common with Lot 198 on the abovementioned plan and in a 20' wide sanitary easement; thence along Lot 198 and in and through said 20' wide sanitary easement South 42 degrees 16 minutes 12 seconds East a Distance of 129.09 feet to a point on line of Lot 204 on the abovementioned plan; thence along Lot 204 South 84 degrees 04 minutes 40 seconds West a distance of 133.71 feet to a point a corner in common with the aforementioned Lot 196; theca along Lot 196 North 29 degrees 28 minutes 57 seconds West a distance of 68.05 feet to a point on the southeast side of Primrose Lane, the place of Beginning.

Containing 10,000 square feet.

Being the same property conveyed to Michael A. Rotkiske Jr. who acquired title by virtue of a deed from Nicholas A. Smith and April J. Sprague-Smith, dated December 5, 2014, recorded December 8, 2014, at Instrument Number 2014040284, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERÉCTED THEREON A DWELLING HOUSE KNOWN AS 6 PRIMROSE LANE, READING, PA 19608.

Parcel No.: 51437603417285

Account: 51000956

See Instrument Number 2014040284, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF MICHAEL A. ROTKISKE JR.

LONG FORM DESCRIPTION
SCHEDULE "A"

Case Number: 25-12367
Judgment Amount: \$496,045.32
Attorney: Yvonne Ganley, Esq.

ALL THAT CERTAIN tract of land, Situate on the North side of Route No. 662, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of Westbound Lane of PA Route No. 662, leading from Shoemakersville to Fleetwood; thence along a subdivision laid out by Herman C. Adam North 6 degrees East, a distance of 295.50 feet to an iron pin; thence along land belonging to Joseph Delacy, South 86 degrees 23 minutes East, a distance of 802.91 feet to a iron pin; thence

along land of Eric and Carlene Kissinger South 6 degrees 41 minutes East, a distance of 103.23 feet to a railroad spike in said road; thence in and along said road the following four courses and distances: (1) South 78 degrees 49 minutes 30 seconds West, a distance of 105.29 feet to a PK Nail; (2) South 74 degrees 19 minutes West, a distance of 238.90 feet to a PK Nail; (3) South 80 degrees 07 minutes 74 degrees 19 minutes West, a distance of 199.70 feet to a PK Nail; (4) South 73 degrees 26 minutes 30 seconds West, a distance of 119.63 feet to a railroad spike, the place of beginning.

BEING the same premises which Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but SOLELY as Owner Trustee of The Residential Credit Opportunities Trust II, through is duly authorized Attorney in Fact Servis One Inc., dba BSI Financial Services, as Servicer, by Deed dated January 15, 2020 and recorded January 22, 2020 in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2020002693, granted and conveyed unto Shark Investments 1 LLC.

Known as: 617 Moselem Springs Road, Shoemakersville, PA 19555

Parcel ID No. 70-5403-03-23-3561
TO BE SOLD AS PROPERTY OF:
Shark Investments 1 LLC

LEGAL DESCRIPTION

Case Number: 25-12475
Judgment Amount: \$134,659.37
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two story brick dwelling house and cinder block garage middle lot or piece of ground On which the same is erected, Situate on the South side of Cumberland Avenue, between Endlich Avenue and Twenty-fifth Street, (and being the Western end of a row of five houses), in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Southern building line of Cumberland Avenue, said point being 190 feet East of Southeast building corner Cumberland Avenue and Twenty-fifth Street, in the said Borough of Mount Penn; thence at right angles in a Southern direction along property now or late of Stewart William Hartlieb and Helen K. Hartlieb, his Wife, and through the center line of a division wall separating the within described dwelling from the said dwelling now or late of Stewart William Hartlieb and Helen K. Hartlieb, his wife, to the East a distance of 100 feet to a point in the center line of a 10 feet wide alley; thence at right angles in a Western direction along the center line of said alley, a distance of 30 feet to a point; thence at right angles in a Northern direction along property now or late of Phillips

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and Kershner, being No. 2516 Cumberland Avenue, a distance of 100 feet to a point in the Southern building line of Cumberland Avenue; thence East along said Southern building line of Cumberland Avenue, a distance of 30 feet to a point, the place of Beginning.

Being the same premises which Carl Beiswenger and Carolyn Beiswenger, by Deed dated 05/07/2021 and recorded 06/02/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2021027393, granted and conveyed unto Jesus Delorme-Gavino and Kayla L. Rohrbach, in fee.
Tax Parcel: 64531608983038 AKA 64-5316-08-98-3038

Premises Being: 2518 Cumberland Avenue, Reading, PA 19606

To be sold as Property of: Jesus Antonio Delorme-Gavino A/K/A Jesus Delorme-Gavino and Kayla Lynn Rohrbach A/K/A Kayla L. Rohrbach

LEGAL DESCRIPTION

Docket No. 25-13116
Judgment: \$17,249.39

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

All that certain two story brick building and the lot or piece of ground on which the same is erected, situate on the East side of Schuylkill Avenue, being No. 407 Schuylkill Avenue (formerly No. 307), North of Buttonwood Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of William E. Mills; on the South by property now or late of Rebecca J. Kramer; on the East by an alley; and on the West by Schuylkill Avenue.

Containing in front fifteen feet (15'), more or less, and in depth ninety eight feet (98'), more or less.

Subject, however, to the right of the public to ingress and egress over the said alley, which was recently widened by an additional five (5) feet over the property described herein, for a total width of fifteen (15) feet.

Being the same property conveyed to Dorothy Ortiz who acquired title by virtue of a deed from Nancy Santana aka Nancy Feliciano, dated February 27, 2002, recorded February 28, 2002, as Document ID 13584, and recorded in Book 3490, Page 2384, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 407 SCHUYLKILL AVENUE, READING, PA

19601.

Parcel No.: 06530773520422

Account: 06627025

See Deed Book Volume 3490, Page 2384

TO BE SOLD AS THE PROPERTY OF
DOROTHY ORTIZ

Case Number: 25-15261

Judgment Amount: \$159,694.77

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN two and one-half story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of Tulpehocken Avenue, between Walnut and Elm Streets, being House Number 221 Tulpehocken Avenue in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the East property line of Tulpehocken Avenue whence the northeast intersection corner of Tulpehocken Avenue and Walnut Street bears South twenty-two degrees fifty-six minutes East (S 22° 56' E) one hundred and ninety feet no inches (190' 0"); thence North twenty-two degrees fifty-six minutes West (N 22° 56' W) with said East line of Tulpehocken Avenue, a distance of twenty feet no inches (20' 0") to the northwest corner of this survey and southwest corner of house Lot No. 223; thence North sixty-seven degrees four minutes East (N 67° 04' E) with the dividing line between this survey and said house Lot No. 223, a distance of one hundred and forty feet no inches (140' 0") to the West line of a fifteen feet wide alley for the northeast corner of this survey; thence South twenty-two degrees fifty-six minutes East (S 22° 56' E) with said West line of alley, a distance of twenty feet no inches (20' 0") to the southeast corner of this survey and northeast corner of house Lot No. 219; thence South sixty-seven degrees four minutes West (S 67° 04' W) with the dividing line between this survey and said house Lot No. 219, a distance of one hundred and forty feet no inches (140' 0") to the place of BEGINNING.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 221 Tulpehocken Avenue, West Reading, Pennsylvania 19611.

Being the same premises which Paul G. Gartman and wife Yvonne E. Harman, by Deed dated 11/16/2018 and recorded 11/20/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018040233, granted and conveyed unto Saul Herrera-Bermudez, in fee.

Tax Parcel: 93530717210382 aka 93-5307-

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17-21-0382

Premises Being: 221 Tulpehocken Ave, West Reading, PA 19611

To be sold as Property of: Saul Herrera-Bermudez A/K/A Saul Herrera Bermudez

LEGAL DESCRIPTION

Docket No. 25-15420

Judgment: \$115,237.29

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

ALL THAT CERTAIN dwelling house and lot or piece of ground, situate on the East side of Moss Street Number 219 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the South by property now or late of Herman J. Croessant;

On the East by property now or late of G. William Fries and Herman J. Croessant,

On the North by property now or late of Isaiah Kline; and

On the West by said Moss Street.

CONTAINING in front on said Moss Street eighteen feet and in depth eighty-five feet.

Being the same property conveyed to Luz A. Martinez Santos who acquired title by virtue of a deed from Nancy E. Lomas and Juan G. Lomas, wife and husband, dated July 14, 2022, recorded July 15, 2022, as Instrument Number 2022028586, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 219 MOSS STREET, READING, PA 19601.

Parcel No.: 09531769013641

Account: 09507525

See Instrument Number 2022028586, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF LUZ A. MARTINEZ SANTOS

Docket #25-16103

Judgment Amount: \$75,399.17

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTIONPREMISES A:

ALL THAT CERTAIN lot or piece of ground together with the two (2) story semi-detached Stone and frame dwelling house erected thereon, situate on the southerly side of and known as **No. 244 Schuylkill Road**, between Furnace Street

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and the western borough line in the **Borough of Birdsboro**, County of Berks and State of Pennsylvania, bounded on the north by the aforesaid Schuylkill Road, on the east by No. 242 Schuylkill Road, property of the E & G Brooke Land Company, on the south by the Right of Way now or late of the Schuylkill Navigation Company (Schuylkill Canal), and on the west by No. 262 Schuylkill Road, property of Calvin N. Feick and Mary R. Feick, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the southern topographical building line of Schuylkill Road, a distance of twenty-six feet four and three eighths inches (26' 4-3/8") westwardly from an angle in the aforesaid Schuylkill Road, which aforesaid angle is approximately one thousand five hundred forty (1,540) feet westwardly from the western side of Furnace Street, thence leaving the aforesaid Schuylkill Road and along No. 242 Schuylkill Road, property of the E & G Brooke Land Company, passing through the center line of the frame stud party wall between the dwellings, south twenty-three degrees seventeen minutes west (S. 23° 17' W.) a distance of sixty-three feet eleven inches (63' 11") to a corner marked by a marble stone in the northerly Right of Way Line or the Right of Way now or late of the Schuylkill Navigation Company (Schuylkill Canal); thence along same north sixty-seven degrees fifty-six and one-half minute west (N. 67° 56-1/2" W.) a distance of ninety-eight feet eight and three-quarter inches (98' 8 3/4") to a corner marked by a marble Stone; thence along No. 262 Schuylkill Road, property of Calvin N. Feick and Mary R. Feick, his wife, passing through the center line of the semi-detached toilet north twenty-three degrees forty-one and one-half minutes east (N. 23° 41-1/2" E.) a distance of a seventy-six feet four and one-quarter inches (76' 4-1/4") to a corner marked by a marble stone in the southern topographical building line of the aforesaid Schuylkill Road; thence along same south sixty degrees forty-four and one-quarter minutes east (S. 60° 44-1/4" E.) a distance of ninety-eight feet nine and one-half inches (98' 9-1/2") to the place of BEGINNING.

CONTAINING six thousand nine hundred eight and fifty-nine one hundredths (6,908.59) square feet.

RESERVING, however to the E & G BROOKE LAND COMPANY and the Birdsboro Water Company (Corporations organized under the laws of the Commonwealth of Pennsylvania), the right to maintain, repair and replace an existing water main and the right to lay and install a new water main and to maintain, repair and replace said new water main; and the right of ingress, egress over the above described premises, for the purpose of laying installing, maintaining, repairing and replacing the said water forever.

PREMISES B:

ALL THAT CERTAIN unimproved strip of land on the south side of lands of Barry and Margaret Petrillo and abutting the north side of the ultimate right-of-way line of Pennsylvania Statement Highway Route #724 in the Borough of Birdsboro, Berks County, Pennsylvania, more particularly shown on State Highway Map 33, page 23 and identified as the parcel marked "(part of Tract No. 2)" on the drawing made for Howerter & Zern by Aston Surveyors/Engineers, Inc. dated January 27, 2003, more fully bounded and described as follows:

BEGINNING at an iron pin being at the southwestern corner of land of Barry and Margaret Petrillo, described in Deed Book Volume 1617, page 352, Berks County Records, Grantees herein; thence along the lands of said Grantees in an easterly direction, South 67 degrees 19 minutes 28 seconds East a distance of 98.73' to an iron pin set at the southeastern corner of lands of the Grantees where their lands abut lands now or late of Henry S. and Doris K. Marmmarella; thence in a southerly direction, South 23 degrees 43 minutes 28 seconds West a distance of 9.50' to a spike in the northern ultimate right-of-way line of Pennsylvania Route #724; thence along said ultimate right-of-way line of Pennsylvania Route #724 in a westerly direction North 71 degrees 29 minutes 26 seconds West to an iron pin in said ultimate right-of-way line; thence in a northerly direction North 23 degrees 59 minutes 06 seconds East a distance of 16.71 feet, to an iron pin, the place of BEGINNING.

Thereon erected a dwelling house known as: 244 Schuylkill Road and Schuylkill Road Birdsboro, PA 19508

Tax Parcel #31534409060264 & 31534409060250

See Deed Instrument No.: 2011019691

Sold as the property of:

ROBYN M. HARRIS

Docket #25-16386

Judgment Amount: \$129,598.22

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being House No. 1506 Friedensburg Road, being the Westerly portion of Lot No. 5 and the Easterly portion of Lot No. 4 as shown on a revised plan of lots recorded in Plan Book Volume 6, Page 85, Berks County Records, situate on the Northerly side of Pennsylvania State Highway Route No. 73, known as the Friedensburg Road leading from Reading to Friedensburg, in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded, and described as follows,

to wit:

BEGINNING at a point on the Northerly lot line of said Friedensburg Road said place of beginning being Eastwardly a distance of 120 feet from the point of curvature at the Westerly end of the curve in the Northerly lot line of Friedensburg Road measured along the arc of the curve in said Northerly lot line; thence extending in a Northerly direction along the Westerly portion of Lot No. 4 upon which is erected House No. 1504 Friedensburg Road radial to the curve in the Northerly lot line of Friedensburg Road, a distance of 139.25 feet to a point on the Southerly lot line of Kraemer Avenue (50 feet wide); thence extending in an Easterly direction along the Southerly lot line of Kraemer Avenue, forming an interior angle of 109 degrees 5 minutes with the last described line a distance of 22.13 feet to a point; thence extending in a Southerly direction along the Easterly portion of Lot No. 5 upon which is erected House No. 1508 Friedensburg Road forming an interior angle of 76 degrees 27-1/4 minutes with the Southerly lot line of Kraemer Avenue passing through the wall between House No. 1506 and House No. 1508 Friedensburg Road, the middle of said wall at its Northerly end being .06 foot West of the line and at its Southerly end being .04 foot West of the line, a distance of 145.47 feet to a point on the Northerly lot line of Friedensburg Road, the last described line being radial to the Northerly lot line of Friedensburg Road; thence, extending in a Westerly direction along the Northerly lot line of Friedensburg Road being along the arc of the curve deflecting to the right having a radius of 362.16 feet, a central angle of 5 degrees 32-1/4 minutes, a distance along the arc of 35 feet to the place of beginning.

Thereon erected a dwelling house known as:

1506 Friedensburg Road

Reading, PA 19606

Tax Parcel #23532710453837

See Deed Instrument#: 2021027586

Sold as the property of:

JESIAH CARE AKA JESIAH DAVID CARE

Case Number: 25-17041

Judgment Amount: \$61,016.02

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN piece, parcel or tract of land situate on the western side of a 50 feet wide reservation of a right of way Northwest of Heidelberg Road, T-374, being Lot No. 3, as shown on Plan No. 8135-000-E-004, prepared by Spotts Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania and recorded in the Office of the Recorder of

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Deeds in and for Berks County, at Reading, Pennsylvania in Plan Book Volume 43, page 22, in the Township of Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point, said point being on the northwestern right of way line of Heidelberg Road, T-374, and the western side of a 50 feet wide reservation of a right of way, said point also being the southeastern corner of the herein described premises; thence leaving the aforesaid Heidelberg Road, T-374, and the reservation of a 50 feet wide right of way and along property belonging to Howard C. Heck, South 87 degrees 15 minutes 00 seconds West, a distance of 576.00 feet to a point; thence along residue property belonging to Franklin R. Long and Georgiana Long, his wife, the two following courses and distances viz: (1) North 28 degrees 45 minutes 00 seconds East, a distance of 250.00 feet to a point; and (2) North 53 degrees 15 minutes 00 seconds East, a distance of 190.25 feet to a point on the western side of the aforesaid reservation of a 50 feet wide right of way; thence along the same the three following courses and distances, viz: (1) South 36 degrees 45 minutes 00 seconds East, a distance of 263.71 feet to a point; (2) by a curve bearing to the left having a radius of 175.00 feet, a central angle of 40 degrees 29 minutes 00 seconds, a distance along the arc of 123.65 feet and a chord bearing of South 56 degrees 59 minutes 30 seconds East, a distance of 121.09 to a point at a point of reverse curve; and (3) by a curve bearing to the right having a radius of 74.72, a central angle of 40 degrees 26 minutes 00 seconds, a distance along the arc of 52.73 feet and a chord bearing of South 57 degrees 01 minutes 00 seconds East, a distance of 51.64 feet to the place of Beginning.

CONTAINING 2.142 acres.

BEING KNOWN AS: 4 LONG LANE, WERNERSVILLE, PA 19565

PROPERTY ID: 48436701097375

TITLE TO SAID PREMISES IS VESTED IN CATHIE STRAUSE AND MICHAEL S. PETERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DOMINICK L. LONG, DATED JANUARY 16, 1998 RECORDED JANUARY 23, 1998 IN BOOK NO. 2902, AT PAGE 1807

TO BE SOLD AS PROPERTY OF: CATHIE J. PETERS N/K/A CATHIE STRAUSE; MICHAEL S. PETER

No. 25-17100

Judgment: \$156,928.37

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN piece, parcel or tract of land together with the two-story and attic semi-detached brick dwelling house with additions erected thereon, being known as No.

339 Main Street, Situate on the Northeastern side of concrete state highway leading from Leesport to Friedensburg in the Village of Blandon, Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, bounded on the Northwest by property belonging to Gerald C. Koller and Emma L. Koller, his wife, on the East by property belonging to the Maidencreek Township School District, on the Southeast by property now or late of Dean A. Allen and Wanda Allen, his wife, and on the Southeast by the aforesaid concrete state highway and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the center line of the concrete state highway leading from Leesport to Friedensburg, the aforesaid point of beginning being the most Westerly corner of the herein-described property and the most Southerly corner of property belonging to Gerald C. Koller and Emma L. Koller, his wife; thence leaving the aforesaid concrete state highway and along the aforesaid property belonging to Gerald C. Koller and Emma L. Koller, his wife, the two (2) following courses and distances, viz: (1) by a line passing through an arrow cut in the brick wall in front of the dwelling 37 feet 1/2 inch from the last described corner; passing through the center line of the 13 inch brick party wall between the dwellings, North 38 degrees 42 minutes East, a distance of 107 feet 2-1/2 inches to a corner marked by an arrow cut in the brick wall at the Northeastern corner of the dwelling, and (2) crossing a small tributary of Willow Creek, North 34 degrees 55 minutes East, a distance of 271 feet 2-7/8 inches to a corner marked by an iron pin in line of property belonging to the Maidencreek Township School District; thence along the same South 11 degrees 50 minutes East, a distance of 135 feet 8-3/8 inches to a corner marked by an iron pin; thence along property now or late of Dean A. Allen and Wanda Allen, his wife, recrossing the aforesaid small tributary of Willow Creek, passing through an iron pin, 31 feet 6-1/4 inches from the next described corner, South 36 degrees 06 minutes West, a distance of 287 feet 2-1/8 inches to a corner marked by a spike in the center line of the aforesaid concrete state highway leading from Leesport to Friedensburg; thence along the center line of same North 54 degrees West, a distance of 100 feet to the place of beginning.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 353 MAIN STREET, BLANDON, PA 19510

Mapped PIN: 5410-08-98-0951

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Parcel ID#: 61541008980951

BEING THE SAME PREMISES WHICH Nathan Kurtz, Executor of the Estate of Georgia Forrest Kurtz, by Deed dated March 25, 2022 and recorded April 21, 2022 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2022-016388, granted and conveyed unto Patrick J. Hofer and Shayna M. Roth.

TO BE SOLD AS THE PROPERTY OF PATRICK J. HOFER AND SHAYNA M. ROTH

Case Number: 25-17268

Judgment Amount: \$190,709.44

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN two and one-half story frame dwelling and other improvements together with the lot or piece of ground upon which the same are erected, situate on the Easterly side of Pennsylvania State Highway Route No. 100 leading from Bechtelsville to Bally in the Village of Eshbachs, Township of Washington, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike near the Westerly side of the macadam paving of Pennsylvania State Highway Route No. 100; North fifteen degrees forty-five minutes East, a distance of twenty-nine feet and eighty-hundredths of one foot to a railroad spike near the Westerly side of macadam paving; thence leaving said Pennsylvania State Highway Route No. 100 and extending along land now or late of Leslie S. Reitnauer and Bessie W. Reitnauer, his wife, the three following courses and distances: (1) South seventy degrees fourteen minutes East, passing along the Northerly face of the two and one-half story frame dwelling erected thereon, a distance of sixty-nine feet and six-hundredths of one foot to an iron pin at the rear porch of said dwelling; (2) South fifty-three degrees seventeen minutes East, a distance of one hundred fifteen feet and three-hundredths of one foot to an iron pin; (3) South thirty-six degrees eleven and one-half minutes West, a distance of twenty-one feet and eighty-eight hundredths of one foot to an iron post; thence extending along land now or late of Amandus M. Reppert and Mary H. Reppert, his wife, the two following courses and distances: (1) North fifty-five degrees twenty and one-quarter minutes West, a distance of one hundred four feet and seventeen hundredths of one foot to an iron pin at the corner of the two and one-half story frame dwelling erected on the property adjoining on the South; (2) North seventy-one degrees forty-nine and one-half minutes West, passing along the Northerly face of the two and one-half

story frame dwelling erected on the property adjoining on the South, a distance of sixty-nine feet and sixty-four hundredths of one foot to the place of beginning.

BEING KNOWN AS: 2153 OLD RTE 100, BECHTELSVILLE, PA 19505

PROPERTY ID: 89539903303322

TITLE TO SAID PREMISES IS VESTED IN ZACHERY STAHR BY DEED FROM MARTIN J. SMITH AND PAMELA P. SMITH, HUSBAND AND WIFE, DATED JUNE 23, 2022 RECORDED JUNE 27, 2022 AT INSTRUMENT NO. 2022025679

TO BE SOLD AS PROPERTY OF: ZACHERY STAHR

Case Number: 25-17563

Judgment Amount: \$66,255.04

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground and the two-story brick dwelling house with mansard roof thereon erected, situate on the North side of Bingaman Street, between Pearl and South Sixth Streets, being No. 529, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING in the building line of said Bingaman Street, a distance of ten inches (10") South from the front wall of said house (said house being set back 10" North from the Northern building line of said Bingaman Street); thence along property now or late of Mary A. Schubert, Northwardly eighty-seven feet four inches (87' 4"), more or less, to the Eastern line of Pearl Street; thence along the same Northward, two feet seven inches (2' 7"), more or less, to the Southern line of a ten feet (10') wide alley; thence Eastwardly along the same thirteen feet two inches (13' 2"), more or less, to a corner of property now or late of Edward P. Geyer; thence Southwardly along the same eighty-five feet four inches (85' 4"), more or less to the Northern building line of said Bingaman Street; thence along the same fourteen feet (14') to the place of beginning.

PURPART NO.2

ALL THAT CERTAIN small parcel of ground situate in the city of Reading, county of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the building line of the Eastern side of Pearl Street, between Spruce and Bingaman Streets; thence in a Southeasterly direction along property now or late of Mary A. Schubert, five feet five inches (5' 5") to a corner; thence East one and three-eighths inches (1-3/8") to a point in the line between properties now or late of Mary A. Schubert and Purpart No.1, hereinbefore described; thence North along property hereinbefore described as Purpart No. 1, six feet nine inches (6' 9") in the said Eastern

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building line of Pearl Street; in a Southwesterly direction along said Pearl Street, seventeen and one-half inches (17-1/2") to the place of beginning.

CONTAINING two (2) square feet and one hundred and thirty-seven (137) square inches.

Being the same premises which Frank Lima, by Deed dated 05/17/2019 and recorded 05/21/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019015817, granted and conveyed unto Cynthia Gonzalez, in fee.

Tax Parcel: 01530635881054 aka 01-5306-35-88-1054

Premises Being: 529 Bingaman St, Reading, PA 19602, AKA 529 Bingaman St, Reading, PA 19601

To be sold as Property of: Cynthia Gonzalez

Taken in Execution and to be sold by

MANDY P. MILLER, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, May 8, 2026 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.

First Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION

NOTICE OF COMPLAIN IN ACTION TO
QUIET TITLE
No. 25-18192

CORINTHIAN DEVELOPMENT, LLC,
Plaintiff

vs.

**UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF THE
ESTATE OF LISELOTTE J. HALBACH,
DECEASED, WALTER S. HALBACH,
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE AND
BANK OF AMERICA, N.A., AND ALL
OTHER PERSONS UNKNOWN CLAIMING
ANY RIGHT, TITLE, ESTATE, LIEN
OR INTEREST IN THE REAL PROPERTY
DESCRIBED IN THE COMPLAINT AD-
VERSE TO PLAINTIFF'S OWNERSHIP,**
Defendants

NOTICE

To: Unknown Heirs, Executors and
Administrators of the Estate of Liselotte J. Halbach,

Deceased and Walter S. Halbach

There has been an action to Quiet Title for property located at 109 Woodland Road, Reading, PA 19610. The parcel number for the property in question is 96439606491531.

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service of the
Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone: (610) 375-4591
www.berksbar.org

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Nuclei Software, LLC**, a Pennsylvania limited liability company, with an address of 1060 Old Bernville Road, Suite 100, Berks County, PA 19605, have approved a proposal that the corporation voluntarily dissolve, and that the company is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Russell E. Farbiarz, Esq.
Antanavage Farbiarz, PLLC
64 N. 4th Street
Hamburg, PA 19526

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.

04/02/2026

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The name of the proposed corporation is **PROMA, INC.**

The Articles of Incorporation have been filed on March 5, 2026.

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 26-3072

NOTICE IS HEREBY GIVEN that the Petition of Jason Lee Plylahara was filed in the above named Court, praying for a Decree to change his name to JASON LEE PLYLAHARN.

The Court has fixed May 15, 2026, at 1:30 p.m. in Courtroom "4D" 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.

Daniel C. Nevins, Esq.
EBNER NEVINS & McALLISTER, LLC
602-604 Court Street
Reading, PA 19601

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 26-01930

FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff

vs.

BARBARA HARRIS, ADMINISTRATRIX OF THE ESTATE OF ANDREW HARRIS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW HARRIS, DECEASED NOTICE TO Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Andrew Harris, Deceased, Defendant

Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 5066 Valley View Rd, Mohnton, PA 19540. Parcel # 34439302757890.

Deed Instrument # 014004266.

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

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

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Servicio de Recomendacion para Contratar Abogados
del Colegio de Abogados del Condado Berks
544 Court Street
Reading, Pennsylvania 19601
Telefono (610) 375-4591
www.berksbar.org

BY: Robert Wendt, Esquire Pa. I.D. #89150
Leopold & Associates, PLLC
Telephone: 412-530-1025

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-01023

Assigned to: JAMES E. GAVIN, J

Velocity Investments, LLC, Plaintiff
vs.
Raul J. Perez, Defendant

**NOTICE TO DEFEND
NOTIFICACIÓN PARA DEFENDERSE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within

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

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

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AVISO

Le han demandado a usted en el tribunal. Si usted quiere defenderse de las demandas expuestas en las páginas siguientes, usted debe tomar acción en el plazo de veinte (20) días a partir de la fecha en que se le hizo entrega de la demanda y la notificación, al interponer una comparecencia escrita, en persona o por un abogado y registrando por escrito en el tribunal sus defensas o sus objeciones a las demandas en contra de su persona. Se le advierte que si usted no lo hace, el caso puede proceder sin usted y podría dictarse un fallo por el juez en contra suya sin notificación adicional y podría ser por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio en la demanda solicitado por el demandante. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED DEBE LLEVARLE ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O NO PUEDE CORRER CON LOS GASTOS DE UNO, VAYA O LLAME POR TELEFONO A LA OFICINA EXPUESTA ABAJO. ESTA OFICINA PUEDE POVEERLE INFORMACION RESPECTO A COMO CONTRATAR A UN ABOGADO.

SI NO PUEDE CORRER CON LOS GASTOS PARA CONTRATAR A UN ABOGADO, ESTA OFICINA PUDIERA PROVEERLE INFORMACION RESPECTO A INSTITUCIONES QUE PUEDAN OFRECER

SERVICIOS LEGALES A PERSONAS QUE CALIFICAN PARA LA REDUCCION DE HONORARIOS O QUE NO TENGAN QUE PAGAR HONORARIOS.

Servicio de Recomendación para Contratar Abogados
del Colegio de Abogados del Condado Berks
544 Court Street
Reading, PA 19601
Telefono: (610) 375-4591
www.BerksBar.org

TSAROUHIS LAW GROUP
Demetrios Tsarouhis
21 South 9th Street
Allentown, Pennsylvania 18102
Attorney for Plaintiff

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

BORTZ, SR., BRUCE H., dec'd.

Late of Berks County.
Administratrix: CAROL S. BORTZ.
c/o ATTORNEY: JUDITH A. HARRIS,
ESQ.,
NORRIS, MCLAUGHLIN, P.A.,
515 West Hamilton Street, Suite 502,
Allentown, PA 18101

BOWER, SR., WILLIAM L., dec'd.

Late of Muhlenberg Township.
Executrix: AMBER L. PAVLONNIS,
614 Penn Ave., Apt. 1,
West Reading, PA 19611.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

BROWN, ROBERT L., dec'd.

Late of 1273 County Line Rd.,
Gilbertsville.
Executors: PAMELA DEPRIEST and
TROY BROWN,
588 Township Line Rd.,
Bechtelsville, PA 19505.

CATALDI, LAWRENCE S., dec'd.

Late of Borough of Boyertown.
Administrator: ALBERT CATALDI,
4504 Hilldale Rd.,
Reading, PA 19606.

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COSSA, CAROLE A. also known as**COSSA, CAROLE ANN, dec'd.**

Late of Amity Township.

Executrix: DENISE A. LISCIUM,

12 Crabtree Lane,

Lewisburg, PA 17837.

ATTORNEY: DOUGLAS C. LOVISCKY,
ESQ.,

LOVISCKY & CRESSMAN, LLC,

1500 West College Ave.,

State College, PA 16801

DOYLE, PATRICK E. also known as**DOYLE, PATRICK EARL, dec'd.**

Late of Exeter Township.

Executrix: SUZANNE M. DOYLE,

4755 Killiam Ave.,

Reading, PA 19606.

ATTORNEY: JENNIFER M. MERX, ESQ.,
METTE,

3401 N. Front St.,

P.O. Box 5950,

Harrisburg, PA 17110-0950

DUGGAN, CYNTHIA L., dec'd.

Late of Alsace Township.

Executrix: JODIE M. MICHEWICZ,

140 Schmehl Rd.,

Fleetwood, PA 19522.

DUNKELBERGER, BARBARA, dec'd.

Late of Borough of Hamburg.

Administratrix: JOYCE BLANK.

c/o ATTORNEY: SCOTT G. HOH, ESQ.,

RESOLUTION LAW GROUP, LLC,

606 North 5th Street,

Reading, PA 19601

EGAN, ELAINE R., dec'd.

Late of 450 Philadelphia Ave.,

Borough of Shillington.

Executors: JEFFREY L. EGAN,

113 Montith Ave.,

West Lawn, PA 19609 and

KAREN S. RANKIN,

910 S. Temple Blvd.,

Temple, PA 19560.

EYRIC, NELSON EUGENE, dec'd.

Late of Gring Dr.,

Borough of West Lawn.

Executrix: LISA EYRICH.

c/o ATTORNEY: JOSEPH T. BAMBRICK,

JR., ESQ.,

529 Reading Avenue, Suite K,

West Reading, PA 19611

HIESTER, SR., HERBERT SAMUEL also known as HIESTER, HERBERT, dec'd.

Late of Exeter Township.

Executors: REBECCA LOPEZ and

SCOTT G. HOH, ESQ.

c/o ATTORNEY: SCOTT G. HOH, ESQ.,

RESOLUTION LAW GROUP, LLC,

606 North 5th Street,

Reading, PA 19601

HOFFMASTER, RICHARD, dec'd.

Late of Muhlenberg Township.

Administrator: MATTHEW E.

HOFFMASTER,

100 Colt St.,

Sinking Spring, PA 19608.

ATTORNEY: BENJAMIN A. LEISAWITZ,
ESQ.,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

MARINACCIO, LOUIS A., dec'd.

Late of 9 Reading Dr.,

Borough of Wernersville.

Executrix: MARJORIE M. MARINACCIO.

c/o ATTORNEY: KIM L. LENGERT, ESQ.,

LENGERT LAW,

96 Commerce Drive, PMB 1012,

Wyomissing, PA 19610

MARMAROU, STRATTON P. also known as**MARMAROU, STRATTON PETER, dec'd.**

Late of 1515 Linden St.,

City of Reading.

Executrix: STEPHANIE MARMAROU,

1515 Linden St.,

Reading, PA 19604.

ATTORNEY: JOHN M. STOTT, ESQ.,

BRUMBACH, MANCUSO & FEGLEY,

P.C.,

11 East Lancaster Avenue,

P.O. Box 500,

Shillington, PA 19607-0500

ROTHERMEL, MARJORIE A., dec'd.

Late of Exeter Township.

Executor: ZACHARY R. GILMORE,

140 Main St.,

P.O. Box 161,

Leesport, PA 19533.

ATTORNEY: LATISHA B.

SCHUENEMANN, ESQ.,

BARLEY SNYDER LLP,

2755 Century Boulevard,

Wyomissing, PA 19610

STEINER, ANITA L., dec'd.

Late of Borough of Mohnton.

Executor: ROBERT MILLER.

c/o ATTORNEY: STEPHANIE RAUCH-

MANNINO, ESQ.,

CORNERSTONE LAW FIRM, LLC,

8500 Allentown Pike, Suite 3,

Blandon, PA 19510

STRICKLER, MILDRED M., dec'd.

Late of Borough of Womelsdorf.

Executor: STEVEN H. STRICKLER.

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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**TEXTER, DAVID EDWARD also known as
TEXTER, DAVID E., dec'd.**

Late of Spring Township.
 Executrix: CYNTHIA A. TEXTER.
 c/o ATTORNEY: WILLIAM B. COOPER,
 III, ESQ.,
 FOX ROTHSCHILD LLP,
 P.O. 673,
 Exton, PA 19341-0673

**VELAZQUEZ, ANTHONY also known as
VELAZQUEZ, ANTONIO, dec'd.**

Late of Spring Township.
 Administrator: ANTONIO DANIEL
 VELAZQUEZ,
 11 Windham St.,
 Worcester, MA 01610.

WOLD, ARTHUR W., dec'd.

Late of West Wyomissing Blvd.,
 Borough of West Lawn.
 Administrator: LORI L. FITTERLING.
 c/o ATTORNEY: JOSEPH T. BAMBRICK,
 JR., ESQ.,
 529 Reading Avenue, Suite K,
 West Reading, PA 19611

WOODS, PHYLLIS M., dec'd.

Late of Borough of Barto.
 Executrix: ANDREA KREISHER-TORR.
 c/o ATTORNEY: CHRISTOPHER H.
 MEINZER, ESQ.,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073

Second Publication**AUMAN, CAROLYN C. also known as
AUMAN, CAROLYN COBURN, dec'd.**

Late of 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: THEODORE W. AUMAN,
 540 Brownsville Rd.,
 Sinking Spring, PA 19608.
 ATTORNEY: C. THOMAS WORK, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

BAILEY, HARLOW J., dec'd.

Late of 2439 State St.,
 Longswamp Township.
 Executor: TERRY L. SCHLENKER,
 605 Mohrsville Rd.,
 Shoemakersville, PA 19555.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

BUZZARD, DAVID A., dec'd.

Late of Caernarvon Township.
 Executrix: LISA J. LANGE.
 c/o ATTORNEY: ASHLEY GLICK, ESQ.,
 GLICK, GOODLEY, DEIBLER &
 FANNING, LLP,
 131 W. Main Street,
 New Holland, PA 17557

**CLOUSER, B. ARLENE also known as
CLOUSER, BEATRICE ARLENE, dec'd.**

Late of 1011 Berks Rd.,
 Bern Township.
 Executrix: ELIZABETH J. HALVONIK,
 2412 Goddard Ave.,
 Sinking Spring, PA 19608.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**GANGEWERE, BARBARA D. also known
as
GANGEWERE, BARBARA DIEHL,
dec'd.**

Late of 927 Sunnyside Ave.,
 Borough of Wyomissing.
 Executrix: HEIDI B. SILVERMAN,
 1417 Old Mill Rd.,
 Wyomissing, PA 19610.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

GIBSON, MARTY R., dec'd.

Late of Borough of Mohnton.
 Executor: DAVID S. GIBSON.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

GILLEN, HENRIETTA, dec'd.

Late of Spring Township.
 Executrix: LESLI RHOADS.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

HADNAGY, LASZLO, dec'd.

Late of 3405 Magnolia Ave.,
 City of Reading.
 Executrix: LORI K. BERNSTEIN,
 317 Cordero Court,
 Roseville, CA 95747.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY
 P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

HARDING, WILLIAM L., dec'd.

Late of Borough of West Lawn.
 Executrix: STACY L. MILLER,
 123 Shire Lane,
 Wernersville, PA 19565.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

HENNE, BETTY I., dec'd.

Late of Borough of Leesport.
 Executrix: ROWENA F. HENDERSON,
 56 Molasses Hill Rd.,
 Bernville, PA 19506.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

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HILL, JANET L., dec'd.

Late of 89 Moselem Church Rd.,
Borough of Kutztown.
Executor: WARREN HILL,
89 Moselem Church Rd.,
Kutztown, PA 19530.
ATTORNEY: JOHN M. HARTZELL, JR.,
ESQ.,
HOUSTON HARBAUGH, P.C.,
401 Liberty Ave., 22nd Fl.,
Pittsburgh, PA 15222-1005

HUNSAKER, MARILYN G., dec'd.

Late of Borough of Kempton.
Executor: KERRY SMITH.
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
PROKUP & SWARTZ,
7736 Main Street,
Fogelsville, PA 18051-1616

KURTZ, JACOB E., dec'd.

Late of Caernarvon Township.
Executor: ELVIN L. KURTZ.
c/o ATTORNEY: PATRICK A. DEIBLER,
ESQ.,
Kling & Deibler, LLP,
131 W. Main Street,
New Holland, PA 17557

LAURITSEN, JOAN M., dec'd.

Late of 1 S. Home Ave.,
Borough of Topton.
Executor: VIRGINIA GRIM,
114 S. Laurel St.,
Kutztown, PA 19530.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

LUTZ, BETTY C., dec'd.

Late of Windsor Township.
Administrator: DWAYNE M. LUTZ,
1943 Old Route 22,
Lenhartsville, PA 19534.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

MAYS, NANCY F. also known as

MAYS, NANCY FERN, dec'd.
Late of 2125 Elizabeth Ave.,
Muhlenberg Township.
Executrix: GAYLENE A. PICKENS,
1616 Vine St.,
Laureldale, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MILLER, JR., CLINTON STUART also known as

MILLER, JR., CLINTON S., dec'd.
Late of South Heidelberg Township.
Executrix: ELIZABETH J. CLARK.
c/o ATTORNEY: ERIC L. B. STRAHN,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606-9600

NOGA, BRUCE A., dec'd.

Late of 1711 Cambridge Ave.,
Borough of Wyomissing.
Executrix: VERONICA LABATE,
1711 Cambridge Ave.,
Wyomissing, PA 19610.
ATTORNEY: KATHY S. GEES-LARUE,
ESQ.,
1158 Stinson Drive,
Reading, PA 19605

PARZANESE, LOIS MAE, dec'd.

Late of 803 Penn St.,
City of Reading.
Executrix: COLLEEN HAUSER,
459 Kenny Dr.,
Sinking Spring, PA 19608.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

PERALTA-ALMONTE, CONFESOR, dec'd.

Late of 838 North 11st St.,
City of Reading.
Executor: ROSMERY PERALTA,
201 Oley St.,
Reading, PA 19601.
ATTORNEY: OSMER S. DEMING, ESQ.,
DEMING LAW OFFICE LLC,
38 North 6th Street,
Reading, PA 19601

RAMOS, LYDIA E., dec'd.

Late of 20 S. Summit Ave.,
Borough of Shillington.
Administrator: PAULO KUCZER,
20 S. Summit Ave., Apt. 110,
Reading, PA 19607.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

ROTILLE, LIBRADO SERGIO, dec'd.

Late of 51 Misty Lane,
Borough of Kutztown.
Executor: MARINA SVETLANA
ROTILLE,
1422 Saucony Rd.,
Kutztown, PA 19530.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

RUBY, BARBARA, dec'd.

Late of 601 Maplewood Dr.,
Amity Township.
Executors: MARK E. HILL,
7 Mimosa Circle,
Douglassville, PA 19518 and
ERIC A. HILL,
375 Jacksonville Rd., Apt. 2303,
Warminster, PA 18974.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

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SHOLLENBERGER, GRACE E., dec'd.

Late of Borough of Fleetwood.
 Executors: KAREN M. RAUDENBUSH
 and
 BILL R. SHOLLENBERGER.
 c/o ATTORNEY: SALLY L.
 SCHOFFSTALL, ESQ.,
 Schoffstall Elder Law,
 2987 Corporate Court, Suite 200,
 Orefield, PA 18069

SHUGARS, MATTHEW ALAN, dec'd.

Late of 400 Spruce St.,
 Borough of West Reading.
 Executrix: CHRISTINE SHUGARS,
 1101 Whitner Rd.,
 Reading, PA 19605.

SHURR, DONNA D., dec'd.

Late of 240 Aldridge Court,
 Exeter Township.
 Executrix: JOANN LIGHTMAN,
 25 East 34th St.,
 Reading, PA 19606.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607-2633

SMITH, MARGARET J., dec'd.

Late of 120 W. 5th St.,
 Borough of Boyertown.
 Executor: PATRICIA A. CHRISTMAN,
 685 Christman Rd.,
 Kutztown, PA 19530.
 ATTORNEY: AMANDA O'DRISCOLL,
 ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

STEWART, FERN I., dec'd.

Late of 129 Houck Rd.,
 Borough of Fleetwood.
 Administrator, C.T.A.: IRENE LONG,
 1256 Tilden Rd.,
 Mohrsville, PA 19541.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

TOSO, GIANFRANCO, dec'd.

Late of City of Reading.
 Executrix: KATHLEEN F. TOSO.
 c/o ATTORNEY: HEIDI B. MASANO,
 ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

VU, KINH T. also known as

VU, JOHN K., dec'd.
 Late of Muhlenberg Township.
 Administrator: PETER C. VU.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

WEIL, SR., DONALD L. also known as

WEIL, DONALD L., dec'd.
 Late of Washington Township.
 Executor: MICHAEL A. WEIL.
 c/o ATTORNEY: MICHELLE M.
 FORSELL, ESQ.,
 CROSSON & RICHETTI, LLC,
 570 Main Street,
 Pennsburg, PA 18073

WILLIAMS, LINDA L., dec'd.

Late of Temple.
 Executrix: CRISTAL WILLIAMS,
 1327 Ridgewood Ave.,
 Temple, PA 19560.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

**ZAMBITO, DENNIS W. also known as
ZAMBITO, DENNIS WAYNE, dec'd.**

Late of Borough of Robesonia.
 Executrix: WENDY L. ZAMBITO,
 298 Honeysuckle Ln.,
 Robesonia, PA 19551.
 ATTORNEY: KENNETH C. SANDOE,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

ZUCHOWSKI, ROBERT H., dec'd.

Late of Borough of West Reading.
 Administrator: GARY D. ZUCHOWSKI.
 c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 DAUTRICH & O'BRIEN LAW OFFICES,
 P.C.,
 534 Court Street,
 Reading, PA 19601

Third and Final Publication**BATDORF, CAROL J., dec'd.**

Late of 2000 Cambridge Ave., Apt. 620,
 Borough of Wyomissing.
 Executors: JONATHAN B. BATDORF,
 317 East Lancaster Ave.,
 Shillington, PA 19607 and
 REBECCA BATDORF STONE,
 301 East Lancaster Ave.,
 Shillington, PA 19607.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

BLACK-RODRIGUEZ, EILEEN, dec'd.

Late of 409 S. Home Ave.,
 Borough of Topton.
 Administrator: ARNOLD RODRIGUEZ,
 409 S. Home Ave.,
 Topton, PA 19562.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

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BLOSSICK, JOANNA, dec'd.

Late of 20 S. Summit Ave, Apt. 1016, .
 Executor: BRIAN HAIN.
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

BRICKER, JERE EUGENE, dec'd.

Late of 1152 Ben Franklin Hwy E,
 Amity Township.
 Executors: KEITH A. BRICKER and
 CAROLYN A. OYLER.
 ATTORNEY: DAVID G. GARNER, ESQ.,
 2129 East High Street,
 Pottstown, PA 19464

BRUNELLE, LORI P., dec'd.

Late of 1 Bingaman Rd.,
 Lower Alsace Township.
 Executor: ROBERT SCHURR,
 1 Bingaman Rd.,
 Reading, PA 19606.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

BUEHLER, GRETCHEN H., dec'd.

Late of Douglass Township.
 Administratrix: KIRSTEN BREHENY
 STRICKER,
 217 Douglass Dr.,
 Douglassville, PA 19518.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512-1154

CRONRATH, CHRIS L., dec'd.

Late of Bern Township.
 Administrator: RYAN B. GULDIN,
 265 Seidel St.,
 Reading, PA 19606.
 ATTORNEY: ERIC C. DIGGAN, ESQ.,
 519 Walnut Street,
 Reading, PA 19601-3477

GRANDE, SR., UMBERTO, dec'd.

Late of 99 Santa Maria Dr.,
 Exeter Township.
 Executrix: MARIANGELA COYLE,
 99 Santa Maria Dr.,
 Reading, PA 19606.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611

HAFER, JEAN LOUISE also known as

HAFER, JEAN L., dec'd.
 Late of 2461 Elizabeth Ave., Lot D9,
 Lower Alsace Township.
 Executors: ANDREW J. HAFER,
 20 Elm St.,
 Mohrsville, PA 19541 and
 STEVEN L. HAFER,
 12 Woodland Lane,
 Mertztown, PA 19539.
 ATTORNEY: SARAH RUBRIGHT
 MCCAON, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

HAND, RODNEY LAWRENCE also known as**HAND, RODNEY L., dec'd.**

Late of Exeter Township.
 Executrix: JEAN M. HAND.
 ATTORNEY: ERIC L. B. STRAHN, ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606

HERBINE, WILLIAM J., dec'd.

Late of 517 Berks Place,
 Spring Township.
 Executor: CHRISTOPHER A. HERBINE,
 4920 Gloucester Dr.,
 Doylestown, PA 18902.
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610-3202

HUME, PATRICIA A., dec'd.

Late of 2900 Lawn Terrace,
 Muhlenberg Township.
 Executrix: DEANN L. HERBERT,
 610 Main St.,
 Shoemakersville, PA 19555.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

KELLY, WILLIAM P., dec'd.

Late of 427 West Walnut St.,
 Borough of Kutztown.
 Administratrix, C.T.A.: FELICIA
 D'ALONZO,
 3046 Tulip St.,
 Philadelphia, PA 19134.
 ATTORNEY: ALEXA S. ANTANAVAGE,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

KOCH, ELIZABETH A., dec'd.

Late of 215 Winding Way,
 Borough of Womelsdorf.
 Executors: LINDA A. MCMULLEN,
 215 Winding Way,
 Womelsdorf, PA 19567 and
 DEBRA M. GALEN,
 2644 Perkiomen Ave.,
 Reading, PA 19606.
 ATTORNEY: ROBERT D.
 KATZENMOYER, ESQ.,
 2309 Perkiomen Avenue,
 Reading, PA 19606

LEIBIG, CHRISTINE A., dec'd.

Late of Borough of Wyomissing.
 Executrix: JOANN E. MARK,
 80 Betty Dr.,
 Bellville, OH 44813.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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LOESSL, JAMES D., dec'd.

Late of 24 Magnolia Dr.,
Mertztown.
Administratrix: SHEILA E. LOESSL,
24 Magnolia Dr.,
Mertztown, PA 19539.
ATTORNEY: EMILY A. ZETTLEMOYER,
ESQ.,
Zettlemoyer Law Office, LLP,
53 North Third Street,
Emmaus, PA 18049

**LONG, WILLIAM A. also known as
LONG, WILLIAM ADAM, dec'd.**

Late of 4350 Prestwick Dr.,
Exeter Township.
Executrix: BETH ANN LONG,
241 S. Sterley St.,
Shillington, PA 19607.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

LOOSE, ELIZABETH M., dec'd.

Late of 60 Pleasant Dr.,
Borough of Bernville.
Executrix: CYNTHIA L. HEINE,
801 S. 74th St.,
Broken Arrow, OK 74014.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

MCGUIRE, WILLIAM D., dec'd.

Late of 602 Carsonia Ave.,
Lower Alsace Township.
Executor: JOHN PATRICK MCGUIRE,
122 Spook Lane,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MERSINGER, ANNA M., dec'd.

Late of 1624 Concord Rd.,
Borough of Wyomissing.
Executors: RICHARD A. MERSINGER,
765 Floret Ave.,
Reading, PA 19605 and
DAVID A. MERSINGER,
2480 Roosevelt Ave.,
Reading, PA 19605.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

MOGYOROSSY, DIANE M., dec'd.

Late of City of Reading.
Administratrix: LAUREL WILLIAMS.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

NAGEL, DANA LEE, dec'd.

Late of Borough of Boyertown.
Executor: RYAN A. NAGEL,
39 West Ridley Ave.,
Norwood, PA 19074.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

QUINTER, JOHN D., dec'd.

Late of 1500 N. 10th St., Apt. 2,
City of Reading.
Administratrix: NANCY J. QUINTER,
3133 McKently St.,
Reading, PA 19605.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

SANDS, HENRY B., dec'd.

Late of Douglass Township.
Executor: PAUL HENRY SANDS,
635 South Reading Ave.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

SEEBURGER, LISA R., dec'd.

Late of Washington Township.
Executrix: ANGELA M. SMITH,
240 Hoffmansville Rd.,
Bechtelsville, PA 19505.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

SPOTTS, ROBERT S., dec'd.

Late of Borough of Boyertown.
Executor: DONALD L. LONGENECKER,
217 W. Michigan Ave.,
Folly Beach, SC 29439.
ATTORNEY: CAROLYN M.
MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

STINLEY, EILEEN G., dec'd.

Late of Oley Township.
Administratrix: NORA E. STINLEY
CHENOWETH.
c/o ATTORNEY: KELSEY E.
FRANKOWSKI, ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

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WOOL, PATRICIA L., dec'd.

Late of Robeson Township.
 Executrix: DEBRA A. BITLER,
 c/o ATTORNEY: ASHLEY GLICK, ESQ.,
 GLICK, GOODLEY, DEIBLER &
 FANNING, LLP,
 131 W. Main Street,
 New Holland, PA 17557

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:

Esthetics by Rhapsody with its principal place of business at 202 South Third Street, Hamburg, PA 19526.

The name and address of the person owning or interested in said business is: Rhapsody Rapp.

TRUST NOTICES**First Publication****RICHARD G. BRITIGAN LIVING TRUST
DATED JULY 1, 2021**

Richard G. Britigan, late of Exeter Township, Berks County, PA

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

Trustee: JERI LYNNE PIOTROWSKI

2635 Fairview Ave.

Reading, PA 19606

Trustee: SUZANNE L. ARCURI

6620 Jack's Court

Mt. Airy, MD 21771

Trustee's Attorney: Alexa S. Antanavage

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

**THE EDWIN J. KELLEY REVOCABLE
TRUST**

Edwin J. Kelly, late of Robeson Township, Berks County, PA

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

Trustee: Mark Kelley

c/o Rudolph L. Celli, Jr., Esq.

Celli & Associates

125 Stafford Ave., Ste. 115,

Wayne PA 19087

Trustee's Attorney: Rudolph L. Celli, Jr., Esq.

Celli & Associates

125 Stafford Ave., Ste. 115

Wayne, PA 19087

Second Publication**GEORGE E. CONFER REVOCABLE
TRUST DATED AUGUST 18, 2025**

George Confer, late of Hamburg Borough, Berks County, PA

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

Trustee: George Holmes

63 N. 4th St.

Hamburg, PA 19526

Trustee's Attorney: Russell E. Farbiarz,
Esquire

Antanavage Farbiarz, PLLC

64 North Fourth Street

Hamburg, PA 19526

**SUSAN SAPNA KLINE LIVING TRUST
DATED MAY 3, 2023**

Susan L. Sapna Kline, late of Bern Township, Berks County, PA

All persons having claims or demands against the Trust of Susan L. Sapna Kline, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Joshua Sapna

529 Linden St.,

P.O. Box 305

Leesport, PA 19533

Trustee's Attorney: Alexa S. Antanavage

Antanavage Farbiarz, PLLC

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