

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending January 30, 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 OFFICIAL LIST AND IS PUBLISHED AS A CONVENIENCE ONLY. THE LAW JOURNAL IS NOT RESPONSIBLE FOR OMISSIONS, MISPRINTS, CHANGES OR ERRORS WHICH APPEAR. COUNSEL IS URGED TO VERIFY ALL APPOINTMENTS THROUGH THE OFFICE OF THE PROTHONOTARY.

### KEY

#### PRESIDENT JUDGE

M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE 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

- APONTE, REYNALDO - Soto, Marilyn; 26 890; M. Soto, IPP. (TMB).
- ARIZA, OSCAR B - Chavez, Vinda Alicia; 26 790; V. Chavez, IPP. (EJT).
- BONIFACIO, JOHNNY LUIS - Santana, Zeyli M; 26 899; Z. Santana, IPP. (EJT).
- DAVIS, ELIZABETH B - Koch, Alan; 26 859; A. Koch, IPP. (JMS).
- GARCIA, MARCELINO TORRES - Salva, Yesenia Velez; 26 858; Y. Salva, IPP. (JMS).
- GROSS, DYLAN GENE - Duran, Jazmin; 26 886; J. Duran, IPP. (TMB).
- HERNANDEZ, ISRAEL SAMUEL - Rosario, Kelvian Omarys; 26 950; K. Rosario, IPP. (JMS).
- KEFFER, OWEN DANIEL - Walter, Angela R; 26 884; A. Walter, IPP. (TMB).
- KEPPLEY, LAUREL C - Keppley, Zachary S; 26 902; Z. Keppley, IPP. (TMB).
- KOCH, ALAN - Davis, Elizabeth B; 26 869; E. Davis, IPP. (JMS).
- LOPES, LOUIS A - Fox, Mikayla Ann; 26 952; M. Fox, IPP. (EJT).
- MASARONE, SEAN J - Davis, Helena K; 26 900; H. Davis, IPP. (JMS).
- MASI, TRISTAN M - Dunn, Tessia Danielle; 26 832; T. Dunn, IPP. (EJT).
- MATOS, JR, EDWIN - Gantert, Amber L; 26 857; A. Gantert, IPP. (JMS).
- MERTILUS, PETERSON - Morgan, Anyrie D; 26 864; A. Morgan, IPP. (TMB).
- NEWSON, SAALIK KEITH - Boston, Amarie N; 26 836; A. Boston, IPP. (EJT).
- OCASIO, RODOLFO GONZALEZ - Diaz, Yarimary Rosa, R, Y M M, R, A Y M; 26 827; Y. Diaz, IPP. (EJT).
- PABON, PEDRO S - Cintron, Doris M; 26 955; D. Cintron, IPP. (JEG).
- RIOS, XAVIER ORTIZ - Kerns, Irene F; 26 863; I. Kerns, IPP. (TMB).
- ROEHM, GRACE GREEN - Bartlett, Samuel Raymond; 26 842; S. Bartlett, IPP. (EJT).
- WEIDMAN, LUCAS MORGAN - Bucsock, Brittany Nicole; 26 854; B. Bucsock, IPP. (JMS).

### Complaint

- KOVACS, JENNIFER - Capital One N A, Discover Bank; 26 812; Michael J. Dougherty.
- RIOS, PATRICIA - Terra Nova Trade LLC; 25 17604; Robert T. Mills.
- SPIRI, BENJAMIN, SPIRI, DREW, SPIRI, CHRISTINA - Anderson, Halle; 25 10975; Joel W. Goldberg.

### Contract - Debt Collection: Credit Card

- ANTONUCCI, DREW M - Cavalry Spv I LLC; 26 957; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).
- BARTMAN, HARRY - Cavalry Spv I LLC; 26 965; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

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BRESLIN, ANGELA M - Cavalry Spv I LLC; 26 894; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

BUBBENMOYER, HOLLY L - Bank Of America N A; 26 843; Jonathan P. Cawley. (JEG).

BURGOS, JOAN - Cavalry Spv I LLC; 26 972; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

CAPELLI, ANTHONY M - Bank Of America N A; 26 839; Jonathan P. Cawley. (JEG).

COLE, ASHLEY K - Bank Of America N A; 26 804; Jonathan P. Cawley. (MSF).

CRESPO, WILLIAM - Cavalry Spv I LLC; 26 895; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

DEBLASI, JR, MARK J - Citibank NA; 26 860; Michael J. Dougherty. (JEG).

DIAZ, WILFREDO - Cavalry Spv I LLC; 26 967; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

FLORENCE, BRYANA - Cavalry Spv I LLC; 26 880; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

GEIST, BRYAN M - Citibank N A; 26 887; Paul J. Klemm. (MSF).

HAFER, MICHELLE L - Bank Of America N A; 26 806; Jonathan P. Cawley. (JEG).

HOFFMAN, HOLLY - Lvnv Funding LLC; 26 1015; Michael F. Ratchford. (JEG).

LEASE, STEPHANIE A - Cavalry Spv I LLC; 26 862; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

LORA, FIORDALIZA - Cavalry Spv I LLC; 26 954; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

MARTINEZ, RAMON - Cavalry Spv I LLC; 26 964; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

MERCEDES, RODOLFO - Cavalry Spv I LLC; 26 966; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

PAULINO, JONATHAN - Portfolio Recovery Associates, LLC; 26 1021; Ian M. Lauer. (JEG).

RAMIREZ, SILA I - Cavalry Spv I LLC; 26 867; David J. Apothaker. (MSF).

RIVERA, GILBERT LA LUZ - Cavalry Spv I LLC; 26 881; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

RODRIGUEZ, ALYSSA MICHELLE-GHESSI - Bank Of America N A; 26 814; Jonathan P. Cawley. (JEG).

ROTH, DANIEL - Bank Of America N A; 26 840; Jonathan P. Cawley. (MSF).

SANTIAGO, JOSE LUGO - Portfolio Recovery Associates LLC; 26 903; Ian M. Lauer. (MSF).

SHAFFER, DEBORAH KAY - Bank Of America N A; 26 841; Jonathan P. Cawley. (JBN).

SMITH, RACHEL A - Cavalry Spv I LLC; 26 959; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

TORRES, EMMANUEL FERNANDEZ - Cavalry Spv I LLC; 26 956; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

VANHORN, GARY - Cavalry Spv I LLC; 26 861; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

VARGAS, JUAN - Cavalry Spv I LLC; 26 893; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

VASQUEZ, STEPHANIE - Portfolio Recovery Associate LLC; 26 897; Ian M. Lauer. (JBN).

WEITZEL, MATTHEW D - Cavalry Spv I LLC; 26 971; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (MSF).

ZAGORODNA, OKSANA - Bank Of America N A; 26 837; Jonathan P. Cawley. (MSF).

**Contract - Debt Collection: Other**

KLEE, JOSHUA D - Weaver, Wesley; 26 838; Roarke Aston. (JBN).

**Contract - Other**

BENTLEY, DARLENE, NEY, SCOTT - Spruce Manor Nursing And Rehabilitation Center LLC; 26 898; Dayton P. Broyan. (JEG).

BRACK, ALECIA MARIA - First Commonwealth Federal Credit Union; 26 844; Michael R. Nesfeder. (MSF).

DOMINGUEZ, WILLIAM JOSE TAVERAS - First Commonwealth Federal Credit Union; 26 883; Michael R. Nesfeder. (JBN).

EUSEBIO, MARCOS IMANOL EUSEBIO - First Commonwealth Federal Credit Union; 26 1018; Michael R. Nesfeder. (MSF).

GARCIA, TAMARIS CELI, GARCIA, SILVIA - Cavalry Spv I LLC; 26 866; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

GEREZ, CHRISTIAN MANUEL - First Commonwealth Federal Credit Union; 26 819; Michael R. Nesfeder. (MSF).

HARKER, BRENDAN L, HARKER, MICHELLE A - Bankers Healthcare Group LLC, Pinnacle Bank; 26 833; Joel S. Schneck. (MSF).

HIX, JEREMY, DVH SNACK DISTRIBUTION LLC - Utz Quality Foods LLC; 26 834; Adam R. Martin. (JBN).

LUND, CHRISTOPHER - Lvnv Funding LLC; 26 974; Michael F. Ratchford. (MSF).

POWELL, JULIUS CHRISTIAN - First Commonwealth Federal Credit Union; 26 813; Michael R. Nesfeder. (JBN).

REYES, ELIJAH - Cavalry Spv I LLC; 26 885; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JEG).

SANTOS, ANTHONY - Ncb Management Services Inc; 26 1013; Demetrios H. Tsarouhis. (MSF).

SYSTEMS DESIGN ENGINEERING INC - Phaidon International UK; 26 896; Kevin J. Cummings. (MSF).

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UPCHURCH, SEARS E, UPCHURCH,  
KIMBERLY D - Good Will Steam Fire  
Engine Company No 1; 26 835; Kimberly A.  
Bonner. (JEG).

**Custody**

FARABAUGH, SCOTT - Farabaugh, Lauren;  
26 1024; Daniel T. Rabenold. (JMS).

MOHN, BRITTANY - Fox, Tyler S; 26 901;  
Joseph A. Guillama. (SEL).

**Divorce**

AGOSTA- GONZALEZ, LEONARDO -  
Acosta-Colon, Ana; 26 853; Joseph T.  
Bambrick, Jr. (EJT).

BODNARI, ANDREA LYNN - Bodnari,  
Jordache Daniel; 26 963; J. Bodnari, IPP.  
(JMS).

CESPEDES, LOURDES YGNACIA - Lara,  
Delio Augusto Santana; 26 855; D. Lara,  
IPP. (EJT).

FORREST, ANDERSON D - Forrest, Pamela  
A; 26 845; Cheryl A. Rowe. (SEL).

GODWIN, AMBER L - Godwin, Kyle P; 26  
891; Gary R. Swavely, Jr. (JMS).

HARAKEL, JODI L - Harakel, Michael J; 26  
846; Timothy B. Bitler, Jr. (SEL).

HEIST, TIMOTHY A - Heist, Viviana; 26 892;  
Bernard Mendelsohn. (JEG).

HOLLOWAY, AMANDA - Holloway, Jeffrey;  
26 847; Ryan W. McAllister. (JDB).

ORLANDO, SR, VINCENT MARC - Orlando,  
Mary Elizabeth White; 26 961; M. Orlando,  
IPP. (TMB).

SNYDER, TROY M - Snyder, Melissa  
M; 26 868; Rebecca Batdorf Stone. (TMB).

SPOHN, NINA - Mathews, Connor; 26 953; C.  
Mathews, IPP. (SEL).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
- Wheeler, Kayshawn; 26 856; K. Wheeler,  
IPP. (EJT).

**Magisterial District Justice Appeal**

DIAZ, LUZ N VELAZQUEZ, ALL AND ANY  
OTHER OCCUPANTS - Sangha Brother  
LLC; 26 960; IPP. (MSF).

KOVACS, JENNIFER - Capital One N  
A, Discover Bank; 26 812; Michael J.  
Dougherty. (MSF).

ROLON, DELIA I ORTIZ - Capital One N  
A, Discover Bank; 26 798; Michael J.  
Dougherty. (MSF).

**Mass Tort - Other**

PANAYIOTIS INC, 5TH STREET DINER,  
JARRAH, BASEM, JARRAH, MAHER,  
JOHN DOE 1-3 - Orner, Penny; 26 968;  
Benjamin Lerner Steinberg. (MSF).

**Petition**

GODON, JEFFREY S - Borough  
Of Birdsboro; 26 969; Pamela L.  
VanFossen. (JBN).

**Real Property - Ejectment**

KNOUSE, STEPHANIE, ALL OTHER  
OCCUPANTS - Coastline Capital LLC; 26  
889; John R. Wilson. (JEG).

LONG, ALVIN, ANTONOWITZ, ROBIN,  
UNKNOWN OCCUPANTS - Pnh  
Mortgage Corporation; 26 809; Matthew C.  
Fallings. (MSF).

SEEPURSHAD, PATHIA - Coastline Capital  
LLC; 26 970; John R. Wilson. (JEG).

**Real Property - Landlord/Tenant Dispute**  
ROTARY HOUSE PRINT WORKS LLC -  
Nb Export Import LLC; 26 850; Joseph  
Kemmerling. (JEG).

**Real Property - Mortgage Foreclosure: Residential**

APONTE-ABREU, DAIHANA - Lakeview  
Loan Servicing LLC; 26 807; Lakeview  
Loan Servicing LLC, IPP. (MSF).

BRYAN, DAVID H, BRYAN, PEGGY L -  
Wilmington Savings Fund Society Fsb,  
Not In Its Individual Capacity But Solely  
As, Cim Trust 2025-nr1; 26 849; Timothy  
Cirino. (MSF).

HERNANDEZ, JR, JOSE LUIS,  
HERNANDEZ, GENISIS, SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT - Lakeview Loan  
Servicing LLC; 26 976; Karin Schweiger.  
(MSF).

HONSBERGER, LUKE E - Truist Bank; 26  
1022; Jerome B. Blank. (MSF).

OBLOSSER, KELSEY M, OLIVER,  
CHRISTOPHER H - Freedom Mortgage  
Corporation; 26 879; Karin Schweiger.  
(MSF).

SANDS, PAUL H - Wells Fargo Bank N  
A; 26 904; Paige Zirrieth. (MSF).

STOEBER, DANIEL H, STOEBER, TAMA L,  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT U.S. DEPARTMENT OF  
HUD - Carrington Mortgage Services LLC;  
26 979; Heather Riloff. (MSF).

**Real Property - Partition**

SANELLI, THERESA - Ritter, Lisa; 26 865;  
Richard P. Almquist, Jr. (JBN).

**Tort Motor Vehicle**

BILLS, KAYLIE - Geico General  
Insurance Company; 26 882; Travis L.  
McElhaney. (MSF).

ESPINOZA, JOSE R, LA MEXICANA  
EXPRESS SERVICE LLC - United Services  
Automobile Association; 26 852; Travis L.  
McElhaney. (JBN).

PICTURE PERFECT LANDSCAPING  
AND LAWN CARE SERVICE INC,  
SOTTOSANTI, CALOGERO P - Lemus-  
Adame, Odon, Adame, Alicia; 26 973;  
Shane L. Weaver. (JEG).

PISCO, RUTH - Kuzina, David; 26 958; D.  
Kuzina, IPP. (JBN).

SANTOS, MARINO DE LOS - State Farm  
Mutual Automobile Insurance Company,  
Gibson, Tijuana; 26 888; Robert W. Allen.  
(JBN).

SEKEL, ANGELA, CIFREDO, XAVIER A -  
Cooper, Marcus Dorsey; 26 962; M. Cooper,  
IPP. (JBN).

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ZIELINSKI, DAMIAN R, MARTIN, ASHLEY  
M - Smither, Andrew P; 26 822; Andrew F.  
Fick. (MSF).

**Tort Other**

LOWE’S HOME CENTERS LLC,  
NICKSON HOME SERVICES LLC, NHS  
INSTALLATION SOLUTIONS LLC -  
Trumbull Insurance Company, Siderio,  
Scott, Siderio, Allyson; 26 848; Travis L.  
McElhane. (JBN).

**Tort Premise Liability**

WING STOP, LEHIGH VALLEY  
MANAGEMENT SERVICES, LEHIGH  
VALLEY RESTAURANT BRANDS,  
TALON RESTAURANTS LLC, JOHN  
DOES 1-3 - Mercado, Charlotte; 26 851;  
Frank Bizzari III. (MSF).

EXTENDING ALONG LOT NO 5 ON SAID  
PLAN, SOUTH 21 DEGREES 32 MINUTES  
WEST 125 00 FEET TO A POINT, THENCE  
EXTENDING ALONG REMAINING LAND  
OF FESSLER, SOUTH 68 DEGREES 28  
MINUTES EAST 85 00 FEET TO A PAINT,  
THENCE EXTENDING ALONG LOT NO.  
3 AFORESAID, NORTH 21 DEGREES 32  
MINUTES EAST, 125 00 FEET TO THE PLACE  
OF BEGINNING.

COMMONLY KNOWN AS 618 WILLIAM  
PENN BLVD, WOMEISDORF, PA 19567.

PIN 62000000000021  
TO BE SOLD AS PROPERTY OF: KAREN  
S. RADER; RANDY S. GULDIN

**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 **March 6, 2026** at 10:00  
o’clock A.M. .*

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

The following described Real Estate. To wit:

**First Publication**

Case Number: 22-10803  
Judgment Amount: \$130,128.37  
Attorney: Nicole Francese, Esq.

TAX ID NUMBER 62-024180  
LAND SITUATED IN THE TOWNSHIP  
OF MARION AND COUNTY AT BERKS,  
COMMONWEALTH OF PENNSYLVANIA IS  
DESCRIBED AS FOLLOWS

ALL THAT CERTAIN TRACT OF LAND  
TOGETHER WITH THE IMPROVEMENTS  
THEREON SITUATE IN MARION TOWNSHIP,  
BERKS COUNTY, PENNSYLVANIA KNOWN  
AS LOT NO 4 ON THE FINAL PLAN OF  
GEORGE W. AND ESTHER M FESSLER,  
RECORDED IN THE RECORDER’S  
OFFICE IN AND FOR BERKS COUNTY,  
PENNSYLVANIA, IN SUBDIVISION  
PLAN BOOK 170, PAGE 65, MORE FULLY  
BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE  
SOUTHERLY SIDE OF WILLIAM PENN  
ROAD AT A CORNER OF LOT NO 3 ON SAID  
PLAN, THENCE EXTENDING ALONG SAID  
ROAD, NORTH 68 DEGREES 28 MINUTES  
WEST 85 00 FEET TO A POINT, THENCE

**LEGAL DESCRIPTION**

Docket No. 23-03662  
Judgment: \$71,283.73

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 plot or parcel of land together  
with a two-story brick house erected thereon,  
numbered 365 Hazel Street, situate on the eastern  
side of Hazel Street, between Prospect and  
Belvedere Avenues, in the Eighteenth Ward of  
the City of Reading, County of Berks and State  
of Pennsylvania, bounded

One the North and South by property now  
or late of Tobias Knoblauch and James C.  
Byler, numbered 363 and 367, respectively,  
On the East by a ten (10) foot wide alley,  
On the West by said Hazel Street, and described  
more fully as follows:

Beginning at a corner of property now or late  
of said Tobias Knoblauch and James C. Eyler,  
numbered 367, said corner being in the eastern  
building line of said Hazel Street, one hundred  
fourteen feet, two and one-half inches (114’  
2-1/2”) North of the intersection of said eastern  
building line of Hazel Street and the southern  
building line of Belvedere Avenue extending  
across said Hazel Street, thence eastwardly  
along said property now or late of said Tobias  
Knoblauch and James C. Eyler, numbered 367,  
at right angles to said Hazel Street, passing  
through the middle of a two (2) foot wide joint  
alley between said houses numbered 365 and  
367, respectively, a distance of one hundred  
twenty-nine feet, two and seven-eighths inches  
(129’ 2-7/8”) to a corner in the western side of a  
ten (10) foot wide alley, thence northwestwardly  
along the same, being a curved line, seventy  
feet (70’) West of and concentric to the center  
line of the Pennsylvania Railroad, having a

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radius of 1203-6/10 feet, a distance of fourteen feet six and five-eighths inches (14' 6- 5/8") to a corner of other property now or late of said Tobias Knoblauch and James C. Eyles, numbered 363, thence westwardly along the same, at right angles to said Hazel Street, passing through the middle of a nine-inch brick party wall between said houses numbered 365 and 363 respectively, a distance of one hundred thirty-three feet, one and one-half inches (133-1/2") to a corner in the aforesaid eastern building line of Hazel Street, thence southwardly along the same, a distance of fourteen feet (14') to the place of Beginning.

Containing in front along said Hazel Street, North and South, a width of fourteen feet (14') in the rear along the ten-foot wide alley fourteen feet six and five-eighths inches (14' 6-5/8") and in depth East and West along the northern line one hundred thirty feet, one and one-half inches (133' 1-1/2") and along the southern line one hundred twenty six feet two and seven eighths inches (126' 2-7/8").

Being the same property conveyed to Janet M. Pietrobone who acquired title by virtue of a deed from Melissa Manzano, dated May 25, 2010, recorded May 28, 2010, at Instrument Number 2010020224, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 365 HAZEL STREET, READING, PA 19611.

Parcel No.: 18530616849215

Account: 18423575

See Instrument Number 2010020224, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF JANET M. PIETROBONE

C.C.P. BERKS COUNTY,  
NO. 23-17609

Judgment - \$131,814.44

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

All that certain lot or piece of ground situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being lot no 30 as on plan of lots as laid out by Wm H Dechant and sons and recorded in the berks county records in plan book no 4, page 53, together with the southern half of a two and one half story brick dwelling erected thereon, being house no 31 on Marshall Avenue, bounded and described as follows beginning at a point in the eastern building line of said Marshall Avenue on party line between lots Nos 29 and 30 as on said plan, thence in a southeasterly direction along said party line along property now or late of stony creek development company a distance of 105 feet to a 20 foot wide alley, thence

In a southwesterly direction making an interior

angle of 93° 21' with the last described line along said alley, a distance of 30 feet 11-3/4" to the northern building line of logan street, thence in a northwesterly direction along the northern building line of logan street making an interior angle of 87° with the last described line, a distance of 106 feet 10 5/8 inches to a point in the eastern building line of said Marshall Avenue, thence in a northeasterly direction making an interior angle of 89° 39' with the last described line along said eastern building line of Marshall Avenue, a distance of 31 feet 7 inches to the place of beginning

Being known as tax parcel number 23-071075 in the tax assessment office of Berks county, Pennsylvania

Being the same property conveyed to Georgine Hummel and Anita L Wittman, by deed from Michael T Snyder and Claire L Snyder, his wife, dated November 10, 1975, and recorded November 13, 1975, in deed book volume 1680, page 1244 in the recorder of deeds office of berks county, Pennsylvania Georgine Hummel departed this life on September 18, 1999 thereby vesting full title in the subject property in the Surviving joint tenant, Anita L Wittman

PARCEL NO.: 23532710359372

PROPERTY ADDRESS: 31 Marshall Ave, Reading, PA 19606

BEING the same premises which MICHAEL T. SNYDER AND CLAIRE L. SNYDER, HIS WIFE by Deed dated November 10, 1975 and recorded in the Office of Recorder of Deeds of Berks County on November 13, 1975 at Book 1680, Page 1244 granted and conveyed unto GEORGINE HUMMEL AND ANITA L. WITTMAN, AS TENANTS WITH THE RIGHT OF SURVIVORSHIP

To Be Sold As The Property Of: MARLINE N. WITTMAN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ANITA L. WITTMAN, DECEASED and THE UNKNOWN HEIRS OF ANITA L WITTMAN, DECEASED

Anita L. Wittman having departed this life on May 31, 2023.

Case Number: 24-04412

Judgment Amount: \$112,153.59

Attorney: Daniel J. Capecci, Esquire

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling thereon erected, situate in the Township of Maidencreek, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the Hamburg and Oley Road; thence by land now or late of James Rothennel, South 38 degrees West, 213' to a post, thence by land now or late of Samuel Lightfoot, North 52 degrees West, 33' to a post; thence by land now or late of James Rothennel, North 38 degrees East, 213' to the middle of the aforesaid road; thence along the

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middle of said road, South 52 degrees East, 33' to the place of beginning.

THE property herein described is known and numbered as 642 Main Street, Blandon, Pennsylvania 19510.

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 642 Main Street, Blandon, Pennsylvania 19510.

Title to said premises is vested to Mathew S. Moyer, an adult individual, by Deed from Melissa Kauffman f/k/a Melissa O'Brien, an adult individual, dated 12/31/2020 and recorded on 1/20/2021, by the Berks County Recorder of Deeds Office, as Instrument # 20210027775.

Property id number 61542009172092

Property Address: 642 Main Street, Blandon, PA 1951

TO BE SOLD AS PROPERTY OF: Mathew S. Moyer

NO. 24-12260

Judgment: \$60,884.93

Attorney: Christopher A. DeNardo, Esquire

ALL THAT CERTAIN two-story rockbound-stucco dwelling house, and the lot or piece of ground upon which the same is erected, situate on the North side of Myrtle Street, between Raymond and Earl Streets, in East Rosedale, Muhlenberg Township, now the Borough of Laureldale, Berks County, Pennsylvania, known and numbered 1715 Myrtle Street, bounded and described as follows:

ON the North by a five feet (5') wide alley;

ON the East by property now or late of William S. Lerch;

ON the South by said Myrtle Street; and

ON the West by a twenty feet (20') wide alley.

CONTAINING in front of width on said Myrtle Street twenty feet (20'), and in depth of equal width ninety-five feet (95') to said five feet (5') wide alley. The improvements thereon being known as 1715 Myrtle Street, Reading, PA 19605.

BEING THE SAME PREMISES which Irvin S. Livingood, by Deed dated April 28, 1998 and recorded May 13, 1998 in Record Book Volume 2938, Page 1606, Berks County records, granted and conveyed unto David R. Bridgam.

Parcel ID: 57531806296921

TAX PARCEL NO 57531806296921

BEING KNOWN AS 1715 Myrtle Avenue, Reading, PA 19605

Residential Property

To be sold as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David R. Bridgam, deceased

24-16697

Judgment: \$91,093.16

Attorney: HLADIK ONORATO AND FEDERMAN, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground, being known as Lot No. 6 in the Subdivision known as Orchard Group Estates I, bounded and described according to a Plan prepared by G&K Associates and recorded in Plan Book Volume 68, Page 21, situate in Colebrookdale Township, Berks County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point, a concrete monument, on the South side of Orchard Lane (60 feet wide), said concrete monument being South 9 degrees 26 minutes 45 seconds West 61.90 feet from a concrete monument on the North side of Orchard Lane; thence extending from said point of beginning and along lands now or late of Charles G. and Henrietta A. Stauffer the following two courses and distances: (1) South 9 degrees 26 minutes 45 seconds West 413.50 feet to a 60 inch ash tree, a corner; (2) South 81 degrees 08 minutes 31 seconds West 389.67 feet to a stone corner; thence extending along lands now or late of William J. and Margaretta H. Yanalavage North 9 degrees 21 minutes 02 seconds East 477.30 feet to an iron pin, a corner; thence extending along the South side of Orchard Lane the following two courses and distances: (1) South 84 degrees 03 minutes 48 seconds East 184.19 feet to a point; (2) North 85 degrees 15 minutes 48 seconds East 195.94 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to the following restriction which shall be a covenant running with the land; No dwelling shall be built upon the property containing less than 1,500 square feet. This covenant shall run with the land and shall be binding upon the heirs and assigns of the parties hereto forever.

BEING THE SAME PREMISES which Ronald E. Smith and Brenda S. Smith, Husband and Wife, by Deed dated October 30, 1992 and recorded on November 5, 1992, in the Berks County Recorder of Deeds Office at Deed Book Volume 2358 at Page 296, granted and conveyed unto Michael J. Jones and Cynthia D. Jones, Tenants by the Entireties.

Being Known as 1419 Orchard Way, Boyertown, PA 19512

Parcel I.D. No. 38-5387-07-58-8856

TO BE SOLD AS THE PROPERTY OF: MICHAEL J. JONES AND CYNTHIA D. JONES

24-17688

Judgment: \$160,886.22

Attorney: HLADIK ONORATO AND FEDERMAN, LLP

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LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two story brick mansard roof dwelling house thereon erected, situate on the South side of Fairview Street, between Fifteenth and Sixteenth Streets, being No. 1512 Fairview Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Fairview Street, on the East by property now or late of George A. Ravel; on the South by a ten feet wide alley; and on the West by property now or late of Robert P. Dease and Kathryn M. Dease, his wife.

CONTAINING in front on said Fairview Street, in width or breadth, twenty feet and in depth or length of equal width or breadth, one hundred ten feet, more or less.

BEING THE SAME PREMISES which Stanley L. Rakowiecki and Geraldine M. Rakowiecki, husband and wife, by Deed dated April 17, 2007 and recorded on April 23, 2007, in the Berks County Recorder of Deeds Office at Deed Book Volume 5118 at Page 1661, as Instrument No. 2007023755, granted and conveyed unto Paul J. Tibbetts and Susan A. Tibbetts, husband and wife.

Being Known as 1512 Fairview Street, Reading, PA 19606

Parcel I.D. No. 16531639374107

Map Pin No. 531639374107

Account No. 16370900

TO BE SOLD AS THE PROPERTY OF: PAUL J. TIBBETTS A/K/A PAUL TIBBETTS and SUSAN A. TIBBETTS

Case Number: 25-01726  
Judgment Amount: \$162,490.81  
Attorney: Andrew Kravitz, Esq.

ALL THAT CERTAIN two-story cement dwelling house with mansard roof and a two-car detached garage together with the lot or piece of ground on which the same are erected, situate on Carsonia Avenue, Pennside and being House No. 405 Carsonta Avenue, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being part of Lots Nos. 112 and 113 on Plan of building lots belonging to Jacob B. Schaeffer, recorded in Plan Book Volume 4, page 16, Berks County Records, more particularly bounded and described as follows, to wit:

On the North by Carsonia Avenue;  
On the East by part of Lot No. 112;  
On the South by a ten feet wide alley; and  
On the West by part of Lot No. 113.

CONTAINING in front along said Carsonia Avenue, 40 feet which is 10 feet of Lot No. 112 and 30 feet of Lot No. 113 and in depth of equal width 100 feet to said ten feet wide alley, with a reservation however, of 30 feet front along said Carsonia Avenue to the building line.

Property Address: 405 Carsonia Avenue,

Reading, PA 19606

Parcel ID: 23-5316-08-99-2707

TO BE SOLD AS PROPERTY OF: Nicole Miller

Case No. 25?01747

Judgment Amount: \$186,139.58

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

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE, KNOWN AS NO.117 NORTH FOURTH STREET, AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERRECTED, SITUATE ON THE EAST SIDE OF FOURTH STREET (WHICH WAS FORMERLY CALLED MAIN STREET) IN THE BOROUGH OF HAMBURG, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POST A CORNER OF THE EAST SIDE OF SAID FOURTH STREET (FORMERLY CALLED MAIN STREET) AND IN LINE OF NOW OR LATE EDWARD M. MILLER; THENCE ALONG THE EAST SIDE OF SAID FOURTH STREET IN A SOUTHERLY DIRECTION THIRTY FEET TO A POST A CORNER IN LINE OF LOT LATELY OWNED BY ABRAM WILLIAMSON, NOW JOHN M. KLINE; THENCE ALONG SAID LOT OF JOHN M. KLINE IN AN EASTERLY DIRECTION ONE HUNDRED AND EIGHTY FEET TO A POST A CORNER ON THE WEST SIDE OF SIXTEEN FEET WIDE ALLEY;

THENCE ALONG THE WEST SIDE OF SAID SIXTEEN FEET WIDE ALLEY IN A NORTHERLY DIRECTION THIRTY FEET TO A POST A CORNER IN LINE OF LOT OF THE SAID EDWARD M. MILLER; THENCE ALONG SAID LOT OF EDWARD M. MILLER IN A WESTERLY DIRECTION ONE HUNDRED AND EIGHTY FEET TO A POST THE PLACE OF BEGINNING. CONTAINING IN FRONT ALONG SAID FOURTH STREET THIRTY FEET (30) AND OF THAT WIDTH ONE HUNDRED AND EIGHTY FEET (180) TO SAID SIXTEEN FEET WIDE ALLEY.

BEING TAX ID NO.: 46449517009811.

BEING THE SAME PREMISES WHICH LYNDELL M. JOHNSON, A WIDOW CONVEYED UNTO OSCAR ENRIQUE ZAPATA, A SINGLE MAN BY DEED DATED SEPTEMBER 29, 2022 AND RECORDED OCTOBER 19, 2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR BERK COUNTY, PENNSYLVANIA.

IN DEED INSTRUMENT NO. 2022041391. PROPERTY ADDRESS: 117 NORTH 4TH STREET, HAMBURG, PA 19526

TO BE SOLD AS PROPERTY OF: KRYSTALINA L. LOPEZ

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C.C.P. BERKS COUNTY,  
NO. 25-03250  
Judgment - \$153,398.23  
Matthew C. Fallings, Esq.,  
Attorney for Plaintiff

ON the East by South Nineteenth Street;  
ON the South by property now or late of  
William H. Kalbach; and  
ON the West by property now or late of John  
Barbey.

ALL THAT CERTAIN parcel of ground on  
the Western side of Raymond Street with the  
block garage and frame shed erected thereon  
in the Borough of Laureldale, County of Berks  
and State of Pennsylvania, being more fully  
bounded and described in accordance with a  
survey by Robert B. Ludgate and Associates  
Plan No. C-1258, dated February 17, 1984, as  
follows, to wit:

CONTAINING in front, fifteen (15) feet, more  
or less, and in depth along the South side, one  
hundred and twenty-three feet more or less, and  
along the North side one hundred and twenty-five  
feet, more or less.

BEING KNOWN AS 416 S. 19th St, Reading,  
PA 19606-1705

PARCEL NO.: 16531633574733

BEGINNING at an iron pin on the Western  
right of way line of Raymond Street (a corner  
of Lot No. 31 in the recorded plan of "East  
Rosedale", Plan Book Volume 3 page 33), said  
iron pipe being 145 feet South of the intersection  
of the Southern right of way line of King Street  
and the Western right of way line of Raymond  
Street; thence in a southerly direction along the  
Western right of way line of Raymond Street,  
60.00 feet to an iron pin, in corner of residue  
property of Frank P. Donato; thence in a Westerly  
direction by a line forming an interior angle of 90  
degrees with the last described line, 125.00 feet to  
an iron pin; thence in a Northerly direction by a  
line forming an interior angle of 90 degrees with  
the last described line, 50.00 feet to an iron pin,  
in corner of Lot No. 31 hereinbefore described;  
thence along Lot No. 31 in an Easterly direction  
by a line forming an interior angle of 90 degrees  
with the last described line, 125.00 feet to an iron  
pipe, the place of beginning.

BEING the same premises which Helen  
Resto, Administratrix of the Estate of Carlos  
M. Villafuerte -Perer, deceased by Deed dated  
August 05, 2009 and recorded in the Office of  
Recorder of Deeds of Berks County on August  
20, 2009 as Instrument 2009039959 granted and  
conveyed unto Helen Resto.

TO BE SOLD AS THE PROPERTY OF  
Helen Resto, Helen Resto individually and in her  
capacity as Administratrix of the Estate of Carlos  
M. Villafuerte -Perera, deceased

Carlos M. Villafuerte -Perera having departed  
this life on August 31, 2008

No. 25-04624

Judgment: \$40,816.90

Attorney: McCabe, Weisberg & Conway, LLC

CONTAINING 7,500 square feet.  
BEING KNOWN AS 3428 Raymond Street,  
Reading A/K/A Laureldale Borough, PA 19605  
PARCEL NO.: 57531917109755

ALL THAT CERTAIN lot or piece of  
ground, with the dwelling house thereon erected  
known as No. 706 Hartman Avenue, in the  
Township of Muhlenberg, County of Berks and  
Commonwealth of Pennsylvania, bounded and  
described according to a Plan made by Arthur L.  
Weisenberger Associates, Consulting Engineer  
of Allentown, Pennsylvania, On January 15,  
1991 and developed by El Hateo Home Builders,  
Inc., and known and designated as Lot No 27 as  
indicated on the Plan of Cheroket Ranch, South  
Range, said Plan being recorded in the Office for  
the Recording of Deeds, in and for the County  
of Berks and Commonwealth of Pennsylvania,  
on June 11, 1951 in Plan Book No. 9, page 62.

BEING the same premises which John Rea by  
Deed dated March 29, 2018 and recorded in the  
Office of Recorder of Deeds of Berks County on  
March 29, 2018 granted and conveyed unto Glen  
J. Moyer and Joanne E. Moyer.

TO BE SOLD AS THE PROPERTY OF Glen  
J. Moyer

RESERVING THEREFROM AND  
THEREABOUT unto the owners, tenants and  
occupiers of the adjoining premises to the West  
the free and unobstructed use, right, liberty and  
privilege of entrance and exit; of a width of five  
feet into and from the garage erected or to be  
erected on the within described premises of one  
or more private automobiles used exclusively for  
pleasure but no commercial automobiles or other  
vehicles whatsoever, over and along the driveway  
to and from the garages now or hereafter to be  
erected on each of said premises, in common with  
the owners, tenants and occupiers of the premises  
herein described at all times hereafter forever or  
until such time hereafter as such right of user  
shall be abolished by the then owners of both  
of said premises, but not otherwise, each owner

C.C.P. BERKS COUNTY,  
NO. 25-04519  
Judgment - \$83,816.69  
Steven P. Kelly, Esquire (308573)  
Attorney for Plaintiff

ALL THAT CERTAIN two-story mansard  
roof brick dwelling house and the lot or piece  
of ground, situate on the West side of South  
Nineteenth Street, No. 416 (formerly No. 516),  
in the City of Reading, County of Berks, and  
Commonwealth of Pennsylvania, being more  
fully bounded and described as follows, to wit:

ON the North by an alley;

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to pay one half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 706 HARTMAN AVENUE,

TEMPLE, PENNSYLVANIA 19560

TAX PARCEL: 66530908871737

See Deed Book: Deed Book 5182, Page 2160 Instrument Number 2007044245

To be sold as the property of Tara Fly a/k/a Tara N. Fly and David Britto

No. 25-09689

Judgment: \$61,130.76

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being known as premises No. 3348 Harrison Avenue, situate on the southwestern corner of Harrison Avenue and Beach Street, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being a portion of property as shown on a map or plan of building lots known as "Hain's Acres", Section No. 1 as laid out by the Estate of E. Deborah Hain, deceased, and surveyed by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in April, 1952, recorded in Plan Book Volume 14, page 19, Berks County records, bounded on the north by the aforesaid Beach Street (60 feet wide), on the east by the aforesaid Harrison Avenue (60 feet wide), on the south by property now or late belonging to William S. Field, Jr. and Pauline G. Field, his wife, and on the west by property now or late belonging to the Estate of E. Deborah Hain, deceased, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the southern building line of Beach Street and at the beginning of a curve connecting the southern building line of the aforesaid Beach Street with the western building line of Harrison Avenue; thence in a southeasterly direction by the aforesaid curve bearing to the right, having a radius of twenty (20') feet, a central angle of ninety degrees (90°), a tangent distance of twenty feet (20') and a distance along the arc of thirty one feet five inches (31' 5") to a corner marked by a marble stone at a point of tangency in the western building line of the aforesaid Harrison Avenue; thence in a southerly direction along same a distance of eighty feet (80') to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid Harrison Avenue and in a westerly direction along property now or late

belonging to William S. Field, Jr. and Pauline G. Field, his wife, a distance of one hundred seventy five feet no inches (175'00") to a corner marked by an iron pin; thence making a right angle with the last described line, and in a northerly direction along property now or late belonging to the Estate of E. Deborah Hain, deceased, a distance of one hundred feet no inches (100' 00") to a corner marked by an iron pin in the southern building line of the aforesaid Beach Street; thence in an easterly direction along same, making a right angle with the last described line, a distance of one hundred fifty five feet no inches (155' 00") to the place of BEGINNING.

CONTAINING seventeen thousand four hundred fourteen and two tenths (17,414.2) square feet.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 3348 HARRISON AVENUE,

READING, PENNSYLVANIA 19605

TAX PARCEL: 66530918308343

See Deed Book: Deed Book 2788, Page 1448

To be sold as the property of Norman D. Venkler and Lisa A. Venkler

Docket #25-10668

Judgment Amount: \$249,761.36

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 16 Austin Drive in South Heidelberg Township, Berks County, Pennsylvania, shown as Lot 6 of the "Briarwood" subdivision recorded in Plan Book 276, page 46, being more fully bounded and described as follows:

BEGINNING at a point on the northeast line of Austin Drive, said point being on the division line between Lot 5 and 6 of the aforesaid plan; thence along Lot 5 the two following courses and distances: 1) North 26 degrees 39 minutes 21 seconds East, 40.00 feet and 2) North 37 degrees 18 minutes 49 seconds East, 231.64 feet to a point; thence along land now or late of Arthur and Ruth Shirk the two following courses and distances: 1) South 56 degrees 40 minutes 45 seconds East, 130.38 feet and 2) South 27 degrees 11 minutes 32 seconds East, 142.71 feet to a point; thence along Lot 7, South 66 degrees 35 minutes 30 seconds West, 272.75 feet to a point; thence along the northeast line of Austin Drive in along a curve to the left having a radius of 175.00 feet, a central angle of 39 degrees 59 minutes 02 seconds, the arc distance of 122.12 feet and having a chord bearing and distance of North 43 degrees 24 minutes 01 second West, 119.66 feet to Lot 5, being the place of BEGINNING.

CONTAINING 54,802.83 square feet of land (1.26 acres), more or less.

SUBJECT to the drainage easement along

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the side lot line as more fully outlined on the aforesaid plan.

SUBJECT TO the Declaration of Protective Covenants for Briarwood as contained in Record Book 4700, page 1141.

This Property is being sold Subject to the acknowledgement by the purchasers that they are aware of the close proximity of property owned by the Lebanon Valley Sportsmen’s Association, Inc. and its grandfathered permitted use.

Thereon erected a dwelling house known as:

16 Austin Drive

Robesonia, PA 19551

Tax Parcel #51435603029917

See Deed Book 4879, Page 1696

Sold as the property of:

TARA M. CLAUSS and JOHN O. CLAUSS

Case Number: 25-11918

Judgment Amount: \$183,723.46

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN Tract of land, Situate in the Township of Exeter, County of Berks and State of Pennsylvania, previously being Lot 67 of a portion of the development of Linstead Section 1 as laid out by Richard H. Rhoads in May 1956 and recorded in Plan Book Vol. 16 page 21 Berks County Records, as shown on Drawing #50215 dated 6/3/71 prepared by Pennoni Associates, Inc., being more particularly described as follows:

BEGINNING at a point at the Westerly right of way line of Pennsylvania Avenue (60 feet wide) said point being located along said right of way, North 28 degrees 47 minutes 30 seconds East a distance of 125 feet from the Northeastern most point of the curve connecting the Westerly right of way of Pennsylvania Avenue with the Northern right of way of Washington Drive (30 feet wide); thence (1) North 61 degrees 12 minutes 30 seconds West a distance of 125 feet; (2) North 28 degrees 47 minutes 30 seconds East a distance of 75 feet; (3) South 61 degrees 12 minutes 30 seconds East a distance of 125 feet to the right of way of Pennsylvania Avenue; thence (4) along said right of way South 28 degrees 47 minutes 30 seconds West a distance of 75 feet to a point and the place of beginning.

CONTAINING .2152 Acres of land.

BEING Lot 5 in Development of Linstead Section 1 and Glamaur.

BEING KNOWN AS: 104 HARTLINE DR, READING, PA 19606

PROPERTY ID: 43533510364838

TITLE TO SAID PREMISES IS VESTED IN ERIC GAMBLER BY DEED FROM JAY W. WALDMAN, EXECUTOR OF THE LAST WILL

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AND TESTAMENT OF CAROL J. GAMBLER, DATED MAY 15, 2015 RECORDED MAY 18, 2015 AT INSTRUMENT NO. 201501621

TO BE SOLD AS PROPERTY OF: ERIC GAMBLER

LEGAL DESCRIPTION

Docket No. 25-11953

Judgment: \$219,665.10

Attorney: Ed E. Qaqish, Esquire

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 4, Block “FF”, located on the Westerly side of Maplewood Drive North of Nicholson Avenue, situate in the Development of Douglass Manor Addition II, Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly building line of Maplewood Drive, said point being 191.00 feet Northwardly from the point of tangency formed by the intersection of the Northernly building line of Nicholson Avenue with the aforementioned Westerly building line of Maplewood Drive each a 53.00 foot wide street as laid out on the plan of building lots known as Douglass Manor and recorded in the Office for the Recording of Deeds in and for Berks County in Plan Book Volume 24, Page 17A and B; thence in a Westwardly direction, along the Northernly side of Lot No. 3, by a line forming a right angle with the line to be described last, the distance of 114.00 feet, to a point; thence in a Northwardly direction along Easterly portions of Lots Nos. 21 and 20, by a line forming a right angle with the last described line, the distance of 96.00 feet, to a point; thence in an Eastwardly direction along the Southerly side of Lot No. 5, by a line forming a right angle with the last described line, the distance of 114.00 feet, to a point in the aforementioned Westerly building line of Maplewood Drive; thence in a Southwardly direction along said building line, by a line forming a right angle with the last described line, the distance of 96.00 feet, to the place of BEGINNING.

Being the same property conveyed to Joel V. Bui who acquired title by virtue of a deed from Caleb S. Crofutt and Kerri L. Crofutt, dated April 25, 2016, recorded April 28, 2016, as Instrument Number 2016013885, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 204 MAPLEWOOD DRIVE, DOUGLASSVILLE, PA 19518.

Parcel No.: 24536410461526

Account: 24142930

See Instrument Number 2016013885, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF JOEL V. BUI

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LEGAL DESCRIPTION

Docket No. 25-12473  
Judgment: \$92,896.51

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 piece of ground and the two story frame brick dwelling house thereon erected, situated on the South side of Washington Street, between North Eleventh and Mulberry Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by said Washington Street; on the South by property now or late of Charles Breneiser, et al; on the East by property now or late of Hanna M. Boone Estate; and on the West by property now or late of Howard J. Fick.

Containing in front on said Washington Street sixteen feet three inches, more or less in depth ninety feet.

Being the same property conveyed to Emmanuel A. Nolasco, a single man who acquired title by virtue of a deed from Dare P. Owoloja, dated January 28, 2022, recorded February 1, 2022, as Instrument Number 2022004748, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1034 WASHINGTON STREET, READING, PA 19601.

Parcel No.: 08531777008793  
Account: 08679675

See Instrument Number 2022004748, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF EMMANUELA. NOLASCO, A SINGLE MAN

Case Number: 25-13657  
Judgment Amount: \$ 94,206.40  
Attorney: Brian J. Schaffer, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the two story one car metal and frame garages, together with the one and one-half lots or pieces of ground upon which the same are erected, situate on the Southwest side of Arlington Street, between Park and Fern Avenues, in the City of Reading (formerly in the Township of Cumru), County of Berks and State of Pennsylvania, said one and one-half lots or pieces of ground being further known as the whole of Lot No. 112 and the Southeast one-half

part of Lot No. 111 as shown on a map or plan of lots laid out by Martin M. Harnish, and known as "Reading Heights", said map or plan of lots being recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, In Plan Book Number 3, page 31, and said one and one-half lots or pieces of ground being more fully bounded and described together as follows, to wit:

BEGINNING at a point on the Southwest side of said Arlington Street, a corner of said Lot No. 112 and Lot No. 113 on said map or plan of lots; thence extending southwestwardly along said Lot No. 113 a distance of one hundred and twenty feet to a point on the Northeast side of a ten feet wide common alley; thence extending Northwestwardly along the Northeast side of said ten feet wide common alley a distance of thirty feet to a point; thence extending Northeastwardly in a straight line through the middle of said Lot No. 111 a distance of one hundred and twenty feet to a point on the Southwest side of said Arlington Street; thence extending Southeastwardly along the Southwest side of said Arlington Street, a distance of thirty feet to a point, being the place of beginning.

CONTAINING together in front or width on said Arlington Street, thirty feet and in length or depth of equal width one hundred and twenty feet to said ten feet wide common alley.

PIN 18530650750010

BEING the same premises which Doris E. Moreno a/k/a Doris E. Rodriguez, by Deed dated April 3, 2020 and recorded herewith in the Office of the Recorder of Deeds in an for the County of Berks, granted and conveyed unto Edwin F. Guevara Zelaya and Ana Y. Vizcaino.

Real Estate Parcel Identification No. 18-5306-50-75-0010

Property Location: 122 Arlington Street, Reading, Pa 19611

To be sold as the property of Edwin F. Guevara Zelaya and Ana Y. Vizcaino

Case Number: 25-14806  
Judgment Amount: \$118,292.36  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability company

Legal Description

PURPART NO. 1 - ALL THAT CERTAIN tenement house and lot of ground, situate in Spring Township, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the State Highway leading from Adamstown to Reading; thence by land of the said Abraham Zerbe, crossing an iron pin planted twenty feet from the said point in the road, South twenty-one

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degrees and fifteen minutes East, one hundred and forty-seven feet to an iron pin; thence by land of the said Abraham Zerbe, South twenty-seven degrees and forty-three minutes West, twenty feet and eleven inches to an iron pin planted eleven feet and six inches from center of trolley track; thence by land of the said Abraham Zerbe, South sixty-eight degrees and twenty-five minutes West, two hundred and forty-six feet and six inches crossing an iron pin to a point in the middle of the aforesaid State Highway leading from Adamstown to Reading (the iron pin being planted thirty-three feet from the said point in the road) thence by land of the said Abraham Zerbe, in and along the road, North seventy degrees and forty one minutes East, one hundred and ninety-seven feet to the place of BEGINNING.

CONTAINING 54.2 square perches.

**PURPART NO. 2 - ALL THAT CERTAIN** lot or piece of land situate in Spring Township, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the State Highway leading from Adamstown to Reading; thence by land of Mertin Trostle, crossing an iron pin planted on the South side of the State Highway, South twenty-five degrees and forty minutes East, one hundred and forty-seven feet to an iron pin; thence by land of the same, South twenty-three degrees and thirty-nine minutes West, twenty feet and eleven inches to an iron pin; thence along the Trolley Line, South seventy-one degrees and thirty-seven minutes East, forty-two feet and four inches to an iron post; thence by land of the Metropolitan Edison Company, North twenty-four degrees and seven minutes East, thirty feet and six inches to an iron post; thence by land of the same, South sixty-eight degrees and thirteen minutes East two feet and eleven inches to an iron pin; thence by land of Abraham Zerbe, North twenty-five degrees and forty minutes West, one -hundred and seventy-two feet and six inches, again crossing an iron pin planted on the South side of the State Highway to a point in the middle of the said State Highway; thence in and along the middle of the State Highway, South sixty-three degrees and thirty-five minutes; West forty feet to the place of BEGINNING.

CONTAINING 27.3 square perches of land.

BEING KNOWN AS: 2164 OLD LANCASTER PIKE, REINHOLDS, PA 17569 PROPERTY ID: 80-4373-07-67-2941

TITLE TO SAID PREMISES IS VESTED IN BETTY M ROLAND BY DEED FROM RALPH TROSTLE and MAZIE TROSTLE HUSBAND AND WIFE, DATED APRIL 2, 1986 RECORDED APRIL 15, 1986 BOOK 1896 PAGE 624

TO BE SOLD AS PROPERTY OF: BETTY M ROLAND

LEGAL DESCRIPTION

Docket No. 25-16066  
Judgment: \$89,504.02

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 piece of land located on the West side of Canal Street, North of Wall Street and being Lot Number 6 as shown on the plan of "Leesport Locks Townhouses", recorded in Plan Book Volume 136, Page 13, Berks County Records, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the West topographical building line of Canal Street (thirty feet (30.00') wide) a corner in common with Lot Number 5 on said plan, said point of beginning located 161.82 feet Southeasterly along said Canal Street from a steel pin located at a common corner of Lot No. 1 and the lands now or formerly of Fred B. Kline and Lottie E. Kline, his wife, said point being the Northeasternmost corner of the herein described lot; thence extending in a Southeasterly direction along the West topographical building line of Canal Street South 39 degrees 01 minute 14 seconds East 20.00 feet to a point a corner in common with Lot Number 7 on said plan; thence along same, South 50 degrees 58 minutes 46 seconds West 121.37 feet to a point in line of property belonging to Berks County Industrial Development Authority; thence along same North 33 degrees 00 minutes 58 seconds West 20.11 feet to a point a corner on common with Lot Number 5 on said plan; thence along same North 50 degrees 58 minutes 46 seconds East 119.26 feet to a point the place of BEGINNING.

Being the same property conveyed to Matthew Young who acquired title by virtue of a deed from Chimelis and Sherlock LLC, dated November 28, 2017, recorded November 30, 2017, as Instrument Number 2017044566, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 50 CANAL STREET, AKA 50 NORTH CANAL STREET, LEESPORT, PA 19533.

Parcel No.: 92449119519012

Account: 92000302

See Instrument Number 2017044566, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF MATTHEW YOUNG

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No. 25-16088  
 Judgment: \$167,507.30  
 Attorney: Leon P. Haller, Esquire

## LONG LEGAL:

ALL THAT CERTAIN two-story brick house and lot or piece of ground situate on the Northeast corner of Oley and Mulberry Streets and numbered 1027, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit.

On the North by an alley;

On the South by Oley Street;

On the East by property now or late of Franklin Building and Savings Association No. 2; and

On the West by said Mulberry Street.

CONTAINING in front, East and West 16', more or less, and in depth 100', more or less.

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 TWO-STORY BRICK DWELLING HOUSE KNOWN AND NUMBERED AS: 1027 OLEY STREET, READING, PA 19604

Mapped PIN: 5317-53-04-8177

Parcel ID #: 12531753048177

BEING THE SAME PREMISES WHICH Casey Roth, by Deed dated April 7, 2023 and recorded April 12, 2023 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2023-010341, granted and conveyed unto Andy Gonzalez.

TO BE SOLD AS THE PROPERTY OF ANDY GONZALEZ

Docket #25-16169  
 Judgment Amount: \$339,694.40  
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate partly in Jefferson Township and partly in Tulpehocken Township, Berks County, Pennsylvania, bounded and described according to a Plan of "Mountain View Lots", as laid out by C. Wesley Seitzinger, Professional Land Surveyor, Drawing Number 816-D-4, dated April 25, 1988 and last revised May 18, 1988, more fully bounded and described as follows:

BEGINNING at a point in Jefferson Township on the Western right-of-way line of Willow Road (T-498) (33 feet wide), said point being a corner of Lot #3 on said Plan; thence extending from said point of beginning along Lot #3 and crossing the Jefferson/Tulpehocken Township line North 82 degrees 43 minutes 57 seconds West 521.50 feet to a point in line of lands now or late of Roy W. and Betty Jane Hetrick; thence extending along

same North 0 degrees 18 minutes 11 seconds East 371.18 feet to a point, a corner of Lot #1 on said Plan; thence extending along same and recrossing Jefferson/Tulpehocken Township line South 68 degrees 49 minutes 01 seconds East 604.40 feet to a point on the western right-of-way line of Willow Road (T-498); thence extending along same the 2 following courses and distances: (1) Southwardly along the arc of a circle curving to the left having a radius of 374.25 feet the arc distance of 76.02 feet to a point of tangent and (2) South 11 degrees 43 minutes 36 seconds West 123.98 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on the abovementioned Plan.

Thereon erected a dwelling house known as:

69 Harry Stoudt Drive

Bernville, PA 19506

Tax Parcel #53443000250984

See Deed Book Instrument No: 2024036521

Sold as the property of:

MARISSA CALHOUN and DANIEL G. CALHOUN

No. 25-16221  
 Judgment: \$60,732.34  
 Attorney: Leon P. Haller, Esquire

## LONG LEGAL:

ALL THAT CERTAIN dwelling house and lot of ground on which the same is erected, situate on the East side of and being premises 55 South Second Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and described as follows, to wit:

South by property now or late of Rebecca Leininger Estate;

East by an Alley;

North by property now or late of Wallace W. Oberly; and

West by said South Second Street.

CONTAINING thirty-three (33) feet in front, North and South, and two hundred fifty-eight (258) feet in depth, East and West.

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: 55 SOUTH 2ND STREET, WOMELSDORF, PA 19567

Mapped PIN: 4337-07-58-5419

Parcel ID #: 95433707585419

BEING THE SAME PREMISES WHICH Carl Liptak aka Carl D. Liptak, et ux., by Deed dated May 26, 2010 and recorded May 27, 2010 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, at Instrument No. 2010-019905, granted and conveyed unto Myrtle

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M. Sigman.

**TO BE SOLD AS THE PROPERTY OF MYRTLE M. SIGMAN**

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, April 2, 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.

a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.  
**Matthew Fessler, Esq.**  
**Hartman Valeriano Magovern & Lutz, P.C.**  
1025 Berkshire Boulevard, Suite 700  
Wyomissing, PA 19610

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Electric Repair Company**, a Pennsylvania corporation, with an address of 502-504 N. 9th Street, Reading, Berks County, PA 19604, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors 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 19526-1508

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 26-438

NOTICE IS HEREBY GIVEN that the Petition of Toniann Maye Bettencourt was filed in the above-named Court, praying for a Decree to change their name to TONI MAYE DIETRICH.

The Court has fixed March 5, 2026, at 9:00 a.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.

**NOTICE OF WINDING UP PROCEEDINGS OF**

**KEYSTONE INSTANT PRINTING, INC.**  
A PENNSYLVANIA CORPORATION

**TO ALL CREDITORS OF KEYSTONE INSTANT PRINTING, INC.:**

This is to notify you that **KEYSTONE INSTANT PRINTING, INC.**, a Pennsylvania corporation with its principal place of business located at 220 North Park Road, Wyomissing, Berks County, PA 19610, is dissolving and winding up its business.

**Brian J. Boland, Esquire**  
**KOZLOFF STOUTD ATTORNEYS**

Notice is hereby given that the shareholders and directors of **Tulpehocken Youth Organization, Inc.**, a Pennsylvania corporation, with an address of 234 N. 6th Street, City of Reading, Berks County, Pennsylvania 19601, have approved

**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**

**BAUM, DOROTHY K. also known as BAUM, DOROTHY KATHRYN, dec'd.**  
Late of City of Reading.  
Executrix: LORI-ANN KATHRYN MCEWEN.

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

**BENSINGER, HANNAH M., dec'd.**

Late of 37 Harman Rd.,  
Exeter Township.  
Executor: ANDREW M. BENSINGER.  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,

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- KOZLOFF STOUDET,  
2640 Westview Drive,  
Wyomissing, PA 19610
- BIEBER, CATHERINE L., dec'd.  
Late of 39 Kemp Rd.,  
Borough of Kutztown.  
Executor: DONALD S. BOYER,  
353 Reinert Dr.,  
Topton, PA 19562.  
ATTORNEY: AMANDA O'DRISCOLL,  
ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530
- BRACKMAN, AUDREY M., dec'd.  
Late of Maidencreek Township.  
Executor: JOE BRACKMAN,  
823 Pinewood Dr.,  
Pottsville, PA 17901.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610
- COOK, JOHN J., dec'd.  
Late of 307 Donat Rd.,  
Borough of Lenhartsville.  
Executor: KIMBERLY A. RICHARDS,  
15 Fleetwood Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: AMANDA O'DRISCOLL,  
ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530
- DAUB, MARYANNE L., dec'd.  
Late of Bethel Township.  
Executrix: KRISTINE L. BROWN,  
12 Newburg Dr.,  
Newmanstown, PA 17073.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067
- DOLAMAN, FRANK, dec'd.  
Late of City of Reading.  
Administrator: WARREN DOLAMAN,  
621 Kathryn St.,  
Reading, PA 19601.  
ATTORNEY: GRAZIELLA M. SARNO,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601
- ERB, JOAN E., dec'd.  
Late of Cumru Township.  
Executrix: KATHLEEN E. ECK.  
c/o ATTORNEY: MICHAEL J. RIGHI,  
ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508
- GETZ, LORRAINE M., dec'd.**  
Late of 4400 Haines St.,  
Borough of Sinking Spring.  
Executor: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610
- GILBERT, MICHAEL H., dec'd.**  
Late of Colebrookdale Township.  
Executor: H. ALLEN GILBERT,  
444 Hampshire Rd.,  
Worcester, VT 05682.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512
- HAIN, CONCETTA M., dec'd.**  
Late of 30 Buckingham Dr.,  
Borough of Wyomissing.  
Executors: JON M. HAIN,  
30 Buckingham Dr.,  
Wyomissing, PA 19610 and  
JENNIFER A. TALARICO,  
328 Saint Nicholas St.,  
Reading, PA 19607.  
ATTORNEY: LARRY W. MILLER, JR.,  
ESQ.,  
MILLER LAW GROUP, PLLC,  
25 Stevens Avenue,  
West Lawn, PA 19609
- HERTZOG, PATRICIA A., dec'd.**  
Late of 73 Noll Lane,  
Borough of Fleetwood.  
Executors: KAREN L. HERTZOG,  
73 Noll Lane,  
Fleetwood, PA 19522 and  
MICHAEL HERTZOG,  
40 Valley Rd.,  
Wyomissing, PA 19610.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526
- HOFFERT, LINDA J., dec'd.**  
Late of Greenwiche Township.  
Executor: MICHAEL J. HOFFERT,  
1511 Durwood Court,  
West Lawn, PA 19609.  
c/o ATTORNEY: MARK R. SPROW,  
ESQ.,  
9 East Lancaster Avenue,  
Shillington, PA 19607
- KELLER, JOSEPH E., dec'd.**  
Late of 1 Reading Dr.,  
Borough of Wernersville.  
Executor: DONALD J. KELLER,  
1935 Centerport Rd.,  
Mohrsville, PA 19541.  
ATTORNEY: ROBERT R. KREITZ,  
ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

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**KRAUSE, RODGER A., dec'd.**

Late of Bern Township.  
 Executor: RODGER J. KRAUSE,  
 117 South Trent Ave.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**LEESON, RICHARD R. also known as  
LEESON, III, RICHARD R., dec'd.**

Late of Caernarvon Township.  
 Executrix: SHARON L. HELLER.  
 c/o ATTORNEY: CLIFTON R. GUISE,  
 ESQ.,  
 HALBRUNER, HATCH & GUISE, LLP,  
 3435 Market Street,  
 Camp Hill, PA 17011

**LEFKOWITH, DORENE, dec'd.**

Late of 2013 Dennis Dr.,  
 City of Reading,  
 Executors: KELLY SAYLOR,  
 403 Douglass St.,  
 Reading, PA 19601 and  
 ROBIN RIEGEL,  
 315 Grant St.,  
 Leesport, PA 19533

**MCMICHAEL, SANDRA L., dec'd.**

Late of 144 Hillside Dr.,  
 Cumru Township.  
 Executrix: ERIN MCMICHAEL.  
 c/o ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**MOSER, MARY ELAINE also known as**

**MOSER, M. ELAINE and  
 KOLB-MOSER, MARY ELAINE, dec'd.**  
 Late of Longswamp Township.  
 Executor: RANDOLPH SCOTT MOSER.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**PETERS, ROBERT C., dec'd.**

Late of 2904 Old Route 22,  
 Borough of Hamburg.  
 Administrators: DAVID R. PETERS,  
 830 North 5th St.,  
 Hamburg, PA 19526 and  
 DYANE MARIE KOLLER,  
 91 Dotterer Rd.,  
 Lenhartsville, PA 19534.  
 ATTORNEYS: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526-1508 and  
 ALLEN R. SHOLLEBERGER, ESQ.,  
 BARLEY SNYDER  
 2755 Century Blvd.

Wyomissing, PA 19610

**POTTS, DOROTHY A., dec'd.**

Late of 105 Dries Rd.,  
 City of Reading.  
 Executor: MICHAEL POTTS,  
 PO Box 51,  
 Leesport, PA 19533.  
 ATTORNEY: ALEXA S. ANTANAVAGE,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**RANDALL, AUDREY L., dec'd.**

Late of Borough of Hamburg.  
 Executor: MATTHEW E. WLASNIENSKI,  
 191 Scenic Dr.,  
 Hamburg, PA 19526.  
 ATTORNEY: GARY R. SWAVELY, JR.,  
 ESQ.,  
 BINGAMAN HESS,  
 Treeview Corporate Center,  
 Suite 100, 2 Meridian Blvd.,  
 Wyomissing, PA 19610

**SCHAEFFER, RICHARD C., dec'd.**

Late of 802 N. 3rd St.,  
 City of Reading.  
 Executrix: MARY LOUISE KLINE,  
 71 Antietam Rd.,  
 Temple, PA 19560.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**SILVERBERG, BARBARA C., dec'd.**

Late of Cumru Township.  
 Executrix: SHARI S. WALSH.  
 c/o ATTORNEY: SUSAN N. DENARO,  
 ESQ.,  
 PLANK - FRANKOWSKI,  
 4 Park Plaza, Suite 205,  
 Wyomissing, PA 19610

**SMITH, MARSHALL L., dec'd.**

Late of 521 Butter Lane,  
 Bern Township.  
 Executrix: SHERIANNE Y. SMITH.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**SNYDER, CURWOOD R., dec'd.**

Late of Borough of Laureldale.  
 Executrix: KAREN B. WENTZEL,  
 1120 Butter Lane,  
 Reading, PA 19606.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 9 East Lancaster Avenue,  
 Shillington, PA 19607

**STOUT, MARY E., dec'd.**

Late of Borough of Hamburg.  
 Executors: SUSANN L. HAFER  
 SAMANNS and  
 ROBERT C. STOUT.  
 c/o ATTORNEY: ZACHARY D.

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GRIFFITH, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**VARADY, JOHN A., dec'd.**

Late of Borough of Boyertown.  
Executrix: KATHLEEN VARADY.  
c/o ATTORNEY: RICHARD T. CURLEY,  
ESQ.,  
50 E. Philadelphia Avenue,  
Boyertown, PA 19512

**YERGER, ANNIE A., dec'd.**

Late of 22 Carriage Circle,  
Oley Township.  
Executrix: VIRGINIA A. GAMLER.  
c/o ATTORNEY: ERIC C. FREY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**ZETTLEMOYER, ELLEN MARIE, dec'd.**

Late of 461 Bricker Rd.,  
Borough of Bernville.  
Executor: RICKIE ZETTLEMOYER,  
461 Bricker Rd.,  
Bernville, PA 19506.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**Second Publication****ANSTINE, DEBORAH LEE, dec'd.**

Late of 440 Fritztown Rd.,  
Spring Township.  
Executrix: VILMA MERCEDES ESPADA-  
RODRIGUEZ,  
440 Fritztown Rd.,  
Reading, PA 19608.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**BENNETT, JULIUS ROBINSON, dec'd.**

Late of Exeter Township.  
Administrator: ANTHONY J. BENNETT,  
7455 E. Tulpehocken St.,  
Philadelphia, PA 19138.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
STOCK ALFIERI,  
50 N. 5th Street, Suite 4,  
Reading, PA 19601

**BREWER, ELIZABETH R. also known as  
BREWER, ELIZABETH ROSE, dec'd.**

Late of Spring Township.  
Executrix: ANN PRESTON,  
219 Ashford Dr.,  
Douglassville, PA 19518.  
ATTORNEY: ERIC M. MIKA,  
WILLIAMSON, FRIEDBERG & JONES,  
LLC,  
10 Westwood Rd.,  
Pottsville, PA 17901

**CONFER, GEORGE, dec'd.**

Late of 101 N. 4th St.,  
Borough of Hamburg.  
Administrator, C.T.A.: GEORGE HOLMES,  
63 N. 4th St.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**EBERLY, ARLENE S., dec'd.**

Late of 825 Bellefonte Ave.,  
Borough of Kenhorst.  
Executor: KEVIN EBERLY,  
23 Primrose Lane,  
Hackettstown, NJ 07840.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHOON, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**EBERWEIN, CLAIRE M., dec'd.**

Late of Cumru Township.  
Executor: ARTHUR MORRIS,  
903 Evergreen Dr.,  
Wyomissing, PA 19610.  
ATTORNEY: LEAH B. ROTENBERG,  
ESQ.,  
1235 Penn Avenue, Suite 202,  
Wyomissing, PA 19610

**GIFT, AUDREY R., dec'd.**

Late of 160 Old Tulpehocken Rd.  
Executor: THOMAS G. MCMICHAEL,  
80 Mangers Mill Rd.,  
Pottstown, PA 19464.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**HANKS, KAREN F., dec'd.**

Late of Maidenecreek Township.  
Executrix: STACEY L. HANKS.  
c/o ATTORNEY: IAN W. PELTZMAN,  
ESQ.,  
LAW OFFICE OF ANDREW B.  
PELTZMAN  
716 N. Bethlehem Pike, Ste. 303,  
Lower Gwynedd, PA 19002

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

Late of 1800 Tulpehocken Rd.,  
Borough of Wyomissing.  
Executors: LORI J. ROBERTSON and  
CAROL J. HASSON,  
28 Rosalies Way,  
Temple, PA 19560.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

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**HEFFNER, TODD KENNETH, dec'd.**

Late of 89 Cross Key Rd.,  
Borough of Bernville.  
Executrix: COLEEN HEFFNER,  
142 Caccosing Ln.,  
Birdsboro, PA 19508.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**LOEPER, GERALD J., dec'd.**

Late of 906 Oak Lane,  
Spring Township.  
Executor: THOMAS L. LOEPER,  
2429 Highland St.,  
West Lawn, PA 19609.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**MARKEY, WALTER E., dec'd.**

Late of Borough of Wernersville.  
Executrix: MONIQUE M. HEATHCOCK,  
5200 NW 43rd St., #102-222,  
Gainesville, FL 32606.  
ATTORNEY: MISTY TOOTHMAN,  
TWIN VALLEY LAW, PLLC,  
P.O. Box 235,  
Elverson, PA 19520

**MEDAGLIA, BARBARA A., dec'd.**

Late of 967 Green Hills Rd.,  
Borough of Birdsboro.  
Executors: JOSEPH J. MEDAGLIA,  
3052 Sunset Dr.,  
Sinking Spring, PA 19608 and  
JOHN J. MEDAGLIA, III,  
997 Green Hills Rd.,  
Birdsboro, PA 19508,  
117 North Waverly St.,  
Shillington, PA 19607.  
ATTORNEY: LAUREN BUTTERWORTH,  
ESQ.,  
LAUREN P. BUTTERWORTH, ESQUIRE,  
PLLC,  
P.O. Box 113,  
Adamstown, PA 19501

**NEGRON, STACEY L., dec'd.**

Late of Borough of Fleetwood.  
Executrix: AIDAN NEGRON,  
34 Brookfield Dr.,  
Fleetwood, PA 19522.  
ATTORNEY: THOMAS C. RENTSCHLER,  
ESQ.,  
34 West Lancaster Avenue,  
Reading, PA 19607

**ORTIZ, LEDDY, dec'd.**

Late of City of Reading.  
Administrators: GABRIEL ORTIZ,  
169 Oakwood Blvd.,  
Summerville, SC 29486 and  
CAMERON KEENER,  
12 Linden Dr.,

Hamburg, PA 19526.  
ATTORNEY: GRAZIELLA M. SARNO, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**WESNER, JAMES S., dec'd.**

Late of City of Reading, .  
Administrators: JAMI WESNER and  
SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

**WIRTZ, IRENE, dec'd.**

Late of 7435 Bernville Rd.,  
Borough of Bernville.  
Executors: ZACHARY TRAVIS,  
135 Old Stone Way,  
York, PA 17406 and  
DAVID M. TRAVIS,  
17 Cold Springs Dr.,  
Manchester, PA 17345.  
ATTORNEY: ALEXA S. ANTANAVAGE, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**Third and Final Publication****AYRES, JOHN J., dec'd.**

Late of City of Reading.  
Administrators: RENEE A. PARUCHURI  
and  
STEPHEN H. PRICE.  
c/o ATTORNEY: STEPHEN H. PRICE,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**BECK, BETH L., dec'd.**

Late of Hereford Township.  
Executor: JOEL M. BUCK.  
c/o ATTORNEY: MICHELLE M.  
FORSELL, ESQ.,  
CROSSON & RICHETTI, LLC,  
570 Main Street,  
Pennsburg, PA 18073

**BOWERS, JEAN M., dec'd.**

Late of 529 South Fourth St.,  
Borough of Hamburg.  
Executrix: TRACEY YESHULAS,  
1022 Rick Rd.,  
Reading, PA 19605.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**FISHER, JANET MARLENE, dec'd.**

Late of Ursinus Drive,  
Borough of Wernersville.  
Executor: FREDERICK I. FISHER,

02/12/2026

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7 Ursinus Dr.,  
Wernersville, PA 19565.  
ATTORNEY: ANDREW M. FISHER, ESQ.,  
2275 East Cedarville Road,  
Pottstown, PA 19465

**FRETZ, LILA MAY, dec'd.**

Late of 26 Donat Rd.,  
Borough of Lenhartsville.  
Executor: RAMSAY EBBERT FRETZ,  
18 E. 3rd St.,  
Trappe, PA 19426.  
ATTORNEY: AMANDA O'DRISCOLL,  
ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**GARL, CURTIS R., dec'd.**

Late of Houck Rd.,  
Borough of Fleetwood.  
Executor: BRUCE S. HILL, SR.  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUDET,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GEORGE, JEFFREY A., dec'd.**

Late of 50 Smoketown Rd.,  
Mertztown.  
Administration DBN: RUSSELL E.  
FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**HELMS, JR., GEORGE EDWIN also known as**

**HELMS, JR., G. EDWIN, dec'd.**  
Late of Union Township.  
Executrix: HELEN M. HELMS,  
3001 Haycreek Rd., Apt 2,  
P.O. Box 74,  
Geigertown, PA 19523.  
ATTORNEY: REBECCA A. HOBBS, ESQ.,  
OWM LAW,  
1503 Sunset Dr., #201,  
Pottstown, PA 19464

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

Late of Exeter Township.  
Executor: CLARK A. KANTNER,  
1611 Butler Lane,  
Reading, PA 19606.  
ATTORNEY: MARK R. SPROW, ESQ.,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**KEIM, MARY JANE, dec'd.**

Late of Lower Heidelberg Township.  
Executor: DOUGLAS G. KEIM,  
163 Connecticut Ave.,  
Sinking Spring, PA 19608.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**MACMULLAN, JEAN N. also known as**  
**MACMULLAN, JEAN, dec'd.**  
Late of Exeter Township.  
Executors: JUDY ANN NEWPHER-RIDER  
and  
DENIS L. NEWPHER.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

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

Late of 109 Seyler Rd.,  
Ruscombmanor Township.  
Executor: JOHN M. LACEY,  
1375 Pershing Blvd, Unit 808,  
Reading, PA 19607.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MORINCHIN, JAN T., dec'd.**

Late of Upper Bern Township.  
Executor: TRACY A. ROHRER.  
c/o ATTORNEY: YOUNG & YOUNG,  
44 S. Main St.,  
P.O. Box 126,  
Manheim, PA 17545

**MOYER, ROXANNE R., dec'd.**

Late of 120 Trexler Ave.,  
Borough of Kutztown.  
Executor: RANDY A. MOYER,  
34 Wheatland Ave.,  
Shillington, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**OLSHEFSKY, EUGENE R., dec'd.**

Late of 230 Old Shartlesville Rd.,  
Borough of Bernville.  
Administratrix: VICKI OLSHEFSKY,  
230 Old Shartlesville Rd.,  
Bernville, PA 19506.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**LOUDINOT, BEVERLY R. also known as**

**LOUDINOT, BEVERLY RUTH, dec'd.**  
Late of City of Reading.  
Executrix: KIMBERLY A. MCCONNELL.  
c/o ATTORNEY: STEPHEN H. PRICE,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**RATAJCZAK, EDWARD A., dec'd.**

Late of Borough of Laureldale.  
Executrix: CHRISTINE F. RATAJCZAK.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
PLANK - FRANKOWSKI,

02/12/2026

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4 Park Plaza, Suite 205,  
Wyomissing, PA 19610

**RAUENZAHN, WARREN A., dec'd.**  
Late of Ruscombmanor Township.  
Executrix: WENDY A. KIRN,  
197 Weavers Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: THOMAS L. KLONIS, ESQ.,  
536 Court Street,  
Reading, PA 19601

**REED, CHRISTOPHER M. also known as  
REED, CHRISTOPHER MARK, dec'd.**  
Late of 226 Pond View Dr.,  
Borough of Hamburg.  
Executor: MARK A. REED,  
226 Pond View Dr.,  
Hamburg, PA 19526.  
ATTORNEY: LORA J. MCDONALD,  
ESQ.,  
RUBRIGHT, DOMALAKES, TROY &  
MCDONALD,  
29 E. Main St.,  
P.O. Box 706,  
Schuylkill Haven, PA 17972

**REED, JR., ROBERT WILLIAM, dec'd.**  
Late of 832 Fritz Ave.,  
City of Reading.  
Executrix: LORI SAUDER.  
c/o ATTORNEY: REBECCA A. SMITH,  
ESQ.,  
BENTLEY, KOPECKI, SMITH, P.C.,  
1118 Penn Avenue,  
Wyomissing, PA 19610

**SHADLER, MICHAEL L., dec'd.**  
Late of Exeter Township.  
Executrix: JOYCE T. UHRIG,  
2990 Levan St.,  
Reading, PA 19606.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**STANGO, MARY LOU also known as  
STANGO, MARY LOUISE, dec'd.**  
Late of Spring Township.  
Executrix: CATHERINE ANN PRALL.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**STRUNK, BEVERLY I., dec'd.**  
Late of Exeter Township.  
Executor: RUSSELL A. STRUNK.  
c/o ATTORNEY: MICHAEL J. RIGHI,  
ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**STUFFLET, BRIAN R., dec'd.**  
Late of City of Reading.  
Administrator: KELLY CHRISTMAN,  
1905 Fairview Ave.,

Reading, PA 19606.  
ATTORNEY: LEAH B. ROTENBERG,  
ESQ.,

1235 Penn Avenue, Suite 202,  
Wyomissing, PA 19610

**WHITMOYER, ANNABELLE MAY  
VIRGINIA, dec'd.**  
Late of 479 Lincoln Dr.,  
South Heidelberg Township.  
Executor: BARRY WHITMOYER,  
4162 Hill Terrace Dr.,  
Sinking Spring, PA 19608

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## FICTITIOUS NAME

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

**GrandVue Consulting** with its principal place of business at 3 Brassie Circle, Reading, PA 19602.

The name and address of the person owning or interested in said business is: GrandVue Staffing Alliance, LLC, 3 Brassie Circle, Reading, PA 19602.

The application was filed on February 4, 2026.

**Christopher C. Muvdi, Esq.  
Masano Bradley, LLP**  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610

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## TRUST NOTICES

### Second Publication

**TRUSTEE'S NOTICE OF THE JACOB  
VANINO AND DOROTHY I. VANINO  
LIVING TRUST DATED NOVEMBER 11,  
1993 AND AMENDED APRIL 8, 2024**

All persons having claims or demands against the Jacob Vanino and Dorothy I. Vanino Living Trust dated November 11, 1993, and amended April 8, 2024, to make known the same and all persons indebted to the Trust to make payment without delay to:

**Trustee:** Kevin J. Vanino  
c/o Masano Bradley  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610

**Trustee's Attorney:** Christopher C. Muvdi, Esq.  
Masano Bradley  
875 Berkshire Blvd., Suite 100  
Wyomissing, PA 19610

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