

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending January 9, 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)

MOORER, ADRIENNE, YOUNG, LORETTA, MOORER, KAREN - Wym Op Holdings LLC; 25 17760; Adam P. Fleischer.

Abuse

APONTE, ANGEL LUIS RIVERA - Ortega, Aurora; 26 256; A. Ortega, IPP. (EJT).

BILLINGS, RYAN NICHOLAS - Hurles-Billings, Jennifer Gail; 26 225; J. Hurles-Billings, IPP. (EJT).

CARE, JESIAH D - Care, Lourdelyne B Victor; 26 167; L. Care, IPP. (JMS).

ESPADA, GAMALIER E - Serrano, Jaelyn T; 26 139; J. Serrano, IPP. (EJT).

ESTRADA, LUIS A MORALES - Estrada, Jaqueline A Morales; 26 137; J. Estrada, IPP. (EJT).

GOODY, KENNETH E - Godoy, Jessica L; 26 162; J. Godoy, IPP. (EJT).

GREEN, SHAWN CORNELL EUGENE - Randall, Blair S; 26 161; B. Randall, IPP. (JMS).

GUTIERREZ, KENNY WILLIAM - Lebron, Natalie Orianna; 26 160; N. Lebron, IPP. (EJT).

LARSON, DANIEL SCOTT - Young, Emily Elyse; 26 224; E. Young, IPP. (EJT).

MELCHER, JOSHUA WARREN - Casner, Megan E; 26 140; M. Casner, IPP. (EJT).

MORALES, ISAAC L - Hance, Crystal L; 26 49; C. Hance, IPP. (JMS).

OCASIO, ANGEL - Carrero, Marisol E; 26 131; M. Carrero, IPP. (TMB).

PANE, ELIZABETH N - Padilla, Victoria M; 26 184; V. Padilla, IPP. (EJT).

PYOTT, JR, JEREMY W - Moser, Bailey N; 26 141; B. Moser, IPP. (EJT).

ROBINSON, DOMINIC L - Dudley, Keara L; 26 61; K. Dudley, IPP. (EJT).

SKERLAK, FRANCIS RONALD - Skerlak, Heather Marie; 26 158; H. Skerlak, IPP. (EJT).

STAVER, TIMOTHY - Staver, Jamie; 26 234; J. Staver, IPP. (JEG).

SWEIGART, JUSTIN S - Schneider, Penny L; 26 153; P. Schneider, IPP. (TMB).

TORRES, SALINA - Vargas, Emanuel; 26 190; E. Vargas, IPP. (JMS).

VELEZ, JULIAN B - Molano, Julianna Alyiah; 26 165; J. Molano, IPP. (JMS).

Complaint

KLINE, DOUGLAS, KLINE, KIMBERLY - Taylor, Edward, Taylor, Diana; 25 18284; Jonathan B. Young.

RIVERA, JOE J - Guscott, Luke A; 24 17446; Richard T. Kupersmith.

RUPPERT, JOEL - Portfolio Recovery Associates LLC; 25 18640; Michael J. Dougherty.

ZAAM MANAGEMENT GROUP LLC - Pielechaty, Iwona Boraks; 24 15427; Joseph P. Bradica.

Contract - Debt Collection: Credit Card

01/22/2026

Vol. 118, Issue 17

CIDBALBUENA, ELBA - Lvnv Funding LLC; 26 146; Daniel J. Santucci. (JEG).
 CLEMENTE, JR, ANGEL A - Lvnv Funding LLC; 26 163; Thomas J. Nolan. (JBN).
 CORTEZ-HIRAETA, WALTER - Capital One N A; 26 197; EJ Sharif. (JBN).
 CORTORREALW, YOLANDA - American Express National Bank; 26 202; EJ Sharif. (JEG).
 HUBLER, STEPHANIE - Cavalry Spv I LLC; 26 271; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).
 JAROSZENSKI, JOSEPH G - Bank Of America N A; 26 132; Jonathan P. Cawley. (MSF).
 KAHLEY, JOLINDA - Discover Bank; 26 280; EJ Sharif. (JBN).
 LINFOOT, CHARNEECA M - Bank Of America N A; 26 227; Jonathan P. Cawley. (JEG).
 RANDALL, RACHEL L - Bank Of America N A; 26 248; Jonathan P. Cawley. (JEG).
 ROLON, ANTHONY - Citibank N A; 26 169; Nicholas Deenis. (JEG).
 TAVAREZ, MARIA NIEVE - Bank Of America N A; 26 97; Jonathan P. Cawley. (JBN).
 TAVAREZ, MARIA NIEVE - Bank Of America N A; 26 168; Jonathan P. Cawley. (JBN).
 WILLIAMS, SEAN A - Capital One N A, Discover Bank; 26 291; Capital One N A, Discover Bank, IPP. (JEG).
 ZEBROWSKI, LUKE ANTHONY - Bank Of America N A; 26 228; Jonathan P. Cawley. (MSF).

Contract - Debt Collection: Other

WIEBNER, LARRY A - Carmax Business Services LLC; 26 288; Gregg L. Morris. (MSF).

Contract - Other

ADAMS TOWNSHIP - Berman Truck Group; 26 204; Anne K. Manley. (MSF).
 ESURANCE INSURANCE COMPANY - Reider, Steven, Reider, Aimee; 26 149; Martin A. Durkin. (JBN).
 HERB, KYLIE N, HERB, SHANE M - Southwood Financial Trust I; 26 272; David Kennedy Bifulco. (MSF).
 KAST, DONNA - Reach Financial LLC, Reach Abs Grantor Trust 2022-2; 26 180; EJ Sharif. (JEG).
 RAMLOCHAN, ALYSSA - Capital One N A; 26 198; EJ Sharif. (JEG).
 SIMON, LUCANO G - Nationwide General Insurance Company, Hampton, George R; 26 159; Matthew B. Weisberg. (MSF).

Custody

CARPIO, AMALITSA - Jimenez, Jr, Roberto; 26 181; Matthew Kopecki. (SEL).
 DIAZ, ASHLEY ROSADO - Maldonado, Miguel A; 26 130; Leah Rotenberg. (EJT).
 FARRY, DEVAN - Miller, Jacob; 26 212; Joseph T. Bambrick Jr. (EJT).

MORALES, JAQUELINE - Morales, Luis; 26 218; Rebecca Ann Smith. (TMB).
 MORALES, LORENA - Pagan, Isaac; 26 157; I. Pagan, IPP. (SEL).

Divorce

ARMBUSTER, JESSIE - Armbuster, Holly E; 26 172; Joseph A. Guillama. (JEG).
 BILLINGS, JOANNA L - Welch, Irving D; 26 155; Joseph A. Guillama. (SEL).
 BLATT, MICHAEL L - Blatt, Rachel A; 26 186; Michael K. Hollinger. (SEL).
 CORTES, LUIS MIGUEL FRUTOS - Rodarte, Virginia Almanza; 26 133; V. Rodarte, IPP. (JEG).
 DIEHL, SAMANTHA J - Diehl, Brenton A; 26 145; Stephanie D. Rauch-Mannino. (EJT).
 ECK, DEBORAH - Eck, Albert; 26 205; Martin P. Mullaney. (JMS).
 HASSLER, MONICA P - Hassler, Todd M; 26 254; Joseph A. Guillama. (SEL).
 MORRISON, ARTHUR DION - Morrison, Lillian; 26 195; Joseph A. Guillama. (TMB).
 NOGGLE, JENNIFER - Noggle, Kory; 26 156; Leo K. Howell III. (TMB).
 OSORIO, CHRISTOPHER M - Osorio, Caroline E; 26 17; C. Osorio, IPP. (JMS).
 PEGUERO, MARCO - Berger, Brooke; 26 171; B. Berger, IPP. (JMS).
 RAMIREZ, JULIO C DE LA CRUZ - Nolasco, Noelia Montero; 26 16; N. Nolasco, IPP. (SEL).
 RIGG, REBECCA - Ortyl, Aaron; 26 262; Lauren M. Marks. (JEG).
 STUBBLEBINE, CLINT - Stubblebine, Megan; 26 175; Joseph A. Guillama. (EJT).
 ZIMMERMAN, JANICE L - Zimmerman, Harold B; 26 211; Ann E. Endres. (EJT).

Divorce - Custody Count Complaint

ARMBUSTER, JESSIE - Armbuster, Holly E; 26 173; Joseph A. Guillama. (JEG).
 BLATT, MICHAEL L - Blatt, Rachel A; 26 187; Michael K. Hollinger. (SEL).
 RIGG, REBECCA - Ortyl, Aaron; 26 263; Lauren M. Marks. (JEG).
 STUBBLEBINE, CLINT - Stubblebine, Megan; 26 176; Joseph A. Guillama. (EJT).
 WOODELL, NADEZDA - Woodell, Eric; 26 185; E. Woodell, IPP. (EJT).

Magisterial District Justice Appeal

CRATER, CHRISTA, CRATER, BRANDON - Batdorf, Aaron Lee; 26 209; A. Batdorf, IPP. (JEG).
 E A PHOTO & VIDEO - Versatile Event Designs LLC; 26 253; Versatile Event Designs LLC, IPP. (MSF).
 KAZMI, SYED HASSAN ABBAS - Crown Asset Management LLC; 26 166; Daniel J. Santucci. (MSF).

Petition

CITY OF READING - We Agape You Inc; 26 200; We Agape You Inc, IPP. (MSF).

Petition for Appeal Nunc Pro Tunc

PARKWAY POOLS AND PATIO LLC - Brensinger, Jamie, Brensinger,

01/22/2026

Vol. 118, Issue 17

Jeannie; 26 207; J. Brensinger, IPP. (JBN).
Petition for Protection from PFI/SVP
 BAEZ, JOSE BAEZ - Ramos, Magali, R, I; 26 142; M. Ramos, IPP. (EJT).
Petition to Set Aside Tax Sale
 BERKS COUNTY TAX CLAIM BUREAU
 - Marcincin, Mary A; 26 217; Lee A. Stivale. (JEG).
 TAX CLAIM BUREAU OF BERKS COUNTY (THE), INDI GROUP LLC - Castaneda, Escovar Nicolas; 26 199; Konrad B. Jarzyna. (JBN).
Real Property - Ejectment
 WALTER, JOSHUA DEAN CRIMPSON - Folk, Jennifer M; 26 148; Ryan W. McAllister. (MSF).
Real Property - Mortgage Foreclosure: Commercial
 JM DIAMOND ENTERPRISES INVESTMENTS LLC - Pacific Asset Holding LLC; 26 143; Andrew T. Kravitz. (MSF).
 RECYCLE THE WORLD INC - 333 Henderson Investments LLC; 26 174; Stephen M. Hladik. (MSF).
Real Property - Mortgage Foreclosure: Residential
 BLUNT, KESH A, BLUNT, JAMAL - Newrez LLC; 26 152; Michael C. Milewski. (MSF).
 BOUGHTER, DEBORAH L, UNKNOWN HEIRS AND OR ADMINISTRATORS, YODER, DAVID R, YODER, LAURA L - Midfirst Bank; 26 230; E Edward Qaqish. (MSF).
 DIAZ, MARTIN D COSTE - Visions Federal Credit Union; 26 196; Michael A. Giannetta. (MSF).
 FREES, THOMAS GEORGE, FREES, VICKI LYNN, KLINE, JENNIFER LYNN - Amerihome Mortgage Company LLC; 26 144; Paige Zirriith. (MSF).
 PATTON, II, JEFFREY S - Lake Meade Property Owners Association Inc; 26 210; Katharine A. Costlow. (MSF).
 PORTER, LAKISHA - Rocket Mortgage LLC; 26 12; Steven P. Kelly. (MSF).
 SHOBER, LOUISE - Freedom Mortgage Corporation; 26 147; Paige Zirriith. (MSF).
Tort Motor Vehicle
 BAUBLITZ, BRADY - Ocanto-Castillo, Ariana; 26 151; Brian Pujols. (JEG).
 BERROA, FRANCIS GREEN - Santiago, Jayanna Marie; 26 178; Richard T. Kupersmith. (JBN).
 BROWN, JEFFREY, PENSKE TRUCKS, JOHN DOE 1 INC, JOHN DOE 2 INC, DOE, JOHN - Sanchez, Maria Algarin; 26 164; Nicole Vitale. (JEG).
 CORNELIO, SERGIO ABREU, P&P TRUCKING INC - Moore, Akimo; 26 246; Christina L. Bradley. (JBN).
 CSAA GENERAL INSURANCE COMPANY - Heiser, Jeffrey; 26 188; Marc F. Greenfield. (MSF).

FEBLES, JAVIER MORALES - Miller, Michele; 26 269; Sudhir Raman Patel. (MSF).
 KISHBAUGH, WAYNE - Hunter, Joshua; 26 129; Nicholas L. Palazzo. (JEG).
 KRANIS, AMANDA T, DOE, JOHN - Pierre, Anson; 26 134; Brian M. Maggio. (JBN).
 ZERBE, JOSHUA - Castillo-Ramirez, Argenis D; 26 268; Adam E. Grutzmacher. (JEG).
Tort Premise Liability
 BARI, DEBORAH, BARI, KEVIN - Romano, Steven; 26 177; Yekaterina Koelsch. (MSF).
 BUSKIRK, CHRISTINA, WYBRANSKI, DANIEL, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BOROUGH OF BOYERTOWN, COUNTY OF BERKS, DOE, JOHN, DOE, JOHN - Cappelletti, Thomas, Cappelletti, Valerie; 26 213; Robert N. Braker. (MSF).
 CHATTY MONKS BREWING COMPANY, EDL CONSOLIDATED INC, DOES 1-3, JOHN - Hyde, Robert; 26 214; Casey O. Srogoncic. (JBN).
 CITY OF READING, JOHN DOES, ABC CORPORATION - Zapata, Jazclin Adamez; 26 270; Joeseph A. Russomanno. (JBN).
 CONDOS, PETER E - Saint-Hillaire, Maria; 26 201; David Brian Rodden. (JBN).
 LEMPA FINANCIAL GROUP LP, LEMPA MANAGEMENT INC, KEYSTONE COMMERCIAL & INDUSTRIAL LLC, NAI KEYSTONE COMMERCIAL & INDUSTRIAL LLC, 833/845 PARK ROAD ASSOCIATES LLC, DOES, JOHN, DOES, JOHN - Burford, Valerie; 26 289; Marina Kats. (JBN).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on February 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.

Second Publication

Case Number: 20-18682
 Judgment Amount: \$199,124.59
 Attorney: Yvonne Ganley, Esq.

ALL THAT CERTAIN lot or piece of ground situate on the southwestern corner of the intersection of East Eighth Street and an unnamed street in the Borough of Birdsboro, County of

01/22/2026

Vol. 118, Issue 17

Berks and State of Pennsylvania; being Lot No. 40 in the Development of Maple Spring Farms, Section No. 4B as laid out by Maple Springs Development, Inc. in November, 1973 and is recorded in Plan Book Volume 40, page 6, Berks County Records: bounded on the northwest by residue property belonging to Maple Springs Development, Inc. and Lot No. 41, residue property belonging to Maple Springs Development, Inc.; on the northeast by the aforesaid East Eighth Street (60 feet wide); on the southeast by the aforesaid unnamed street (50 feet wide); and on the southwest by residue property belonging to Maple Springs Development, Inc. and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin at the beginning of a curve connecting the southwestern topographical building line of East Eighth Street with the northwestern topographical building line of an unnamed street, the aforesaid point of Beginning being the most northeastern corner of the herein described property; thence in a southeasterly direction, by the aforesaid curve, bearing to the right, having a radius of twenty feet (20'), a central angle of eighty four degrees fifty one minutes thirty seconds (84° 51' 30"), a tangent distance of eighteen and twenty eight one hundredths feet (18.28'), and a distance along the arc of twenty nine and sixty two one hundredths feet (29.62') to a corner marked by an iron pin; thence in a southwesterly direction along the aforesaid northwestern topographical building line of an unnamed street, a distance of seventy one and seventy two one hundredths feet (71.72') to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid northwestern topographical building line of an unnamed street and in a northwesterly direction along residue property belonging to Maple Springs Development, Inc., a distance of one hundred thirty eight feet (138') to a corner marked by an iron pin; thence making an interior angle of ninety five degrees fifty seven minutes fifty five seconds (95° 57' 55") with the last described line and in a northeasterly direction along residue property belonging to Maple Springs Development, Inc. and along Lot No. 41, residue property belonging to Maple Springs Development, Inc. passing through an iron pin sixty one and three tenths feet (61.30') from the last described corner, a distance of one hundred twenty two and fifty nine one hundredths feet (122.59') to a corner marked by an iron pin in the aforesaid southwestern topographical building line of East Eighth Street; thence making an interior angle of sixty six degrees ten minutes thirty five seconds (66° 10' 35") with the last described line and in a southeasterly direction along the aforesaid southwestern topographical building line of East Eighth Street, a distance of twenty nine and thirty two one hundredths feet (29.32') to a corner marked by a stake at a point

of curve; thence continuing in a southeasterly direction along the aforesaid southwestern topographical building line of East Eighth Street, by a curve bearing to the left, having a radius of four hundred eighty two and twelve one hundredths feet (482.12') a central angle of twelve degrees forty three minutes (12° 43'), a tangent distance of fifty three and seventy two one hundredths feet (53.72') to the place of BEGINING.

CONTAINING fourteen thousand five hundred sixty eight and thirty five one hundredths (14,568.35) square feet,

Property located at: 422 East 8th Street, Birdsboro, PA 19508

PARCEL NO. 31-5344-18-22-6269

TO BE SOLD AS PROPERTY OF: Andrew Fromm and Donna Fromm

LEGAL DESCRIPTION

Case Number: 22-15021

Judgment Amount: \$162,710.28

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or piece of ground, together with the split-level brick dwelling house thereon erected, lying on the westerly corner of Thirty-ninth Street and Circle Avenue, to be known as #200 West 39th Street, said lot being composed of the whole of Lot No. 504 and the southeastermost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks county Records in Plan Book No. 24 Page 27, situate in the Township of Exeter, County of Berks, State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southwestern building line of Circle Avenue; thence extending in a southeasterly direction along said building line of Circle Avenue, by a line making a right angle with the line to be described last, a distance of eighty and eighty one-hundredths feet (80.80) to a point of curve, being the northwestern terminus of a radius connecting said building line of Circle Avenue, (57' wide), with the northwestern building line of Thirty-ninth Street, (53' wide); thence extending in a southerly direction, along the arc of a curve deflecting to the right, having a radius of twenty-five feet (25), a central angle of eighty-eight degrees eight minutes (88° 08'), a distance along the arc of thirty-eight and forty-six one-hundredths feet (38.46) to a point of tangent in the northwestern building line of Thirty-ninth Street, being the southwestern terminus of said radius; thence extending in a southwesterly direction along the northwestern building line of Thirty-ninth Street, a distance of ninety-six and nineteen one-hundredths feet (96.19') to a point; thence leaving said building line of Thirty-ninth Street and extending in a northwesterly direction along

01/22/2026

Vol. 118, Issue 17

Lot No. 506 of said Plan of Lots, by a line making a right angle with the said building line of Thirty-ninth Street, a distance of One hundred eight and ninety-eight one-hundredths feet (108.98') to a point; thence extending in a northeasterly direction along the northwesternmost 45' of Lot No. 503 of said Plan of Lots, by a line making an interior angle of eighty-eight degrees eight minutes (88° 08') with the last described line, a distance of One hundred twenty-three and eighty-seven one-hundredths feet (123.87) to the Place of BEGINNING.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

FIRST- A reserve line of twenty five feet has been established and no building may extend beyond this line.

SECOND - All plans for buildings must be approved by Richard H. Rimby or his agent before any work is started.

THIRD - No building may be built within six feet of a property line.

FOURTH- No building except a private dwelling house or a private garage may be built without written permission has been received from Richard H. Rimby or his agent.

FIFTH- An easement of five feet has been taken along the rear of all lots for the use of the utility companies.

SIXTH - No unfinished building may be occupied until the final finish of wood, stone, brick, stucco or other finishing material has been applied, unless written permission has been received from Richard H. Rimby or his agent.

SEVENTH - No Trailer, basement, tent, shack, garage, barn or other out buildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

EIGHTH - No livestock or poultry shall be maintained on any premises except watch dogs and family pets.

NINTH - No signs shall be permitted on any lots or buildings, except such as may be necessary to announce the sale or rental of the property, or the owners' or tenants' business, occupation of profession, and such signs shall not be offensive in size, shape or character.

TENTH - No business or professional office shall be established in any dwelling erected upon this lot except with written permission of Richard H. Rimby, his heirs and assigns or agent.

ELEVENTH - All fences are limited to a height of four feet and no fence except hedge may be built in front of the reserve line of any street.

The said lot being composed of the whole of Lot No. 504 and the southeastermost 25' of Lot No. 503 of "Crestwood, Section No. 2" Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, and recorded in Berks County Records in Plan Book No. 24, page 27, and being a part of the same premises which John Merkel and Abbie Moyer Reber, Executors of the last Will and Testament of Katie D. Moyer, also known

as Kate D. Moyer, by deed dated September 23, 1959, recorded in Berks County Records in Deed Book Vol. No. 1348, page 328 granted and conveyed unto Richard E. Rimby, grantor herein.

Being the same premises which Robert I. Shaffer, by Sandy Silagy, his attorney in fact, by Deed dated 07/16/2012 and recorded 07/20/2012, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 1394, Page 929, granted and conveyed unto Randy A. Fick and Felecia A. Fick, as tenants by the entirety.

Tax Parcel: 43-5326-14-32-0587

Premises Being: 200 W 39th St, Reading, PA 19606

To be sold as Property of: Felecia A. Fick and Randy A. Fick

C.C.P. BERKS COUNTY

NO. 23-11698

JUDGEMENT - \$363,065.31

STEVEN P. KELLY, ESQUIRE (308573)

ATTORNEY FOR THE PLAINTIFF

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF SUNSET KNOLL, DRAWN BY VITILLO CORPORATION, DATED 3/22/2001 AND LAST REVISED 8/21/2001 SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 254 PAGE 3, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF BUCKHEAD LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 80 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 80 SOUTH 28 DEGREES 42 MINUTES 22 SECONDS WEST 120.00 FEET TO A POINT A CORNER OF OPEN SPACE ON SAID PLAN; THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES, (1) NORTH 70 DEGREES 35 MINUTES 27 SECONDS WEST 66.24 FEET TO A POINT, A CORNER, AND (2) NORTH 03 DEGREES 06 MINUTES 27 SECONDS EAST 120.57 FEET TO A POINT OF CURVE ON THE SOUTHERLY SIDE OF BUCKHEAD LANE; THENCE EXTENDING EASTWARDLY AND SOUTHEASTWARDLY ALONG THE SOUTHERLY AND SOUTHWESTERLY SIDE OF BUCKHEAD LANE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 120.18 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 11,322 SQUARE FEET OF LAND.

BEING LOT NO. 81 AS SHOWN ON THE ABOVEMENTIONED PLAN.

01/22/2026

Vol. 118, Issue 17

Premises being known as 256 Buckhead Lane,
Douglassville, PA 19518

PARCEL NO. 24536603305235

BEING THE SAME PREMISES WHICH
FORINO CO., L.P., A PENNSYLVANIA
LIMITED PARTNERSHIP, BY ITS ATTORNY-
IN-FACT, JOHN G. SMITH BY DEED DATED
SPTEMBER 27, 2007 AND RECORDED IN
THE OFFICE OF THE RECORDER OF DEEDS
OF BERKS COUNTY ON OCTOBER 9, 2007
AT BOOK 5236, PAGE 952 GRANTED AND
CONVEYED UNTO JOHN L. STRADFORD
AND NICOLE M. STRADFORD, HUSBAND
AND WIFE

TO BE SOLD AS THE PROPERTY OF
JOHN L. STRADFORD AND NICOLE M.
STRADFORD

Case Number: 23-14776

Judgment Amount: \$428,691.20

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

Attorneys for Plaintiff

A Florida professional limited liability
company

Legal Description

ALL THAT CERTAIN parcel of land and the
building thereon located on the Northwesterly
side of Niantic Road A-0975 (required R/W
33 feet ultimate R/W 60 feet) and on the
Northwesterly side of a private road, situated
in Washington Township, Berks County,
Pennsylvania, described according to a plan and
survey as prepared by John T. Aston, Registered
Surveyor, Boyertown, PA., Plan No. 1188-1C,
dated July 14, 1983 as last revised, recorded in
Plan Book Volume 143, page 47, Berks County
records, being Lot 1 herein.

BOUNDED on the Northwest and Northeast
by Lot 6 of the said plan, and on the Southeast by
a private road, the land of Michael J. and Judith
E. Butler, and by the other land of Leslie J. and
Veronica C. McConnell, and on the Southwest
by Niantic Road and by remaining land of Leslie
J. and Veronica C. McConnell, being more fully
described as follows:

BEGINNING at a point in the centerline of
Niantic Road, a corner of this and Lot 6 on the
said plan; thence from the point of beginning,
along Lot 6, the next 2 courses and distances to
wit: (1) leaving Niantic Road, North 48 degrees
40 minutes East 1032.00 feet to a point, a corner;
(2) South 42 degrees 33 minutes 07 seconds East
501.28 feet to a point on the Northwesterly side
of a private road, in the line of the land of Michael
J. and Judith B. Butler, and on the Washington
Township/Berks County-Douglass Township/
Montgomery County line, a corner of this and
Lot 6; thence along the Northwesterly side of
the private road, along the land of Michael J.
and Judith B. Butler, the next two courses and
distances to wit: South 38 degrees 25 minutes 55

seconds West 550.25 feet to an iron pipe found,
a corner. The line running along the Washington
Township/Berks County-Douglass Township/
Montgomery County line: South 53 degrees
38 minutes 21 seconds West 49.58 feet to an
iron pin found, a corner of this and other land
of Leslie J. and Veronica C. McConnell; thence
along the other land of Leslie J. and Veronica C.
McConnell, the next three courses and distances
to wit: (1) leaving the private road, North 32
degrees 33 minutes 04 seconds West 200.44
feet to an iron pin found, a corner; (2) South
53 degrees 38 minutes 21 seconds West 200.00
feet to an iron pin found, a corner; (3) South 32
degrees 33 minutes 04 seconds East 200.44 feet
to an iron pin found on the Northwesterly side of
a private road, in the line of the land of Michael
J. and Judith B. Butler; thence along the land
of Michael J. and Judith B. Butler, the next two
courses and distances to wit: (1) South 53 degrees
38 minutes 21 seconds West 219.02 feet to an
iron pin set, a corner. The line running along
the Northwesterly side of the private road, and
passing over an iron pipe found 37.80 feet from
the first mentioned point; (2) South 86 degrees
33 minutes 12 seconds West 112.20 feet to a P.K. nail
set in the centerline of Niantic Road, in the line
of the land of Leslie J. and Veronica C. McConnell,
a corner. The line running along the southerly side
of the private road; thence along the centerline of
Niantic Road, along the remaining land of Leslie
J. and Veronica C. McConnell, North 35 degrees
00 minutes 41 seconds West 492.41 feet to the
point of beginning

BEING KNOWN AS: 424 NIAN TIC RD,
BARTO, PA 19504

PROPERTY ID: 89-6309-03-40-1605

TITLE TO SAID PREMISES IS VESTED IN
FABIO E. LEGGIO, AN UNMARRIED MAN
BY DEED FROM CARMELO LEGGIO
AND JOLE LEGGIO, HUSBAND AND WIFE,
DATED NOVEMBER 7, 2022 RECORDED
NOVEMBER 9, 2022 AT INSTRUMENT NO.
2022043927

TO BE SOLD AS PROPERTY OF: FABIO
E. LEGGIO

Docket No. 24-15001

Judgment Amount: \$1,790.26

Attorney: Portnoff Law Associates, Ltd.

ALL THAT CERTAIN lot or piece of ground
together with the two (2) story and attic, semi-
detached frame dwelling house erected thereon,
situate on the Northerly side of and being known
as House No. 321 West Penn Avenue, between
Pearl Street and May Street, in the Borough
of Robesonia, County of Berks and State of
Pennsylvania, bounded on the North by a twenty
(20) feet wide alley, on the East by No. 313 West
Penn Avenue, property of Elizabeth M. Snyder
and G. Roderick Snyder, on the South by the
aforesaid West Penn Avenue and on the West by

01/22/2026

Vol. 118, Issue 17

No. 323 West Penn Avenue, property of Clarence S. Koch and Mary E. Koch, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northern topographical building line of West Penn Avenue, a distance of one hundred seventy feet, one and five eighths inches (170' 1-5/8") Westwardly from the Northwestern topographical building corner of the intersection of the aforesaid West Penn Avenue and Pearl Street, said corner being the Southeastern corner of the herein described property; thence in a Westerly direction along the Northern topographical building line of the aforesaid West Penn Avenue, a distance of forty one feet, nine and one-eighth inches (41' 9-1/8") to a corner marked by a spike in a wooden door stop; thence leaving and making an interior angle of ninety degrees twenty-eight and one-half minutes (90° 28-1/2") with the aforesaid West Penn Avenue, and in a Northerly direction along No. 323 West Penn Avenue, property of Clarence S. Koch and Mary E. Koch, his wife, passing through the center line of the five (5) inch frame stud party wall between the dwellings, a distance of forty seven feet, three and five-eighths inches (47' 3-5/8") to a corner marked by a spike in the Northern end of the frame dwelling houses; thence continuing along No. 323 West Penn Avenue in a Northerly direction making an interior angle of one hundred seventy six degrees six minutes (176° 06") with the last described line, a distance of one hundred seventy feet zero inches (170' 00") to a corner marked by an iron pin in the Southern side of a twenty (20) feet wide alley; thence in an Easterly direction along same, making an interior angle of ninety three degrees twenty five and one-half minutes (93° 25-1/2") with the last described line, a distance of thirty two feet zero inches (32' 00") to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid twenty (20) feet wide alley and in a Southerly direction along No. 313 West Penn Avenue, property of Elizabeth M. Snyder and G. Roderick Snyder, a distance of two hundred seventeen feet zero inches (217' 00") to and making a right angle with the aforesaid West Penn Avenue, at the place of BEGINNING.

TAX PARCEL NO. 74-4347-12-85-4818
BEING KNOWN AS 321 W. Penn Avenue, Robesonia, Pennsylvania
Single-family residential dwelling
TO BE SOLD AS THE PROPERTY OF Carol L. Veloza

Case Number: 25-02518
Judgment Amount: \$40,055.20
Attorney: Andrew Kravitz, Esq.

ALL THAT CERTAIN TWO STORY BRICK DWELLING HOUSE AND THE LOT OR GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE NORTH SIDE OF WALNUT STREET, BETWEEN SECOND

AND THIRD STREETS, IN THE 6TH WARD IN THE CITY OF READING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BEING NUMBERED 215 WALNUT STREET, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY A 20 FEET WIDE ALLEY CALLED PARD STREET)
ON THE EAST BY PROPERTY NOW OR LATE OF WILLIAM P. HAAG;
ON THE SOUTH BY SAID WALNUT STREET; AND
ON THE WEST BY A 3 FRET WIDE ALLEY, RUNNING PROM WALNUT STREET NORTHWARD TO PARK STREET.

CONTAINING IN FRONT ON SAID WALNUT STREET, EAST AND WEST, 15 FEET AND IN DEPTH OF THAT WIDTH, NORTHWARD 128 FEET TO PARK STREET.

BEING THE SAME PREMISES WHICH RUTH MAE JOHNSON BY INDENTURE BEARING DATE THE 7TH DAY OF JANUARY 1991, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BERKS, IN DEED BOOK 2186 PAGE 1886 GRANTED AND CONVEYED UNTO BERNARDO SOTO CARRASQUILLO, IN FEB.

PIN: 06530774613433
PROPERTY LOCATED AT 215 WALNUT STREET READING, PA 19601
TO BE SOLD AS PROPERTY OF: Bernardo Soto Carasquillo

Docket #25-03462
Judgment Amount: \$153,784.77
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, together with the northern half of the 2 story and attic stucco semi-detached dwelling house known as No. 4441 Tenth Avenue, situate on the east side of said Tenth Avenue between Hay Road and Elnore Avenue, in the Township of Muhlenberg (formerly in the Borough of Temple), County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with Plan No. 706-1-S of a field survey completed on August 29, 1985 by George E. Knehr, Registered Professional Surveyor No. 5260-E, or Reading Pennsylvania as follows, to wit:

BEGINNING at an iron pin corner on the eastern topographical building line of Tenth Avenue (50 feet wide street as shown on the topographical survey of the Borough of Temple), said iron pin being South 3 degrees 52 minutes West, 100.00 feet from the southeastern topographical building corner of said Tenth Avenue and Hay Road (also a 50 feet wide street

01/22/2026

Vol. 118, Issue 17

as shown on the topographical survey of the Borough of Temple);

Thence leaving said Tenth Avenue, along property belonging to The Philadelphia District Advisory Board of the Church of the Nazarene (Deed Book Vol. 1362, Page 57 and Deed Book Vol. 1362, Page 61, respectively) South 86 degrees 08 minutes East, 100.00 feet to an iron pin corner;

Thence along property conveyed by Elsie M. Sturdivant, widow of Thomas E. Sturdivant, deceased to Edward B. Unger and Joanne L. Unger, his wife (Deed Book Vol. 1883, Page 1287) South 3 degrees 52 minutes West, 57.52 feet to an iron pin corner of Marvin R. Woerner and Carol A. Woerner, his wife (Deed Book Vol. 1611, Page 292) and of property belonging to Robert D. Folk, Widower (Deed Book Vol. 969, Page 224), being No. 4439 Tenth Avenue;

Thence along said property belonging to Robert D. Folk, widower, passing through the party wall between Nos. 4439 and 4441 Tenth Avenue, North 85 degrees 52 minutes West, 100.00 feet to an iron pin corner on said eastern topographical building line of Tenth Avenue;

Thence along same, North 3 degrees 52 minutes East, 57.05 feet to the place of beginning.

Thereon erected a dwelling house known as: 4441 10th Avenue AKA 4441 Tenth Avenue Temple, PA 19560

Tax Parcel #66530912959043

See Deed Book 1902, Page 0319

Sold as the property of:

MARY ISAMOYER, WILLIAM ISAMOYER and The Unknown Heirs of DAVID C. ISAMOYER Deceased

LEGAL DESCRIPTION

CASE NUMBER: 25-03575

JUDGMENT AMOUNT: \$1,880.73

ATTORNEY: KATHARINE A. COSTLOW, ESQUIRE

ALL THAT CERTAIN Condominium Unit No. 223-B, Building No. 2, known, named and identified in the Declaration Establishing Condominium Act, 68 C.S.A #3101 et seq., known as "Mountain View Commons", Phase 1, situate on and being known as No. 223-B North Fourteenth Street, City of Reading, County of Berks and Commonwealth of Pennsylvania, as said Unit is shown on the Plan of "Mountain View Commons" recorded in Plan Book Volume 158, page 71, Berks County Records, said Declaration being dated November 23, 1988, in Record Book 2039, page 575, and First Amendment in Record Book 2077, page 2296, together with the proportionated undivided interest in the common elements as defined in said Declaration.

Being the same property conveyed to Daniel Morales by deed dated November 21, 2018 and recorded November 28, 2018 as Instrument # 2018041085 filed in the Office of the Clerk of

Berks County, Commonwealth of Pennsylvania. BEING THE SAME PREMISES which Daniel Morales by deed dated May 10, 2021, and recorded May 21, 2021 in the office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2021025182, granted and conveyed unto Stanley Milfort. PIN 531718218679

Property Address: 223B North 14th Street, Reading, PA 19604

TO BE SOLD AS PROPERTY OF: Stanley Milfort

NO. 25-04108

JUDGMENT: \$251,963.50

Attorney: Jessica S. Kaczinski, Esquire

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground on which the same is erected situate on the West side of Pear Street, between Walnut and Elm Streets, No. 232, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred and twenty eight feet nine and three quarter inches North of and from the northwest corner of Walnut and Pear Streets; thence West along the property now or late of Cordelia Mervine one hundred and one feet two and three quarter inches to a ten feet wide alley; thence North along said alley fourteen feet and six inches; thence East along property late of The West Reading Savings Fund and Loan Association No. 3 one hundred and one feet two and three quarter inches to said street; thence South along said Pear Street fourteen feet and six inches to the point of BEGINNING.

TOGETHER with the right and privilege of using the joint alley two feet two inches in width and forty three feet in depth running along the South side of the premises herein described in common with owners or occupants of the adjoining premises on the South.

BEING the same premises which CRM Investments LLC by Deed bearing date January 29, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA at Instrument Number 2018003263 granted and conveyed unto Veronica Battistini-Arizmendi, her heirs and assigns.

BEING PARCEL NUMBER 06530773518671

Property Address: 232 Pear Street, Reading, Pennsylvania 19601

To be sold as the property of VERONICA BATTISTINI a/k/a VERONICA BATTISTINI-ARIZMENDI

Prothonotary # 25-04685

Judgment: \$412,915.46

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #: 24-5364-05-19-6812

01/22/2026

Vol. 118, Issue 17

ALL THAT CERTAIN lot or piece of land situate on the South side of Glenwood Drive West of its intersection with Applewood Drive, in Amity Township, Berks County, Commonwealth of Pennsylvania, being Lot 36 as shown on the Record Plan of Heritage Building Group, Inc., Proposed Residential Subdivision-Amity Lea, prepared by Bohler Engineering, Inc. and recorded in Plan Book Volume 274, Page 81, Berks County records, and being more fully bounded and described in accordance with said plan as follows:

BEGINNING at a point on the Southern right-of-way line of Glenwood Drive (50 feet wide) marking the Northwest corner of the herein described Lot 36 and the Northeast corner of Lot 35; thence along the Southern right-of-way line of Glenwood Drive, North 88° 59' 28" East, a distance of 100.00 feet to the Northwest corner of Lot 37; thence leaving Glenwood Drive along Lot 37, South 01° 00' 32" East, a distance of 127.73 feet (erroneously shown as 127.79 feet on the aforementioned plan of Amity Lea) to a point in line of Lot 43; thence along Lot 43 and part of Lot 44, North 88°16'25" West, a distance of 100.11 feet to the Southeast corner of Lot 35; thence along Lot 35, North 01° 00' 32" West, a distance of 122.95 Feet (erroneously shown as 123.01 feet on the aforementioned plan of Amity Lea) to the point of beginning.

Being Parcel No. 24-5364-05-19-6812.

ALSO BEING KNOWN AS 523 Glenwood Drive, Douglassville, Pa 19518

Title to said premises is vested in Venroy V. Joseph by deed from Oவில் Joseph, Power of Attorney for Veronica Fleming dated November 21, 2023 and recorded December 13, 2023 in Instrument Number 2023036789.

TO BE SOLD AS THE PROPERTY OF VENROY V. JOSEPH

No. 25-09528

Judgment Amount: \$98,205.32

Attorney: Matthew G. Brushwood, Esquire

PURPART NO. 1

ALL THAT CERTAIN dwelling house and lot of ground on which the same is erected, situate in the Borough of Lenhartsville, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a stone by the side of the State Road; thence along land of Anson Greenawalt South 31-1/2 degrees West, 1.4 perches to a stone; thence along land of Valentine Sarig, now Amandus Adam South 61 degrees East, about 12.7 perches to other lands of Francis B. Levan; thence along the same North 31-1/2 degrees East, 1.4 perches to a point on the side of State Street (Road); thence along the same North 61 degrees West, about 12.7 perches to the place of beginning.

CONTAINING 17 square perches, more or less.

BEING THE SAME premises which Patricia A. Hummel, by deed dated December 4, 2015, and recorded December 9, 2015 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Instrument No. 2015043308, granted and conveyed to Brandon M. Reber a/k/a Brandon Reber.

PURPART NO. 2

ALL THAT CERTAIN tract of ground situate to the South of Penn Avenue (T-978) in the Borough of Lenhartsville, Berks County, Pennsylvania, and being more fully bounded and described in accordance with a Survey by Robert B. Ludgate and Associates, Plan #B-1549, dated June 16, 1980, as follows, to wit:

BEGINNING at a twin cherry tree, said tree being the Northern most corner of lands of Robert E. Angstadt and the Southwestern corner of lands of Clark Hummel; thence along Hummel South 47 degrees 19 minutes 50 seconds East, 209.55 feet to an iron pin; thence along residue lands of Robert E. Angstadt and Ruth M. Angstadt, his wife, the two following courses and distances: (1) South 44 degrees 18 minutes 05 seconds West, 20.53 feet to an iron pin; (2) North 47 degrees 19 minutes 50 seconds West, 209.55 feet to an iron pin in line of lands of now or late William H. Peters and George R. Peters; thence along Peters North 44 degrees 18 minutes 05 seconds East, 20.53 feet to a twin cherry, the place of beginning.

CONTAINING 4300 square feet.

BEING THE SAME premises which Patricia A. Hummel, by deed dated December 4, 2015, and recorded December 9, 2015 in the Office of the Recorder of Deeds of Berks County, Pennsylvania to Instrument No. 2015043308, granted and conveyed to Brandon M. Reber a/k/a Brandon Reber.

PARCEL IDENTIFICATION NO: 58-5415-11-67-1240; TAX ID #: 58002526

TO BE SOLD AS THE PROPERTY OF BRANDON M. REBER A/K/A BRANDON REBER.

Case Number: 25-10171

Judgment Amount: \$336,108.14

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot, tract, or piece of ground known as Lot No. 5, Block "A", shown on the plan of building lots known as Amity Gardens as laid out by the Drey Estates, Inc., situate in Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Easterly building line of Old Airport Road, a 60.00 foot wide street, said point being the distance of 80.00 feet Southwardly from the point of tangency formed by the intersection of the Southerly building line of Holly Drive, a 53.00 foot wide street, with the aforementioned Easterly building line of Old Airport Road; thence in an Eastwardly

01/22/2026

Vol. 118, Issue 17

direction along the Southerly side of Lot No. 6, by a line forming an interior angle of 90 degrees with the line to be described last, the distance of 120.00 feet, to a point, thence in a Southwardly direction along Westerly portions of Lots Nos. 7 and 15, by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet, to a point; thence in a Westwardly direction along the Northerly side of Lot No. 4, by a line forming an interior angle of 90 degrees with the last described line, the distance of 120.00 feet, to a point in the aforementioned Easterly building line of Old Airport Road; thence in a Northwardly direction along said building line by a line forming an interior angle of 90 degrees with the last described line, the distance of 90.00 feet to the Place of BEGINNING.
PIN 24535412969177

Being the same premises which Charlotte C. Weber, by Deed dated 06/25/2021 and recorded 07/23/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2021036844, granted and conveyed unto Kyle Viers, in fee.

Tax Parcel: 24535412969177

Premises Being: 109 Old Airport Road, Douglassville, PA 19518

To be sold as Property of: Kyle Viers

Case Number: 25-10439

Judgment Amount: \$229,936.98

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN tract of parcel of ground, together with the improvements thereon erected, situate in the township of Oley, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Final Plan of Charmingdale made by Albert G. Newbold Registered Professional Engineer, dated September 30, 1977 and last revised April 11, 1978 and recorded in Plan Book 83, page 13 Berks County Records, being more fully bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Carriage Circle (50 feet wide) said point being a corner of Lot No. 75 on said Plan; thence extending from said point of beginning South 52 degrees 39 minutes West along the Northwesterly side of Carriage Circle 80.00 feet to a point a corner of Lot No. 77 on said Plan; thence extending along same North 37 degrees 21 minutes West and through the bed of a 20 feet wide drainage easement 125.00 feet to a point., a corner of Lot No. 104 on said Plan; thence extending along same North 52 degrees 39 minutes East and crossing the Northeasterly side of said drainage easement 80.00 feet to a

point a corner of Lot No. 75 on said plan; thence extending along same South 37 degrees 21 minutes East 125.00 feet to the first mentioned point and place of beginning.

CONTAINING 10,000 square feet of land, more or less.

BEING Lot 76

BEING KNOWN AS: 14 CARRIAGE CIRCLE, OLEY, PA 19547

PROPERTY ID: 67-5358-05-28-0311

TITLE TO SAID PREMISES IS VESTED IN KYLE J. RHOADS BY DEED FROM STELLAR HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, DATED MAY 8, 2020 RECORDED MAY 12, 2020 AT INSTRUMENT NO. 2020015803

TO BE SOLD AS PROPERTY OF: KYLE J. RHOADS

Case Number: 25-11097

Judgment Amount: \$74,928.36

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN piece or parcel of land together with the two story brick dwelling house erected thereon, situate on the East side of Moss Street, between Amity and Union Streets, in the City of Reading, Berks County, Pennsylvania and known as 1557 Moss Street, bounded and described as follows:

ON the North by property now or late of Leo K. Alehouse;

ON the East by Clover Street;

ON the South by property now or late of Charles S. Summers; and

ON the West by said Moss Street.

CONTAINING in front or width on Moss Street North and South thirteen feet four inches (13' 4") and in depth of equal width East and West one hundred (100) feet.

Being the same premises which Ian McKay Camlin, by Deed dated 11/08/2019 and recorded 11/14/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019039828, granted and conveyed unto Manuel D. Martinez, in fee.

Tax Parcel: 17531721083863 aka 17-5317-21-08-3863

Premises Being: 1557 Moss St, Reading, PA 19604

To be sold as Property of: Manuel D. Martinez

Case Number: 25-11428

Judgment Amount: \$147,832.33

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

Attorneys for Plaintiff

A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN LOT OR PIECE

01/22/2026

Vol. 118, Issue 17

OF GROUND, TOGETHER WITH IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF ALSACE, COUNTY OF BERKS AND STATE OF PENNSYLVANIA; MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE PUBLIC ROAD LEADING FROM PRICETOWN TO MCKNIGHTS GAP A CORNER OF PROPERTY NOW OR LATE OF THE READING COMPANY:

THENCE ALONG THE SAME, NORTH 16 DEGREES 30 MINUTES EAST, A DISTANCE OF 242.50' TO A POINT; SOUTH 62 DEGREES 30 MINUTES EAST, A DISTANCE OF 630' TO AN IRON RAIL MONUMENT; AND SOUTH 20 DEGREES 15 MINUTES WEST, A DISTANCE OF 360' TO A POINT IN THE MIDDLE OF AFORESAID PUBLIC ROAD;

THENCE IN AND ALONG SAID PUBLIC ROAD, NORTH 51 DEGREES 47 MINUTES WEST, A DISTANCE OF 640.35' TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 2007 MCKNIGHTS GAP ROAD, READING, PA 19604

PROPERTY ID: 22531815638836

TITLE TO SAID PREMISES IS VESTED IN **RICHARD SHUMAN AND JODI SHUMAN, HIS WIFE** BY DEED FROM **LEE E. HERTZOG, DATED JUNE 20, 2001 RECORDED JUNE 27, 2001 IN BOOK NO. 3355, AT PAGE 451**

TO BE SOLD AS PROPERTY OF: **RICHARD SHUMAN AND JODI SHUMAN**

Case No. 25-11580

Judgment Amount: \$ 152,000.22

Attorney: Marc A. Hess, Esquire

Henry & Beaver LLP

ALL THAT CERTAIN lot or tract of land situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Auman & Son Developers, Inc. recorded in Plan Book 199, Page 59, Berks County records as follows:

BEGINNING at a point on the westerly side of Carbon Street (60 feet wide) a corner in common with Lot No. 2 on the abovementioned Plan; thence westerly along Lot No. 2 on a line making an interior angle of 90 degrees 01 minutes 40 seconds with the line to be described last a distance of 115.00 feet to a point on the easterly side of a 15 feet wide stone alley; thence northerly along the same on a line making an interior angle of 89 degrees 58 minutes 20 seconds with the last described line a distance of 35 feet to a point a corner in common with Lot No. 4 on the abovementioned Plan; thence easterly along Lot No. 4 on a line making an interior angle of 90 degrees 01 minutes 40 seconds with the last

described line a distance of 115.00 feet to a point on the aforementioned westerly side of Carbon Street; thence southerly along the same on a line making an interior angle of 89 degrees 58 minutes 20 seconds with the last described line a distance of 35.00 feet to a point the place of BEGINNING. CONTAINING 4025 square feet.

BEING Lot No. 3 on the abovementioned Plan.

BEING the same premises which Florian Sutu by Deed dated October 18, 2023, recorded November 14, 2023, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2023033686, granted and conveyed unto DKAB Real Estate Limited Liability Company.

Property Address: 1326 Carbon Street, Reading, PA 19601

Tax Parcel Number: 19-5307-37-16-2800
TO BE SOLD AS PROPERTY OF: **DKAB REAL ESTATE LLC**

C.C.P. BERKS COUNTY

NO. 25-11839

Judgment - \$111,055.44

Steven P. Kelly, Esquire (308573)

Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground together with the one story ranch type dwelling house thereon erected, being No. 522 Boeing Avenue, lying on the Southern side of Boeing Avenue, 50 feet wide between the Bernville Road and Cullum Drive, said Boeing Avenue being as shown on a plan of lots laid out by the Hollenbach Contruction Company in Riveredge Acres and recorded in Berks County records, in Plan Book Volume 14, page 40, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, ebng more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern bulding line of Boeing Avenue, said point being a distance of 618.76 feet Eastwardly from the Eastern terminus of a 20 feet radius connecting the said Southern building line of Boeing Avenue with the Eastern building line of Bernville Road; thence extending in an Easterly direction along said building line of Boeing Avenue a distance of 53.00 feet to a point; thence leaving said building line of Boeing Avneue and extending in a Southerly direction along property now or late of Warren F. Riche, known as No. 524 Boeing Avenue, by a line making a right angle with the said building line of Boeing Avenue, a distance of 119.69 feet to a point in line of property now or late belonging to Edwin P. Schroeder; thence extending in a Westerly direction partly along said property now or late belongin to Richard H. Bollinger, by a line making a right angle with the last described line a distance of 52.00 feet to a point; thence extending in a Northerly direction along property belonging to H.K. Hollenbach, to

01/22/2026

Vol. 118, Issue 17

be known as No. 520 Boeing Avenue, by a line making a right angle with the last described line, a distance of 119.69 feet to the place of beginning.

CONTAINING in area 6,343.57 square feet.

BEING PIN No. 27-4398-16-92-4516 Acct No. 009100 (27)

BEING KNOWN AS 522 Boeing Ave, Reading, PA 19601

PARCEL NO.: 27439816924516

BEING the same premises which Eugene P. Bossler and Colleen H. Fittin a/k/a Colleen H. Glahn by Deed dated March 31, 1999 and recorded in the Office of Recorder of Deeds of Berks County on April 14, 1999 at Book 3064, Page 1788 as Instrument 25166 granted and conveyed unto William L. Valentine and Judith K. Valentine.

TO BE SOLD AS THE PROPERTY OF William L. Valentine

Judith K. Valentine having departed this life on September 13, 2018.

C.C.P. BERKS COUNTY
NO. 25-12014

Judgment - \$256,864.14
Steven P. Kelly, Esquire (308573)
Attorney for Plaintiff

All that certain tract or lot of ground situate on the Southern side of Chaser Court in the Township of Cumru, Berks County, Pennsylvania, being known a Townhouse Unit 4 of the Deerfield, Phase 4, revised subdivision, intended to be recorded, and being more fully bounded and described as follows, to wit:

Beginning at a point, a corner of lands of the Deerfield Homeowner's Association, said point being the Northeastern most corner of the herein described Lot;

Thence along the party wall of Unit 5, South 31 degrees 42 minutes 55 seconds West, passing through the front party wall 10,000 feet from the last described corner and through the rear party wall 15.00 feet from the next described corner, a total distance of 83.00 feet to a point;

Thence continuing along Live Homeowner's Association, North 58 degrees 17 minutes 05 seconds West, 24.00 feet to a point;

Thence along the party wall of Unit 3, North 31 degrees 42 minutes 55 seconds East, passing through the rear party wall 15.00 feet from the last described corner and through the front party wall 10.00 feet from the next described corner, a total distance of 83.00 feet to a point;

Thence along the Homeowner's Association, South 58 degrees 17 minutes 05 seconds East, 24.00 feet the place of Beginning.

BEING KNOWN AS 4 Chaser Ct, Reading, PA 19607

PARCEL NO.: 39530502775461

BEING the same premises which Jonathan M. Detwiler and Katie E. Detwiler by Deed dated October 23, 2015 and recorded in the

Office of Recorder of Deeds of Berks County on December 4, 2015 at Book n/a, Page n/a as Instrument 2015042920 granted and conveyed unto Gregory Buchanan.

TO BE SOLD AS THE PROPERTY OF Gregory Buchanan

Case No. 25-13182
Judgment Amount: \$403,312.13
Attorney: Marc A. Hess, Esquire
Henry & Beaver LLP

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

BEGINNING at a point on the Southwesterly side of Sabrina Street, at a corner of Lot No. 171 and Lot No. 170, as shown on said Plan; thence extending in a Southeasterly direction along Sabrina Street, South 79 degrees 23 minutes 25 seconds East, a distance of 80.00 feet to a point in line of Lot No. 169 as shown on said Plan; thence extending in a Southwesterly direction along Lot No. 169, South 10 degrees 36 minutes 35 seconds West, a distance of 123.96 feet to a point in line of Open Space, thence extending in a Northwesterly direction along Open Space; North 71 degrees 33 minutes 40 seconds West, a distance of 80.75 feet to a point in line of Lot No. 171, as shown on said Plan; thence extending in a Northeasterly direction along Lot No. 171, North 10 degrees 36 minutes 35 seconds East, a distance of 112.96 feet to a point on Sabrina Street, the place of BEGINNING.

CONTAINING in area 9477 square feet of land.

BEING THE SAME PREMISES which Jeffrey N. Bell and Tina Bell, by Deed dated August 9, 2024, and recorded August 22, 2024 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2024025227, granted and conveyed unto Tina Bell.

KNOWN AS: 49 Sabrina Street, Wernersville, Pennsylvania

Tax Parcel No. 49436703300800

TO BE SOLD AS PROPERTY OF: Tina Bell a/k/a Tina L. Bell

Docket #25-13788
Judgment Amount: \$266,134.59
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling erected thereon, situate on the Northeast corner of Highland Street and

01/22/2026

Riegel Avenue in Spring Township, formerly the Borough of West Lawn, Berks County, Pennsylvania, said lot or piece of ground being further known as Lots No. 711 and 712 as shown by the Map or Plan 'West Lawn' surveyed by William H. Karns, dated April 1911 and recorded in Plan Book Volume 3, Page 34, Berks County Records, bounded and described as follows:

ON the North by a fifteen feet (15 feet) wide alley,

ON the East by Lot No. 713 as shown on said plan,

ON the South by Highland Street, and ON the West by Riegel Avenue.

CONTAINING in front on said Highland Street sixty-five feet (65') and in depth on said Riegel Street one hundred forty-five feet (145') to said alley.

Thereon erected a dwelling house known as: 2341 Highland Street Reading, PA 19609

Tax Parcel #80438608878914

See Deed Book Instrument No.: 2022037414 Sold as the property of:

CYRENA JEAN NEGRI AKA CYRENA J. NEGRI AKA CYRENA J. WAGNER and RAYMOND MICHAEL NEGRI JR

Case Number: 25-14265

Judgment Amount: \$500,508.88

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

Legal Description

ALL THAT CERTAIN two story brick and vinyl siding dwelling house, with attachments and the lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, hounded and described according to a Final Man of "High Meadow" drawn by Thomas It Gibbons, Professional Land Surveyor, dated March 23, 1987, said Plan recorded in Berks County in Plan Book 148, page 44, as follows, to wit:

BEGINNING at a point on the Southwesterly side of High Meadow Lane (53 feet wide) said point being a corner of Lot No. 10 on said plan; thence extending from said point of beginning along Lot No. 10 South 29 degrees 45 minutes 59 seconds West 363.23 feet to a point a corner in line of lands now or late of Harold L. Bond and Anita L. Bond, his wife; thence extending along said lands and along Lot No. 8 on said plan North 63 degrees 01 minutes 20 seconds West 256.01 feet to a point a corner in line of Lot No. 8 on said plan; thence extending along same the two following courses and directions:

1. North 47 degrees 03 minutes 07 seconds East 309.18 feet to a point and

2. North 18 degrees 19 minutes 41 seconds West 50.00 feet to a point or curve and on the

Vol. 118, Issue 17

southwesterly side of the cul-de-sac (of irregular width) of High Meadow Lane; Thence extending along said cul-de-sac Northeastwardly along the arc of a circle curving the left having a radius of 60.00 feet the arc distance of 41.31 feet to a point of reverse curve on the Southwesterly side of said cul-de-sac; thence extending along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 9.58 feet to a point of tangent on the southwesterly side of High Meadow Lane; thence extending along same South 60 degrees 14 minutes 01 seconds East 175.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING KNOWN AS: 14 HIGH MEADOW LN, LEESPORT, PA 19533

PROPERTY ID: 27439901055234

TITLE TO SAID PREMISES IS VESTED IN RICHARD ARMPRIESTER, AS SOLE OWNER BY DEED FROM MICHAEL S. DRESCHER, DATED APRIL 10, 2023 RECORDED APRIL 12, 2023 AT INSTRUMENT NO. 2023010369

TO BE SOLD AS PROPERTY OF: RICHARD ARMPRIESTER

Case Number: 25-14529

Judgment Amount: \$72,588.65

Attorney: Dylan Chess, Esq.

LEGAL DESCRIPTION

All that certain lot or piece of ground with semi-detached frame house erected thereon, situate on the western side of a twenty feet wide street known as Chestnut Street on Plan of Lots laid out by Ida Clouser Estate, adjoining Laurel Hill to the North, in Muhlenberg Township, Berks County, Pennsylvania more particularly bounded and described as follow, to wit:

Beginning at a marble monument on the western side of a twenty feet wide street known as Chestnut Street, as laid out on the Plan of Lots-known as the Ida Clouser Estate, as surveyed by E. Kurtz Wells, CE, November 1930, said marble monument being two hundred twenty and thirty-two one hundredths feet (220.32') North of another marble monument at the pt. of a curve having a radius of seventy-eight and seven-six one-hundredths feet (78.76') on the western side of said Chestnut Street, a distance of one and twenty-one one-hundredths feet (1.21') to the point; thence in a westerly direction through the middle of a party wall and forming an interior angle of 85° 23-1/2' with the said western of Chestnut Street, distance of one hundred two and forty-nine one-hundredths feet (102.49') to a point in line of property now or late of said Ida Clouser Etate, thence in a northerly direction along residue property now or late of said Ida Clouser Estate, and forming an interior angle of 98 40 minutes with the last described line, a distance of forty-eight one-

01/22/2026

Vol. 118, Issue 17

hundredths feet (40.48') to a point, a corner of property now or late of George Kline, thence in an easterly direction along property now or late George Kline and forming an interior angle of 81 degrees 11 minutes with the last described line, a distance of one hundred ten feet (110) to a point on the western side of said Chestnut Street; thence southwardly along same and forming an interior angle of 87 degrees 55-1/4 minutes with the last described line, a distance of thirty-eight and eighty-two one-hundredths feet (38.82') to a marble monument the place of beginning; the last described line forming an interior angle of 186° 41' with the first described line.

Title is vested in David L. Gross, single, by deed from Dale Weyandt, single, dated February 9, 2017 and recorded on February 21, 2017 in the Berks County Clerk's/Register's Office as Instrument No.: 2017006303.

Parcel ID: 66531917223305

Property Address: 3618 Chestnut Street, Reading, PA 19605

TO BE SOLD AS PROPERTY OF: DAVID L. GROSS

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, March 6, 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.

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and Board of Directors of **Tullyview Allergy, P.C.**, a Pennsylvania professional corporation, with an address of 1030 Reed Ave., Ste. 108, Wyomissing, PA 19610, 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.

FOX ROTHSCHILD LLP, SOLICITORS

747 Constitution Dr., Ste. 100
P.O. Box 673
Exton, PA 19341-0673

AUDIT LIST

First Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (February 3, 2026) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on February 4, 2026 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

DALESSIO, MICHAEL J. - Michael A. Wertz, Admin., Jonathan B. Batdorf, Esq.

DEROLF, HARRY L. - Vicki L. Weidner, Extx., Ian A. Stubbs, Esq.

SULLIVAN, JEFFREY J - Jeanne L. Fink, Extx., Mark R. Sprow, Esq.

Last day for filing Accounts for March 2026 is February 2, 2026.

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

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-1335

Assigned To: Gavin, James E., J

CHEITI UNIVERSAL SERVICES LLC,

Plaintiff

vs.

SANDRA DOWDRICK,

Defendant

TO: SANDRA DOWDRICK

NOTICE

IF YOU WISH TO DEFEND, YOU MUST

01/22/2026

Vol. 118, Issue 17

ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR 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 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.

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.

Lawyers' Referral Service of the Berks County Bar Association
544 Court Street
Reading, PA 19603
TELEPHONE: (610) 375-4591
www.BerksBar.org

ORDER dated January 13, 2026, states "The Respondent shall file an Answer to the Petition within 20 days of this date." "Hearing shall be held on March 24, 2026 at 1:30 p.m. before the undersigned Judge in the Berks County Courthouse/Services Center."

BRIEF STATEMENT OF THE CONTENTS OF THE MOTION

Movant seeks Judgment Upon Default for Defendant's failure to file an Answer to Plaintiff's Complaint by June 19, 2025, as set forth in the Court's Order of May 30, 2025.

Attorney: James E. Sher, Esquire
Sher & Associates, P.C.
15019 Kutztown Road
Kutztown, PA 19530

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

BIEBER, ELTON K., dec'd.

Late of 15825 Kutztown Rd.,
Maxatawny Township,
Executors: GERALDINE S. KODA,
518 Harvest Dr.,
Blandon, PA 19510 and
ELAINE S. HOCH,
558 W. Spring St.,
Fleetwood, PA 19522.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

DALTON, JR., JOSEPH F., dec'd.

Late of Perry Township.
Administratrix: JADENNE C. DALTON.
c/o ATTORNEY: ZACHARY D.
GRIFFITH, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

EDWARDS, ELIZABETH G. also known as EDWARDS, ELIZABETH JEAN, dec'd.

Late of Borough of Wyomissing.
Executor: MARNELL E. MCCARTHY.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES,
P.C.,
534 Court Street,
Reading, PA 19601

EVINS, MONICA, dec'd.

Late of 4826 Farming Ridge Blvd.,
Exeter Township.
Executrix: NANCY M. SCHRECK,
1305 Dauphin Ave.,
Wyomissing, PA 19610.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

FAUST, HAROLD E., dec'd.

Late of 1303 Windsor Castle Rd.,
Borough of Hamburg.
Administrators: DEBORAH SWEIGART,
1328 Windsor Castle Rd.,
Hamburg, PA 19526 and
HAROLD D. FAUST,
1303 Windsor Castle Rd.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

FRANK, JOHN ROBERT, dec'd.

01/22/2026

Vol. 118, Issue 17

Late of Borough of Robesonia.
Executors: SCOTT D. KOHR,
387 Oaklyn Rd.,
Lebanon, PA 17042 and
ELIZABETH R. FIORINI,
1150 West Penn Ave.,
Womelsdorf, PA 19567.
ATTORNEY: ELIZABETH ROBERTS
FIORINI, ESQ.,
Fiorini Law, P.C.,
1150 W. Penn Avenue,
Womelsdorf, PA 19567

JOHNSTON, GRACE A., dec'd.

Late of 9 Colin Court,
City of Reading.
Administrator: BRUCE R. JOHNSTON.
c/o ATTORNEY: REBECCA A. SMITH,
ESQ.,
BENTLEY, KOPECKI, SMITH, P.C.,
1118 Penn Avenue,
Wyomissing, PA 19610

KELLENBERGER, SR., JAMES D. also known as**KELLENBERGER, SR., JAMES DONALD, dec'd.**

Late of Borough of Fleetwood.
Executors: JAMES D. KELLENBERGER,
JR.,
502 E. Locust St.,
Fleetwood, PA 19522 and
KATHY L. QUELL,
393 E. Saddle Way,
San Tan Valley, AZ 85143.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
Reading, PA 19603

KELLER, ELIZABETH M., dec'd.

Late of Borough of Wyomissing.
Administrator: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

KLEIN, RICHARD A., dec'd.

Late of Spring Township.
Executor: BRIAN G. ZIMMERMAN,
43 Mine Rd.,
Lebanon, PA 17042.
ATTORNEY: MARK R. SPROW, ESQ.,
9 East Lancaster Avenue,
Shillington, PA 19607

KOPANSKI, MARYELLEN, dec'd.

Late of Exeter Township.
Administrator: MATTHEW KOPANSKI.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

KUZAN, LORETTA J., dec'd.

Late of Borough of Kutztown.
Administrator: TIMOTHY CROSSETT.
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,

Blandon, PA 19510

MACK, BARBARA L., dec'd.

Late of 4 Quail Ridge Rd.,
City of Reading.
Executrix: CAROLYN REINHARDT,
4 Quail Ridge Rd.,
Reading, PA 19607.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MARANDO, ANTHONY D. also known as MARANDO, ANTHONY DOMINIC, dec'd.

Late of Bern Township.
Executor: RICHARD A. MARANDO,
609 Cornerstone Dr.,
Mohrsville, PA 19541.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

MCCABE, JOHN L., dec'd.

Late of Colebrookdale Township.
Executrix: JANE E. ROBERTS.
c/o ATTORNEY: ERIC C. FREY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

MELOT, DARLENE S., dec'd.

Late of 132 Bern St.,
City of Reading.
Executor: GEORGE MANNING,
699 Greenwood Ave.,
Mohnton, PA 19540.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MENGEL, ANNA R., dec'd.

Late of 264 Shartlesville Rd.,
Mohrsville.
Executrix: BETH REICHERT,
18 Rose Virginia Rd.,
Oley, PA 19547.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MOHR, GORDON, dec'd.

Late of 134 Goldfinch Lane,
Robeson Township.
Executors: STEVEN FIORAVANTE,
20 W. Broad St.,
Reading, PA 19607 and
RODNEY L. MOHR,
53 Westley Rd.,
Mohnton, PA 19540.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,

01/22/2026

Vol. 118, Issue 17

- Reading, PA 19611
MORETZ, MICHELLE JEANINE, dec'd.
 Late of Borough of Sinking Spring.
 Executors: CHARLES R. MORETZ and
 TIMOTHY C. MORETZ.
 c/o ATTORNEY: CHERYL A. ROWE,
 ESQ.,
 ROWE LAW OFFICES, P.C.,
 1200 Broadcasting Road, Suite 101,
 Wyomissing, PA 19610
- MULLEN, HENRY J., dec'd.**
 Late of Borough of Wernersville.
 Executrix: MARY-JO MULLEN.
 c/o ATTORNEY: MARY-JO MULLEN,
 CPA, ESQ.,
 HALBRUNER, HATCH & GUISE, LLP,
 3435 Market Street,
 Camp Hill, PA 17011
- OCHS, LARRY K., dec'd.**
 Late of Brecknock Township.
 Administratrix: KATHLEEN OCHS.
 c/o ATTORNEY: PATRICK A. DEIBLER,
 ESQ.,
 GLICK, GOODLEY, DEIBLER &
 FANNING, LLP,
 131 W. Main Street,
 New Holland, PA 17557
- POCH, ANITA C., dec'd.**
 Late of 79 Legacy Blvd, Apt. 300,
 Lower Heidelberg Township.
 Administrators: ERICH J. POCH,
 231 Carters Mill Rd.,
 Elkton, MD 21921 and
 ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610
- POTTEIGER, BARBARA J., dec'd.**
 Late of Borough of Womelsdorf.
 Executrix: PATTI HAUCK,
 108 Village Dr.,
 Newmanstown, PA 17073.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567
- ROZYCKI, GERARD S., dec'd.**
 Late of Exeter Township.
 Executors: CYNTHIA A. FISHER,
 1100 Belmont Ave., Suite 201,
 Wyomissing, PA 19610 and
 GERARD S. ROZYCKI, JR.,
 1742 Acorn Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606
- SCHULTZ, ERIC L., dec'd.**
 Late of Borough of Bernville.
 Administrator: RACHAEL ANN HAGUE-
 SCHULTZ.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601
- SHUPP, FAY, dec'd.**
 Late of 20 S. Summit Ave.,
 Cumru Township.
 Executor: RAYMOND E. WEIDNER,
 215 Wellington Ave.,
 Reading, PA 19609.
 ATTORNEY: ROSE KENNEDY, ESQ.,
 1212 Liggett Avenue,
 Reading, PA 19611
- SMITH, CHARLES MICHAEL, dec'd.**
 Late of Borough of Leesport.
 Executrix: REBECCA A. SMITH.
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601
- SONON, DAVID A., dec'd.**
 Late of 2125 Elizabeth Ave.,
 Borough of Laureldale.
 Executor: BENJAMIN J. SONON,
 953 Pine St.,
 Hamburg, PA 19526.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526
- STRICKLER, GLORIA K., dec'd.**
 Late of Spring Township.
 Executrices: ELSIE G. S. BELL and
 KATHRYN E. MOSER.
 c/o ATTORNEY: KAREN H. COOK, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610
- THOMAS, TERRY JEAN also known as
 THOMAS, TERRY J., dec'd.**
 Late of Tilden Township.
 Administrator: MARK D. THOMAS,
 472 Pine Rd.,
 Hamburg, PA 19526.
 ATTORNEY: DAVID H. RATTIGAN,
 ESQ.,
 BARLEY SNYDER LLP,
 950 East Main St., Suite 212,
 Schuylkill Haven, PA 17972
- TROYER, MIRIAM, dec'd.**
 Late of 48 Stone Ave.,
 Longswamp Township.
 Executors: STEPHEN MOYER,
 1 West Main St.,
 Reinholds, PA 17569 and
 JONATHAN D. TROYER,
 12 North Schuylkill Ave.,
 Leesport, PA 19533.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,

01/22/2026

Vol. 118, Issue 17

64 N. 4th Street,
Hamburg, PA 19526

**WEIDA, GEORGE F. also known as
WEIDA, GEORGE FREDERICK, dec'd.**

Late of Ruscombmanor Township.
Executrix: MARTHA O. WEIDA.
c/o ATTORNEY: ZACHARY D.
GRIFFITH, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

WEIKEL, GARY ALAN, dec'd.

Late of Exeter Township.
Administratrix: DEBRA A. SIMON.
c/o ATTORNEY: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

**WHITE, LAURENCE E. also known as
WHITE, SR., LAURENCE EDWARD,
dec'd.**

Late of Borough of Mohnton.
Executrix: LAUREN L. WHITE.
c/o ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

ZEIBER, PAUL A., dec'd.

Late of 5501 Perkiomen Ave.,
Exeter Township.
Executor: SEAN D. CURRAN, ESQ.,
1212 Liggett Ave.,
Reading, PA 19611.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

ZEISET, BERNICE W., dec'd.

Late of Borough of Sinking Spring.
Executor: GEORGE E. ZEISET,
205 Colwyn Terrace,
West Chester, PA 19380.
ATTORNEY: CHARLOTTE A.
HUNSBERGER, ESQ.,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 East Broad St.,
P.O. Box 769,
Souderton, PA 18964

Second Publication

**ADAM, RUTH NAOMI also known as
ADAM, RUTH N., dec'd.**

Late of City of Reading,
Executor: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**ADAMI, TRACY SAILER also known as
SAILER-ADAMI, TRACY, dec'd.**

Late of 109 Kings Blvd.,

Cumru Township.
Executor: MICHAEL ADAMI,
109 Kings Blvd.,
Shillington, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

BAILEY, MILDRED D., dec'd.

Executrix: JESSICA G. NESTER,
470 Sunday Rd.,
Lenhartsville, PA 19534.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

BRUMBACH, MAURICE H., dec'd.

Late of 180 Kerr Rd.,
Exeter Township.
Executrix: KYLENE M. JONES,
2913 Filbert Ave.,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BUZALEWSKI, CHRISTINE ANN, dec'd.

Late of 93 Cassel Rd.,
Alsace Township.
Executors: JEFFREY M. BUZALEWSKI,
93 Cassel Rd.,
Reading, PA 19606-9486 and
JOSEPH C. BUZALEWSKI,
115 Cassel Rd.,
Reading, PA 19606-9361.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

BYLINA, III, JOSEPH S., dec'd.

Late of Bethel Township.
Administrator: DUSTIN S. BYLINA.
c/o ATTORNEY: KEVIN M. RICHARDS,
ESQ.,
P.O. Box 1140,
Lebanon, PA 17042-1140

CHABROL, JOHN EDWARD, dec'd.

Late of 106 Spirit Court, Blandon.
Administratrix: JOANN CHABROL.
c/o ATTORNEY: AMY J. MILLER, ESQ.,
MILLER THIELEN P.C.,
101 South Richmond Street, Suite B,
Fleetwood, PA 19522

**D'EMPAIRE, FRANK J. also known as
D'EMPAIRE, FRANK JUNIOR, dec'd.**

Late of City of Reading.
Administratrix: FLAVILLA CUEVAS.
c/o ATTORNEY: KRISTEN L. BEHRENS,
ESQ.,
DILWORTH PAXSON LLP

01/22/2026

Vol. 118, Issue 17

1650 Market St., #1200,
Philadelphia, PA 19103

DANIELS, JAMES H., dec'd.

Late of Borough of Tipton.
Executrix: JAMIE L. MOYER.
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
CROSSON & RICHETTI, LLC,
570 Main Street,
Pennsburg, PA 18073

DAVIS, STEVEN MATTHEW, dec'd.

Late of Borough of Bechtelsville.
Administratrix: JESSICA BIGGS.
c/o ATTORNEY: JOSEPH S.
TOCZYDŁOWSKI, JR., ESQ.,
723 N. Main St.,
Archbald, PA 18403

DOUGHERTY, KEVIN N., dec'd.

Late of 48 E. High St.,
Borough of Womelsdorf.
Executrix: SUSAN STEVENS,
2050 Glen Jacobs Rd.,
Elgin, SC 29045

**GIANNINI, MICHAEL A. also known as
GIANNINI, MICHAEL ANTHONY,
dec'd.**

Late of 53 Woodland Manor Dr.,
Brecknock Township.
Executors: MARY C. PLUMMER,
53 Woodland Manor Dr.,
Mohnton, PA 19540 and
MICHAEL C. GIANNINI,
2112 Creek Rd.,
Sparrow's Point, MD 21219.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

GILBERT, RONALD L., dec'd.

Late of 444 Dreibelbis Mill Rd.,
Borough of Shoemakersville.
Administrators: TODD GILBERT and
JANI MILAN,
1641 Wilmington Dr.,
Melbourne, FL 32940 and
RUSSELL E. FARBIARZ, ESQ.,
64 N. 4th St.,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

GRIFFITH, JOYCE E., dec'd.

Late of Mifflin Center,
500 Philadelphia Ave.,
Borough of Shillington.
Administrator: MARK J. MEROLLA,
P.O. Box 500,
Shillington, PA 19607.
ATTORNEY: GILBERT M. MANCUSO,

ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

**HANNEGAN, VIOLETA Z. also known as
HANNEGAN, VIOLETA, dec'd.**

Late of Borough of Boyertown.
Executrix: KATHERINE R.H. NEILSON.
c/o ATTORNEY: JONATHAN H. ELLIS,
ESQ.,
FLASTER GREENBERG, PC,
1 Tower Bridge,
100 Front St., #100,
Conshohocken, PA 19428

HARTMAN, JANICE L., dec'd.

Late of 629 Lawrence Ave.,
Spring Township.
Executrix: FRANCES R. SEOANE.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

**HILL, PATRICIA A. also known as
HILL, PATRICIA, dec'd.**

Late of 5485 Perkiomen Ave.,
Exeter Township.
Executrix: KIMBERLY A. KOSTIVAL,
1514 Hill Rd.,
Reading, PA 19602.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KEENAN, LORETTA A., dec'd.

Late of 501 Hoch Rd., Apt. 339,
Blandon.
Executor: SHARON PICUS,
52 Kerith Lane,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

KNOCHENHAUER, BODO R., dec'd.

Late of Borough of Fleetwood.
Executrix: NATALIE KNOCHENHAUER,
88 Gould Ln.,
Fleetwood, PA 19522.
ATTORNEY: HEATHER L. TURNER,
ESQ.,
LAW OFFICES OF HEATHER L.
TURNER,
137 N. Narberth Ave.,
Narberth, PA 19072

LEVAN, JOYCE E., dec'd.

Late of 417 Sharadin Rd.,
Borough of Kutztown.
Executors: BARBARA J. SNYDER,
149 Ebling Rd.,
Kutztown, PA 19530 and
BARRY L. LEVAN,

01/22/2026

Vol. 118, Issue 17

134 Wiltout Rd.,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**MCCARTY, ELLEN E. also known as
SMITH DANKIN, ELLEN E., dec'd.**

Late of 407 Mifflin Blvd.,
Cumru Township.
Administratrix: NANCY A. SMITH,
407 Mifflin Blvd.,
Reading, PA 19607.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

**MC FARLAND, PAUL C. also known as
MCFARLAND, PAUL CHARLES, dec'd.**

Late of Borough of Boyertown.
Executrix: MARSHA A. STARK,
134 Mountain Mary Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

MILLER, GEORGE W., dec'd.

Late of Tilden Township.
Executors: JEFFREY M. MILLER,
38 Royal St.,
Watertown, MA 02472 and
TODD D. MILLER,
104 Terrace Heights,
Honesdale, PA 18431.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

MONAGHAN, MARYELLEN, dec'd.

Late of 112 N. Main St.,
Borough of Topton.
Executor: KATHY HASSLER,
35 S. Spruce St.,
Topton, PA 19562.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**OPLINGER, MARILYN M. also known as
OPLINGER, MARILYN, dec'd.**

Late of 124 Fairmount Ave.,
Exeter Township.
Executor: LISA A. OPLINGER,
124 Fairmount Ave.,
Reading, PA 19606 and
WENDY L. MANOWCZAK,
475 Rideway Rd.,
Birdsboro, PA 19508.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,

Shillington, PA 19607
PYLE, GRACE E., dec'd.

Late of Greenwich Township.
Executor: ROBERT L. PYLE, II.
c/o ATTORNEY: STEPHANIE RAUCH-
MANNINO, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

**REINBOLD, MORGAN DAVID also known
as**

REINBOLD, JR., MORGAN D., dec'd.

Late of Oley Township.
Executor: MORGAN DIRK REINBOLD,
503 Warren St.,
Pottstown, PA 19464.
ATTORNEY: REBECCA A. HOBBS, ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

**ROGERS, CAROL A. also known as
ROGERS, CAROL ANN, dec'd.**

Late of City of Reading.
Executors: JAY A. ROGERS,
535 Antietam Rd.,
Reading, PA 19606 and
LINDA M. ROGERS,
803 Penn St., Apt. 202,
Reading, PA 19601.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**ROLAND, SHIRLEY CAMPBELL also
known as**

ROLAND, SHIRLEY C., dec'd.

Late of Amity Township.
Executors: DAVID C. ROLAND,
181 Stitzer Rd.,
Fleetwood, PA 19522 and
ELIZABETH A. ROLAND,
414 N. Tulpehocken Rd.,
Reading, PA 19601.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

RUSH, ALLEN B., dec'd.

Late of Borough of Shillington.
Executrices: LORI A. RUTH and
DONNA M. MILLER.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
1150 Berkshire Blvd., Suite 245,
Wyomissing, PA 19610

RUTH, DAVID PAUL, dec'd.

Late of 1523 Cleveland Ave.,
Borough of Wyomissing.
Executors: ANN E. WOLFE,
8 Braddock Bluff Drive, Unit 1802,
Hilton Head, SC 29928 and
HEATHER R. WOLFE,

01/22/2026

Vol. 118, Issue 17

614 Trent Ave.,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

SALTZMAN, GLORIA A., dec'd.

Late of Borough of Womelsdorf.
Administrators: LORI B. SALTZMAN and
GEORGE L. SALTZMAN.
c/o ATTORNEY: ALEXANDER J.
ELLIKER, ESQ.,
316 W. Main Street,
Kutztown, PA 19530

SHARADIN, ROBERT L., dec'd.

Late of Oley Township.
Executrix: SUSAN V. SHARADIN,
67 New Hope Blvd.,
Oley, PA 19547.
ATTORNEY: JOSEPH K. KOURY, ESQ.,
OWM LAW,
1503 Sunset Dr., #201,
Pottstown, PA 19464

SHIRK, ETHAN ANDREW also known as

SHIRK, ETHAN A., dec'd.
Late of 808 Old Wyomissing Rd.,
City of Reading.

Executrix: PAMELA A. SHIRK,
1048 Terrace Ave.,
Wyomissing, PA 19610.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.,
P.O. Box 500,
Shillington, PA 19607-0500

STERNER, SUE F. also known as

STERNER, SUE FRANCES, dec'd.

Late of 23 Woodrow Ave.,
Borough of Sinking Spring.
Executor: RANDY F. SCHLESMAN,
23 Woodrow Ave.,
Sinking Spring, PA 19608.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

STICHTER, ALVERTA R., dec'd.

Late of 98 Jones Lane,
Longswamp Township.
Executrix: VICKI L. SKILL,
98 Johns Lane,
Alburtis, PA 18011.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

STOUDT, SR., MARK, dec'd.

Late of 8415 Old Route 22,
Bethel Township.
Administrator: MARK STOUDT,

8415 Old 22,
Bethel, PA 19507.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

THORNBERG, ARDELLA E., dec'd.

Late of 400 Tranquility Lane, Apt. No 324,
City of Reading.
Executrix: DENISE M. ANGSTADT,
15 Spurge Lane,
Mohnton, PA 19540-8374.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY
P.C.,
11 East Lancaster Ave.
P.O. Box 500,
Shillington, PA 19607-0500

VANGERI, FLORENCE D., dec'd.

Late of 3559 St. Lawrence Ave., Apt. 212,
City of Reading.
Executor: STEVEN J. VANGERI,
8 Boxwood Court,
Reading, PA 19606.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

WEINBERG, NORMAN C., dec'd.

Late of 1011 Berks Rd.,
Borough of Leesport.
Administratrix: CAROLE ROBINSON,
110 Berkshire Blvd., Suite 125,
Wyomissing, PA 19610.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

WICHERT, SUZANNE, dec'd.

Late of Bethel Township.
Administrators: DOUGLAS R. ROGERS
and
ANDREAS M. WICHERT.
c/o ATTORNEY: KEVIN M. RICHARDS,
ESQ.,
P.O. Box 1140,
Lebanon, PA 17042-1140

WIENER, STEPHANIE M., dec'd.

Late of Exeter Township.
Administratrix: MICHELE CAROL
WIENER.
c/o ATTORNEY: MICHAEL C.
MCBRATNIE, ESQ.,
FOX ROTHSCCHILD LLP,
P.O. Box 673,
Exton, PA 19341-0673

Third and Final Publication**AUMAN, JANE E., dec'd.**

01/22/2026

Vol. 118, Issue 17

Late of 481 Rugby Rd.
 Executor: JAY W. AUMAN,
 821 Lincoln Rd.,
 Birdsboro, PA 19508.
 ATTORNEY: LAUREN BUTTERWORTH,
 ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

**CRONRATH, CRAIG BIEHL also known as
 CRONRATH, CRAIG B. and
 CRONRATH, CRAIG, dec'd.**

Late of Borough of Wyomissing.
 Executrix: DEBRA LYNN WOLF,
 75 Mexico Rd.,
 Oley, PA 19547.
 ATTORNEY: SHELBY G. HOSTETTER,
 ESQ.,
 75 Memorial Drive,
 Schuylkill Haven, PA 17972

FLANAGAN, PATRICIA A., dec'd.

Late of Spring Township.
 Executrix: KELLIE A. FONTE,
 21 Cinamon Court,
 Mohnton, PA 19540.
 ATTORNEY: MARK R. SPROW, ESQ.,
 9 East Lancaster Avenue,
 Shillington, PA 19607

HAFER, BARRY L., dec'd.

Late of Oley Township.
 Executors: TIFFANY A. OLLAR and
 MATTHEW A. HAFER.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

JONES, JR., CHARLES T., dec'd.

Late of City of Reading.
 Administrator: CHARLES T. JONES, III.
 c/o ATTORNEY: MICHAEL J. RIGHI,
 ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

KAINHOFER, KARL, dec'd.

Late of 5260 Oley Turnpike Rd.,
 Exeter Township.
 Executrix: ELFRIEDE KAINHOFER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

KLAHR, EARLYN H., dec'd.

Late of Borough of Lenhartsville.
 Executor: NICOLE DRUPP.
 c/o ATTORNEY: ANTHONY R.
 DISTASIO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

KNARR, MICHAEL T., dec'd.

Late of Borough of Fleetwood.

Executrix: DEBBIE YOUNG.
 c/o ATTORNEY: STEPHANIE RAUCH-
 MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

LIVELSBERGER, MICHAEL E., dec'd.

Late of Exeter Township.
 Executrices: GWEN KOHL,
 260 Abbey Lane,
 Leesport, PA 19533 and
 MARIE A. LIVELSBERGER,
 2944 New Hanover Square Rd.,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER,
 ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512-1154

MOYER, TROY K., dec'd.

Late of City of Reading.
 Administratrix: BRIANNE LYNN MOYER.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 PLANK - FRANKOWSKI,
 4 Park Plaza, Suite 205,
 Wyomissing, PA 19610

**SCHLIPPERT, ANNE JUSTINA also known
 as**

SCHLIPPERT, JUSTINA C., dec'd.

Late of Borough of Shillington.
 Executor: PAUL A. SCHLIPPERT,
 104 Barrington Dr.,
 Shillington, PA 19607

STIERLY, PATSY LYNN, dec'd.

Late of Exeter Township.
 Administratrix: AMANDA LYNN
 MCCABE.
 c/o ATTORNEY: SARA R. HAINES CLIPP,
 ESQ.,
 BERMAN VOSS, P.C.,
 1150 Berkshire Blvd., Suite 240,
 Wyomissing, PA 19610

ZOOK, JAMES E., dec'd.

Late of Pike Township.
 Administratrix: NANCY A. HOKE.
 c/o ATTORNEY: MARY C. CROCKER,
 ESQ.,
 CROCKER & CROCKER, P.C.,
 1296 East High Street,
 Pottstown, PA 19464

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:

BEST PRICE PAVING BY RICHARD with its principal place of business at 170 Creek Road, Kutztown, PA 19530.

The name and address of the person owning or interested in said business is: Richard T. Vazquez, 170 Creek Road, Kutztown, PA 19530.

The application has been Filed on January 9, 2026.

Tjerand R. Snik, Esq.
SANTANASTO LAW OFFICE,
210 E. Broad St.
Bethlehem, PA 18018

MISCELLANEOUS

A hearing will be held on a petition for ownership of 1923 International Truck VIN ST30064 on February 18, 2026 at 10:00 AM in Court Room 4B of the Berks County Services Center.

TRUST NOTICES

First Publication

JANET L. MCKITTRICK IRREVOCABLE TRUST

Janet L. McKittrick, late of 1 Village Dr., Wernersville Borough, Berks County, PA

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

Trustee: Marie Nye
48 Pacific Ave.
Sinking Spring, PA 19608
Trustee's Attorney: Rose Kennedy
1212 Liggett Ave.
Reading, PA 19611

Second Publication

THE BAILEY FAMILY TRUST DATED MARCH 26, 2007

Mildred D. Bailey, late of Greenwich Township, Berks County, PA

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

Trustee: Jessica G. Nester
470 Sunday Rd.
Lenhartsville, PA 19534
Trustee's Attorney: Russell E. Farbiarz,
Esquire
Antanavage Farbiarz, PLLC

64 North Fourth Street
Hamburg, PA 19526

THE VERNA M. WALTERS IRREVOCABLE TRUST DATED JULY 11, 2019

Verna M. Walters, late of Douglassville Borough, Berks County, PA

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

Trustee: Sue L. LaPlant and J. Mark Walters
702 Lechauweki Ave.
Fountain Hill, PA 18015
Trustee's Attorney: Scott C. Painter, Esquire
906 Penn Ave., Suite 1
Wyomissing, PA 19610

MOVING? Let Us Know!! If you are moving or you would like your BERKS COUNTY LAW JOURNAL sent to a different mailing address, please fill out the form below and return it to:

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