

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending April 12, 2024

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.

PRESIDENT JUDGE  
M. THERESA JOHNSON - (MTJ)

JUDGE SCOTT E. LASH - (SEL)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

JUDGE TINA M. BOYD - (TMB)

JUDGE JAMES E. GAVIN - (JEG)

JUDGE JILL M. SCHEIDT - (JMS)

JUDGE JUSTIN D. BODOR - (JDB)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

SENIOR JUDGE MARY ANN ULLMAN -  
(MAU)

DELONG, CARRIE - American Express National Bank; 23 14627; American Express National Bank, IPP.  
ENCARNACION, WILFREDO, ENCARNACION, IV, IRIS N - Portfolio Recovery Associates LLC; 20 19021; Portfolio Recovery Associates LLC, IPP.  
PEREZ, HEYDI - C&P Realty Management LLC; 24 2510; Carmen R. Stanzola.  
PHILLIPS, MICHAEL V - U S Bank National Association; 23 12297; U S Bank National Association, IPP.

### Abuse

ADAMS, DENIM N - McCorkle, Katura L; 24 3539; K. McCorkle, IPP. (JDB).  
BURNETT, PATRICIA - Maiero, Joseph Daniel; 24 3742; J. Maiero, IPP. (TMB).  
CANTRES, AYEISHA - Nunez, Kassandra Lis; 24 3503; K. Nunez, IPP. (JDB).  
CARSTAIRS, IAN ROMAN - Lopez, Nicole M; 24 3582; N. Lopez, IPP. (JMS).  
DIBLER, JADEN CHAYCE - Stalneckер, Amanda Marie; 24 3542; A. Stalneckер, IPP. (JDB).  
FILPO, FELIX - Filpo, Juan N; 24 3753; J. Filpo, IPP. (TMB).  
GARCIA, JANISE D - Hernandez, Dominick Adrian; 24 3614; D. Hernandez, IPP. (JMS).  
GUTIERREZ, JOSEPH A - Accetturo, Antoinette K; 24 3777; A. Accetturo, IPP. (TMB).  
HEITER, JACOB ETHAN - Haul, Amanda S; 24 3502; A. Haul, IPP. (JDB).  
HEPNER, DAVID JAMES - Gardner, Dolores Robin; 24 3791; D. Gardner, IPP. (TMB).  
HOOVER, MATTHEW JACOB - Hoover, Natasha Marsh; 24 3501; N. Hoover, IPP. (JDB).  
HUTCHINSON, KASHON - Clarke, Kevin Anthony; 24 3613; K. Clarke, IPP. (JMS).  
LUDWIG, MATTHEW - Fisher, Christina; 24 3672; C. Fisher, IPP. (JDB).  
LUGO, RAFAEL - Person, Keyfon Ray; 24 3536; K. Person, IPP. (JDB).  
MATHEWS, THOMAS M - Beck, Nina E; 24 3744; N. Beck, IPP. (TMB).  
NELSON, THEORIN DANIEL - Buskirk, Hollie Nicole; 24 3699; H. Buskirk, IPP. (TMB).  
OBRIEN, DAVID L - O'Brien, Danielle E Ahrens; 24 3695; D. O'Brien, IPP. (JDB).  
REHRIG, COLE W - Fiori, Martalee J; 24 3770; M. Fiori, IPP. (TMB).  
RODRIGUEZ, JONATHAN - Cannon, Laura Lynn; 24 3790; L. Cannon, IPP. (TMB).  
RODRIGUEZ, NOEL DELGADO - Pacheco, Jacqueline Madera; 24 3597; J. Pacheco, IPP. (JMS).  
RODRIGUEZ, WILSON - Zambrano, Melissa B; 24 3546; M. Zambrano, IPP. (JDB).

4/25/2024

Vol. 116, Issue 30

ROJAS, LUIS ENRIQUE PRIETO - Prieto, Rocio Cecibel Prieto; 24 3702; R. Prieto, IPP. (TMB).

SANCHEZ, JOVANI ANTONIO - Montalvo, Yaneli Marie; 24 3794; Y. Montalvo, IPP. (TMB).

SANTANA, MICHAEL ALEXANDER - Candelario, Andreina Frias; 24 3673; A. Candelario, IPP. (JMB).

SMITH, DERRICK M - Smith, Jessica Lyn; 24 3674; J. Smith, IPP. (TMB).

STALNECKER, AMANDA MARIE - Dibler, Jaden Chayce; 24 3505; J. Dibler, IPP. (JDB).

THEODILLE, LYNNITA LOSANNA - Rice, Rahman Donnelly; 24 3574; R. Rice, IPP. (JMS).

THREADGILL, CARL M - Threadgill, Stephanie M; 24 3671; S. Threadgill, IPP. (JDB).

TIRADO, ASHLEY - Olock, Alize; 24 3789; A. Olock, IPP. (TMB).

WITMAN, SHAWN P - McCullough, Michele P; 24 3774; M. McCullough, IPP. (TMB).

WOLF, ALEXANDER - Wolf, Abygail Marie; 24 3635; A. Wolf, IPP. (TMB).

**Arbitration Award**

ERIE INSURANCE COMPANY - Vaccaro, Peter, Vaccaro, Natalie; 22 9287; P. Vaccaro, IPP.

**Complaint**

AVILEZ, ANGELICA CASTANEDA, ORIHUELA, LAZARO - Kreis, Tracy, Kreis, Wilmer; 24 2285; Kenneth Millman.

GRASSO, VINCENT, GRASSO, NELLIE - Amity Square LLC; 24 2723; Gary P. Lewis.

LINES, ARNELL, LINES, GEORGIANNA - Mieses-Mendez, Manuel; 23 11535; Drew P. Von Barga II.

LIPSKY, ANNE - Nappi, Lena H; 24 1549; Kevin M. Blake.

ROUTE 61 DINER INC, ROUTE 61 DINER, BOZAKIS, SOFIA, BOZAKIS, NIKOLAOS S - Espin, Carlos Lopez, Espin, Betzabeth; 24 993; Todd A. Johns.

WELLER, TANJA, ARNDT, III, MYRON - Arndt, Bradley E; 24 2671; Nicole Plank.

**Confidential Information Form**

BROWN, HARRY - Reading Housing Authority; 24 3192; Edwin L. Stock.

**Contract - Debt Collection: Credit Card**

ALVARADO, HENRY R - Wells Fargo Bank N A; 24 3798; Jacob L. Wertz. (JBN).

BAESSLER, TODD M - JPMorgan Chase Bank N A; 24 3652; Sean P. Stevens. (MSF).

BELLO, STEFFANY - Cks Prime Investments LLC; 24 3806; Demetrios H. Tsarouhis. (JBN).

BLESSING, VANESSA - American Express National Bank; 24 3771; Martin E. Odstrchel. (JEG).

BRISSETT, MAYRA A - PNC Bank National Association; 24 3739; Kirsten R. Armstrong. (JBN).

CLARK, SHERI - Citibank N A; 24 3804; Michael J. Dougherty. (MSF).

FAUST, JOAN F - Citibank N A; 24 3802; Michael J. Dougherty. (JEG).

FLYNN, MICHAEL J - Discover Bank; 24 3741; Kirsten R. Armstrong. (JEG).

HERR, CECILIA A - Wells Fargo Bank N A; 24 3577; Jacob L. Wertz. (MSF).

HILL, HEATHER L - JPMorgan Chase Bank N A; 24 3697; Ian M. Lauer. (JEG).

HOUSE, LAUREN - Discover Bank; 24 3743; Kirsten R. Armstrong. (MSF).

KERNER, SUSAN J - Wells Fargo Bank N A; 24 3575; Jacob L. Wertz. (JEG).

KOHARCHECK, BRANDON M - Discover Bank; 24 3745; Kirsten R. Armstrong. (JBN).

MACGREGOR, RUTH - Discover Bank; 24 3713; Kirsten R. Armstrong. (MSF).

MERCADO, NANCY - Citibank N A; 24 3624; Michael R. Lipinski. (JEG).

POGUE, WENDY - PNC Bank National Association; 24 3712; Kirsten R. Armstrong. (JEG).

RESH, PATRICK J - Wells Fargo Bank N A; 24 3589; Nicole M. Francese. (MSF).

RIOS, JENNIFER M - Bank Of America N A; 24 3565; Frederic I. Weinberg. (MSF).

RIVERA, SR, WILSON L - Merrick Bank; 24 3624; Demetrios H. Tsarouhis. (JEG).

SAGGI, GURPARIT - Citibank N A; 24 3645; Michael R. Lipinski. (MSF).

SCHUCKER, EMILY - JPMorgan Chase Bank N A; 24 3694; Ian M. Lauer. (JEG).

TORRES, LUCIANO - American Express National Bank; 24 3563; Martin E. Odstrchel. (JBN).

**Contract - Debt Collection: Other**

CASTILLO JAQUEZ, ANDERSON - Velocity Investments LLC; 24 3580; Demetrios H. Tsarouhis. (JEG).

LORENZANA, ASHLEY - Velocity Investments LLC; 24 3571; Demetrios H. Tsarouhis. (MSF).

RODRIGUEZ, KATHERINE - Velocity Investments LLC; 24 3759; Demetrios H. Tsarouhis. (MSF).

VARGAS, ANABEL - Velocity Investments LLC; 24 3651; Demetrios H. Tsarouhis. (JEG).

**Contract - Other**

ALORE, SAHEED - Hernandez Home Health Care; 24 3696; Alex V. Alfieri. (JBN).

BATISTA, EDWARD M - First Commonwealth Federal Credit Union; 24 3621; Michael R. Nesfeder. (MSF).

BEEBE, JONATHAN A, BEEBE, LAUREN - Snyder Landscaping And Property Maintenance LLC; 24 3810; Sean J. O'Brien. (MSF).

BROTHERLY LOVE CUTS, ALSTON, BRYHEEM, ALSTON, LAVAR - Berkshire Pa Holdings LLC; 24 3835; Matthew B. Weisberg. (JBN).

4/25/2024

Vol. 116, Issue 30

GERMAN, KELBI, GERMAN, KAYLINE - American Heritage Federal Credit Union; 24 3756; Gregory J. Allard. (JBN).

GERNER, RICHARD S - Bickel, Jeffrey C; 24 3623; Paul F. Troisi. (JBN).

GINDER, TIMOTHY - Bachman's Roofing Building And Remodeling Inc; 24 3639; Cheryl J. Allerton. (MSF).

GONZALEZ-CRUZ, LISANDRO - Velocity Investments LLC; 24 3634; Demetrios H. Tsarouhis. (JEG).

KRALL, CHRISTINE - Velocity Investments LLC; 24 3566; Demetrios H. Tsarouhis. (JBN).

MOTUS EQUITIES LLC - Prikis, Nicholas, Prikis, Anna; 24 3583; Jacob T. Thielen. (JBN).

PERROTTO BUILDERS LTD, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA - Empire Wrecking Co Of Reading Pa; 24 3630; Paul F. Troisi. (MSF).

PRESIDENT TAX SERVICE INC, DAAS, ABDALLAH, VEGA, NUBIA - Carrion-Sanchez, Jonathan, Santana, Katherine Gissell; 24 3707; Michael D. Dautrich. (MSF).

QUIRPLE, ROCHELLE - Discover Bank; 24 3749; Kirsten R. Armstrong. (JEG).

RHODES, MICHAEL ANTHONY - Bmo Bank N A; 24 3562; James K. Haney. (MSF).

TOBIAS, KYLE - Aqua Finance Inc; 24 3644; Demetrios H. Tsarouhis. (JEG).

TORRES, MAXIMILIANO PHIL CRUZ - First Commonwealth Federal Credit Union; 24 3618; Michael R. Nesfeder. (JBN).

**Custody**

ARMPRIESTER, DAVID W - Davila, Deborah Dos Diaz; 24 3636; Joseph T. Bambrick Jr -. (JMS).

BAVLITSCHKO, BIANCA - Ortega, John; 24 3706; Margaret McDonough. (JMS).

BLOOM, ALEISIANA - Roland, Austin; 24 3710; Dawn M. L Palange. (SEL).

COLLAZO, FRANKIE - Czarnecki, Lauren; 24 3640; L. Czarnecki, IPP. (JMS).

DIAZ, JOCELIN - Padilla, Jr, Melvin; 24 3700; Jana R. Barnett. (JDB).

DIBLER, JADEN C - Stalneck, Amanda M; 24 3778; Mark E. Zimmer. (JDB).

KULP, ANN - Kulp, Marissa; 24 3560; M. Kulp, IPP. (JDB).

LEE, GRISELLE - Martin, Levon; 24 3633; Roarke Aston. (JMS).

MENDEZ, JOSE J - Marrero, Jasadie X; 24 3751; J. Marrero, IPP. (JDB).

STALNECKER, AMANDA - Dibler, Jaden; 24 3615; Matthew Kopecki. (JDB).

STEELE, TURQUOISE - Aristy, Rainer; 24 3612; Joseph A. Guillama. (JMS).

SWAYZE, III, JOHN HAROLD - Ward, Brittany; 24 3709; Leah N. Westerman. (JDB).

WALTON, MARK A - Patton, Jaime; 24 3788; Nicole Plank. (JMS).

WITHERS, LEANNE M - Tassemeyer, Justin A; 24 3800; Carolyn A. Garneau. (JDB).

WITWER, HODEL - Dillon, Jack Daniel; 24 3703; Kelsey Frankowski. (JMS).

YOUTZY, CARRIE - Miller, Bryan; 24 3646; Joseph A. Guillama. (SEL).

**Divorce**

COLUMBO, DAVID L - Columbo, Elizabeth A; 24 3682; Mark E. Zimmer. (JEG).

CONNOLLY, MICHAEL - Connolly, Jessica; 24 3768; Rebecca Ann Smith. (JDB).

COX, KERI ANNE - Cox, Johnny; 24 3704; Joseph A. Guillama. (SEL).

DEJESUS, KEISHLA - DeJesus, Romy; 24 3647; Joseph A. Guillama. (SEL).

FEIGUM, KELLY D - Feigum, Michael J; 24 3761; J Peter Landis. (JEG).

JACOBS, LAURA K - Lewis, Charles Steven; 24 3676; Briana M. Gaumer. (JMS).

KOCHEL, CHARLES - Kochel, Karen; 24 3797; Brenna H. Mendelsohn. (JMS).

MALAVE, ALICE S - Eyer, Michael G; 24 3619; M. Eyer, IPP. (JMS).

MARRERO, HECTOR ROSADO - Olivera-Lopez, Diane; 24 3585; Joseph A. Guillama. (JDB).

MILLER, JENNA - Heintz, Alexander D; 24 3638; Nicolas F. Meter. (JDB).

MITCHELL, GISELLE KAREN - Vazquez, Angel; 24 3752; Dean Malik. (JDB).

MORGAN, LAURAL S - Morgan, Todd K; 24 3705; Timothy B. Bitler, Jr. (JMS).

NOLASCO, BRYANT RAFAEL - Nolasco, Taylor E, Kern, Taylor; 24 3792; T. Nolasco, IPP. (SEL).

OJEDA, JENNIFER - Isaac, Ty; 24 3627; T. Isaac, IPP. (JEG).

RAMIREZ, COREESE DANIELLE MARIE - Ramirez, II, Daniel Elias; 24 3643; D. Ramirez, IPP. (JMS).

SHIVERS, KYJUAN - Fuentes, Ashia; 24 3688; Lauren M. Marks. (JMS).

SMITH, ACELYN B - Smith, Jr., Clayton C; 24 3595; C. Smith, IPP. (SEL).

SMITH, DERRICK M - Smith, Jessica L; 24 3775; J. Smith, IPP. (JMS).

STOUDT, HEATHER - Stoudt, Michael; 24 3691; M. Stoudt, IPP. (JDB).

VALLE, MIGUEL ARCANGEL CARDONA - Cruz, Carmen Rodriguez; 24 3586; Joseph A. Guillama. (JMS).

WEES JR, CHARLES A - Wees, Terdell; 24 3648; Bernard Mendelsohn. (JDB).

YERGER, CHRISTINA M - Yerger, Kyle D; 24 3701; K. Yerger, IPP. (JMS).

ZAVALA, BRIANA GISELLE - Garcia, Salvador Zavala; 24 3764; Ryan W. McAllister. (JMS).

ZOOK, JR, DONALD A - Zook, Anastasia; 24 3690; Lynn Erickson. (SEL).

4/25/2024

Vol. 116, Issue 30

**Divorce - Custody Count Complaint**

COLUMBO, DAVID L - Columbo, Elizabeth A; 24 3683; Mark E. Zimmer. (JEG).

SHIVERS, KYJUAN - Fuentes, Ashia; 24 3689; Lauren M. Marks. (JMS).

**License Suspension Appeal**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -

Bono, Jade; 24 3572; J. Bono, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -

Salamore, Jonevieve; 24 3649; J. Salamore, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -

Llamas, Ponciano; 24 3809; LizMary Mejia. (JMS).

COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION -

Morales, Rafael; 24 3558; R. Morales, IPP. (JMS).

COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION -

Super, Paul; 24 3740; P. Super, IPP. (JMS).

**Magisterial District Justice Appeal**HIESTER, SR, FREDERICK, HIESTER,  
CHRISTINA, HIESTER, KENNETH,  
HIESTER, ZACHARY JAMES - Gsp  
Management Co; 24 3787; Gsp Management  
Co, IPP. (MSF).MOUNTZ, LEAH - Midland Credit  
Management Inc; 24 3708; Midland Credit  
Management Inc, IPP. (JBN).SHLOME, JOEL WEINSTOCK - Rosario,  
Franni R; 24 3561; F. Rosario, IPP. (JEG).SHUMAN, NELENE, SHUMAN, TYRONE -  
Bookbindery LLC (the); 24 36 Bookbindery  
LLC (the), IPP. (MSF).**Miscellaneous - Other**TRANUNION LLC - Benz, Gilberto; 24  
3757; G. Benz, IPP. (JEG).**Petition for Appointment of Viewers**MAXATAWNY TOWNSHIP, MAXATAWNY  
TOWNSHIP ZONING HEARING BOARD  
- C&B Development LLC; 24 3541; William  
T. Dion. (JEG).**Petition for Protection from PFI/SVP**MOYER, BENJAMIN W - Tayoun, Brandon,  
B, R N; 24 3776; B. Tayoun, IPP. (JMS).URBINA, ANTONIO - Godshall, Jr, Kevin L,  
G, M A; 24 3692; K. Godshall, IPP. (TMB).**Petition to Compromise**PARKER, TIFFANY - Parker, Tiffany, Parker,  
Kayla; 24 3680; Olivia Abed Elrazaq.  
(JBN).**Petition to Transfer Structured Settlement  
Payment**LINCOLN ASSIGNMENT CORP - 22 Title  
Solutions LLC, DeJesus, Randy; 24 3641;  
22 Title Solutions LLC, IPP. (JBN).**Real Property - Mortgage Foreclosure:  
Residential**BAER, DAVID S, UNKNOWN HEIRS AND/  
OR ADMINISTRATORS, BAER, FERN  
M - Wells Fargo Bank NA, Wachovia Bank,  
National Association; 24 3587; E Edward  
Qaqish. (MSF).BOWER, TOD C, BOWER, TRUDY L - Wells  
Fargo Bank N A; 24 3637; Kayleigh Zeron.  
(MSF).BURD, WILLIAM DEXTER -Rocket  
Mortgage LLC; 24 3622; Carolyn Treglia.  
(MSF).DIAZ, IRIS - PNC Bank National Association;  
24 3584; E Edward Qaqish. (MSF).FONSECA-RIVERA, JR, ALEJANDRO E - U  
S Bank Trust National Association, Ref 2  
Acquisition Trust; 24 3754; Matthew C.  
Fallings. (MSF).FUENTES, MILDRED - Citizens Bank N A;  
24 3762; Joseph I. Foley. (MSF).LEIBY, LEE P - Bank Of America N A; 24  
3808; Joseph I. Foley. (MSF).REYNARD, TROY R, REYNARD, DALE  
M - Wells Fargo Bank N A; 24 3805; Karin  
Schweiger. (MSF).VELAZQUEZ, HEIDI - Newrez LLC; 24  
3803; William E. Miller. (MSF).WALLEY, DANIEL S - Newrez LLC; 24 3818;  
Dana Pena Marks. (MSF).**Real Property - Quiet Title**REBHOLZ, DORIS, SANTANDER GROUP  
- Trademark Realty LLC; 24 3610;  
Christopher A. Sarno. (JEG).**Tort Intentional**NATIONAL MORTGAGE HOME LOANS  
LLC, GAMMO, FABIAN - Weaver, Shane  
L; 24 3807; Isaac M. Huggins. (JEG).**Tort Motor Vehicle**BECKER, ALYSSA, PENNSYLVANIA  
STATE POLICE, PENNSYLVANIA  
DEPARTMENT OF GENERAL  
SERVICES, COMMONWEALTH OF  
PENNSYLVANIA, SANTANA, YASMIN,  
LA MEXICANA EXPRESS - Wellington,  
Josephine; 24 3773; David C. Frias. (JBN).CHEESEMAN, LOUIS, GRAB-A-CAB INC  
- Greene, Charles; 24 3779; Jeremy Rhoads.  
(JEG).HAKIM, JAMAL, ROTA MILL INC,  
GALLARDO, JAVIER, GALLARDO  
TRANSPORT LLC - Gill, Earl, Beckley,  
Jeremiah; 24 3772; Brandon Swartz, Natan  
M. Schwartz. (MSF).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).KUTZTOWN UNIVERSITY, KU  
FOUNDATION, MAXATAWNY  
TOWNSHIP, PENN DOT ENGINEERING  
DISTRICT 5, PENN DOT CENTRAL  
OFFICE - Mckeone, Hope; 24 3611; Paul T.  
Oven. (MSF).GIRONA, ELBA, APONTE, JULIAN,  
APONTE, JOSHUA, RUIZ, FREDDIE,  
DE JESUS, ULISE - Allstate Indemnity  
Company, Duran-Suarez, Gladys; 24 3763;  
Kenneth B. Gear. (JBN).

4/25/2024

Vol. 116, Issue 30

KHAN, AFRASIYAB, ADAMES, ENYER  
- Amica Mutual Insurance Co, Minzano,  
Linette; 24 3534; Douglas G. Aaron. (JEG).

**Tort Premise Liability**

GASPARI FARMS INC, GIORGI  
COMPANIES INC (THE), GIORGIO  
FOODS INC, DOES, JOHN, - Morgan,  
Alan; 24 3557; Thomas F. Sacchetta. (JBN).  
LEPPIEN ENTERPRISES INC, LEPPIEN,  
ROBERT, HUGHES INVESTMENT L P,  
RTH MANAGEMENT INC - Gonzalez,  
Nelida; 24 3750; Lane R. Jubb, Jr. (MSF).  
LIBERTY TAP ROOM LLC - Galanos, Haley;  
24 3650; Charles E. Dutko Jr. (JBN).

degrees 38 minutes 00 seconds West; (3) North  
38 degrees 39 minutes 27 seconds West, 20.00  
feet to the point and place of Beginning.

BEING Lot #47 on said plan.

UNDER AND SUBJECT to the restriction  
that the residence to be built upon the herein  
above conveyed premises shall be constructed  
and erected by a builder/contractor approved  
by and having a written agreement with the  
grantor herein permitting said builder/contractor  
to build in the aforesaid development of Reedy  
Estates, This restriction shall be legally binding  
upon the grantee herein, their heirs, personal  
representatives, successors and assigns, as the  
case may be and shall be enforceable both in law  
and in equity by the grantor herein.

**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 **May 10, 2024** at 10:00  
o'clock A.M. .*

Thereon erected a dwelling house known as:  
1415 Stone Ridge Road  
Reading, PA 19608

Tax Parcel #80438718329131  
Account: 80001857  
See Deed Book Instrument #: 2017038592

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

Sold as the property of:  
BLACK POINT ASSETS, INC. AS TRUSTEE  
OF THE 1415 STONE RIDGE ROAD LAND  
TRUST DATED APRIL 1, 2017 and STAR  
POINTE CAPITAL, LLC, AS TRUSTEE OF  
THE 1415 SSR LAND TRUSTE DATED APRIL  
1, 2017

The following described Real Estate. To wit:

**Second Publication**

Docket #18-15661  
Judgment Amount: \$485,476.16  
Attorney: KML Law Group, P.C.

PROPERTY TO BE EXECUTED UPON  
Case Number: 19-16012  
Judgment Amount: \$219,652.54  
Attorney: Amy J. Blumenthal, Esq.

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground  
in the Township of Spring, County of Berks and  
Commonwealth of Pennsylvania, as shown on the  
plan of "Reedy Estates," recorded in Plan Book  
Volume 265 page 86, Berks County Records,  
and being more fully bounded and described as  
follows to wit:

Address: 43 E. Main Street, Kutztown, PA  
19530-1527 (Parcel No. 55-5443-08-88-7574).

ALL THAT CERTAIN three story brick  
restaurant and two lots of ground, situate  
along East Main Street, in the Borough of  
Kutztown, County of Berks and Commonwealth  
of Pennsylvania, bounded and described as  
follows to wit:

BEGINNING at a point on the Northern side  
of Stone Ridge Road, said point being a corner  
in common with Lot #46 as shown on said  
plan; thence along said lot, North 51 degrees 20  
minutes 33 seconds East, 154.07 feet to a point  
a corner in common with Lot #58 as shown  
on said plan; thence along said lot, South 44  
degrees 44 minutes 22 seconds East, 45.44 feet  
to a point a corner in common with Lot #48 as  
shown on said plan; thence along said lot South  
03 degrees 23 minutes 26 seconds West, 128.50  
feet to a point on the Northern side of Stone Ridge  
Road, aforesaid; thence along the same the three  
following courses and distances, viz: (1) North  
86 degrees 36 minutes 34 seconds West, 43.14  
feet to a point; (2) along the arc of a 123.50 foot  
radius curve to the right having a central angle of  
47 degrees 57 minutes 07 seconds, an arc length  
of 103.36 feet, and a chord bearing of North 62

BEGINNING at a corner of Lot No. 9 on said  
Plan of Lots and extending thence along East  
Main Street North thirty-nine degrees, forty  
minutes East (N. 39 degrees 40' E.), thirty-five  
foot, eight inches (35' 8") to a corner of property  
now or late of the Reading and Allentown  
Traction Company; thence along the same North  
fifty degrees, twenty minutes West (N. 50 degrees  
20' W.) to a ten feet (10') wide alley, one hundred  
and forty feet (140'); thence along the same South  
fifty degrees, twenty minutes (S. 50 degrees 20')  
East, one hundred and forty feet (140') to the  
place of beginning.

CONTAINING in front and in rear thirty-five  
feet, eight inches (35' 8"), and in depth of one  
hundred and forty feet (140'). Being Lot No. 10  
and fifteen feet, eight inches (15' 8") of Lot No.  
11 on said Plan of Lots.

4/25/2024

Vol. 116, Issue 30

**LOT NO. 2**

BEGINNING at the corner of Lot No. 10 on said Plan of Lots, property now or late of David J.O. Bleiler, and extending thence along the same North fifty degrees, twenty minutes West (N. 50 degrees 20' W.), one hundred forty feet (140') to a ten feet (10') wide alley; thence along the same South thirty-nine degrees, forty minutes West (S. 39 degrees 40' W.), ten feet (10') to the middle of Lot No. 9 on said Plan of Lots; thence along the middle line of Lot No. 9, South fifty degrees, twenty minutes East (S. 50 degrees 20' E.), one hundred forty feet (140') to said East Main Street; and thence along the same North Thirty-nine degrees, forty minutes East (N. 39 degrees 40' East), ten feet (10') to the place of beginning.

CONTAINING fourteen hundred square feet (1400 sq. feet), more or less, Being a part of Lot No. 9 on said Plan of Lots.

BEING THE SAME PREMISES which Katie A. Leimbach, widow, by deed bearing even date herewith and intending to be recorded forthwith, granted and conveyed unto Whitehall Sub Shack, Inc., a Penna. Corporation.

TO BE SOLD AS PROPERTY OF: Moyer Plumbing & Heating Co.

20-03396

Judgment: \$201,161.18

Attorney: Brock &amp; Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Pike Township, Berks County, Pennsylvania bounded and described according to a Minor Subdivision Plan for David K. Jones and Clarabelle Jones, drawn by John T. Aston, Registered Surveyor dated October 6, 1987 and last revised December 8, 1987, said Plan recorded in Berks County in Plan Book 152, page 60, as follows, to wit:

BEGINNING at a p.k. spike on the title line in the bed of Club Road (T-620) (33 feet wide) said point being a corner of residue lands now or late of David E. Jones and Clarabelle Jones; thence extending from said point of beginning along said residue lands and crossing the Northwesterly side of Club Road North 38 degrees 02 minutes 22 seconds West 345.85 feet to an iron pin (set) in line of lands now or late of Richard C. and Allia J. Morgan; thence extending along said lands the 2 following courses and distances, (1) North 58 degrees 29 minutes 10 seconds East 39.45 feet to an iron pipe (found) a corner, and (2) North 44 degrees 36 minutes 48 seconds West 51.93 feet to a stone (found), a corner of lands now or late of Paul C. and Alica M. Marburger; thence extending along said lands North 38 degrees 53 minutes 12 seconds East 236.27 feet to an iron pipe (found), a corner of lands now or late of Mamie Hafer; thence extending along said lands and crossing the Northwesterly side of Club Road South 37 degrees 53 minutes 47 seconds East 371.94 feet to a spike (found) on the title

line in the bed of Club Road, said spike being in line of lands now or late of Randall A. and Lori I. Hoch; thence extending along said lands the 2 following courses and distances, (1) recrossing the Northwesterly side of Club Road South 52 degrees 06 minutes 13 seconds West 199.01 feet to an iron pipe (found), a corner and (2) recrossing the Northwesterly side of Club Road South 43 degrees 52 minutes 03 seconds East 81.25 feet a spike (found) on the title line in the bed of Club Road; thence extending in and along same South 32 degrees 37 minutes 17 seconds West 76.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 2.166 acres of lands.

BEING Lot No. 1 as shown on the above mentioned Plan.

BEING the same premises which Robert Casey Jones and Mary Olga Jones, husband and wife by Deed bearing date October 30, 2002 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Deed Book 3641 Page 1868 granted and conveyed unto Dennis M. Hicks and Donna J. Hicks, husband and wife, in fee.

Tax Parcel: 71-5369-04-52-7767

Premises Being: 190 Club Rd, Oley, PA 19547

To be sold as the property of: Dennis M. Hicks and Donna J. Hicks

Docket No. 22-4225

Judgment: \$164,272.17

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

**LEGAL DESCRIPTION**

All that certain piece, parcel or lot of land, situate on the North side of Pennsylvania State Highway No. 724, Legislative Route 147, known as Main Street East, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, being Lot No. 3 of Plan of Lots, known as Grey Subdivision, as recorded in Plan Book Volume 139, Page 76, Berks County Records, as shown on Plan No. 8732-000-D-001, prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, Pennsylvania, and being more fully bounded and described as follows, to wit:

Beginning at a corner marked by a P.K. nail, said corner being in or near the middle of Pennsylvania State Highway Route 724, Legislative Route 147, known as Main Street East, said corner being the Southeastern corner of Lot No. 2 and also being the Southwestern corner of the herein described premises; thence leaving Pennsylvania State Route 724 and along Lot No. 2 and crossing a twenty feet (20') wide

4/25/2024

Vol. 116, Issue 30

drainage easement, sixty and zero hundredths feet (60.00') from the next described corner, passing through a steel pin, fifty-three and ninety-two hundredths feet (53.92') from the last described corner, and also passing through a steel pin, thirty-one and forty-five hundredths feet (31.45') from the next described corner, North seventeen degrees fifty-two minutes twenty-five seconds West (N. 17 degrees 52' 25" W.), a distance of two hundred forty-one and eighteen hundredths feet (241.18') to a corner marked by a steel pin in line of property belonging to Alvir Company; thence along the same, North seventy-five degrees fifty-five minutes zero seconds East (N. 75 degrees 55' 00" E.) a distance of one hundred forty and thirty-one hundredths feet (140.31') to a corner marked by a steel pin; thence along Lot No. 4 and re-crossing a twenty feet (20') wide drainage easement, sixty and zero hundredths feet (60.00') from the last described corner, and also passing through a steel pin, twenty-one and twenty-five hundredths feet (21.25') and also passing through a steel pin, fifty-two and eighty-nine hundredths feet (52.89') from the next described corner; South seventeen degrees fifty-two minutes twenty-five seconds East (S. 17 degrees 52' 25" E.), a distance of two hundred thirty and eighty-seven hundredths feet (230.87') to a corner marked by a PL nail, said corner being in or near the middle of the aforesaid Pennsylvania State Highway Route 724; thence in and along the same, South seventy-one degrees forty-two minutes eight seconds West (S. 71 degrees 42' 08" W.), a distance of one hundred forty and zero hundredths feet (140.00') to the place of beginning.

Containing in area thirty-three thousand forty-three and twenty-eight hundredths square feet (33,043.28 sq. ft.) of land.

Being the same property conveyed to Rickie R. Buch and Debra L. Buch, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Robert H. Grey, Sr. and Betty Jane Grey, husband and wife, dated May 12, 1988, recorded May 16, 1988, at Deed Book 2003, Page 413, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1821 E. MAIN STREET, AKA 1821 EAST ROUTE 724, DOUGLASSVILLE, PA 19518.

Parcel No.: 88535415523657

Account: 88006515

See Deed Book Volume 2003, Page 413

TO BE SOLD AS THE PROPERTY OF RICKIE R. BUCH AND DEBRA L. BUCH, HUSBAND AND WIFE

NO. 22-13148

Judgment: \$95,082.85

Attorney: Christopher A. DeNardo, Esquire

**PURPART NO. 1**

ALL THAT CERTAIN LOT OR PIECE OF

GROUND, SITUATE ON THE WESTERN SIDE OF THOMAS PLACE, BETWEEN MULL AVENUE AND CURTIS ROAD, BEING FURTHER KNOWN AS LOT NO. 29, AS SHOWN ON PLAN OF WILSHIRE DEVELOPMENT, SECTION NO. 1, SAID PLAN BEING RECORDED IN PLAN BOOK VOL 16, PAGE 5, BERKS COUNTY RECORDS, PARTLY IN THE BOROUGH OF SINKING SPRING AND PARTLY IN THE TOWNSHIP OF SPRING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERN SIDE OF THOMAS PLACE, 296.85' SOUTH OF THE SOUTHERN SIDE OF MULL AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN SIDE OF THOMAS PLACE, BY A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 50.00', A CENTRAL ANGLE OF 52 DEGREES 41 MINUTES 06 SECONDS, AND A DISTANCE ALONG THE CURVE OF 45.98' TO A POINT; THENCE IN A WESTERLY DIRECTION BY A RADIAL LINE TO THE CURVE IN THE WESTERN SIDE OF THOMAS PLACE, A DISTANCE OF 186.13' TO A POINT; THENCE IN A NORTHERLY DIRECTION, BY A LINE MAKING AN INTERIOR ANGLE OF 46 DEGREES 03 MINUTES 12 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 190.00' TO A POINT; THENCE IN AN EASTERLY DIRECTION, BY A LINE MAKING AN INTERIOR ANGLE OF 81 DEGREES 15 MINUTES 42 SECONDS, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 122.01' TO A POINT IN THE WESTERN SIDE OF THOMAS PLACE, THE PLACE OF BEGINNING, AND BEING A RADIAL LINE TO THE CURVE IN THE SAID WESTERN SIDE OF THOMAS PLACE, TOGETHER WITH THE DWELLING HOUSE THEREON ERECTED, KNOWN AS 163 THOMAS PLACE.

EXCEPTING AND RESERVING THEREFROM ALL THAT CERTAIN SMALL TRIANGULAR NORTHWESTERLY PORTION OF LOT NO. 29 AS SHOWN ON THE PLAN OF "WILSHIRE DEVELOPMENT", SECTION NO. 1, SAID PLAN RECORDED IN PLAN BOOK VOLUME 16, PAGE 5-A, BERKS COUNTY RECORDS, SITUATE IN THE BOROUGH OF SINKING SPRING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, CONTAINING IN AREA THREE HUNDRED SEVENTY-ONE AND FOUR HUNDREDTHS (371.04) SQUARE FEET OF LAND, AS MORE PARTICULARLY DESCRIBED IN THE DEED FROM JAMES C. MILLER AND DOROTHY A. MILLER, HIS WIFE, TO EDWARD H. BARD AND DOROTHY CECELIA BARD, HIS WIFE, DATED OCTOBER 24, 1963, AND RECORDED IN DEED BOOK VOLUME 1443, PAGE 996, BERKS COUNTY RECORDS

4/25/2024

Vol. 116, Issue 30

**PURPART NO. 2**

ALL THAT CERTAIN SMALL SOUTHEASTERLY PORTION OF LOT NO. 28 AS SHOWN ON THE PLAN OF "WILSHIRE DEVELOPMENT", SECTION NO. 1, SAID PLAN RECORDED IN PLAN BOOK VOLUME 16, PAGE 5-A, SITUATE ON THE WESTERLY SIDE OF THOMAS PLACE BETWEEN MULL AVENUE AND CURTIS ROAD, IN THE BOROUGH OF SINKING SPRING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY BUILDING LINE OF THOMAS PLACE ON THE DIVISION LINE BETWEEN LOT NO. 28 AND LOT NO. 29; THENCE EXTENDING IN A WESTERLY DIRECTION ALONG LOT NO. 29, 11W PROPERTY OF JAMES C. MILLER AND DOROTHY A. MILLER, HIS WIFE, KNOWN AS HOUSE NO. 163 THOMAS PLACE, RADIAL TO THE CURVE IN THE WESTERLY LOT LINE OF THOMAS PLACE A DISTANCE OF FIFTY-NINE AND FORTY-FOUR HUNDREDTHS (59.44) FEET TO A POINT; THENCE EXTENDING IN AN EASTERLY DIRECTION ALONG THE GREATER AND NORTHWESTERLY PORTION OF LOT NO. 28, PROPERTY OF EDWARD M. BARD AND DOROTHY CECELIA BARD, HIS WIFE, FORMING AN INTERIOR ANGLE OF ELEVEN (11) DEGREES TWO (2) MINUTES FIFTY-ONE (51) SECONDS WITH THE DIVISION LINE BETWEEN LOT NO. 28 AND LOT NO. 29, A DISTANCE OF SIXTY-TWO AND TWO HUNDREDTHS (62.02) FEET TO A POINT ON THE WESTERLY BUILDING LINE OF THOMAS PLACE; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BUILDING LINE OF THOMAS PLACE BEING ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF FIFTY (50) FEET, A CENTRAL ANGLE OF THIRTEEN (13) DEGREES FORTY-FIVE (45) MINUTES, THE LAST DESCRIBED LINE FORMING AN INTERIOR ANGLE OF SIXTY-FEW (65) DEGREES TWELVE (12) MINUTES NINE (9) SECONDS WITH THE TANGENT TO THE CURVE IN THE WESTERLY BUILDING LINE OF THOMAS PLACE, A DISTANCE ALONG THE ARC OF TWELVE (12) FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF THREE HUNDRED FIFTY AND THIRTY-TWO HUNDREDTHS (350.32) SQUARE FEET OF LAND

Tax Account: 79438610476041

FOR INFORMATIONAL PURPOSES ONLY: Being known as 163 Thomas Place, Sinking Spring, PA 19608

Being the same property conveyed to Photis Katsigiannis and Olga Katsigiannis, his wife

from Dorothy A. Miller, widow by Deed dated November 19, 1973 and recorded November 19, 1973 among the Land Records of Berks County, State of Pennsylvania is Book 1642, Page 661.

AND THE SAID Photis Katsigiannis departed this life on or about October 12, 2009 thereby vesting title unto Olga Katsigiannis by operation of law.

AND THE SAID Olga Katsigiannis departed this life on or about March 29, 2022 thereby vesting title unto Nicholas Katsigiannis and Mary Tsakiris, known heirs of Olga Katsigiannis, and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased.

TAX PARCEL NO 79438610476041  
BEING KNOWN AS 163 Thomas Place,  
Sinking Spring, PA 19608  
Residential Property

To be sold as the property of Nicholas Katsigiannis, known Heir of Olga Katsigiannis, deceased, Mary Tsakiris, known Heir of Olga Katsigiannis, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased

Docket #22-13907  
Judgment Amount: \$214,554.80  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

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

BEGINNING at a point in the public road, Sycamore Road (township Route 888), leading from the Borough of Bally to Bechtelsville, said point of beginning being the southeasterly corner of land herein described; thence from point of beginning in and along Sycamore Road 41 degrees 23 minutes 50 seconds West, 151.82 feet to a point; thence leaving said public road along lands now or formerly of Thomas Christman, North 46 degrees 00 minutes 00 seconds West 306.80 feet to a fence post; thence along lands now or formerly of Absolon Schauer, North 56 degrees 30 minutes 00 seconds East 142.83 feet to a point; thence through lands now or formerly of Allen J. Ashcroft and Ethel Ann Ashcroft, Husband and Wife, the following three courses and distances, viz: (1) South 48 degrees 36 minutes 10 seconds East 30.10 feet to a point; thence (2) through same on a curve to the left (incorrectly stated as right on prior deed) having a radius of 77.00 feet an arc length of 212.34 feet to a point; thence (3) through same and to a point in the existing macadam driveway South 48 degrees 36 minutes 10 seconds East, 88.00 feet to the point and place of beginning.

SUBJECT, HOWEVER, to that portion of land taken for road right of way



4/25/2024

Vol. 116, Issue 30

Thereon erected a dwelling house known as:  
15 Sycamore Road  
Barto, PA 19504

Tax Parcel #89539902965814  
Account: 89047600  
See Deed Book Instrument Number:  
2006027880

Sold as the property of:  
THOMAS E. AUGUSTINE

Docket #23-03267  
Judgment Amount: \$80,700.37  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN unit in the property, known, named and identified as Laurel Springs Condominium Phase II, located in the Township of Exeter, Berks County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C. S. 3101 et seq. by the recording in the Berks County Recorder of Deeds of a Declaration dated January 22, 1986 and recorded on January 22, 1986 in Deed Book 1891, page 1143, and a Declaration Plan dated January, 10, 1986 and recorded January 22, 1986 in Plan Book 140, page 75, being designated as Building 53 Unit 2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 3.125%).

UNDER AND SUBJECT TO certain conditions and restrictions as now of record.

Thereon erected a dwelling house known as:  
53-2 Holly Drive Unit 53-2  
Reading, PA 19606

Tax Parcel #43532506382870C68  
Account: 43307582  
See Deed Instrument # 2010020601

Sold as the property of:  
MILES J. SABRICK

23-04453  
Judgment: \$110,211.09  
Attorney: Brock & Scott, PLLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN eastern portion of a two story frame double dwelling house and lot or piece of ground whereon the same is erected, situate on the South side of West Second Street, between Madison and Jefferson Streets, in the Borough of Birdsboro, County of Berks, and Commonwealth of Pennsylvania, being No. 532 West Second Street, bounded and described as follows, to wit:

On the North by said West Second Street;

On the East by property of John Keinard;  
On the South by Pear Alley; and  
On the West by a line running through the division wall separating this property from the property on the West, being No. 534 West Second Street, about to be conveyed to Barclay Kenderdine and Ida M. Kenderdine. his wife

CONTAINING in front on said West Second Street twenty feet (20'), more or less, and in depth of equal width to said Pear Alley, one hundred forty feet (140'), more or less.

BEING THE SAME PREMISES WHICH DONALD G. BROWN and BRENDA D. BROWN, husband and wife, by Deed dated 8/15/2000 and recorded 8/22/2000 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and COMMONWEALTH of PENNSYLVANIA in Record Book 3234, Page 722, granted and conveyed unto BRIAN YINGLING and STEFANNE YINGLING, husband & wife.

Tax Parcel: 31533416943977  
Premises Being: 532 WEST 2ND STREET,  
Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF:  
JARETT D. RIGHTNOUR.

Docket #23-10545  
Judgment Amount: \$143,254.72  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the bi-level brick and frame dwelling erected thereon, being known as No. 10 Glen-Tilt Avenue, situate on the South side of Glen-Tilt Avenue, between Beckley Street and Werner Street, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid Glen-Tilt Avenue (50 feet wide), on the East by property belonging to Wernersville Realty Company, on the South by the Development of Wernersville Heights Addition, and on the West by property belonging to Neil R. Grimes and Gloria L. Grimes, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern building line of Glen-Tilt Avenue, a distance of 56.31 feet Eastwardly from the beginning of a curve having a radius of 25.00 feet connecting the Southern building line of the aforesaid Glen-Tilt Avenue with the Eastern building line of Beckley Street; thence in an Easterly direction along the Southern building line of the aforesaid Glen-Tilt Avenue, a distance of 70.00 feet to a corner; thence leaving and making an interior angle of 101 degrees 04 minutes with the aforesaid Glen-Tilt Avenue, and in a Southerly direction along residue property belonging to Wernersville Realty Company, a distance of 138.82 feet to a corner in

4/25/2024

Vol. 116, Issue 30

line of the Development of Wernersville Heights Addition; thence in a Westerly direction along same, making an interior angle of 78 degrees 47 minutes with the last described line, a distance of 70.04 feet to a corner; thence making an interior angle of 101 degrees 13 minutes with the last described line and in a Northerly direction along properly belonging to Neil R. Grimes and Gloria L. Grimes, his wife, a distance of 138.64 feet to and making an interior angle of 78 degrees 56 minutes with the aforesaid Glen-Tilt Avenue at the place of beginning.

Thereon erected a dwelling house known as:  
10 East Glen Tilt Avenue  
Wernersville, PA 19565

Tax Parcel #51436611550303  
Account: 51052601  
See Deed Instrument Number: 2018013240

Sold as the property of:  
ANTHONY LUIS CARRION

Case Number: 23-15465  
Judgment Amount: \$217,363.45  
Attorney: Russell E. Fabiarr, Esquire

ALL THAT CERTAIN lot or piece of ground together with the single story frame and asbestos house thereon erected, situate in South Temple, in Muhlenberg Township, County of Berks, and Commonwealth of Pennsylvania (as shown by the Map or Plan of said South Temple surveyed by E. Kurtz Wells and duly recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book No. 7, page 15), bounded and described as follows, to wit:

BEGINNING at a point which is the Northwest intersection of the building lines of Eleventh and Elnore Avenues; thence North along the West building line of Eleventh Avenue a distance of 100 feet to a point; thence at right angles West along property now or late of W.A. Shap 67.79 feet to a point; thence at right angles South along property now or late of George M. Kline a distance of 100 feet to a point in the North building line of Elnore Avenue; thence at right angles East along the North building line of Elnore Avenue a distance of 67.79 feet to the place of beginning.

PIN 66531913041169

BEING the same premises which Shanen P. Readinger, Administratrix of the Estate of Robert Yob, Deceased, by Deed dated May 21, 2021 and recorded herewith in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Pristine 1818, LLC.

TO BE SOLD AS THE PROPERTY OF:  
PRISTINE 1818 LLC, RECORD OWNER.

No. 23-15506

Judgment: \$264,637.82

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE ON THE NORTH SIDE OF PENNSYLVANIA TRAFFIC ROUTE NO. 422, LEGISLATIVE ROUTE NO. 146, KNOWN AS BENJAMIN FRANKLIN HIGHWAY, IN THE TOWNSHIP OF AMITY, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A PLAN PREPARED FROM PREVIOUS SURVEYS BY RALPH E. SHANER AND SON ENGINEERING CO., POTTSTOWN, PENNSYLVANIA, DATED JULY 21, 1983, AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER LOCATED IN THE CENTER OF BENJAMIN FRANKLIN HIGHWAY (ONE HUNDRED TWENTY FEET IN WIDTH), PENNSYLVANIA TRAFFIC ROUTE NO. 422 OR LEGISLATIVE ROUTE NO. 146, A PUBLIC ROAD EXTENDING FROM POTTSTOWN TO READING, BEING A CORNER OF LANDS OF CLARENCE C. KLINE; THENCE FROM SAID POINT OF BEGINNING LEAVING SAID HIGHWAY ALONG LANDS OF AFORESAID CLARENCE C. KLINE THE NEXT FOUR (4) COURSES AND DISTANCES TO WIT: (1) NORTH FORTY ONE DEGREES SEVEN MINUTES THIRTY SIX SECONDS EAST, FOUR HUNDRED TWENTY TWO AND NINETY SIX ONE-HUNDREDTHS FEET TO A LIMESTONE, A CORNER; (2) NORTH NINE DEGREES TWO MINUTES FORTY FIVE SECONDS EAST, FOUR HUNDRED FOUR AND SIXTY FOUR ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (3) SOUTH SIXTY EIGHT DEGREES THIRTY NINE MINUTES TEN SECONDS EAST, TWO HUNDRED FORTY FIVE AND NINETY NINE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; AND (4) NORTH EIGHT DEGREES FORTY FIVE MINUTES TWO SECONDS EAST, FIVE HUNDRED FORTY TWO AND EIGHT ONE-HUNDREDTHS FEET TO AN IRON PIN, CORNER ON LINE OF LANDS OF AMITY TOWNSHIP; THENCE ALONG LANDS OF AMITY TOWNSHIP THE NEXT SIX (6) COURSES AND DISTANCES TO WIT: (1) SOUTH SIXTY EIGHT DEGREES THIRTY NINE MINUTES FIFTY FOUR SECONDS EAST, THREE HUNDRED SIXTY AND THREE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (2) NORTH TWELVE DEGREES THIRTY NINE MINUTES ELEVEN SECONDS EAST, EIGHTY NINE AND THIRTY TWO ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (3) SOUTH EIGHTY FOUR DEGREES FIFTY TWO MINUTES NINE SECONDS EAST,

4/25/2024

Vol. 116, Issue 30

SEVEN HUNDRED THIRTY EIGHT AND SIXTY EIGHT ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (4) SOUTH EIGHTEEN DEGREES EIGHTEEN MINUTES THREE SECONDS WEST, NINETY ONE AND SIXTY ONE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (5) NORTH SEVENTY FOUR DEGREES FORTY SEVEN MINUTES ELEVEN SECONDS WEST, ONE HUNDRED THIRTY AND NINETY SEVEN ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; AND (6) SOUTH NINETEEN DEGREES FORTY SIX MINUTES FIFTY EIGHT SECONDS WEST, NINE HUNDRED SEVENTEEN AND NINETY EIGHT ONE-HUNDREDTHS FEET TO A CORNER ON LINE OF LANDS OF CARLTON M. SIMONDS THENCE ALONG THE SAME THE NEXT TWO (2) COURSES AND DISTANCES TO WIT: (1) NORTH SEVENTY DEGREES FIFTY FIVE MINUTES FIFTY ONE SECONDS WEST, FORTY THREE AND EIGHTY FIVE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; AND (2) SOUTH THIRTY ONE DEGREES ZERO MINUTES THIRTY SECONDS WEST, THREE HUNDRED SEVEN AND FOURTEEN ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER ON LINE OF LANDS OF LEON GREENE; THENCE ALONG THE SAME THE NEXT TWO (2) COURSES AND DISTANCES TO WIT: (1) NORTH SEVENTY FIVE DEGREES SIXTEEN MINUTES WEST, EIGHTY TWO AND THIRTY SIX ONE-HUNDREDTHS FEET TO A CORNER; AND (2) SOUTH THIRTY DEGREES FIFTY TWO MINUTES THIRTY SEVEN SECONDS WEST, FOUR HUNDRED THIRTY FIVE AND FIFTY ONE-HUNDREDTHS FEET TO A CORNER IN THE CENTER OF BENJAMIN FRANKLIN HIGHWAY THENCE ALONG AND IN THE CENTER OF THE HIGHWAY, NORTH FIFTY NINE DEGREES SEVEN MINUTES TWENTY THREE SECONDS WEST, FIFTY FEET TO A CORNER OF LANDS OF FULMER INDUSTRIAL SALES, INC.; THENCE LEAVING SAID HIGHWAY AND ALONG LANDS OF THE FULMER INDUSTRIAL SALES, INC., NORTH THIRTY DEGREES FIFTY TWO MINUTES THIRTY SEVEN SECONDS EAST, FOUR HUNDRED THIRTY FIVE AND FIFTY ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER OF LANDS OF RODNEY C. JACOBS; THENCE ALONG THE SAME THE NEXT THREE (3) COURSES AND DISTANCES TO WIT: (1) NORTH EIGHT DEGREES FIFTY TWO MINUTES FORTY SECONDS EAST, FOUR HUNDRED NINETY AND THIRTY ONE ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; (2) NORTH EIGHTY ONE DEGREES SEVEN MINUTES SIX SECONDS WEST, FOUR HUNDRED EIGHTY SIX AND SEVEN ONE-HUNDREDTHS FEET TO AN

IRON PIN, A CORNER; AND (3) SOUTH EIGHT DEGREES FIFTY TWO MINUTES SEVEN SECONDS WEST, FOUR HUNDRED FORTY AND FOUR-TENTHS FEET TO AN IRON PIN, A CORNER IN THE CENTER OF A FIFTEEN FOOT WIDE RIGHT OF WAY; THENCE CONTINUING ALONG LANDS OF RODNEY C. JACOBS AND THE CENTER OF THE FIFTEEN FOOT WIDE RIGHT OF WAY THE NEXT THREE (3) COURSES AND DISTANCES TO WIT: (1) SOUTH EIGHTY ONE DEGREES SIX MINUTES FORTY TWO SECONDS EAST, EIGHTY FEET TO AN IRON PIN, A CORNER; (2) SOUTH SEVENTY SEVEN DEGREES TWENTY NINE MINUTES FIFTY THREE SECONDS EAST, ONE HUNDRED THIRTY AND THIRTY FOUR ONE-HUNDREDTHS FEET TO AN IRON PIN, A CORNER; AND (3) SOUTH EIGHTY SEVEN DEGREES TEN MINUTES FIFTEEN SECONDS EAST, TWENTY THREE AND FOUR-TENTHS FEET TO A CORNER OF LOT NO. 1 AND BEING LANDS RECENTLY CONVEYED TO FULMER INDUSTRIAL SALES, INC. BY THE GRANTOR, RICHARD E. WELLS; THENCE ALONG THE SAME, SOUTH THIRTY DEGREES FIFTY TWO MINUTES THIRTY SEVEN SECONDS WEST, THREE HUNDRED EIGHTY TWO AND TWENTY TWO ONE-HUNDREDTHS FEET TO A CORNER IN THE CENTER OF BENJAMIN FRANKLIN HIGHWAY; THENCE ALONG AND IN THE CENTER OF BENJAMIN FRANKLIN HIGHWAY, NORTH FIFTY NINE DEGREES SEVEN MINUTES TWENTY THREE SECONDS WEST, SIX HUNDRED THREE AND FORTY TWO ONE-HUNDREDTHS FEET TO A CORNER AND PLACE OF BEGINNING.

EXCEPTING AND RESERVING A FIFTEEN FOOT WIDE DRIVEWAY RIGHT OF WAY, RECORDED IN DEED BOOK 1601, PAGE 689, BERKS COUNTY RECORDS.

EXCEPTING AND RESERVING A FIFTEEN FOOT WIDE TELEPHONE AND A FIFTEEN FOOT WIDE ELECTRIC EASEMENT AS SHOWN ON THE SURVEY DRAFT #6633-W DATED JULY 21, 1983 AS PREPARED BY RALPH E. SHANER & SON, ENGINEERING CO. FOR RICHARD E. WELLS.

BEING THE SAME PREMISES WHICH EILEEN RHOADS, BY DEED DATED NOVEMBER 18, 1991 AND RECORDED ON NOVEMBER 21, 1991, IN THE BERKS COUNTY RECORDER OF DEEDS OFFICE AT DEED BOOK VOLUME 2253 AT PAGE 1275, GRANTED AND CONVEYED UNTO RONALD RHOADS AND EILEEN RHOADS, HUSBAND AND WIFE. THE SAID RONALD RHOADS DEPARTED THIS LIFE ON OR ABOUT DECEMBER 17, 2021, THEREBY VESTING TITLE SOLELY TO EILEEN RHOADS, BY OPERATION OF LAW. THE SAID EILEEN RHOADS A/K/A EILEEN R. RHOADS

4/25/2024

Vol. 116, Issue 30

DEPARTED THIS LIFE ON OR ABOUT JANUARY 13, 2022. GINAMARIE THERESA PETRASSO HAS BEEN APPOINTED AS THE ADMINISTRATOR OF THE ESTATE OF EILEEN RHOADS A/K/A EILEEN R. RHOADS, DECEASED, AS REFLECTED UNDER FILE NO. 0622-0464 FILED WITH THE BERKS COUNTY REGISTER OF WILLS. WHEREBY OPERATION OF LAW, TITLE VESTED IN GINAMARIE THERESA PETRASSO, AS ADMINISTRATOR OF THE ESTATE OF EILEEN RHOADS A/K/A EILEEN R. RHOADS, DECEASED.

TAX PARCEL NO. 24-5354-05-28-4437  
MAP NO. 535405284437  
ACCOUNT NO. 24061266

TO BE SOLD AS THE PROPERTY OF  
Eileen Rhoads a/k/a Eileen R. Rhoads,  
Deceased

Docket #23-16568  
Judgment Amount: \$145,997.70  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots or pieces of ground, being Lot Numbers 29, 30, 31, 32, 33 and 34 on a certain Plan of Lots laid out by Elias A. Loose dated June 1924, situate in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point in the Northern curb line of the public road leading from Leesport to the Half Way House on Kutztown Road, said point being the dividing line between Lots Nos. 28 and 29; thence North along said dividing line between Lots No. 28 and 29 a distance of one hundred and eighty feet to a twenty feet wide alley; thence East along said twenty feet wide alley a distance of one hundred forty feet to a point in line of Lot No. 35; thence South along said Lot No. 35 a distance of one hundred and eighty feet to a point in said road; thence West along said road a distance of one hundred and forty feet to the place of beginning.

CONTAINING in front along said road a distance of one hundred forty feet (Lots 29 to 33 inclusive each being 20 feet wide, and Lot No. 34 forty feet wide), and in depth of equal width one hundred eighty feet.

Thereon erected a dwelling house known as:  
345 Kindt Corner Road  
Leesport, PA 19533

Tax Parcel #68449104729719  
Account: 68010700  
See Deed Instrument Number: 2014020770

Sold as the property of:  
MARLENE GREISER as Administratrix of  
the Estate of  
Christopher M. Greiser, Deceased

Case Number: 23-16680  
Judgment Amount: \$19,506.77  
Attorney: Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC  
Attorneys for Plaintiff  
A Florida professional limited liability  
company

**LEGAL DESCRIPTION**

ALL THAT CERTAIN three-story brick dwelling house with flat roof and the lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, No. 924, between Windsor and Spring Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Erna Moser; on the South by property now or late of Mahlon Marburger; on the East by said North Tenth Street; and on the West by a twenty feet (20') wide alley;

CONTAINING in front along said North Tenth Street, fifteen feet (15') and in depth of equal width one hundred feet (100').

BEING PARCEL No. 5317-45-05-4480.  
BEING THE SAME PREMISES WHICH Rocco Zanino and Shirley P. Zanino, his wife, by deed dated January 9, 1968 and recorded in Berks County in Deed Book 1527 page 13, granted and conveyed unto Shirley P. Zanino, in fee.

PROPERTY ADDRESS: 924 N 10TH ST  
READING, PA 19604

PARCEL: 13531745054480  
TITLE TO SAID PREMISES IS VESTED IN MANUEL NIEVES AND MIGDALIA NIEVES, HUSBAND AND WIFE BY DEED FROM SHIRLEY P. ZANINO, NOW KNOWN AS SHIRLEY Y. STYER DATED 09/30/2002 RECORDED 10/09/2002 IN BOOK 3620 PAGE 0917. MANUEL NIEVES DECEASED, DOD ON OR ABOUT 01/31/2022

Docket #23-17141  
Judgment Amount: \$142,639.32  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land, together with the two and one-half story semi-detached brick dwelling thereon erected, being House No. 1015 New Holland Road (formerly known as House No. 209 New Holland Road) situate on the Northwesterly side of New Holland Road, between Baker Avenue and Daniels Avenue, in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described in accordance With a survey made in May, 1954 by Warren W. Swoyer, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Northwesterly

4/25/2024

Vol. 116, Issue 30

topographical building line of New Holland Road (60 feet wide as shown on the topographical survey of the Borough of Kenhorst) Northeastwardly, a distance of 187.25 feet from the intersection of the Northwesterly topographical building line of New Holland Road with the Northeasterly topographical building line of Baker Avenue (60 feet wide as shown on the topographical survey of the Borough of Kenhorst); thence leaving the Northwesterly topographical building line of New Holland Road, and extending in a Northwesterly direction along property now or late of Joseph A. Stanislawczyk and Clara Stanislawczyk, his wife, upon which is erected House No. 1017 New Holland Road (formerly House No. 211 New Holland Road, forming an interior angle of 90 degrees with the said Northwesterly topographical building line of New Holland Road, a distance of 110 feet to a point on the Southeasterly side of a fifteen feet wide alley; thence extending in a Northeasterly direction along the same, forming an interior angle of 90 degrees with the last described line, a distance of 23.29 feet to a point; thence leaving the Southeasterly side of said fifteen feet wide alley and extending in a Southeasterly direction along property now or late of Joseph A. Nigrini and Verna C. Nigrini, his wife, upon which is erected House No. 1013 New Holland Road (formerly House No. 207 New Holland Road), forming an interior angle of 90 degrees With the last described line, and passing through the middle of the division wall between House No. 1015 and House No. 1013 New Holland Road, a distance of 110 feet to a point on the Northwesterly topographical building line of New Holland Road; thence extending in a Southwesterly direction along the same, forming an interior angle of 90 degrees with the last described line, a distance of 23.29 feet to the place of BEGINNING.

Thereon erected a dwelling house known as:  
1015 New Holland Road  
Reading, PA 19607

Tax Parcel #54530618410731  
Account: 54096800  
See Deed Instrument Number: 2019041752

Sold as the property of:  
NATASHA HART and DWAYNE G. HART

No. 23-17529  
Judgment: \$154,128.86  
Attorney: Leon P. Haller, Esquire

### **LONG LEGAL:**

ALL THAT CERTAIN two story brick dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the East side of Margaret Street, being known as house No. 821 Margaret Street in the City of Reading, County of Berks and Commonwealth

of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Eastern building line of Margaret Street, 143.63 feet South of the building line intersection at the Southeast corner of Margaret Street and East Wyomissing Boulevard; thence continuing along the Eastern building line of Margaret Street in a Southerly direction, forming an arc, curving to the left, having a radius of 662.42 feet, a distance of 52.93 feet to a point in line of other property now or late of Thun Investment Company; thence in an Easterly direction along the same, forming an interior tangent angle of 76 degrees 53 minutes 02 seconds with the last described arc, a distance of 312.79 feet to a point in line of property now or late of The Reading Trust Company; thence along same in a Northerly direction, forming an interior angle of 88 degrees 41 minutes with the last described line, a distance of 51.02 feet to a point; thence in a Westerly direction along other property now or late of Thun Investment Company, forming an interior angle of 91 degrees 19 minutes with the last described line, a distance of 108.56 feet to the place of Beginning.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 821 MARGARET STREET, READING, PA 19611

Mapped PIN: 5306-46-15-3283  
Parcel ID #: 18530646153283  
Account #: 18485050

BEING THE SAME PREMISES WHICH Lily Ponce, by Deed dated September 5, 2017 and recorded September 6, 2017, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2017-032745, granted and conveyed unto David W. Hurst.

TO BE SOLD AS THE PROPERTY OF DAVID W. HURST

Docket #24-154  
Judgment Amount: \$332,291.82  
Attorney: KML Law Group, P.C.

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot of Piece of Ground Situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, Bounded and Described According to a Final Plan of Pierorazio Subdivision, Drawn By C.L. Frantz & Associates, Inc., Engineers-Surveyors-Land Planners, Dated     /    /    , and Recorded in Berks County In Plan Book 143, Page 40, as follows, To wit:

BEGINNING at a Point of Southwesterly

4/25/2024

Vol. 116, Issue 30

Side of Albert Drive (53 Feet Wide) Said Point Being A Corner Of Lot No. 7 On Said Plan; Thence Extending From Said Point Of Beginning Along Lot No. 7 South 30 Degrees 13 Minutes 57 Seconds West 166.05 Feet To A Point In Line Of Lands Now Or Late Of Alberino and Itilia Pierorazio; Thence Extending Along Said Lands North 36 Degrees 52 Minutes 43 Seconds West 146.50 Feet to a Point, A Corner of Lot No. 9 On Said Plan; Thence Extending Along Same North 55 Degrees 31 Minutes 43 Seconds East 139.36 Feet to a Point On The Southwesterly Side Of Albert Drive; Thence Extending Along Same Southeastwardly Along the arc of a Circle Curving to the Left Having a Radius of 176.50 Feet The Arc Distance of 77.93 Feet To The First Mentioned Point And Place of Beginning.

CONTAINING 16,240 Square Feet of Land. BEING Lot No. 8 as shown on the Abovementioned Plan.

Whereas Mortgage Recorded in Mortgage Book 05355, Page 944 only the Map Pin: 437620904695 was Provided Rather than UPI / Property ID: 80437620904695 herein added and corrected.

Thereon erected a dwelling house known as: 528 Albert Drive Reading, PA 19608

Tax Parcel #80437620904695 Account: 80326537 See Deed Book 4638, Page 350

Sold as the property of: JARROD J. PIETROBONE AKA JARROD PIETROBONE and JEANETTE P. PIETROBONE

Taken in Execution and to be sold by **ERIC J. WEAKNECHT, SHERIFF** N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, June 7, 2024 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**AUDIT LIST**

**Second and Final 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 (**April 30, 2024**) 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 **May 1, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BENEDIX, ROBERT DONALD, JR. - Tina L. Petko, Admx., Jonathan B Batdorf, Esq.

RAZZANO, RICHARD G. - David R. Razzano, Exr., Rebecca Batdorf Stone. Esq.

WASSMER, DAVID A., JR. - David A. Wassmer, Sr., Admr., Christopher C. Muvdi, Esq.

Last day for filing Accounts for June 2024 is May 6, 2024.

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

---

---

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-03748

NOTICE IS HEREBY GIVEN that the Petition of JENNIFER IRENE MCPHERSON was filed in the above named Court, praying for a Decree to change their name to GENEVIEVE IRENE TROTTER.

The Court has fixed June 17, 2024, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Daniel I. Sager, Esq.**  
43 E. High Street  
Pottstown, PA 19464

---

---

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-02530

4/25/2024

Vol. 116, Issue 30

NOTICE IS HEREBY GIVEN that the Petition of Lillee Grace Hetrick was filed in the above named Court, praying for a Decree to change their name to CAMERON TIGER HETRICK.

Title or Interest from or under Andre L. Simon a/k/a Andre Louis Simon, Deceased,

Defendant(s)

The Court has fixed May 20, 2024, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, 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**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Andre L. Simon a/k/a Andre Louis Simon, Deceased

Erika Muschert, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased

Christopher Stephen Simon, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased

Andre D. Simon, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased

Unknown Heirs, Successors, Assigns and All Persons , Firms or Associations Claiming Right, Title or Interest From or under Andre L. Simon a/k/a Andre Louis Simon, Deceased

You are hereby notified that on May 22, 2023, Plaintiff, Wells Fargo Bank, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Berks County Pennsylvania, docket to TERM, No. 23-05170. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1146 Schuylkill Avenue a/k/a 1146 Schuylkill Avenue, Reading, PA 19601 whereupon your property would be sold by the Sheriff of Berks County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-03860

NOTICE IS HEREBY GIVEN that on April 16, 2024, the Petition of Ren Michael Pelliccione was filed in the above named Court, praying for a Decree to change their name to REN MICHAEL FERRIS.

The Court has fixed June 17, 2024, at 1:45 p.m. at the Berks County Services Center, 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.

**Mark B. Stanzola, Esq.**  
FITZPATRICK LENTZ & BUBBA,  
Two City Center,  
645 West Hamilton St., Suite 800  
Allentown, PA 18101

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 23-05170

Wells Fargo Bank, N.A. Plaintiff  
vs.

Erika Muschert, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased,

Christopher Stephen Simon, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased,

Andre D. Simon, solely in capacity as heir of Andre L. Simon a/k/a Andre Louis Simon, Deceased,

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right,

4/25/2024

Vol. 116, Issue 30

Lawyer Referral Service Berks County Bar Association  
544 Court Street, P.O. Box 1058  
Reading, PA 19603  
610-375-4591

Powers Kim, LLC  
8 Neshaminy Interplex, Suite 215  
Trevose, PA 19053  
215-942-2090

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 22-013148

Carrington Mortgage Services, LLC, Plaintiff  
vs.

Nicholas Katsigiannis, known Heir of Olga Katsigiannis, deceased and Mary Tsakiris, known Heir of Olga Katsigiannis, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased, Defendants

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Olga Katsigiannis, deceased  
163 Thomas Place  
Sinking Spring, PA 19608  
Your house (real estate) at:  
163 Thomas Place, Sinking Spring, PA 19608  
79438610476041

is scheduled to be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on May 10, 2024 at 10:00AM to enforce the court judgment of \$108,859.04 obtained by Carrington Mortgage Services, LLC against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. PLEASE NOTE a Schedule of Distribution

will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

**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**

**BARRINGER, GERALDINE E., dec'd.**

Late of North Heidelberg Township.  
Administrator: SCOTT A. HEBLOW.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,  
534 Court Street,  
Reading, PA 19601

**DAUTRICH, BLAKE RICHARD, dec'd.**

Late of 600 North Second St.,  
City of Reading.  
Executrix: MARCY DUNKELBERGER,  
309 Reading Ave.,  
West Reading, PA 19611.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**ECKENROTH, LEAH P., dec'd.**

Late of 345 Jackie Ave.,  
Heidelberg Township.  
Executor: ROBERT ECKENROTH,  
345 Jackie Ave.,  
Robesonia, PA 19551.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**ENOCH, WANDA L. also known as  
ENOCH, WANDA, dec'd.**

Late of Exeter Township.  
Executor: MATTHEW S. ENOCH,  
642 Allegiance Dr.,  
Lititz, PA 17543.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 101,  
Reading, PA 19606

**FOX, CLAIR W., dec'd.**

Late of Hereford Township.  
Executor: WILLIAM B. FOX.  
c/o ATTORNEY: MICHELLE M.  
FORSELL, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
570 Main Street,  
Pennsburg, PA 18073



4/25/2024

Vol. 116, Issue 30

**HAAS, SHIRLEY L., dec'd.**

Late of 1152 Benjamin Franklin Hwy,  
Borough of Douglassville.  
Executor: GARY L. HAAS,  
307 Second St.,  
Shillington, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**HOLLIS, MARY JO, dec'd.**

Late of Spring Township.  
Executor: SEAN T. HOLLIS.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
RESOLUTION LAW GROUP, LLC,  
606 North 5th Street,  
Reading, PA 19601

**HUNSICKER, JR., GEORGE A., dec'd.**

Late of 106 Slater Dr.,  
Borough of Wernersville.  
Executrix: ABIGAIL SHOWALTER,  
106 Slater Dr.,  
Wernersville, PA 19565.  
ATTORNEY: LARRY W. MILLER, JR.,  
ESQ.,  
MILLER LAW GROUP, PLLC,  
25 Stevens Avenue,  
West Lawn, PA 19609

**KENNEDY, KATHLEEN S., dec'd.**

Late of Borough of Kutztown.  
Executrix: SUSAN CAMPANELLI,  
aka SUSAN IRENE CAMPANELLI.  
c/o ATTORNEY: SALLY L.  
SCHOFFSTALL, ESQ.,  
Schoffstall Elder Law,  
2987 Corporate Court, Suite 200,  
Orefield, PA 18069

**KENNEDY, WILLIAM T., dec'd.**

Late of Borough of Leesport.  
Executrix: FLORENCE R. WESTLEY,  
1400 Durwood Dr.,  
West Lawn, PA 19609.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
9 East Lancaster Avenue,  
Shillington, PA 19607

**LORAH, ELRITA C., dec'd.**

Late of 1021 Old Bernville Rd.,  
Brecknock Township.  
Executrix: KIMBERLY D. WITYCYAK,  
1021 Old Bernville Rd.,  
Reading, PA 19605.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**LOTT, WILLIAM A., dec'd.**

Late of Muhlenberg Township.  
Executrix: JODI LYNN CRONRATH.  
c/o ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**MCGOWAN, EVANGELINE, dec'd.**

Late of 2400 Reading Blvd.,  
West Lawn.  
Executrix: ELAINE SHUNK,  
2324 Reading Blvd.,  
West Lawn, PA 19609.  
c/o ATTORNEY: JOANN L.  
RUCHLEWICZ, ESQ.,  
1716 Olive Street,  
Reading, PA 19604

**MOSER, BONITA L., dec'd.**

Late of 17 King St.,  
Union Township.  
Executor: CHAD E. MOSER,  
233 Oak Terrace Dr.,  
Birdsboro, PA 19508.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
HUCKABEE, WEILER & LEVENGOOD,  
P.C.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**OSWALD, BARBARA ANN, dec'd.**

Late of 228 W. Barkley St.,  
Borough of Topton.  
Executor: DAVID P. OSWALD,  
114 W. Franklin St., 1st Floor,  
Topton, PA 19562.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**PARIS, JOHN JAMES, dec'd.**

Late of 2800 Tulpehocken Rd.,  
Borough of Wyomissing.  
Executrices: CATHLEEN D. PETERS,  
206 Pennsylvania Ave.,  
Reading, PA 19606 and  
LINDA M. LEPERA,  
504 Elm Ave.,  
Reading, PA 19605.  
ATTORNEY: DAVID S. GELLERT, ESQ.,  
3506 Perkiomen Avenue,  
Reading, PA 19606

**PAUL, NANCY T., dec'd.**

Late of Borough of Fleetwood.  
Administrator: RICHARD S. PAUL,  
485 Memorial Hwy.,  
Fleetwood, PA 19522.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyerstown, PA 19512

**REBÈR, JOAN L., dec'd.**

Late of 10 Tranquility Lane,  
City of Reading.  
Executor: MICHAEL MUTTER,  
523 Curtis Ave.,  
Reading, PA 19601.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

4/25/2024

Vol. 116, Issue 30

**RUPPERT, ELLEN K., dec'd.**

Late of 632 Tuckerton Ave.,  
Muhlenberg Township.  
Executrix: EDITH M. RUPPERT,  
632 Tuckerton Ave.,  
Temple, PA 19560.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**SIATKOWSKI, JOHN E. also known as  
SIATKOWSKI, JOHN EDWARD, dec'd.**

Late of 147 Primrose Lane,  
Borough of Wyomissing.  
Executor: MICHAEL B. SIATKOWSKI,  
464 Hoch Rd.,  
Blandon, PA 19510.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**SLATER, JR., RUSSELL also known as  
STATER, RUSSELL H., dec'd.**

Late of 1009 Ithica St.,  
Muhlenberg Township.  
Administrator: CHRIS A. SLATER,  
1009 Ithica St.,  
Reading, PA 19605.  
ATTORNEY: MAHLON J. BOYER, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

**STRAUSE, RICHARD L., dec'd.**

Late of Cumru Township.  
Executrix: GAIL L. DECKMAN,  
138 Herington Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**WEIDNER, ETHAN E., dec'd.**

Late of Richmond Township.  
Executor: RALPH LEBO, JR.,  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
PLANK FRANKOWSKI,  
Four Park Plaza, Suite 205,  
Wyomissing, PA 19610

**Second Publication****BERRY, DONNA J., dec'd.**

Late of Washington Township.  
Administratrix: KAREN H. SMOYER.  
c/o ATTORNEY: NICOLE MANLEY,  
ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyetown, PA 19512

**BRUNO, INGELORE P. also known as**

**BRUNO, INGELORE, dec'd.**  
Late of 446 Alleghenyville Rd.,  
Brecknock Township.  
Executor: VINCENT J. BRUNO,  
440 Alleghenyville Rd.,  
Mohnton, PA 19540.  
ATTORNEY: REBECCA BATDORF STONE, ESQ.,  
REBECCA BATDORF STONE, ESQ., P.C.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**BURK, BETTY J., dec'd.**

Late of Muhlenberg Township.  
Executrix: KIMBERLY B. AMEY.  
c/o ATTORNEY: CHRISTOPHER C. MUVDI, ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**CLEMMER, CLAIR M., dec'd.**

Late of 42 Berkleigh Court,  
Richmond Township.  
Executrix: MAE I. RHODE,  
42 Berkleigh Court,  
Kutztown, PA 19530.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530-1712

**CRAIG, DENNIS J., dec'd.**

Late of 4 Gulf Stream Dr.,  
Cumru Township.  
Administrator: BRIAN H. CRAIG.  
323 Lodge Rd.,  
Philadelphia, PA 19128

**DAY, ROBERT F., dec'd.**

Late of Windsor Township.  
Executrix: TERESA DAY,  
1306 Long Lane Rd.,  
Kutztown, PA 19530.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyetown, PA 19512

**FISHER, CYNTHIA L., dec'd.**

Late of Borough of Wyomissing.  
Administratrix: KELLY-JO VOGEL,  
1607 Delaware Ave.,  
Wyomissing, PA 19610.  
ATTORNEY: STEPHEN H. PRICE, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**FROMUTH, JEAN P., dec'd.**

Late of Borough of Wyomissing.  
Executors: JAMES J. FROMUTH,  
1731 Reading Blvd.,  
Wyomissing, PA 19610 and  
ANN MARIE NAWOCZENSKI,  
685 Green Valley Rd.,  
Sinking Spring, PA 19608.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

4/25/2024

Vol. 116, Issue 30

**GRIFFITH, HARVEY B., dec'd.**

Late of 101 Inspiration Blvd.,  
Cumru Township.  
Executor: MICHAEL WERTZ,  
3725 East Avenue,  
Reading, PA 19606.  
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**HOFF, SUSAN E., dec'd.**

Late of Blandon.  
Executor: ADAM R. SCHEETZ.  
c/o ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

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

Late of 1921 Garfield Ave.,  
Spring Township.  
Executor: JOHN K. KOZAK,  
410 Vinemont Rd.,  
Reading, PA 19608.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**KUGLER, GEORGE J. also known as****KUGLER, JR., GEORGE J., dec'd.**

Late of 9 Heidelberg Dr., Room 292,  
Lower Heidelberg Township.  
Executrices: SUSAN L. MUNDY,  
4004 Pilgrim Rd.,  
Plymouth Meeting, PA 19462 and  
LISA A. ALDERMAN,  
71 Margil Farm Dr.,  
Downington, PA 19335.  
ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**LORISH, VIVIAN J., dec'd.**

Late of Washington Township.  
Executrix: CYNTHIA A. BROWER,  
59 Fern Dr.,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**MAST, BARRY L., dec'd.**

Late of Lower Alsace Township.  
Executrix: LOUISE A. MAST.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
PLANK FRANKOWSKI,  
Four Park Plaza, Suite 205,  
Wyomissing, PA 19610

**MAZURKIEWICZ, DONA LEE, dec'd.**

Late of Borough of Wyomissing.  
Executor: MARK A. MAZURKIEWICZ,  
6263 Devonhurst Dr.,  
Jacksonville, FL 32258.  
ATTORNEY: EDEN R. BUCHER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**PAGANO, JOSEPH, dec'd.**

Late of Borough of Womelsdorf.  
Executrix: NATALIE E. FIORINI,  
1150 West Penn Ave.,  
Womelsdorf, PA 19567.  
ATTORNEY: ELIZABETH ROBERTS FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**PRICE, GLENN H., dec'd.**

Late of 1027 Rill Rd.,  
City of Reading.  
Executor: DAVE PERNO,  
53 Sarahs Way,  
Coatesville, PA 19320.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**REINHART, JR., WILLIAM H., dec'd.**

Late of Amity Township.  
Executor: BRIAN W. YOUNG,  
5335 SW Senate St.,  
Arcadia, FL 34269.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**ROMANO, JANE L., dec'd.**

Late of Borough of Shillington.  
Administrator: EUGENE R. ROMANO and  
ANTHONY G. ROMANO.  
c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
BITTLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

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

Late of 2125 Elizabeth Ave.,  
Muhlenberg Township.  
Executors: DEBORAH IOANNIDI,  
404 Oak Hill Lane,  
Wyomissing, PA 19610 and  
JOHN C. REED,  
1004 Summit Rd.,  
Temple, PA 19560.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**STEWART, VIRGINIA K., dec'd.**

Late of 8 Stewart Lane,  
Borough of Fleetwood.  
Administrator: ROBERT LINDENMUTH, JR.,  
330 Mine Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**TORRES, IVETTE, dec'd.**

Late of Ontelaunee Township.  
Administrator: EDGARDO VALENTIN,  
5 Old Mill Rd., Ste. A,  
Yorktown Heights, NY 10598.  
ATTORNEY: CHARLES A. RICK, ESQ.,  
RICK LAW LLC,  
933 N. Charlotte Street, Suite 3B,  
Pottstown, PA 19464

4/25/2024

Vol. 116, Issue 30

**WAGNER, DORIS M. also known as WAGNER, DORIS MARIE, dec'd.**  
Late of 602 Emerson Ave.,  
Muhlenberg Township.  
Executor: TERRY L. BENNICOFF,  
105 Oakbrook Dr.,  
Birdsboro, PA 19508.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**WALBERT, ARTHUR E., dec'd.**  
Late of Berks County.  
Executrix: JOAN SMITH.  
c/o ATTORNEY: CHRISTOPHER H.  
MEINZER, ESQ.,  
MLO ASSOCIATES,  
516 Main Street,  
Pennsburg, PA 18073

**WARMKESSEL, DIXIE L., dec'd.**  
Late of 31 East 34th St.,  
Exeter Township.  
Executor: JEFFERY A. WARMKESSEL,  
13 Forgedale Rd.,  
Oley, PA 19547.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**ZELLERS, DANIEL R., dec'd.**  
Late of 4372 N. Twin Valley Rd.,  
Caernarvon Township.  
Executrix: MARGARET A. ZELLERS,  
4372 N. Twin Valley Rd.,  
Morgantown, PA 19543.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

**ZIMMERMAN, SHIRLEY R., dec'd.**  
Late of 700 Wood Lane,  
Longswamp Township.  
Administrators D.B.N.: KAREN GILPIN,  
3491 Beale Court,  
Woodbridge, VA 22193 and  
ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610

### Third and Final Publication

**BOYER, ROBERT ALVIN also known as BOYER, ROBERT A. , dec'd.**  
Late of Maiden creek Township.  
Executors: DAWN MARIE STEWART,  
2337 Moselem Springs Rd.,  
Fleetwood, PA 19522 and  
SALLIE JEAN SCHAEFFER,  
2345 Waterstone,  
Aubrey, TX 76227 and  
BEVERLY JOAN DEITZ,  
10 Lakeview Dr.,

Reading, PA 19605 and  
DENISE LOUISE STAUFFER,  
522 Shalter Ave.,  
Temple, PA 19560.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**BREADY, JEAN R. also known as BRADY, JEAN R., dec'd.**  
Late of City of Reading.  
Executrix: KATHY A. TUFTS.  
c/o ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**BRESLIN, JO ANN, dec'd.**  
Late of Borough of Birdsboro.  
Executrix: ROSE ANN BENEDICTIS.  
c/o ATTORNEY: CHRISTOPHER C.  
MUVDI, ESQ.,  
MASANO BRADLEY, LLP,  
875 Berkshire Blvd., Suite 100,  
Wyomissing, PA 19610

**BROSEY, WILLIAM J., dec'd.**  
Late of Exeter Township.  
Administrator: WILLIAM J. BROSEY, JR.,  
23 High St.,  
Schuylkill Haven, PA 17972.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**CANDELARIA, WILLIAM R., dec'd.**  
Late of 1900 Mt. Laurel Rd.,  
Muhlenberg Township.  
Administrator: BENJAMIN L.  
CANDELARIA,  
647 Bingamen St.,  
Reading, PA 19602.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**CISARIK, MARCIA E., dec'd.**  
Late of Borough of Mt. Penn.  
Executrix: SARA S. ACHENBACH.  
ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS LAW,  
1350 Broadcasting Rd., Suite 202,  
Wyomissing, PA 19610

**FISHER, PAUL D., dec'd.**  
Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executor: DAVID C. BALMER.  
c/o ATTORNEY: NICOLE MANLEY,  
ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyetown, PA 19512

4/25/2024

Vol. 116, Issue 30

**FOLK, LINDA M., dec'd.**

Late of 408 E. Locust St.,  
Borough of Fleetwood.  
Executor: RODNEY FOLK.  
c/o ATTORNEY: JACOB T. THIELEN, ESQ.,  
MILLER THIELEN P.C.,  
101 South Richmond Street, Suite B,  
Fleetwood, PA 19522

**FRANCKOWIAK, RICHARD J., dec'd.**

Late of 20 South Summit Ave., Apt. 617,  
Borough of Shillington,  
Cumru Township.  
Executor: FRANKLIN S.  
FRANCKOWIAK,  
1375 Pershing Blvd., Apt. 503,  
Reading, PA 19607.  
ATTORNEY: REBECCA BATDORF STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**FRICK, JR., DAVID H., dec'd.**

Late of Borough of Sinking Spring.  
Administrator: KENNETH L. FRICK, SR.,  
1132 Church St.,  
Reading, PA 19601.  
ATTORNEY: WILLIAM R. BLUMER, ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**GALLAGHER, PATRICIA ANN, dec'd.**

Late of 719 Tuckerton Ave.,  
Borough of Temple.  
Administratrix: JESSICA L. DIETRICH,  
7 Fieldcrest Court,  
Fleetwood, PA 19522.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**GREEN, CAROL ANN E., dec'd.**

Late of Spring Township.  
Executor: BRIAN P. GREEN.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HOTTENSTEIN, BETTY L. also known as**

**HOTTENSTEIN, BETTY L. H. and**  
**HOTTENSTEIN, BETTY LEE HEAVENER, dec'd.**  
Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executor: ERIC D. HUMPHREYS,  
1316 Parkside Drive North,  
Wyomissing, PA 19610.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**IREY, ROBERT A., dec'd.**

Late of Robeson Township.  
Executrix: REBECCA J. MEUNIER,  
2220 Horseshoe Dr.,  
Pottstown, PA 19464.  
ATTORNEY: ELIZABETH ROBERTS FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**KENT, ROBERT H. also known as**  
**KENT, ROBERT HAROLD, dec'd.**

Late of Borough of Boyertown.  
Executor: LEE F. MAUGER, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 East High Street,  
Pottstown, PA 19464

**KERR, MICHAEL EVERETT, dec'd.**

Late of Amity Township.  
Executors: JULIE JO MARBURGER and  
SCOTT GLENN MARBURGER.  
c/o ATTORNEY: SARA R. HAINES CLIPP, ESQ.,  
BERMAN VOSS, P.C.,  
1150 Berkshire Blvd., Suite 240,  
Wyomissing, PA 19610

**KESSLER, DAWN M., dec'd.**

Late of Maiden creek Township.  
Administrator: MARLANA KESSLER.  
C/O ATTORNEY: SARA R. HAINES CLIPP, ESQ.,  
BERMAN VOSS, P.C.,  
1150 Berkshire Blvd., Suite 240,  
Wyomissing, PA 19610

**LAUBMEIER, MARY ANN, dec'd.**

Late of Amity Township.  
Executrix: LINDA L. DORRIS,  
14 E. Howard St.,  
Stowe, PA 19464.  
ATTORNEY: JOSEPH QUINN, ESQ.,  
ROSS, QUINN & PLOPPERT, P.C.,  
192 S. Hanover St., Suite 101,  
Pottstown, PA 19464

**LENGEL, ARLENE M., dec'd.**

Late of 1290 Old River Road,  
Robeson Township.  
Executrix: WENDY MCCULLY,  
36 N. Linden St.,  
Robesonia, PA 19551.  
ATTORNEY: ZACHARY D. GRIFFITH, ESQ.,  
BARLEY SNYDER LLP,  
2755 Century Blvd.  
Wyomissing, PA 19610

**LUTZ, STANLEY L., dec'd.**

Late of Bern Township.  
Executrix: MARY JOAN KOLLER,  
1015 Kercher Ave.,  
Leesport, PA 19533.  
ATTORNEY: VICTORIA A. GALLEN SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MATTHEIS, KURT ERNEST, dec'd.**

Late of City of Reading.  
Administratrix: KELLY ANN RHOADS.  
c/o ATTORNEY: SARA R. HAINES CLIPP, ESQ.,  
BERMAN VOSS, P.C.,  
1150 Berkshire Blvd., Suite 240,  
Wyomissing, PA 19610

**MOORE, RONALD EUGENE, dec'd.**

Late of Robeson Township.  
Administrators: CODY W. MOORE and  
WYATT J. MOORE.  
c/o ATTORNEY: GOOD & HARRIS, LLP,  
132 West Main St.,  
New Holland, PA 17557

4/25/2024

Vol. 116, Issue 30

**O'BOYLE, JEAN M., dec'd.**

Late of 2505 Cumberland Ave.,  
Borough of Mt. Penn.  
Executrix: KELLY ANN MCCLENNAN,  
1224 Girard Ave.,  
Wyomissing, PA 19610-2418.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**PIEPSZOWSKI, LEANNE, dec'd.**

Late of Longswamp Township.  
Administrator: BLAINE PIEPSZOWSKI.  
c/o ATTORNEY: CHRISTOPHER P.  
MULLANEY, ESQ.,  
MULLANEY LAW OFFICES,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076

**ROBERTSON, JOHN J. also known as****ROBERTSON, M.D., JOHN J., dec'd.**

Late of Borough of Wyomissing.  
Executor: ALAN J. ROBERTSON,  
245 Pennsylvania Ave.,  
Kutztown, PA 19530.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**SCHAEFER, JANE E., dec'd.**

Late of Berks County.  
Executors: ROBERT C. SHAEFER and  
ELLEN M. SHAEFER.  
c/o ATTORNEY: D. ROBERT DAVIDSON,  
ESQ.,  
HUMMEL, LEWIS & DAVIDSON, LLP,  
3 East Fifth Street,  
Bloomburg, PA 17815

**SKITKO, GREGORY J., dec'd.**

Late of Oley Township.  
Administratrix: MICHELLE B. SKITKO.  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
MONASTRA & GRATER, LLC,  
400 Creekside Drive, Suite 409,  
Pottstown, PA 19464

**TRASSERT, SIGRID A. also known as  
TRASSERT-ERMOLD, SIGRID A. and  
ERMOLD, SIGRID, dec'd.**

Late of Amity Township.  
Executors: PHILIPP S. TRASSERT and  
LISA I. TRASSERT.  
c/o ATTORNEY: JAMES S. ROTHSTEIN,  
ESQ.,  
ROTHSTEIN & SCULLIN, P.C.,  
1124 Penn Avenue,  
Wyomissing, PA 19610

**WHITE, CYNTHIA J., dec'd.**

Late of Cumru Township.  
Executrix: JESSIE L. PETERSON.  
c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
HOFFERT & KLONIS,  
536 Court Street,  
Reading, PA 19601

**ZEIBER, JOAN M., dec'd.**

Late of Alsace Township.  
Executor: LARRY L. ZEIBER, JR.,  
7 Pinewood Circle,  
Rancho Mirage, CA 92270.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**ZIELASKOWSKI, JOHN G., dec'd.**

Late of Spring Township.  
Executor: KEITH A. ZIELASKOWSKI,  
4 Hessian Dr.,  
Reading, PA 19607.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
BARLEY SNYDER,  
2755 Century Boulevard,  
Wyomissing, PA 19610

---

**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:*

**Bella Roma Italian Restaurant** with its principal place of business at 4212 St. Lawrence Ave., Reading, PA 19606.

The name and address of th person owning or interested in said business is: Gino's Grill, LLC, 239 Bainbridge Circle, Sinking Spring, PA 19608.

The application was filed on April 16, 2024.

**Salvatore Folino, Esq.  
BRENNAN & ASSOCIATES, P.C.**

2 Woodland Road  
Wyomissing, PA 19610

**Book Notions** with its principal place of business at 420 Tilden Rd., Mohrsville, PA 19541.

The name and address of the person owning or interested in said business is: Bianca Vandenbos, 420 Tilden Rd., Mohrsville, PA 19541.

The application was filed on February 22, 2024.

**Carruoz Pizza Shop** with its principal place of business at 7666 Lancaster Ave., Myerstown, PA 17067.

The name and address of the person owning or interested in said business is: Luis A. Hernandez-Cruz, 365 Harrison St., Lebanon, PA 17046.

The application was filed on March 22, 2024.

**Jeffrey F. Arnold, Esq.  
CHRISTIAN MEYER,**

411 Chestnut St.  
Lebanon, PA 17042

4/25/2024

Vol. 116, Issue 30

**Craft Something Special** with its principal place of business at 115 Dogwood Dr., Bernville, PA 19506.

The name and address of the person owning or interested in said business is: Antonietta Eckert, 115 Dogwood Dr., Bernville, PA 19506.

The application was filed on March 5, 2024.

**Gleaming Glass Vault** with its principal place of business at 20 Timothy Dr., Mertztown, PA 19539.

The name and address of the person owning or interested in said business is: Stephen Jurell, 20 Timothy Dr., Mertztown, PA 19539.

The application was filed on March 5, 2024.

**MISCELLANEOUS**

**NOTICE**

To: JOHN DOE putative owner of Vehicle bearing identification number 1D9500S371Y01635.

A petition has been filed asking the court to transfer titled ownership of one 2007, Dutch Park, Model 704 RLH Super, bearing Vehicle Identification Number 1D9500S3571Y01635 to the petitioner, Keith Dawson. This petition has been filed with District Court 23-3-02 before the Honorable Richard Drumheller.

The hearing will be held on May 16, 2024, at 10:00 AM, at District Court 23-3-02, Located at 100 Schaeffer St., Suite 2, Boyertown, Pa 19512. If you wish to defend, you must 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 that the case may proceed without you and a judgment may be entered against you without further notice for 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 ABOUT HIRING A LAWYER.**

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

LAWYER REFERRAL SERVICE.  
Berks County Bar Association  
544 Court Street  
Reading, Pa 19601  
(610) 375-4591

BOYD & KARVER  
Jeffrey R. Boyd, Esquire  
7 E. Philadelphia Ave.  
Boyertown, Pa 19512  
(610) 367-2148

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

**BERKS COUNTY LAW JOURNAL**

Attention: Courtney Morstatt, Publications & Marketing Coordinator  
544 Court Street, P.O. Box 1058  
Reading, PA 19603-1058  
OR  
Fax: (610) 373-0256

SUBSCRIBER NAME: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

\_\_\_\_\_

CHANGE TO:

New Mailing Address: \_\_\_\_\_

\_\_\_\_\_

If your Firm Name, Phone, Fax Numbers and E-mail address have also changed, please include that information.