

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending March 21, 2025

**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)**

HEFFELFINGER, TRICIA - Barclays Bank
Delaware; 25 2962; Michael F. Ratchford.

Abuse

BRITO, WELLINGTON R - Gomez, Rose M;
25 2657; R. Gomez, IPP. (JDB).

CEDILLOS, KEVIN A CONTRERAS -
Rodriguez, Genesis; 25 2954; G. Rodriguez,
IPP. (TMB).

CLAYTON, DEVONNE C - Hallman, Ashley
M; 25 2757; A. Hallman, IPP. (JMS).

GROSVENOR, SHEMELL L - Troutman,
Katherine A; 25 2779; K. Troutman, IPP.
(JMS).

PROFIC, JAMAIRS D - Randall, Rachel
Leigh; 25 2870; R. Randall, IPP. (JMS).

RIVERA, JR, HIRAM ORTEGA - Lopez,
Norma T; 25 2709; N. Lopez, IPP. (JDB).

RODRIGUEZ, GENESIS - Contreras, Kevin
A; 25 2909; K. Contreras, IPP. (TMB).

ROSARIO, HECTOR R - Serrano, Ana M; 25
2949; A. Serrano, IPP. (TMB).

SHEATS, BRANDON LEE - Milano, Madison
Sheats; 25 2873; M. Milano, IPP. (JMS).

TALLARICO, MATTEO - Farina, Isabella
Nicolina; 25 2797; I. Farina, IPP. (JMS).

TIRADO, SR, JEREMIAH D - Kagarise, Halee
N; 25 2784; H. Kagarise, IPP. (TMB).

WILLIAMS, QUAMEI S - Kinder, Jessica J;
25 2963; J. Kinder, IPP. (JMB).

Certified Copy of Foreign Custody Order

ARCHULETTA, ISRAEL - Archuletta,
Bethany; 25 2946; B. Archuletta, IPP. (JDB).

Complaint

NUNEZ, MARIA M GONZALEZ,
RAMIREZ-ENCARNACION, SANDRO
- Torres, Jessica M; 24 18173; Richard T.
Kupersmith.

Contract - Debt Collection: Credit Card

ARNAUD, CLARISA D COLLADO -
JPMorgan Chase Bank N A; 25 2951; Ian M.
Lauer. (JBN).

ASTON, NATALIE C - Discover Bank; 25
2803; Michael J. Dougherty. (JEG).

BARTH, ROBERT - Discover Bank; 25 2731;
Michael J. Dougherty. (JBN).

BIEBER, MARY A - Bank Of America N A; 25
2895; Jonathan P. Cawley. (JBN).

BLATT, RANDALL L - Discover Bank; 25
2758; Michael J. Dougherty. (JEG).

BROWN, EDWINA R - Discover Bank; 25
2754; Michael J. Dougherty. (JEG).

BUERKE, BRIAN J - Discover Bank; 25 2725;
Michael J. Dougherty. (MSF).

BUSHER, ROY - Citibank N A; 25 2715; Sean
P. Stevens. (JBN).

CHURCH, JOSEPH - American Express
National Bank; 25 2924; Jordan W. Felzer.
(JEG).

DEPAULA, JARIEL - Discover Bank; 25
2952; Kirsten R. Armstrong. (MSF).

DIAMOND, NANCY L - Discover Bank; 25
2733; Michael J. Dougherty. (JEG).

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EDEN, KENNETH S - Discover Bank; 25 2714; Michael J. Dougherty. (MSF).
 EDUKUGHU, EYIMOFÉ - JPMorgan Chase Bank N A; 25 2751; Sean P. Stevens. (JEG).
 FONTANEZ'RESTO, SORANGEL - Discover Bank; 25 2706; Erin R. Grady. (JBN).
 FREYTIZ, CYNTHIA - Bank Of America N A; 25 2958; Frederic I. Weinberg. (MSF).
 FREYTIZ, CYNTHIA - JPMorgan Chase Bank N A; 25 3017; Ian M. Lauer. (JBN).
 HORNER, PENNY L - Bank Of America N A; 25 2898; Jonathan P. Cawley. (JBN).
 HORNER, PENNY L - Bank Of America N A; 25 2932; Jonathan P. Cawley. (JEG).
 HOWER, CRYSTAL N - Discover Bank; 25 2724; Michael J. Dougherty. (JEG).
 JAQUEZ, ERICKSON - Discover Bank; 25 2805; Michael J. Dougherty. (JEG).
 JOHNSON, AMY - Citibank N A; 25 2879; Sean P. Stevens. (MSF).
 JUDGE, JR, JACK M - Discover Bank; 25 2776; Michael J. Dougherty. (MSF).
 KARO, JESSICA - Discover Bank; 25 2777; Michael J. Dougherty. (JBN).
 KLINGER, JARED S - Discover Bank; 25 2750; Michael J. Dougherty. (JBN).
 LAMBERTO, KEVIN A - Bank Of America N A; 25 2916; Joel M. Flink. (JBN).
 MAURY, JR, KENNETH R - Navy Federal Credit Union; 25 2756; Douglas R. Blecki Jr. (JBN).
 MCDONALD, DUANE - JPMorgan Chase Bank N A; 25 2760; Sean P. Stevens. (JBN).
 MCDONALD, DUANE - JPMorgan Chase Bank N A; 25 2775; Sean P. Stevens. (JEG).
 MCPEAKE, JOHN - JPMorgan Chase Bank N A; 25 2802; Sean P. Stevens. (JBN).
 MERCADO, ANGEL - Spring Oaks Capital Spv LLC; 25 2957; Frederic I. Weinberg. (JBN).
 MILLARD, JARED - Discover Bank; 25 2755; Michael J. Dougherty. (MSF).
 MUTTER, MICHAEL W - Discover Bank; 25 2713; Michael J. Dougherty. (JEG).
 OLIVIERO, NICOLE - Discover Bank; 25 2721; Michael J. Dougherty. (MSF).
 PASTOR, MELISSA - JPMorgan Chase Bank N A; 25 2711; Sean P. Stevens, Michael R. Lipinski. (MSF).
 ROSSI, DEB L - Bank Of America N A; 25 2884; Jonathan P. Cawley. (JBN).
 ROSSI, DEB L - Bank Of America N A; 25 2896; Jonathan P. Cawley. (JEG).
 ROSSI, DEB L - Bank Of America N A; 25 2923; Jonathan P. Cawley. (JBN).
 SAVAGE, BRIDGET - Discover Bank; 25 2765; Michael J. Dougherty. (JEG).
 SCHEURING, MEGAN A - Discover Bank; 25 2770; Michael J. Dougherty. (JBN).
 SEMERARO, KEVIN R - Discover Bank; 25 2719; Michael J. Dougherty. (JBN).
 SHEFFER, WILLIAM Z - Discover Bank; 25 2810; Michael J. Dougherty. (JEG).
 SWARTZ, JUDITH M - Citibank NA; 25 2935; Michael J. Dougherty. (MSF).

THIBAUT, PIERROT - Discover Bank; 25 2729; Michael J. Dougherty. (MSF).
 TONCOBITZ, CATY Y - Bank Of America N A; 25 2905; Jonathan P. Cawley. (MSF).
 TRAGESER, PATRICK, CULTRAG PERFORMANCE LLC - American Express National Bank; 25 2821; Amy F. Doyle. (MSF).
 VALENTIN, XIOMARA - Discover Bank; 25 2728; Michael J. Dougherty. (JEG).
 WEIDNER-BROWN, SHANNON R - Bank Of America N A; 25 2926; Jonathan P. Cawley. (JBN).
 WHITING, AHMIR T - Discover Bank; 25 2753; Michael J. Dougherty. (JBN).
 WONG, SHU PING - Bank Of America N A; 25 2883; Jonathan P. Cawley. (MSF).
 WONG, SHU PING - Bank Of America N A; 25 2902; Jonathan P. Cawley. (JEG).
Contract - Debt Collection: Other
 BAEZ, JOSE - Velocity Investments LLC; 25 2936; Demetrios H. Tsarouhis. (JBN).
 CASTRO, CARLOS - Velocity Investments LLC; 25 2851; Demetrios H. Tsarouhis. (JBN).
 CRUZ, YUNILDA - Truist Bank; 25 2767; Michael J. Dougherty. (JBN).
 GEIST, JOSHUA A - Citadel Federal Credit Union; 25 2778; Michael J. Dougherty. (JEG).
 LESSER, ELYSE - Velocity Investments LLC; 25 3088; Demetrios H. Tsarouhis. (MSF).
 LOPEZ, MICHAEL - Customers Bank; 25 2813; Brian J. Schaffer. (MSF).
 MAYHUE, MARK - Velocity Investments LLC; 25 2918; Demetrios H. Tsarouhis. (JEG).
 MONSERRAT, ESTEBAN - Mariner Finance LLC; 25 2906; Craig H. Fox. (JBN).
 ORTIZ, LUIS RAMON PEREZ - Sun Federal Credit Union; 25 2726; Michael J. Dougherty. (JBN).
 RUTTER, HEATHER - Velocity Investments LLC; 25 2995; Demetrios H. Tsarouhis. (MSF).
 TOBIAS, AUSTIN - Velocity Investments LLC; 25 2959; Demetrios H. Tsarouhis. (JBN).
 VAZQUEZ, CARLIRYS - Velocity Investments LLC; 25 2910; Demetrios H. Tsarouhis. (MSF).
Contract - Employer Dispute: Discrimination
 OAK STREET HEALTH MOS LLC, CVS - Salas, Astrid; 25 2752; Brian C. Farrell. (MSF).
Contract - Other
 ANDINO, CHANDELLE - Spring Oaks Capital Spv LLC; 25 2938; Frederic I. Weinberg. (JEG).
 BAILEY, JEFFREY - Velocity Investments LLC; 25 2901; Demetrios H. Tsarouhis. (JBN).
 BARTO, JARED - Velocity Investments LLC; 25 2899; Demetrios H. Tsarouhis. (JEG).

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BUTLER, CHRIS - Velocity Investments LLC; 25 2885; Demetrios H. Tsarouhis. (JEG).
 CARL, CHELSEA - Velocity Investments LLC; 25 2838; Demetrios H. Tsarouhis. (JEG).
 CEBALLOS, KIANNA - Velocity Investments LLC; 25 2992; Demetrios H. Tsarouhis. (JEG).
 CREELY, JOSEPH - Velocity Investments LLC; 25 2990; Demetrios H. Tsarouhis. (MSF).
 CRIMMINS, ALINA M - Citadel Federal Credit Union; 25 2806; Michael J. Dougherty. (JBN).
 DELGADO, WILSON ANTONIO - Citadel Federal Credit Union; 25 2718; Michael J. Dougherty. (MSF).
 DELROSARIO, ALLISON G, POLANCO, SUHAIL O - Student Loan Solutions LLC, Sallie Mae Bank; 25 2780; Jason L. Wall. (MSF).
 DEVORE, JR, LARRY - Citadel Federal Credit Union; 25 2749; Michael J. Dougherty. (MSF).
 DILLINGHAM, LAURA, ADRIAN, JOHN - Hale, Wanda, Reilly, Alicia; 25 2940; Gerard J. Martillotti. (MSF).
 DOMASZOT, AGNIESKA - Mariner Finance LLC; 25 2839; Craig H. Fox. (MSF).
 FELICIANO, GABRIEL - Pennsylvania State Employees Credit Union; 25 2944; Matthew D. Urban. (JEG).
 FOCHT, CANDACE - Spring Oaks Capital Spv LLC; 25 2922; Frederic I. Weinberg. (MSF).
 GARCIA AYALA TRUCKING LLC - Penske Truck Leasing Co L P, Penske Leasing And Rental Company; 25 2978; H David Seidman. (JEG).
 GARCIA, MIGUEL - Velocity Investments LLC; 25 2970; Demetrios H. Tsarouhis. (MSF).
 GILYARD, VAN - Velocity Investments LLC; 25 2996; Demetrios H. Tsarouhis. (JBN).
 GOMEZ, JULIAN - Velocity Investments LLC; 25 2999; Demetrios H. Tsarouhis. (JBN).
 GRANIOLA, ELIZABETH M PEREZ - Wells Fargo Bank N A; 25 2866; Michael H. Kaliner. (MSF).
 HAUPFEAR, COLBY - Velocity Investments LLC; 25 2804; Demetrios H. Tsarouhis. (MSF).
 HERRING, LAUREN - Velocity Investments LLC; 25 2868; Demetrios H. Tsarouhis. (JBN).
 JONES, DANIEL - Velocity Investments LLC; 25 2976; Demetrios H. Tsarouhis. (JBN).
 KEPPLEY, ZACHARY - Velocity Investments LLC; 25 2897; Demetrios H. Tsarouhis. (MSF).
 KLINE, NOAH - Velocity Investments LLC; 25 2925; Demetrios H. Tsarouhis. (MSF).
 LEE, SANDRA - Velocity Investments LLC; 25 2872; Demetrios H. Tsarouhis. (JEG).

MIGUELINA REYES MONCION, ADRIA - Velocity Investments LLC; 25 2972; Demetrios H. Tsarouhis. (JEG).
 MILLER, RYAN - Velocity Investments LLC; 25 2900; Demetrios H. Tsarouhis. (MSF).
 MORAN, CHRISTINE - Velocity Investments LLC; 25 2975; Demetrios H. Tsarouhis. (MSF).
 NELSON, KEVIN - Truist Bank; 25 2723; Michael J. Dougherty. (JBN).
 NORTON, ALICIA - Velocity Investments LLC; 25 2807; Demetrios H. Tsarouhis. (JEG).
 PHILADELPHIA INSURANCE COMPANY, PHILADELPHIA INDEMNITY INSURANCE COMPANY, TOKIO MARINE SPECIALTY INSURANCE GROUP - Inperium Inc, Inperium Management Services Inc; 25 2991; Joel L. Frank. (JBN).
 PIECHOTA, NANCY - Velocity Investments LLC; 25 2808; Demetrios H. Tsarouhis. (MSF).
 POWELL, TYLER - Velocity Investments LLC; 25 2979; Demetrios H. Tsarouhis. (MSF).
 RIVERA, CHERYL - Velocity Investments LLC; 25 2816; Demetrios H. Tsarouhis. (JBN).
 ROBERSON, SHELLEY - Velocity Investments LLC; 25 2997; Demetrios H. Tsarouhis. (JEG).
 ROJAS, CELESTE - Velocity Investments LLC; 25 2989; Demetrios H. Tsarouhis. (JEG).
 SARITA, PAMELA - Velocity Investments LLC; 25 2796; Demetrios H. Tsarouhis. (JBN).
 STARR, AARON - Velocity Investments LLC; 25 2865; Demetrios H. Tsarouhis. (JEG).
 STEPHAN, JASON - Velocity Investments LLC; 25 2882; Demetrios H. Tsarouhis. (JEG).
 STOSS, ADAM - Velocity Investments LLC; 25 2809; Demetrios H. Tsarouhis. (JBN).
 TARNOSKI, FRANKLIN - Velocity Investments LLC; 25 2881; Demetrios H. Tsarouhis. (JBN).
 VARGAS, AMALFI - Velocity Investments LLC; 25 2877; Demetrios H. Tsarouhis. (JEG).
 VOGEL, JESSICA - Velocity Investments LLC; 25 2888; Demetrios H. Tsarouhis. (MSF).
 WEITZEL, ANNAMARIE - Velocity Investments LLC; 25 3086; Demetrios H. Tsarouhis. (JEG).
 WILLIAMS, JR, RONALD - Citadel Federal Credit Union; 25 2759; Michael J. Dougherty. (MSF).
 WRIGHT, DANIEL D - Citadel Federal Credit Union; 25 2720; Michael J. Dougherty. (JEG).

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Custody

BLIJDEN, ADYNNA A - Burgess, Naiquan L; 25 2912; Joseph A. Guillama. (JDB).
 BURY, CHRISTOPHER - Keck, Jocelyn; 25 3011; Matthew Kopecki. (JDB).
 DIXON, SHAKIERA - Coulanges, Benjamin; 25 3043; Ryan W. McAllister. (SEL).
 FREITAS, AJA - Matthews, Ian; 25 2812; Rebecca Ann Smith. (SEL).
 SAEZ, LAURA ANNA - Medina, Johan C; 25 2702; J. Medina, IPP. (JDB).
 URBAN, DONALD G - Urban, Cristina I; 25 2761; Timothy B. Bitler, Jr. (JMS).

Divorce

AGUIRRE, LUIS FERNANDO MURILLO - Guzman, Evelyn; 25 2961; E. Guzman, IPP. (JDB).
 ARIAS, KIMBERLY - Arias, Yonathan; 25 2704; Bernard Mendelsohn. (JDB).
 BONILLA, OSCAR M - Camacho, Crista D; 25 2707; Joseph A. Guillama. (SEL).
 BROOKE, KATHLEEN - Dawson, Keith I; 25 2730; Cassandra Colombo. (JMS).
 CALLAGHAN, THOMAS - Callaghan, Angela R; 25 2818; Ryan W. McAllister. (JDB).
 DAVIS, COLIN GABRIEL - Davis, Torie Meche; 25 2917; T. Davis, IPP. (JDB).
 DIAZ, LATISHA LYNN - Diaz, Angel Luis; 25 2876; A. Diaz, IPP. (JDB).
 ESTEVEZ, RAMON N - Rivera, Lesly F Osorio; 25 2945; L. Rivera, IPP. (JMS).
 FERNANDEZ, JOSE COTTO - Vazquez, Wilma Ortiz; 25 2708; Rebecca Ann Smith. (JDB).
 HERB, HEATHER - Herb, Scott; 25 2771; Sara R. Haines Clipp. (JEG).
 HEREDIA, DARLIZ FERNANDO DIAZA - Perez, Elizabeth; 25 2811; Ryan W. McAllister. (JDB).
 KUHN, JOSEPH - Reeney, Shauna; 25 2783; Julie J. Marburger. (JDB).
 LENGEL, CHRISTOPHER PAUL - Lengel, Cora Lee; 25 2892; C. Lengel, IPP. (JDB).
 MANDEREWICZ, KYLE M - Quinter, Alison M; 25 3015; Joseph A. Guillama. (JDB).
 MCKELLAR, RAQUELL - Mckellar, Andre; 25 2969; Scott McIntosh. (JEG).
 MELNICK, WANDA J - Melnick, Richard P; 25 2867; Mark E. Zimmer. (JMS).
 MONTANEZ, JOSE SANTANA - Santana, Jessica, Snyder, Jessica; 25 2942; J. Santana, IPP. (SEL).
 PENBERTH, III, WILLIAM F - Penberth, Janelle; 25 2814; Ryan W. McAllister. (SEL).
 RAUSCH, AMBER - Rausch, Stephen; 25 2880; Todd A. Mays. (JMS).
 REESE, MATTHEW - Reese, Melissa; 25 2967; Melissa A. Zillhardt. (JMS).
 ROBERTSON, AMANDA LEIGH - Robertson, Devin McClure; 25 2956; Amanda O'Driscoll. (SEL).
 ROTHWELL, WILLIAM C - Rothwell, Shelee J; 25 2908; Eric C. Diggan. (JEG).

SANCHEZ, MARCO ANGELO - Smith, Sarah; 25 3087; Douglas S. Wortman. (JDB).
 SCHEELER, KATELYN S - Baez, Ivan J; 25 2801; Joseph A. Guillama. (JMS).
 SCHELL, AMBER - Schell, Jr, Charles.; 25 2677; Rebecca Ann Smith. (SEL).
 SCHELL, JR, CHARLES - Schell, Amber; 25 2852; Robert T. Ullman. (SEL).
 SPELLMAN, STEPHANIE - Spellman, Ronald; 25 2947; Daniel I. Sager. (JDB).
 YUKNAVAGE, ANDRIA M - Yuknavage, Jr, Joseph J; 25 2977; Rebecca Batdorf Stone. (JDB).
 ZIMMERMAN, JORDAN - Matos, Serenity M; 25 2817; Jacob Mazur. (JEG).
Divorce - Custody Count Complaint
 MANDEREWICZ, KYLE M - Quinter, Alison M; 25 3016; Joseph A. Guillama. (JDB).
 REESE, MATTHEW - Reese, Melissa; 25 2968; Melissa A. Zillhardt. (JMS).
 SCHELL, AMBER - Schell, Jr, Charles; 25 2678; Rebecca Ann Smith. (SEL).
 SCHELL, JR, CHARLES - Schell, Amber; 25 2853; Robert T. Ullman. (SEL).
Licence Suspension Appeal
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ochoa, Jesenia, O, J; 25 2875; Todd A. Mays. (JMS).
Magisterial District Justice Appeal
 AMANCIO, SERAFIN - Portfolio Recovery Associates LLC; 25 2871; Michael J. Dougherty. (JBN).
 ARANA, DAVID - Td Bank USA N A; 25 2874; Michael J. Dougherty. (JBN).
 CHAUDHRY, HAMID - Prestige Of Reading Pa Inc; 25 2815; Prestige Of Reading Pa Inc, IPP. (JBN).
 HEFFELFINGER, TRICIA - Barclays Bank Delaware; 25 2962; Michael F. Ratchford. (JEG).
Petition to Set Aside Nominating Petition
 BINIEK, MATTHEW - Zimmerman, Ronald L; 25 2773; Joel A. Ready. (JEG).
 BOGDANOVA-PEIFER, MARIA - Zackon, Dawn; 25 2764; Jason A. Ulrich. (MSF).
 COVELY, DANIELLE - Ozorowski, George J; 25 2769; Jason A. Ulrich. (MSF).
 FREDD, JAY MICHAEL - Zackon, Dawn; 25 2768; Jason A. Ulrich. (MSF).
 GRANT, JANICE - Stone, Yajaira; 25 2762; Jason A. Ulrich. (JEG).
 MCTISH, KEVIN J - Zackon, Dawn; 25 2763; Jason A. Ulrich. (MSF).
 MONAHAN, KATIE - Dietrich, John E, Soga, Joseph M; 25 2774; Joel A. Ready. (JEG).
 READINGER, AMANDA S - Zackon, Dawn; 25 2766; Jason A. Ulrich. (MSF).
 ROTHERMEL, CHRISTIAN - Ragonese, Dianne; 25 2799; James M. Smith. (MSF).
 SAILSBURY, MICHAEL R - Reynolds, David Allen, Reynolds, Cheryl Ann; 25 2772; Joel A. Ready. (JEG).

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Real Property - Ejectment

GARCIA, JANET, PEREZ-SANTANA, ALIDA, OCCUPANT - US Bank National Association, Ref 2 Acquisition Trust; 25 2984; Stephen M. Hladik, Robert W. Williams. (JBN).

Real Property - Mortgage Foreclosure: Residential

COPENHAVER, MICHELLE L, UNKNOWN HEIRS OF (THE), COPENHAVER, BRODEY J - Bank Of America N A; 25 2994; Matthew C. Fallings. (MSF).

DHAITI, MARCEL, SEPTAMA, MIRLENE - Newrez LLC; 25 2953; E Edward Qaqish. (MSF).

LAWTON, BARRY E - Citadel Federal Credit Union; 25 2819; M. Jacqueline Larkin. (MSF).

LOPEZ, MICHAEL - Customers Bank; 25 2894; Brian J. Schaffer. (MSF).

ONEILL, BRIANNA, WALLACE, DOMINIQUE - U S Bank National Association; 25 2732; Kayleigh Zeron. (MSF).

RILE, ZACHARY B - Nationstar Mortgage LLC; 25 2717; Kristen Bleiweis. (MSF).

SMITH, MATTHEW - Fifth Third Bank N A; 25 2887; Adrienna Hunsberger. (MSF).

SORENSEN, BRIAN K - Colonial National Mortgage, Colonial Savings F A; 25 2973; Geraldine M. Linn. (MSF).

STESLOW, MICHAEL G, STESLOW, DEBORAH A - U S Bank National Association, Structured Asset Securities Corporation Mortgage, Pass-through Certificates Series 2007-eq1; 25 2950; Adrienna Hunsberger. (MSF).

ZAHARIADIS, ALEXIA - Carrington Mortgage Services LLC; 25 2960; Heather Riloff. (MSF).

Real Property - Other

SNYDER, DONNELL L, TWYMAN, BRIAN - Highpoint Asset Management LLC; 25 3089; Bradley J. Leber. (JBN).

Real Property - Quiet Title

CARPENTER, DONALD W, PERSONAL REPRESENTATIVE AND ANY UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING ANY RIGHT TITLE OR INTEREST UNDER, CARPENTER, DONALD W - Coastline Capital LLC; 25 3014; John R. Wilson. (MSF).

Tort Motor Vehicle

ALVAREZ, EMILIO, MORALES, STEPHANIE MARIE - Zawierucha, Stoigniew; 25 2710; Robert A. Dengler. (JEG).

ESPINAL, RADHAMES TORRES - Salazar, Arlette; 25 2823; Bernardo Carbajal II. (JBN).

FUENTES, ISRAEL - Polanco, Miguel Roque, Bautista, Miguelina; 25 2907; Brandon Swartz. (JEG).

PILGERT, JOEL, GEICO INSURANCE COMPANY - Eddinger, John; 25 2941; Stuart Leon. (JBN).

Tort Other

COMPLETE CARE MANAGEMENT LLC, COMPLETE CARE AT BERKSHIRE LLC, COMPLETE CARE AT BERKSHIRE - Grendell, Tiffani, Bowers, Joyce M; 25 2971; Martin McLemore. (JBN).

FRANK'S TRATTORIA INC - Farmers Fire Insurance Company, Xhema, Afrin; 25 2998; Martin A. Durkin. (MSF).

GUZMAN-LUGO, BARTOLO - State Farm Mutual Automobile Ins Co, Ortiz, Amelia; 25 2716; Douglas G. Aaron. (JEG).

Tort Premise Liability

HEFFNER, MARK P, HEFFNER, SUSAN M, FLEETWOOD BOROUGH, JOHN DOE PAVING COMPANY, JOHN DOE CONTRACTOR - Romano, Thomas III; 25 2703; Joel J. Kofsky. (JEG).

ROSS DRESS FOR LESS INC, ROSS DRESS FOR LESS, ROSS STORES INC, ROSS STORES PENNSYLVANIA LP - Reyes, Leslie Franchesca Mendez, Castillo, Jordy; 25 2700; James C. Veith. (JBN).

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on April 11, 2025 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:.

Third and Final Publication

Case Number: 18-03412

Judgment Amount: \$141,857.88

Attorney: Michael S. Bloom, Esquire
PRESSMAN & DOYLE, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground Situate in Colebrookdale Township, Berks County, Pennsylvania and described according to a subdivision plan made for Lindy Homes, Inc. by Gibbons & Hatt, Inc. Engineers & Surveyors of Reading Pennsylvania dated June 7, 1971 as follows to wit:

BEGINNING at a point on the Southeasterly side of Lindy Lane (50 feet vide) at a distance of 1,064.29 feet measured in a Northwestwardly and Northeastwardly direction from its intersection with the Northwestery side of Queen Anne Drive (50 feet vide); thence along the Southwestery

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side of a certain 20.00 feet wide utility easement South 72 degrees 26 minutes 29 seconds West 125.00 feet to a point; thence South 17 degrees 33 minutes 31 seconds West 60.00 feet to a point; thence North 72 degrees 26 minutes 29 seconds West 125.00 feet to a point on the Southeasterly side of Lindy Lane; thence along the same North 17 degrees 33 minutes 31 seconds East 60.00 feet to the first mentioned point and place of Beginning.

BEING known as Lot No. 78 on the above mentioned plan.

Being the same premises which Robert L. Grofe, Inc. by Deed dated 7/15/1977 and recorded 7/18/1977 in Berks County in Deed Book 1716 Page 783 conveyed unto William Howard Ansel, III and Catherine M. Ansel, his wife, in fee.

Also being part of the same premises which William Howard Ansel, II and Catherine M. Ansel, his wife by Deed of Correction dated 4/15/1993 and recorded 7/22/1993 in Berks County in Record Book 2438 Page 2172 conveyed unto Robert L. Grofe, Inc., in fee.

And the said William Howard Ansel, III departed this life on September 4, 2008.

And the said Catherine M. Ansel departed this life on March 29, 2012

Tax ID / Parcel No. 38538710267109; Account No.: 38001030; PIN: 5387-10-26-7109

33 Lindy Lane, Boyertown, Pa 19512

TO BE SOLD AS THE PROPERTY OF PATRICK S. ANSEL, EXECUTOR OF THE ESTATE OF CATHERINE M. ANSEL, DECEASED

C.C.P. BERKS COUNTY, NO. 19-05297
Judgment - \$150,255.57

Matthew C. Fallings, Esq., Attorney for
Plaintiff

ALL THAT CERTAIN lot or piece of ground, together with the one story brick ranch type dwelling house thereon erected, situate on the southern side of the Macadam State Highway known as the Oley Turnpike Road, leading from Jacksonwald to Limekiln, in the township of Exeter, County of Berks and State of Pennsylvania, bounded

On the North by the northern one-half of the aforesaid Macadam State Highway known as the Oley Turnpike Road;

On the East and South by property now or late of Harry S. Renninger and Sallie E. Renninger, his wife; and

On the West by property now or late of Dan E. Mast and Mildred Mast, his wife, and being more fully bounded and described as follows, to wit

BEGINNING at a corner marked by an iron pin in the center line of the Macadam State Highway known as the Oley Turnpike Road, said corner being the northwestern corner of the herein described property, the northeastern corner of other property belonging to Dan E. Mast and Mildred Mast, his wife, being north fifty-nine

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degrees thirty-nine minutes east (N 59° 39' E.) a distance of one hundred twenty-five feet no inches (125' 0") measured along the center line of the aforesaid Macadam State Highway from a corner marked by an iron pin on the northeastern corner of property now or late of Ralph S. Mast and Dorothy E. Mast, his wife, thence in and along the aforesaid Macadam State Highway known as the: Oley Turnpike Road, north sixty-four degrees forty-four minutes east (N. 64° 44' E.) a distance of one hundred twenty-five feet no inches (125' 0") to a corner marked by an iron pin in the center line of the aforesaid Macadam State Highway; thence leaving the aforesaid Macadam State Highway known as the Oley Turnpike Road and along property now or late of Harry S. Renninger and Sallie E. Renninger, his wife, the two (2) following courses and distances, viz: (1) passing through an iron pin twenty feet no inches (20' 0") from the last described corner, south twenty-three degrees fifty-four minutes east (S. 23° 54' E.) a distance of three hundred twenty-six feet four and one-half inches (326' 4-1/2") to a corner marked by an iron pin, and along the center line of a ten feet (10') wide reservation for public utilities, south sixty-nine degrees thirty-four and one-half minutes west (69° 34 1-1/2' W.) a distance of eighty-nine feet two and one-half inches (89' 2-1/2") to a corner marked by an iron pin, thence along property now or late of Dan E. Mast and Mildred Mast, his wife; passing through an iron pin twenty feet no inches (20' 0") from the next described corner, north thirty degrees twenty-one minutes west (N. 30° 21' W.) a distance of three hundred twenty feet no inches (320' 0") to the place of Beginning.

CONTAINING thirty-four thousand four hundred fifty-one and ninety-eight one-hundredths (34,451.98) square feet.

BEING THE SAME PREMISES WHICH ANNA H. ROLLER, by Deed dated 9/29/1987 and recorded 10/26/1987 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA in Record Book 1970, Page 1344, granted and conveyed unto TIMOTHY J. ROLLER.

AND THE SAID Timothy J. Roller died 9/25/2015 leaving an Estate filed to No. 0615-1569, Berks County Records, wherein Letters Testamentary were granted unto Suzan J. Keuscher.

PARCEL NO.: 43-5337-03-40-3028

BEING the same premises which Suzan J. Keuscher, Executrix of the Estate of Timothy J. Roller, deceased by Deed dated May 20, 2016 and recorded in the Office of Recorder of Deeds of Berks County on May 23, 2016 as Instrument 2016017049 granted and conveyed unto Vincent M. Demming.

PROPERTY ADDRESS: 5111 Oley Turnpike Road, Reading, PA 19606

TO BE SOLD AS PROPERTY OF: Vincent M. Demming

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No. 19-16834

Judgment: \$75,459.74

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story semi-detached brick dwelling, one-story brick garage and other improvements erected thereon, being number 313 on the Northeasterly side of State Street, and occupying the whole of Lot No. 228 between Reading Avenue and Pennsylvania Avenue, as shown on plan of building lots known as Allendale, laid out by Allen E. Hildebrand in July 1912, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly building line of said State Street 135 feet Northwesterly from the Northwesterly building corner of said State Street and Reading Avenue in the division lot line between the herein described lot and Lot No. 227 of said plan; thence in a Northeasterly direction at right angles to said State Street, passing through the division party wall between the herein described premises and premises No. 315 State Street, 135 feet to the Westerly side of a 20 feet wide alley; thence along same in a Southeasterly direction parallel with said State Street, 20 feet to a point in line of Lot No. 229 on said plan; thence along same in a Southwesterly direction at right angles to said 20 feet wide alley and along the division property line between the herein described premises and premises No. 311 State Street, 135 feet to a point in the said Northeasterly building line of State Street; thence along same in a Northwesterly direction at right angles to the last described line, 20 feet to the place of BEGINNING.

CONTAINING 2,700 square feet.

BEING THE SAME PREMISES which Helen J. Siegle, by Deed dated August 8, 1997 and recorded on August 12, 1997, in the Berks County Recorder of Deeds Office at Deed Book Volume 2859 at Page 959, granted and conveyed unto Karen G. Koehler.

TAX PARCEL NO. 77439619704029

MAP PIN NO. 439619704029

ACCOUNT NO. 77046260

TO BE SOLD AS THE PROPERTY OF
Karen G. Koehler

Case Number: 21-16842

Judgment Amount: \$45,356.73

Attorney: Matthew C. Samley, Esquire

Phillip A. Michael, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situated on the West side of Eisenbrown Street, being No. 662, between West Greenwich and West Oley

Streets in the City of Reading, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Julia and Vincenzo Rinonni, being No. 664 Eisenbrown Street,

On the East by said Eisenbrown Street;

On the South by Property now or late of C. W. Kissinger Real Estate Company, Inc., being No. 660 Eisenbrown Street, and

On the West by a five feet wide alley

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

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

PARCEL: 15-5307-63-33-4564

662 Eisenbrown Street, Reading, Pa 19601

TO BE SOLD AS THE PROPERTY OF:
Cristian Y. Rivera Vasquez d/b/a Bella Bella Boutique

Docket No. 22-10079

Judgment: \$12,610.08

Attorney: Ed E. Qaqish, Esquire

Meredith H. Wooters, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Cristina L. Connor, Esquire

Katherine M. Wolf, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground with a two-story brick dwelling house thereon erected, situate on the East side of Linden Street, between Elm and Buttonwood Streets, being numbered 327 Linden Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property No. 329 Linden Street, now or late of William M. Smith;

On the East by a ten feet (10') wide alley;

On the South by property No. 325 Linden Street, now or late of James D. and Lillie E. Wentz; and

On the West by said Linden Street.

Containing a width or frontage on said Linden Street of twelve feet three inches (12' 3") and in depth or length of equal width, one hundred feet (100') to a ten feet (10') wide alley.

Being the same property conveyed to Eustaquio Torres Cruz and Margarita Del Valle, adult individuals and sui juris who acquired title by virtue of a deed from Robert P. LaPlante and Margaret R. LaPlante, husband and wife, adult individuals and sui juris, dated March 31, 1995, recorded April 3, 1995, at Book 2624, Page 814, Office of the Recorder of Deeds, Berks County, Pennsylvania

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INFORMATIONAL NOTE: Eustaquio Torres Cruz died on May 29, 2021.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 327 LINDEN STREET, READING, PA 19604.

Parcel No.: 09531718225131

Account: 09453475

See Deed Book Volume 2624, Page 814

TO BE SOLD AS THE PROPERTY OF MARGARITADELVALLEA/K/AMARGARITA DEL VALLE; ANN K TORRES AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF EUSTAGUIO TORRES CRUZ A/K/A EUSTAQUIO TORRES CRUZ; LESLIE A TORRES AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF EUSTAGUIO TORRES CRUZ A/K/A EUSTAQUIO TORRES CRUZ; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF EUSTAGUIO TORRES CRUZ A/K/A EUSTAQUIO TORRES CRUZ (IF ANY)

Docket #22-11825

Judgment Amount: \$127,786.44

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Land Situated in the Borough of Wyomissing in the County of Berks in the State of PA

All That Certain Lot or Piece of Ground Together With House No. 447 Warwick Drive, Thereon Erected, Being the Easterly 65 Feet To Lot No. 77 and the Westerly 35 Feet of Lot No. 78 as Shown on the Plan of "Wellingtondownes", Section No. 1 Said Plan Recorded In Plan Book Volume 31, Page 36, Berks County Records, Situate on the Southerly Side of Warwick Drive, Between Wellington Boulevard and Tewkesbury Drive, the Borough of Wyomissing Hills, NKA Wyomissing Borough, County of Berks and Commonwealth of Pennsylvania

Thereon erected a dwelling house known as:
447 Warwick Drive
Wyomissing, PA 19610

Tax Parcel #96439717211276

Account: 96970770

See Deed Book 5112, Page 465

Sold as the property of:
CYNTHIA L. FOX

Case Number: 22-13095

Judgment Amount: \$167,538.36

Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the Westerly side of Pennsylvania Legislative Route 157, said route connecting Township Route T-746 with

Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyors, as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 157, said route approximately sixty (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five degrees twelve minutes thirty seconds West (N. 55° 12' 30" W.) passing through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths feet (321.76') to an iron pin in line of property of now or late Develco Corp.: thence along the same North forty-three degrees twenty-seven minutes thirty seconds East (N. 43° 27' 30"E.), a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternberg, his wife, South fifty-five degrees twelve minutes thirty seconds East (S. 55° 12' 30" E.) a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along said road South thirty-four degrees forty-six West (S. 34° 46' W.) a distance of ninety-two and two hundredths feet (92.02') to a place of BEGINNING.

BEING THE SAME PREMISES which Barbara Kies, by Deed dated 06/02/2016 and recorded 06/08/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Deed Instrument No 2016019062, granted and conveyed unto Pedro Marrero, Jr., in fee

Tax Parcel: 68541009270030

Premises Being: 5700 Allentown Pike, Reading, PA 19605

To be sold as Property of: PEDRO MARRERO, JR

Case Number: 22-15144

Judgment Amount: \$181,175.28

Attorney: Michael J. Clark, Esquire

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

BEGINNING at a spike in Shelbourne Road, a 33 foot wide public macadam road, intended to be 60 feet wide, being Legislative Route No. 06110, leading from Jacksonwald to Route No. 422, said point being a corner of property of

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Clinton J. Miller, Jr., as recorded in Deed Book Volume 1586, page 1167, Berks County records; thence along said Shelbourne Road, North 33 degrees 25 minutes West, the distance of 110.72 feet to a point; thence along residue property of A.V.M. Nursery Corporation, of which this was a part, North 82 degrees East, the distance of 233.32 feet to a point; thence along the same, South 11 degrees 06 minutes 28 seconds East, the distance of 100.15 feet to a point; thence along said property of Clinton J. Miller, Jr., South 82 degrees West, the distance of 191.13 feet to the place of beginning.

CONTAINING in area 21,218.118 square feet of land.

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

Property Address: 95 Pennsylvania Avenue, Reading, PA 19606

PIN: 533617014977

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

Case Number: 22-15463

Judgment Amount: \$ 366,492.15

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

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN lot of land situated in the Borough of Wernersville, Berks County, Pennsylvania, fronting on the North side of Hain Avenue, according to the topographical map of said Borough, said Hain Avenue being (unopened to date), more particularly bounded and described as follows,

BEGINNING at an iron stake on the property line on the North side of Hain Avenue as above referred to, said iron stake being the southeast corner of lot of Charles Speicher; thence along said Hain Avenue, North forty-six degrees fifteen minutes West one hundred six and sixty-three hundredths feet to an iron stake; thence along lots of John Depaolo and wife and Robert Kellenberger and wife, North twenty-nine degrees twenty-five minutes East two hundred twelve and thirty-nine hundredths feet to an iron stake; thence partly along lot of Helen V. Zartman and partly by other land of the grantors herein, South sixty degrees thirty-five minutes East one hundred feet to an iron pipe; thence along lots of Oberholtzer and Charles Speicher, South twenty-eight degrees one minute West two hundred thirty-three and twenty-five hundredths feet to the place of beginning.

CONTAINING 22,788 square feet of land.

EXCEPTING however, thereout and therefrom the easement of the Borough of Wernersville to a ten feet wide strip of land along the north edge of the hereinbefore described lot for the purpose of maintaining the storm sewer, drainage, pipe, etc., according to the terms of said easement recorded in the official minutes of the Borough, reference thereto being made

PREMISES B

ALL THAT CERTAIN tract or lot of ground situate on the western side of South Beckley Street, in the Borough of Wernersville, Berks County, Pennsylvania, and being known as Lot No. 2 of the Ferraro Subdivision, recorded in Plan Book 206, page 48, and being more fully bounded and described as fellows, to wit:

BEGINNING at an iron pipe on the western right of way line of South Beckley Street, 50 feet wide, a corner of lands of Jon Linwood Jacobs and Lynne K. Jacobs, his wife; thence along the western right of way line of South Beckley Street, North 22 degrees 20 minutes 44 seconds East, 108.80 feet to an iron pipe, a corner of lands of Charles G. Speicher and Ruth N. Speicher, his wife; thence leaving said street and along lands of same and other lands of Joel Talys and Sharon Talys, husband and wife, North 48 degrees 40 minutes 08 seconds West, 223.99 feet to an iron pin, a corner of Lot No. 1; thence along Lot No 1, South 29 degrees 57 minutes 07 seconds West, 110.42 feet to an iron pin in line of lands of Samuel C. Bobst and Linda R. Bobst, his wife; thence along lands of same and lands of Jon Linwood Jacobs and Lynne K. Jacobs, his wife, South 49 degrees 13 minutes 57 seconds East, 226.66 feet to the place of BEGINNING.

CONTAINING 24,165 square feet

Under and Subject to Agreement in Record Book 3212, page 1967

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

BEING KNOWN AS: 300 BECKLEY ST WERNERSVILLE, PA 19565 and VACANT LOT HAIN AVE., WERNERSVILLE, PA 19565

PROPERTY ID: 90436610459922 and 90436610469140

TITLE TO SAID PREMISES IS VESTED IN PABLO JIMENEZ ZABALA, A MARRIED MAN BY DEED FROM PABLO JIMENEZ ZABALA A/K/A PABLO JIMENEZ ZABALA, JOINED BY HIS SPOUSE, CARMEN JIMENEZ ZABALA DATED MARCH 2, 2004 RECORDED MAY 10, 2004 IN BOOK NO. 4055 PAGE 2075.

PABLO JIMENEZ ZABALA DIED ON OR ABOUT APRIL 7, 2020.

TO BE SOLD AS PROPERTY OF: PABLO JIMENEZ ZABALA A/K/A PABLO JIMENEZ ZABALA A/K/A PABLO ZABALA A/K/A PABLO J ZABALA, DECEASED

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Docket No. 23-9804
Judgment: \$220,397.22

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

LEGAL DESCRIPTION

All that certain lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, situate on the Eastern side of Pennsdale Avenue, between Navella Avenue and Sweigart Lane, as shown on Plan of Pennside Third Addition by Mast Engineering Company, in the Township of Lower Alsace, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

Beginning at a point in the Eastern side of Pennsdale Avenue, 274.00' (erroneously stated as 247.00' in prior deed) South of the Southern side of Navella Avenue;

Thence in an Easterly direction at right angles to the Eastern side of Pennsdale Avenue, a distance of 100.00' to a point;

Thence in a southerly direction, at right angles to the last described line, a distance of 58.00' to a point;

Thence in a Westerly direction, at right angles to last described line, a distance of 100.00' to a point in the Eastern side of Pennsdale Avenue;

Thence in a Northerly direction along the same, at right angles to the last described line, a distance of 58.00' to the place of Beginning.

Being the same property conveyed to David F. Mieczkowski and Brenda Mieczkowski, husband and wife who acquired title by virtue of a deed from Richard Menet, dated August 31, 2020, recorded September 9, 2020, at Instrument Number 2020031855, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 815 PENNSDALE AVENUE, READING, PA 19606.

Parcel No.: 23532717214660

Account: 23141650

See Instrument Number 2020031855, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF DAVID F. MIECZKOWSKI AND BRENDA MIECZKOWSKI, HUSBAND AND WIFE

No. 23-12806

Judgment: \$115,519.87

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the 2-1/2 story semi-detached frame dwelling thereon erected, situate on the East side of North Front Street, being No. 15 North Front

Street, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lot now or late of Williamson Lodge No. 307, F. and A.M.; thence Easterly along said lot a distance of sixty-six (66) feet to a point intersecting lot now or late of Peter Moyer; thence Northerly along said lot, a distance of thirty-one (31) feet to a point intersecting lot now or late of Edward Fortna in the rear; thence Westerly along said lot through the middle of the party wall, a distance of sixty-six (66) feet to a point on North Front Street; thence Southerly along said North Front Street, a distance of thirty-one (31) feet to the place of BEGINNING.

CONTAINING in front on said North Front Street, North and South, thirty-one (31) feet, and in depth, East and West, sixty-six (66) feet, be the same more or less.

BEING THE SAME PREMISES which Kevin J. Werner and Carrie L. Werner, husband and wife, by Deed dated September 5, 2007 and recorded on September 12, 2007, in the Berks County Recorder of Deeds Office at Deed Book Volume 5219 at Page 1520, as Instrument No. 2007056131, granted and conveyed unto Dion P. Witmer. The said Dion P. Witmer a/k/a Dion Paul Witmer departed this life on or about May 10, 2020. Dale A. Witmer and Dean R. Witmer are the Co-Administrators of the Estate of Dion P. Witmer a/k/a Dion Paul Witmer, Deceased, as reflected under File No. 06-20-0758 filed with the Berks County Register of Wills. Whereby operation of law, title vested in Dale A. Witmer, as Co-Administrator of the Estate of Dion P. Witmer a/k/a Dion Paul Witmer, Deceased and Dean R. Witmer, as Co-Administrator of the Estate of Dion P. Witmer a/k/a Dion Paul Witmer, Deceased.

TAX PARCEL NO. 95433707691192

MAP PIN NO. 433707691192

ACCOUNT NO. 95016100

15 N FRONT STREET, WOMELSDORF, PA 19567

TO BE SOLD AS THE PROPERTY OF
Dion P. Witmer, Deceased

Case Number: 23-13833

Judgment Amount: \$132,064.81

Attorney: Jacqueline F. McNally, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Spring Township, Berks County Pennsylvania bounded and described according to a Final Plan of the Subdivision of "Beverly Heights" recorded in Plan Book 213, page 21, Berks County records, as follows:

BEGINNING at a point on the Northwest side of Bainbridge Circle (53 ft. wide) a corner in common with Lot 64 on the abovementioned Plan; thence along the northwest side of

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Bainbridge Circle South 19° 14' 57" West a distance of 45.00 feet to a point a corner in common with Lot 62 on the abovementioned Plan; thence along Lot 62 in and through an existing 20 feet wide storm easement North 70° 45' 03" West a distance of 130.93 feet to a point on the southwest side of Morgan Drive; thence northeasterly along the southeast side of Morgan Drive along the arc of a circle curving to the right having a radius of 470.00 feet an arc distance of 45.54 feet to a point a corner in common with the aforementioned Lot 64; thence along Lot 64 South 70° 45' 03" East a distance of 124.08 feet to a point on the northwest side of Bainbridge Circle, the place of Beginning.

CONTAINING 5755 square feet

BEING Lot 63 on the abovementioned Plan.

Property ID: 80438620806430

Property Address: 154 Bainbridge Circle, Sinking Spring, PA 19608

Title vested with Margaret A. D'Amico by Deed from Mark E. Zimmer and Michelle Zimmer, husband and wife dated March 23, 2007 and recorded on March 29, 2007 with the Berks County Recorder of Deeds as Book 05101, Page 1725, and Instrument Number: 2007018278.

TO BE SOLD AS PROPERTY OF:
MARGARET A. D'AMICO

No. 23-16104

Judgment: \$303,038.56

Attorney: Sarah A. Elia, Esquire

PREMISES A:

PURPART NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the Macadam State Highway L. R. 06066 known as Galen Hall Road-West, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a spike in the macadam state highway L.R. 06066 known as Galen Hall Road West leading from Wernersville to Fritztown said corner being the Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway the two following courses and distances, viz: (1) South fifty five degrees forty-eight minutes thirty seconds East a distance of one hundred fortythree and seventy-one one hundredths feet to a corner marked by an iron pin, and (2) South forty-six degrees three minutes thirty-six seconds East a distance of two hundred and eighty one hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property to be acquired by Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (2) South thirty-four degrees fifty-seven minutes seventeen seconds West a distance of three hundred ten and forty-five one-hundredths feet to a corner marked by an iron pin, and (2) North fifty- five

degrees seven minutes thirty-eight seconds West a distance of one hundred ninety-nine and eighty-two one-hundredths feet to a corner marked by an iron pin; thence along property belonging to Galen Hall Country Club, Inc., North twelve degrees sixteen minutes zero seconds East a distance of three hundred sixty-eight and seventy-one one-hundredths feet to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN piece, parcel or tract of land situate on the Southwestern side of the macadam state highway L. R. 06066 known as Galen Hall Road-West in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit

BEGINNING at a corner marked by a spike in the macadam state highway L. R. 06066 known as Galen Hall Road-West leading from Wernersville to Fritztown, said corner being the most Northwestern corner of the herein described premises; thence in and along the aforesaid macadam state highway South forty- four degrees thirtythree minutes thirty-six seconds East a distance of thirty-six and four one-hundredths feet to a corner marked by a spike; thence leaving the aforesaid macadam state highway and along property about to be acquired by Galen Hall Country Club, Inc., South twelve degrees sixteen minutes zero seconds West a distance of three hundred sixtyeight and seventy-one one-hundredths feet to a corner marked by an iron pin; thence along other property belonging to Galen Hall Country Club, Inc., the two (2) following courses and distances, viz: (1) North fifty-five degrees seven minutes thirty-eight seconds West a distance of one hundred seventy nine and fifty-nine onehundredths feet to a corner marked by an iron pin, and (2) North thirty-five degrees sixteen minutes twenty-four seconds east, a distance of three hundred forty-seven feet to the place of beginning.

For Information Only: Being Parcel No. 51-4365-03-04-9528

Being also known as 697 North Galen Road, Wernersville, PA 19565

PREMISES B:

ALL THAT CERTAIN tract or piece of ground located on the Northeast side of Winding Way and Southwest of Galen Hall Road West, Legislative Route LR-06066, being Lot No. 1 of the Plan of Lots of Galen Hall, Section Number One recorded in Plan Book Volume 43, page 25, Berks County Records situate in the Township of South Heidelberg, County of Berks, and the Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at an iron pin on the Northeast side of Winding Way (50.00 feet wide), a corner of Lot No. 2; thence in a Northwesterly direction along the building line of Winding Way, 150.09 feet to an iron pin; thence in a Northeasterly

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direction by a line making an interior angle of 89 degrees 48 minutes 03 seconds with the last described line, 40.00 feet to an iron pipe, a corner of land of John H. Bertolet; thence along the same in a Northeasterly direction by a line making an interior angle of 180 degrees 07 minutes 12 seconds with the last described line, 275.45 feet to a marble monument in the Southwest building line of Galen Hall Road West; thence along the same in a Southeasterly direction by a line making an interior angle of 85 degrees 09 minutes 49 seconds with the last described line, 150.54 feet to an iron pin, a corner of Lot No. 2; thence in a Southwesterly direction along Lot No. 2 by a line making an interior angle of 94 degrees 50 minutes 11 seconds with the last described line, and an interior angle of 90 degrees 04 minutes 45 seconds with the first described line, 302.56 feet to the place of beginning.

For Information Only: Being Parcel No. 51-4365-03-14-1462

Being also known as Winding Way, Wernersville, PA 19565

TO BE SOLD AS THE PROPERTY OF:
Active World Holdings Inc.

No. 24-01771

Judgment: \$112,738.62

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN BERN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF STONEHEDGE FARM, DRAWN BY STACKHOUSE BENSINGER, INC., DATED FEBRUARY 19, 2002 AND LAST REVISED JANUARY 13, 2005, SAID PLAN RECORDED IN BERKS COUNTY IN PLANBOOK 302, PAGE 181, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF WEST REESER STREET (53 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 40 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 47 DEGREES 42 MINUTES 42 SECONDS EAST 254.07 FEET TO A POINT IN LINE OF LOT NO. 16 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 63 DEGREES 42 MINUTES 31 SECONDS EAST 64.31 FEET TO A POINT, A CORNER OF LOT NO. 17 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 35 DEGREES 31 MINUTES 30 SECONDS EAST 35.33 FEET TO A POINT, A CORNER OF LOT NO. 38 ON SAID PLAN; THENCE EXTENDING ALONG SAME SOUTH 47 DEGREES 42 MINUTES 42 SECONDS WEST 273.50 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF WEST REESER STREET; THENCE EXTENDING ALONG SAME NORTH 42 DEGREES 17 MINUTES 18 SECONDS WEST 95.00 FEET

TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 546 W REESER STREET,

LEESPORT, PENNSYLVANIA 19533

TAX PARCEL: 27449011552819

See Deed Book: Instrument Number 2009047302

To be sold as the property of Larry C. Hain

Case Number: 24-03938

Judgment Amount: \$ 77,576.43

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

Attorneys for Plaintiff

A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR TRACT OF LAND, TOGETHER WITH THE ONE AND ONE HALF STORY SINGLE FRAME DWELLING HOUSE THEREON ERECTED, SITUATE IN THE TOWNSHIP OF EXETER, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHERLY SIDE OF THE PUBLIC ROAD LEADING FROM THE PHILADELPHIA PIKE TO BIRDSBORO, THENCE ALONG THE WESTERLY SIDE OF A FIFTEEN FEET WIDE ROAD AS LAID OUT BY HOWARD L. OGDEN AND ADDA P. OGDEN, HIS WIFE, NORTH 23 DEGREES AND 21 MINUTES EAST, THE DISTANCE OF 180 FEET TO A POINT, THENCE ALONG OTHER PROPERTY OF HOWARD L. OGDEN AND ADDA P. OGDEN, HIS WIFE, NORTH 62 DEGREES AND 24 MINUTES WEST THE DISTANCE OF 100 FEET TO A POINT, THENCE ALONG PROPERTY OF DANIEL LEE OGDEN, SOUTH 23 DEGREES AND 21 MINUTES WEST, THE DISTANCE OF 180 FEET TO A POINT, THENCE ALONG THE AFOREMENTIONED NORTHERLY SIDE OF THE PUBLIC ROAD LEADING FROM PHILADELPHIA PIKE TO BIRDSBORO, SOUTH 62 DEGREES AND 24 MINUTES EAST, THE DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

CONTAINING 18,000 SQUARE FEET

BEING THE SAME PREMISES WHICH RAY L. SHOWERS AND CECILIA F. SHOWERS, HIS WIFE BY DEED DATED 5/10/1965 AND RECORDED 5/10/1965 IN BERKS COUNTY IN DEED BOOK 1464 PAGE 997 CONVEYED UNTO IRVIN R. ECKERT AND ELIZABETH S. ECKERT, HIS WIFE IN FEE AND THE SAID IRVIN R. ECKERT

4/3/2025

DEPARTED THIS LIFE ON AUGUST 30, 1994.
BEING KNOWN AS: 861 LINCOLN ROAD
BIRDSBORO, PA 19508

PROPERTY ID: 43533518411793

TITLE TO SAID PREMISES IS VESTED
IN MICHELLE POSEY BY DEED FROM
ELIZABETH S. ECKERT, DATED DECEMBER
20, 2004 RECORDED DECEMBER 30, 2004 IN
BOOK NO. 04512 PAGE 0370.

TO BE SOLD AS PROPERTY OF:
MICHELLE POSEY

Case Number: 24 5067
Judgment Amount: \$113,410.22
Attorney: Robert Flacco, Esq.

ALL THAT CERTAIN TRACT OR
LOT OF GROUND SITUATE ON THE
SOUTHWESTERN SIDE OF PAINTED
SKY ROAD, T-112, IN THE TOWNSHIP
OF EXETER., BERKS COUNTY,
PENNSYLVANIA, AND BEING KNOWN AS
LOT. NO. 2 OF THE EMPIRE- PAINTED SKY
SUBDIVISION, ABOUT TO BE RECORDED,
PREPARED BY JOHN W. HOFFERT, P.L.S.,
PLAN NO. D-93-61, AND BEING MORE
FULLY BOUNDED AND DESCRIBED AS
FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE
CARTWAY OF PAINTED SKY ROAD, 60 FT.
WIDE, A CORNER OF LOT NO. 1; THENCE
LEAVING SAID ROAD AND BEING LOT
NO. 1, SOUTH 14 DEGREES 93' 38" WEST,
PASSING THROUGH AN IRON PIN 371.67
FT. FROM THE NEXT DESCRIBED CORNER,
A TOTAL DISTANCE OF 392.28 FT. TO AN
IRON PIN ON THE EASTERN RIGHT OF WAY
LINE OF READING RAILROAD; THENCE
ALONG THE EASTERN RIGHT OF WAY
LINE OF READING RAILROAD THE FOUR
FOLLOWING COURSES AND DISTANCES:

(1) NORTH 28 DEGREES 01' 18" WEST,
155.51 FT. TO A RAIL MONUMENT;

(2) NORTH 19 DEGREES 54' 00" WEST,
325.83 FT. TO A RAIL MONUMENT;

(3) NORTH 19 DEGREES 52' 34" WEST,
226.13 FT. TO A RAIL MONUMENT;

(4) NORTH 16 DEGREES 42' 34" WEST,
396.87 FT. TO A RAIL MONUMENT ON

THE WESTERN SIDE OF PAINTED SKY
ROAD; THENCE IN AND ALONG

PAINTED SKY ROAD THE SIX
FOLLOWING COURSES AND DISTANCES;

(1) SOUTH 23 DEGREES 59' 00" EAST,
228.19 FT. TO A POINT;

(2) SOUTH 29 DEGREES 31' 00" EAST,
135.16 FT. TO A POINT;

(3) SOUTH 34 DEGREES 21' 00" EAST, 156.
11 FT. TO A POINT;

(4) SOUTH 52 DEGREES 12' 00" EAST,
72.88 FT. TO A POINT;

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(5) SOUTH 54 DEGREES 27' 00" EAST,
146.70 FT TO A POINT;

(6) SOUTH 77 DEGREES 03' 46" EAST, 5.67
FT. TO THE PLACE OF BEGINNING

Tax Parcel(s) 43-5325-09-16-2753-001

BEING THE SAME PREMISES WHICH
EMPIRE WRECKING CO. OF READING, PA,
BY DEED DATED NOVEMBER 30, 1994 AND
RECORDED IN THE OFFICE OF RECORDER
OF DEEDS IN AND FOR BERKS COUNTY
ON DECEMBER 6, 1994 IN DEED BOOK
VOLUME 2597, PAGE 1559, CONVEYED
UNTO ANTHONY M. KOPICZ AND SUSAN
D. KOPICZ.

BEING KNOWN AS: 4090 Painted Sky Road,
Reading, PA 19606

Case Number: 24-09942
Judgment Amount: \$ 60,204.88
Attorney: Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
Attorneys for Plaintiff
A Florida professional limited liability
company

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground
with a two story brick dwelling house with
Mansard Roof thereon erected, situate on
the North side of East High Street, being
Number 19 East High Street, in the BOROUGH
OF WOMELSDORF, County of Berks and
Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

ON THE NORTH by an alley on the East by
property now or late of Brooke Y. Fidler and
Kathryn E. Fidler, his wife, No 21 East High
Street; on the South by said East High Street; and
on the West by property now or late of Andrew
L. Parana and Mary Parana, has wife, No. 17
East High Street

CONTAINING in front on said East High
Street and to the middle of said alley 15 feet
and 4 inches and in depth 264 feet, more or less.

TOGETHER with the free and uninterrupted
use of the 28 inches wide alley on the East side
of the above described premises by the owner or
owners, tenants and occupiers thereof.

BEING KNOWN AS: 19 E HIGH STREET
WOMELSDORF, PA 19567

PROPERTY ID: 95433707693045

TITLE TO SAID PREMISES IS VESTED
IN EDWARD KIADII BY DEED FROM DALE
A. WEYANDT AND KATHI F. KAUFFMAN,
FORMERLY KATHI F. GRANDINETTI,
EQUITABLE OWNER, DATED FEBRUARY
24, 2006 RECORDED MARCH 17, 2006 IN
BOOK NO. 4826 PAGE 681

TO BE SOLD AS PROPERTY OF: EDWARD
KIADII A/K/A ABDUL RAHMAN KIAWU
A/K/A ABDUL R. KIAWU

4/3/2025

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Case Number: 24-13242
 Judgment Amount: \$103,376.52
 Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling thereon erected, situate on the North side of Hopewell Street, in the Borough of Birdsboro, Berks County, Pennsylvania, bounded on the North by Strawberry Alley, on the East by property now or late of Reuben Doty, on the South by Hopewell Street, and on the West by property now or late of Frank Templin

CONTAINING in front on Hopewell Street, forty feet, and in depth from Hopewell Street to Strawberry Alley, one hundred and forty-two feet (erroneously omitted in prior deed). PIN 31534417116178 Being the same premises which Douglas D. Dunsmore, Jr., and Sonia M. Dunsmore, by Deed dated 06/11/2018 and recorded 06/29/2018, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2018021775, granted and conveyed unto Dana T. Parrish, in fee. Tax Parcel: 31534417116178 Premises Being: 305 Hopewell Street, Birdsboro, PA 19508 To be sold as Property of: Dana T. Parrish

Case Number: 24-14441
 Judgment Amount: \$100,609.57
 Attorney: Brock and Scott, PLLC

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground shown as Lot 4 on Hobb Subdivision, situate on the Southerly side of Fleetwood Road, Rockland Township, Berks County, Pennsylvania, bounded and described according to a survey dated May 22, 1981 by Warren F. Gift, R.S. as follows:

BEGINNING at a point on the Southerly right of way line of Fleetwood Road LR-06119 (60 feet wide) said point being the Northwestern corner of the herein described Lot 4 and the Northeastly corner of Lot 3; thence by the Southerly right of way line of Fleetwood Road by a curve to the right with a radius of 2834.93 feet, a central angle of 03 degrees 05 minutes 16 seconds, measured by a chord North 72 degrees 16 minutes 50 seconds East 152.76 feet to a point, a corner of Lot 5; thence by the same South 09 degrees 41 minutes 30 seconds East 321.04 feet to a point in line of Annex A; thence by the same South 70 degrees 19 minutes West 153.39 feet to a point a corner of Lot 3; thence by the same North 09 degrees 41 minutes 30 seconds West 326.35 feet to the place of beginning.

CONTAINING 1.126 acres. Parcel No: 5462-00-27-8281 Being the same premises which Robert C. Richardson, by Deed dated 02/10/2004 and recorded 06/09/2004, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4079, Page 183,

granted and conveyed unto Ronald B. Smith and Kathleen E. Smith, husband and wife, as tenants by the entirety.

AND the said Kathleen Smith, has departed this life on or about 02/14/2024, thereby vesting title of the mortgaged premises unto Ronald Smith.

AND the said Ronald Smith, has departed this life on or about 02/23/2024, thereby vesting title of the mortgaged premises unto Rebecca Smith and Unknown Heirs. Tax Parcel: 75-5462-00-27-8281 Premises Being: 117 Main St, Mertztown, PA 19539-9653

To be sold as Property of: Rebecca Smith, in her capacity as Heir of Ronald B. Smith A/K/A Ronald Brian Smith, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald B. Smith A/K/A Ronald Brian Smith, Deceased

Docket No. 24-15701
 Judgment: \$135,978.33

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

LEGAL DESCRIPTION

All that certain two story brick dwelling house and lot of ground situated on the South side of West Buttonwood Street, between North Front and McKnight Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

On the North by said West Buttonwood Street;
 On the East by property now or late of Harry Reese;

On the South by a ten feet wide alley; and
 On the West by property now or late of Mrs. Ellen Haines.

Containing Sixteen (16) feet in front and in depth of uniform width One hundred ten (110) feet.

Being the same property conveyed to Elmo Lugo-Pons who acquired title by virtue of a deed from Goslyn C. Fleming and Jill Fleming, husband and wife, dated July 28, 2023, recorded August 3, 2023, as Instrument Number 2023022894, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 120 WEST BUTTONWOOD STREET, READING, PA 19601.

Parcel No.: 06530773524379
 Account: 06283275

See Instrument Number 2023022894, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF ELMO LUGO-PONS

4/3/2025

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No. 24-16956

Judgment: \$22,308.50

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN part of the double frame dwelling house and lot of ground on which the same is erected, situated on the North side of Dewey Street, in the Borough of Mohnton, County of Berks and State of Pennsylvania.

BOUNDED and described as follows, to wit BEGINNING at a point on the North side of Dewey Street, North seventy-five and a half (75 1/2) degrees, East thirty-two (32) feet to a twelve (12) feet wide alley, thence by said alley North fourteen and a half (14 1/2) degrees, West one hundred and sixty (160) feet to a ten (10) feet wide alley, thence by said alley South seventy-five and a half (75 1/2) degrees, West thirty-two (32) feet to a post, thence by property now or late of Levi Miller Estate, South fourteen and a half (14 1/2) degrees, East one hundred and sixty (160) feet to the place of BEGINNING.

BEING the same premises which Stephen C. Croft, Sr and Shirley L. Croft, husband and wife, by Deed dated November 30, 2006 and recorded on December 6, 2006, in the Berks County Recorder of Deeds Office at Deed Book Volume 5028 at Page 1114, as Instrument No. 2006093155, granted and conveyed unto James C. Cummings, V.

TAX PARCEL NO. 65439517118369

MAP PIN NO. 439517118369

ACCOUNT NO. 65017875

15 DEWEY STREET, MOHNTON, PA 19540

TO BE SOLD AS THE PROPERTY OF
James C. Cummings, V

Taken in Execution and to be sold by

MANDY P. MILLER, ACTING SHERIFF
N.B. To all parties in interest and claimants:

A schedule of distribution will be filed by the Sheriff, May 9, 2025 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.

ACTION IN DIVORCE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
NO. 24-12035

IN DIVORCE

SUMMONS In re to Marriage of:

MARLENY ALEXANDRA BAZAN, Plaintiff
vs.ALDO AARON GUTIERREZ DE ANDA,
Defendant

THE COMMONWEALTH OF
PENNSYLVANIA TO: ALDO AARON
GUTIERREZ DE ANDA:

YOU ARE HEREBY SUMMONED and required to appear and defend, within the time applicable, in this action in this Court. If served within Pennsylvania, you shall appear and defend within 20 days after the service of the Summons and Petition upon you, exclusive of the day of service.

If served outside the Commonwealth of Pennsylvania-whether by direct service, by registered or certified mail, or by publication-you shall appear and defend within 20 days after the service of the Summons and Petition upon you is complete, exclusive of the day of service. Service by publication is complete 30 days after the date of first publication.

YOU ARE HEREBY NOTIFIED that in the case of your failure to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Petition.

YOU ARE CAUTIONED that in order to appear and defend, you must file a proper response in writing with the Office of the Prothonotary of the above listed court, accompanied by the necessary filing fee, within the time required. You are required to serve a copy of any response upon your spouse's attorney. Pa. R.C.P.1026(a).

The name and address of Petitioner's attorney is:

Douglas S. Wortman, Esq.,
35 North 6th Street, Suite 102,
Reading, Pennsylvania 19601.

Requests for reasonable accommodation for person with disabilities must be made to the office of the prothonotary, at least 10 judicial days before your scheduled court date. Requests for an interpreter for persons with limited English proficiency must be made to the office of the prothonotary at least 10 judicial days in advance of your scheduled court date. SIGNED AND SEALED this date: _____, 2025

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION LAW
NO. 24-209362

To: LIBERTAD DAVILA

EDUARDO DAVILA RODRIGUEZ has sued you to obtain a No-Fault Divorce in an action wherein she alleges in a 3301 (d) Affidavit that

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the marriage is irretrievably broken and that you have lived separate and apart for more than one (1) year.

If you do not file with the prothonotary of the court an answer with your signature notarized or verified or a counter-affidavit by (date), upon the request of the other party, the court can enter a final decree in divorce. A counter-affidavit which you may file with the prothonotary of the court may be obtained from the undersigned.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date or the court may grant a divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-claim alone does not protect your economic claims.

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

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

Lawyer's Referral Service of the
Berks County Bar Association,
544 Court Street,
Reading, Pennsylvania 19601
Telephone (610) 375-4591.

George A. Gonzalez, Esq.
534 Washington Street
Reading, PA 19601
(610) 378-9393

ARTICLES OF DISSOLUTION

Notice is hereby given that the Sole Sharholder and sole member of **R. SNYDER BUILDERS, INC.**, a Pennsylvania corporation, with an address of 3100 W. View Drive, Reading, PA 19605, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Michael J. Gombar, Jr., Esq.
Masano Bradley, LLP
875 Berkshire Blvd., Suite 100
Wyomissing, PA 19610

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **SPANCO CRANES, INC.**

The Articles of Incorporation have been filed on February 25, 2025.

Jay W. Waldman, Esq.
WALDMAN LAW GROUP, P.C.
501 N. Park Road
Wyomissing, PA 19610

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2025-2800

NOTICE IS HEREBY GIVEN that the Petition of Jondré Angel Murcia was filed in the above named Court, praying for a Decree to change his name to JONDRE ANGEL GUZMAN.

The Court has fixed April 25, 2025, at 1:30 p.m. in Courtroom "4E" of the Berks County Services Center, 633 Court Street, 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.

Jana R. Barnett, Esq.
1238 Cleveland Avenue
Wyomissing, PA 19610-2102

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-2727

NOTICE IS HEREBY GIVEN that the Petition of Matthew Jacob Alameda was filed in the above named Court, praying for a Decree to change his name to MATTHEW JACOB ROSE.

The Court has fixed April 25, 2025, 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.

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CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION - LAW
NO. 24-18131
CIVIL ACTION

FIRST COMMONWEALTH FEDERAL
CREDIT UNION,
Plaintiff
vs.
CARLOS DAVID CRUZ MENDOZA,
Defendant

TO: CARLOS DAVID CRUZ MENDOZA

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages in excess of \$12,000.00.

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

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

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

Lawyers' Referral Service of the
Berks County Bar Association
544 Court Street
Reading PA 19601
610-375-4591
www.berksbar.org

FITZPATRICK LENTZ & BUBBA, P.C.
Michael R. Nesfeder
I.D. No. 49563
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
Attorney for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 24-13904

Wells Fargo Bank, N.A., Plaintiff
vs.
Crystal A. Connor, Defendant

Breach of Contract Action

NOTICE

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 the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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544 Court Street
Reading, PA 19601
Telephone: (610) 375-4591
www.berksbar.com

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION - LAW
NO. 24-16122
CIVIL ACTION

FIRST COMMONWEALTH FEDERAL
CREDIT UNION,
Plaintiff
vs.
GERALD G. STUMP,
Defendant

TO: GERALD G. STUMP

NOTICE

4/3/2025

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages in excess of \$20,000.00.

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

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Lawyers' Referral Service of the
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544 Court Street
Reading PA 19601
610-375-4591
www.berksbar.org

FITZPATRICK LENTZ & BUBBA, P.C.
Michael R. Nesfeder
I.D. No. 49563
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
Attorney for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 23-12761

Wells Fargo Bank, N.A. Plaintiff
vs.
Gerardo R. Ramirez Defendant

Breach of Contract Action

NOTICE

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 the case may proceed without you and a judgment may be entered against you without further notice

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for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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Berks County Bar Association
544 Court Street
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Telephone: (610) 375-4591
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IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 23-11894

Wells Fargo Bank, N.A., Plaintiff
vs.
Steven H. Fegley, Jr., Defendant

Breach of Contract Action

NOTICE

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 the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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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**BARD, HENRY E., dec'd.**

Late of 341 Wentz St.,
Borough of Kutztown.
Executor: TERRENCE L. BARD,
44 Haas Rd.,
Mertztown, PA 19539.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**BONANNO, DEBORAH A. also known as
BONANNO, DEBORAH ANN, dec'd.**

Late of 604 Harding Ave.,
Cumru Township.
Executrix: KRISTI JO BONANNO,
344 Hampshire Rd.,
Reading, PA 19608.
ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

BORTZ, CHESTER A., dec'd.

Late of 56 Oakbrook Dr.,
Robesonia Township.
Executrix: CAROL A. CLELLAND,
1014 Boeshore Circle,
Reading, PA 19605.
ATTORNEY: REBECCA BATDORF STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

BROBST, JANE A., dec'd.

Late of Borough of Leesport.
Executor: KEITH L. BROBST,
239 Port Clinton Avenue Rear,
Hamburg, PA 19526.
ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

**BROWN, C. MERRILL also known as
BROWN, CLAY MERRILL, dec'd.**

Late of Cumru Township.
Executrix: HELEN C. BROWN,
716 E. Grill Ave.,
Reading, PA 19607.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

CARE, CHRISTOPHER DAVID, dec'd.

Late of City of Reading.
Administratrices: STACEY LEIGH CARE
and
ERIN SAULINO, ESQ.,
600 Germantown Pike, #400,
Plymouth Meeting, PA 19462.
ATTORNEY: ERIN SAULINO, ESQ.,
SAULINO LAW, LLC,
600 Germantown Pike, #400,
Plymouth Meeting, PA 19462

DOYLE, SHARON A., dec'd.

Late of 220 East Race St.,
Borough of Fleetwood.
Executor: JAMES M. DOYLE,
301 Dorchester Ave.,
West Lawn, PA 19609.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

DYER, MARGARET ANN, dec'd.

Late of 34 Birch Ln.,
Douglass Township.
Executrix: MEGHAN HOFFER,
534 State St.,
East Greenville, PA 18041.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

FEGELY, WILLIAM H., dec'd.

Late of 118 Longsdale Dr.,
Mertztown.
Executrix: KATHERINE APPLETON,
41 N. Sycamore St.,
Macungie, PA 18062.
ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

GELSINGER, MICHAEL, dec'd.

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

GOODHART, BARRY GEORGE, dec'd.

Late of North Heidelberg Township.
Executrix: TARA LYNN G. MOYER.
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,
DAUTRICH & O'BRIEN LAW OFFICES, P.C.,
534 Court Street,
Reading, PA 19601

GRIFFITH, CORRINE E., dec'd.

Late of 400 Tranquility Lane,
Borough of Sinking Spring.
Executrix: DIANE M. SMITH,
2075 Tulpehocken Rd.,
Wyomissing, PA 19610.
ATTORNEY: DAWN M. PALANGE, ESQ.,
720 Centre Avenue,
Reading, PA 19601

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HAAS, ROBERT J. also known as**HAAS, ROBERT JOHN, dec'd.**

Late of Borough of Boyertown.

Executor: RONALD SCHLECHT, JR.,

182 Kulps Rd.,

Sassamansville, PA 19472.

ATTORNEY: JEFFREY C. KARVER,

ESQ.,

BOYD & KARVER, P.C.,

7 East Philadelphia Avenue, Ste. 1,

Boyertown, PA 19512

HARNER, ALMEDA LOUISE, dec'd.

Late of City of Reading.

Executrix: CYNTHIA J. KARR,

668 Cypress St.,

Yeadon, PA 19050.

ATTORNEY: LATISHA B.

SCHUENEMANN, ESQ.,

BARLEY SNYDER,

2755 Century Boulevard,

Wyomissing, PA 19610-3346

HERGERT, PATRICIA, dec'd.

Late of 473 Main St.,

Virginville.

Executor: PHIL-MICHAEL

CAGLIANONE,

4267 N. Brynner Pass Terr

Beverly Hills, FL 34465

HINKLE, SHIRLEY J., dec'd.

Late of 201 Inspiration Blvd., Apt. P-117,

Cumru Township.

Executors: TERRY A. HINKLE,

194 Koenig Rd.,

Bernville, PA 19506 and

CHRISTINE HINKLE,

179 Deysher Rd.,

Fleetwood, PA 19522.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

KERNS, WILLIAM W., dec'd.

Late of 2944 Bernville Rd.,

Bern Township.

Executor: WILLIAM D. KERNS,

2284 Autumnwood Dr.,

State College, PA 16801.

ATTORNEY: GARY A. DELAFIELD,

ESQ.,

916 S. Atherton St.,

State College, PA 16801

KOCHAN, JACKIE B. also known as**KOCHAN, JACK B., dec'd.**

Late of Muhlenberg Township.

Executor: JEFFREY B. KOCHAN,

8249 S. Fillmore Circle,

Centennial, CO 80122.

ATTORNEY: VICTORIA GALLEN

SCHUTT, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

KOMLODI, JOAN E., dec'd.

Late of Muhlenberg Township.

Executrix: KAROL A. SOWERS,

651 Lincoln St.,

Shoemakersville, PA 19555.

ATTORNEY: DAVID S. SOBOTKA, ESQ.,

SMITH BUKOWSKI, LLC,

1050 Spring Street, Suite 1,

Wyomissing, PA 19610

KOPFER, CHARLES L., dec'd.

Late of 3760 Pricetown Rd.,

Borough of Fleetwood.

Executors: JAMES L. KOPFER,

1317 Maidencreek Rd.,

Fleetwood, PA 19522 and

DORIES A. PFENNIG,

183 Houck Rd.,

Fleetwood, PA 19522.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

MAGROWSKI, CHESTER J., dec'd.

Late of 5530 Boyertown Pike,

Exeter Township.

Executor: MICHAEL C. MAGROWSKI,

3117 Lodi Dr.,

New Port Richey, FL 34655.

ATTORNEY: ROSE KENNEDY, ESQ.,

1212 Liggett Avenue,

Reading, PA 19611

NORRIS, VICKI ARLENE, dec'd.

Late of Amity Township.

Administratrix: MELINDA FAITH

NORRIS.

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

RESOLUTION LAW GROUP, LLC,

606 North 5th Street,

Reading, PA 19601

PARZANESE, KAREN JEAN, dec'd.

Late of 88 Blankenbiller Rd.,

Lower Alsace Township.

Administrator: STEVEN A. PARZANESE,

88 Blankenbiller Rd.,

Reading, PA 19606.

ATTORNEY: JOANN L. RUCHLEWICZ,

ESQ.,

1716 Olive Street,

Reading, PA 19604

PERUGINI, JR., LOUIS R., dec'd.

Late of 802 Summit Chase Dr.,

City of Reading.

Administrator: NICOLAS J. PERUGINI,

721 Warren St.,

Reading, PA 19601.

ATTORNEY: DAWN M. L. PALANGE, ESQ.,

720 Centre Avenue,

Reading, PA 19601

REISCH, DEAN C., dec'd.

Late of 208 State St.,

Borough of Shillington.

Executor: KURT REISCH,

572 Gap Rd.,

Lewisberry, PA 17339

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RHEIN, ELWOOD J., dec'd.

Late of Lower Alsace Township.
 Executor: TERRY L. RHEIN,
 101 Midland Ave.,
 Reading, PA 19606.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

SCHEIN, SR., CALVIN D., dec'd.

Late of South Heidelberg Township.
 Executor: C. DANIEL SCHEIN, JR.,
 131 Pleasant View Dr.,
 Cody, WY 82414.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

SCHLEGEL, RANDY L., dec'd.

Late of 211 S. Kemp St.,
 Borough of Lyons.
 Administratrix: SALLYANN R.
 SCHLEGEL.
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUTT,
 2640 Westview Drive,
 Wyomissing, PA 19610

SCHOCH, BARBARA H., dec'd.

Late of Borough of Boyertown.
 Executrix: DONNA K. NADING,
 26430 East Arbor Dr.,
 Aurora, CO 80016.
 ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 101,
 Reading, PA 19606

SIEGFRIED, SPENCER D., dec'd.

Late of Borough of Wernersville.
 Executrix: SHERI LYN MAY,
 P.O. Box 452,
 10 S. Park St.,
 Richland, PA 17087.
 ATTORNEY: FREDERICK M. NICE, ESQ.,
 BARLEY SNYDER, LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SNYDER, JR., GARY R., dec'd.

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

SPEER, MARY E., dec'd.

Late of Borough of Birdsboro.
 Administratrix: SHERRY L. MCCOLLUM,
 816 Madison St.,
 Birdsboro, PA 19508.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

WHITEHAWK, DORIS also known as WHITEHAWK, DORIS LORRAINE and WHITEHAWK, DORIS L., dec'd.

Late of Amity Township.
 Executor: FREDERICK D. WHITEHAWK,
 200 W. 47th St.,
 Reading, PA 19606.
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,
 KESSLER LAW OFFICES, LLC,
 8 Church Lane,
 Douglassville, PA 19518

WOLICKI, MARGIE M., dec'd.

Late of 1011 Berks Rd., Bern Township.
 Executrix: DEBORAH M. OLIVIERI,
 19 Meadow Ridge Rd.,
 Temple, PA 19560.
 ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN & LUTZ, PC.,
 1025 Berkshire Boulevard, Suite 700,
 Wyomissing, PA 19610

Second Publication**BEAM, LUTHER WILLIAM also known as BEAM, LUTHER W., dec'd.**

Late of Kempton.
 Executrix: JOYCE BEAM ESSER.
 c/o ATTORNEY: NOONAN LAW OFFICE,
 526 Walnut St.,
 Allentown, PA 18101

BREININGER, BRADLEY E., dec'd.

Late of Borough of Shoemakersville.
 Administratrix: CHRISTINE M. BARRON,
 801 Chestnut St.,
 Shoemakersville, PA 19555.
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

BURGERT, ELAINE J., dec'd.

Late of Borough of Leesport.
 Executrices: LINDA E. BOYER,
 38 W. Washington St.,
 Fleetwood, PA 19522 and
 SHEILA J. KOLLER,
 310 E. Locust St.,
 Fleetwood, PA 19522.
 ATTORNEY: KENNETH C. MYERS, ESQ.,
 534 Elm Street - 1st Floor,
 Reading, PA 19601

FLOREA, EZECHEL, dec'd.

Late of Exeter Township.
 Administratrix: BRITTNEY M. FLOREA.
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508-8319

FRANGAKIS, DESPINA, dec'd.

Late of Spring Township.
 Executrix: ANNA BURKMAN,
 105 Matthew Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

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GARMAN, SR, JAMES W., dec'd.

Late of Exeter Township.
 Executor: JAMES W. GARMAN,
 711 Gibraltar Rd.,
 Reading, PA 19606.
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

HENRY, FAYE L., dec'd.

Late of Borough of Shoemakersville.
 Administrator: WAYNE R. HENRY,
 3B West Noble Ave.,
 Shoemakersville, PA 19555.
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

KANDLER, BRUCE A., dec'd.

Late of Spring Township.
 Executrix: PAULA J. BAILEY,
 2904 Ellen Ave.,
 Reading, PA 19609.
 ATTORNEY: VICTORIA GALLEN SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

LIGHT, MAX D., dec'd.

Late of Borough of Temple.
 Administratrix: MELISSA A. HACKER,
 9C Fairway Rd.,
 Reading, PA 19607.
 ATTORNEY: DAVID E. SCHWAGER,
 183 Market St., #100,
 Kingston, PA 18704-5444

MADENFORD, ANNE L., dec'd.

Late of Borough of Fleetwood.
 Executrix: KATIE REITNOUER,
 316 East Washington St.,
 Fleetwood, PA 19522.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

MEIRAN, PATRICIA A., dec'd.

Late of City of Reading.
 Administratrix: YVETTE J. WITTERS.
 c/o ATTORNEY: MICHAEL J. RIGHI, ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

MENGEL, SHIRLEY L., dec'd.

Late of 591 State St.,
 Mertztown.
 Executor: DENNIS M. MOSS,
 218 Chestnut St.,
 Mertztown, PA 19539.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

MOYER, JR., ROBERT R., dec'd.

Late of Borough of Topton.
 Executrix: JENNIFER MARKS,
 520 Snyder Rd.,
 Reading, PA 19609.
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

MOYER, RANDY A., dec'd.

Late of 444 Oakhaven Rd.,
 Borough of Kutztown.
 Administratrix: KAYLEE ELIZABETH
 MOYER.
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,
 606 N. 5th Street,
 Reading, PA 19601

PFLUM, RICHARD S., dec'd.

Late of Robeson Township.
 Executor: DAVID R. PFLUM.
 c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
 BITLER LAW, P.C.,
 3115 Main Street,
 Birdsboro, PA 19508

**RASBRIDGE, ROBERT B. also known as
RASBRIDGE, ROBERT BURNSIDE, dec'd.**

Late of 400 Tranquility Lane, Apt. 234.
 Executrix: LISA R. MOCHAN,
 1771 South Mountain Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ., P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

REIFSNYDER, NORMAN W., dec'd.

Late of Borough of Bernville.
 Executor: PETER G. REIFSNYDER,
 Reifsnnyder's Ag Center,
 P.O. Box 610,
 Bernville, PA 19506.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 ALLERTON & BELL, P.C.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

SCHLEGEL, CARL A., dec'd.

Late of Maidencreek Township.
 Executrix: CYNTHIA LYNN CATAGNUS,
 231 Fry Rd.,
 Fleetwood, PA 19522.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

SCHMALE, MARIAN also known as**SCHMALE, MARIAN RUTH, dec'd.**

Late of Borough of Birdsboro.
 Executor: TIMOTHY L. SCHMALE.
 c/o ATTORNEY: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

SCHWEITZER, ALLEN C., dec'd.

Late of 10 West Lancaster Ave.,
 Borough of Shillington.
 Administrator: BRIAN A. SCHWEITZER,
 708 Oley St.,
 Wyomissing, PA 19610.
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,
 JONATHAN B. BATDORF, ESQ., P.C.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

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SIEGFRIED, PATRICIA A., dec'd.

Late of Longswamp Township.
 Executrix: CAROL E. TRUMBAUER,
 2331 North Lane,
 Allentown, PA 18106.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

SMITH, JEREMY THOMAS, dec'd.

Late of 24 Kantner Ln S,
 Cumru Township.
 Administratrix: SUZANNE L. SMITH,
 24 Kantner Ln S,
 Reading, PA 19607

VU, PHUNG KIM, dec'd.

Late of Cumru Township.
 Executrix: JENNIFER and TIFFANY VU.
 c/o ATTORNEY: STEVEN D.W. MILLER,
 ESQ.,
 MILLER LAW FIRM PC,
 718 Poplar Street, Suite 1,
 Lebanon, PA 17042

WAGNER, PAULINE M., dec'd.

Late of 1156 Plum Rd.,
 Centre Township.
 Executors: VICTORIA R. WAGNER,
 One Mayfair Rd.,
 Wyomissing, PA 19610 and
 RICHARD K. WAGNER,
 1156 Plum Rd.,
 Bernville, PA 19506 and
 MICHAEL F. WAGNER,
 P.O. Box 64,
 250 Adam St.,
 Mohrsville, PA 19541.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 JONATHAN B. BATDORF, ESQ., P.C.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

WERLEY, DENNIS M., dec'd.

Late of Borough of Mohnton.
 Administratrix: STACEY L. WERLEY,
 10 Main St.,
 Mohnton, PA 19540.
 ATTORNEY: EDWIN L. STOCK, ESQ.,
 STOCK ALFIERI,
 50 N. 5th Street, Suite 4,
 Reading, PA 19601

**ZANA, THEODORE also known as
ZANAS, THEODORE, dec'd.**

Late of 305 N. 10th St.,
 City of Reading.
 Executors: WILLIAM T. ZANA,
 1058 Sage Ave.,
 Reading, PA 19605 and
 THEODORE W. ZANA,
 3629 Orchard Court,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

Third and Final Publication**BILSKI, JANICE A., dec'd.**

Late of 803 Penn St.,
 City of Reading.
 Executors: ERIC BILSKI,
 191 Gebhart School Rd.,
 Mohnton, PA 19540 and
 JENIFER FORNEY,
 411 S. 17th St.,
 Reading, PA 19606.
 ATTORNEY: JOHN T. FORRY, ESQ.,
 FORRY ULLMAN,
 540 Court Street,
 P.O. Box 542,
 Reading, PA 19603

BOLTZ, SR, GORDON E., dec'd.

Late of South 3rd St.,
 Borough of Hamburg.
 Executors: SCOTT BOLTZ,
 2569 Mountain Rd.,
 Hamburg, PA 19526 and
 STEPHANIE CLAYTER,
 2901 Wyoming Dr.,
 Sinking Spring, PA 19608.
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

GAUKER, MINERVA B., dec'd.

Late of 2125 Elizabeth Ave.,
 Borough of Laureldale.
 Executrix: CAROL A. STRAUSE,
 P.O. Box 304,
 Fleetwood, PA 19522.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

GIARRIZZI, JOSEPH M., dec'd.

Late of Bern Township.
 Executrix: LAURA H. TREWELLA,
 1723 Golf Rd.,
 Reading, PA 19601.
 ATTORNEY: FREDERICK R. MOGEL, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601

GRING, GWENLYN J., dec'd.

Late of Borough of Boyertown.
 Executrix: KRISTIE L. RAPP.
 c/o ATTORNEY: MS. STEPHANIE
 RAUCH-MANNINO, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

**KEPPLEY, JR., CARL L. also known as
KEPPLEY, JR., CARL LUTHER, dec'd.**

Late of Colebrookdale Township.
 Executrix: NICOLE C. MANLEY, ESQ.,
 c/o E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

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KESSLER, SONIA M., dec'd.

Late of Hillside Dr.,
Borough of Hamburg.
Executor: JACOB KESSLER,
1 Linden Dr.,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

KOCH, PATRICIA A., dec'd.

Late of Borough of Wyomissing.
Executor: HENRY M. KOCH, JR.,
2117 Inverness Court,
Wyomissing, PA 19610.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

MOYER, SANDRA L., dec'd.

Late of Colebrookdale Township.
Executrix: LISA M. SCHRUM,
100 Cornerstone Dr.,
Mohrsville, PA 19541.
ATTORNEY: LATISHA B. SCHUENEMANN, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

OLMEDA, ADELAIDA, dec'd.

Late of 106 Newport Ave.,
City of Reading.
Executor: HIPOLITO OLMEDA.
c/o ATTORNEY: SCOTT G. HOH, ESQ.,
LAW OFFICE OF SCOTT G. HOH,
606 North 5th Street,
Reading, PA 19601

**REINERT, MELISSA SUE also known as
REINERT, MELISSA S., dec'd.**

Late of Muhlenberg Township.
Executor: TYLER M. HIRNEISEN.
c/o ATTORNEY: STEPHEN G. WELZ, ESQ.,
999 Berkshire Boulevard, Suite 290,
Wyomissing, PA 19610

RIGHTMIRE, BARBARA L., dec'd.

Late of 501 Hoch Rd.,
Maidencreek Township.
Executrix: GLENNA J. WIESNER.
c/o ATTORNEY: ALEXANDER J. ELLIKER, ESQ.,
LAW OFFICE OF ALEXANDER J. ELLIKER,
316 W. Main Street,
Kutztown, PA 19530

SCHNADER, BARBARA A., dec'd.

Late of Borough of Topton.
Executor: ANN M. BORTZ,
55 Walnut St.,
Mohnton, PA 19540 and
KENNETH W. SCHNADER,
109 W. Wesner Rd.,
Blandon, PA 19510.
ATTORNEY: HENRY M. KOCH, JR., ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

SCHUPP, JACQUELINE R., dec'd.

Late of Bern Township.
Executrix: SANDRA L. GERHART,
442 Grove Ave.,
Mohnton, PA 19540.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

SELWOOD, DIANE, dec'd.

Late of Washington Township.
Executrix: JESSICA R. GRATER.
c/o ATTORNEY: ANDREW J.
MONASTRA, ESQ.,
MONASTRA & GRATER, LLC,
740 E. High Street,
Pottstown, PA 19464

STOWELL, PETER H., dec'd.

Late of Amity Township.
Executrix: SUSAN M. BORONSKI,
276 Geiger Rd.,
Douglassville, PA 19518.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

STRAUSSER, JAMES C., dec'd.

Late of City of Reading.
Executrix: TAMMY STRAUSSER
PUGLIESE,
610 Grings Hill Rd.,
Sinking Spring, PA 19608.
ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

WILLIAMS, MICHAEL WEBB, dec'd.

Late of Robeson Township.
Executrix: HILARY H. FRALEY.
c/o ATTORNEY: CLARE MILLINER,
ESQ.,
213 E. State St.,
Kennett Square, PA 19348

YOST, CAROL B., dec'd.

Late of Borough of Mohnton.
Executor: TIMOTHY A. BENDER.
c/o ATTORNEY: NICOLE C. MANLEY,
ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyetown, PA 19512

4/3/2025

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