

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending June 20, 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)

KARAHALIAS, GEORGE - Capital One N A;  
25 10903; Michael F. Ratchford.

PICCARRETA, NICOLE - Barclays Bank  
Delaware; 25 10942; Michael F. Ratchford.

ROSADO, CARLOS JUAN - Capital One N  
A; 25 11063; Michael F. Ratchford.

WOULARD, JENNIFER T - Lvnv Funding  
LLC; 25 10874; Michael F. Ratchford.

WOULARD, JUSTIN - Lvnv Funding LLC;  
25 10875; Michael F. Ratchford.

### Abuse

BAEZ, JADIER - Tucker, Kelis Unique; 25  
10930; K. Tucker, IPP. (JMS).

BUTLER, RAHEEM JERMAINE - Fernandez,  
Mirage Amor; 25 10931; M. Fernandez, IPP.  
(JMS).

DAVILA, MARY REIGN - Ortiz, Jose A  
Morales; 25 10951; J. Ortiz, IPP. (JMS).

GOMES, LUIS CARLOS MARTINEZ -  
Gomes, Vielka A Torres; 25 11062; V.  
Gomes, IPP. (JDB).

GONZALEZ, JESSE M - Montalvo,  
Illuminada; 25 11064; I. Montalvo, IPP.  
(JDB).

HILL, III, FRED JAMES - Diaz, Kaylene E;  
25 11026; K. Diaz, IPP. (JMS).

KEAN, DARRELL KENT - Gunn, Jordyn E;  
25 10843; J. Gunn, IPP. (JDB).

LAROSE, PATRICK W - Miller, Erica M; 25  
11033; E. Miller, IPP. (JEG).

LEDESMA, MILKY V RODRIGUEZ -  
Querrero, Gasper Jimenez; 25 10958; G.  
Querrero, IPP. (TMB).

MARTINEZ, YADIEL GERALDO BRITO -  
Arias, Jada Skilyn; 25 11069; J. Arias, IPP.  
(JDB).

MEJIA, FANY - Adames, Orlando; 25 10839;  
O. Adames, IPP. (JDB).

MICHAELOWSKI, LISA KELLER - Keller,  
Nancie Chang; 25 10841; N. Keller, IPP.  
(JDB).

MORALES, ISAAC L - Hance, Crystal L, M;  
25 10937; C. Hance, IPP. (JMS).

MOYER, RYAN L - Moyer, Stephanie R; 25  
10842; S. Moyer, IPP. (JDB).

NUMBERS, ANDREW SCOTT - Terrell,  
Brianna; 25 11012; B. Terrell, IPP. (JMS).

ODEAIR, CORY M - Burke, Jessica M; 25  
10868; J. Burke, IPP. (JDB).

PADILLA, ALFREDO CARDONA - Perez,  
Marlene N; 25 10869; M. Perez, IPP.  
(TMB).

PANTOJA, EDWIN RUIZ - Delacruz,  
Alexabel Romero; 25 10973; A. Delacruz,  
IPP. (JMB).

PROITTE, MEGAN H - Proitte, George M; 25  
10905; G. Proitte, IPP. (JDB).

REHRIG, COLE WILLIAM - Weitzel,  
Amanda, R, B; 25 11067; A. Weitzel, IPP.  
(JDB).

TERRELL, BRIANNA A - Numbers, Andrew  
S; 25 10940; A. Numbers, IPP. (JMS).

7/3/2025

Vol. 117, Issue 40

TORO, STEVENS SERRANO - Rivera, Jacqueline; 25 11025; J. Rivera, IPP. (JDB).  
 Vervoorn, BRANDON S - Vervoorn, William; 25 11008; W. Vervoorn, IPP. (JMB).  
 ZERON, DAMIAN - Jaramillo, Valentina Alejandra; 25 10970; V. Jaramillo, IPP. (JMB).

**Appearance - Plaintiff**

MUNOZ, ANGEL L - Capital One N A; 25 9977; Michael F. Ratchford.

**Complaint**

DERSTINE, BRANDON, ALDERFER  
 POULTRY FARMS, STAUFFER, JR,  
 PAUL, MILLER, KARA - Daffee, Tibu; 25 2378; Joseph P. Bradica.  
 KOLB, LANETTE - Market Square Apartments; 25 10129; Robert S. Cronin Jr.  
 KOMET, IGOR, KOMET, KARINA - Rhoads, Dennis; 22 2590; William R. A Rush.

**Contract - Debt Collection: Credit Card**

ALVAREZ, CARLOS I - Citibank N A; 25 10952; Michael J. Dougherty. (MSF).  
 BROWN, KEVIN D - Bank Of America N A; 25 10939; Jonathan P. Cawley. (MSF).  
 BROWN, MATTHEW P - U S Bank National Association; 25 10977; EJ Sharif. (MSF).  
 BRUNNER, BRANDON M - JPMorgan Chase Bank N A; 25 11060; Ian M. Lauer. (JBN).  
 CAMACHO, DESTINY - Spring Oaks Capital Spv LLC; 25 11095; Frederic I. Weinberg. (JEG).  
 CLEMONS, MARCUS - Citibank N A; 25 11153; Paul J. Klemm. (JEG).  
 COVEL, MARCI - Wells Fargo Bank N A; 25 11068; Eliza Garifullina. (JBN).  
 DIAZ, JESSICA - Citibank N A; 25 10938; Michael J. Dougherty. (JEG).  
 FISHER, BRADLEY - Bank Of America N A; 25 10976; Jonathan P. Cawley. (JEG).  
 GYAN, ALEX A - Citibank N A; 25 10946; Michael J. Dougherty. (MSF).  
 HARNER, MATTHEW, TOUCH OF EDEN  
 LAWN CARE - American Express National Bank; 25 11022; Kirsten R. Armstrong. (JEG).

KEEHN, JAMES M - Wells Fargo Bank N A; 25 11061; Eliza Garifullina. (MSF).  
 ROBINSON, GALEN - Spring Oaks Capital Spv LLC; 25 10974; Joel M. Flink. (MSF).  
 SOLIS, JOSE - U S Bank National Association; 25 10978; EJ Sharif. (JBN).  
 SROKA, JEREMY M - Wells Fargo Bank N A; 25 10932; Eliza Garifullina. (MSF).  
 STEMPIEN, GARY J - U S Bank National Association; 25 10979; EJ Sharif. (JEG).  
 WERNER, TEANNE - Bank Of America N A; 25 10964; Frederic I. Weinberg. (MSF).

**Contract - Other**

CARROLL, TAMIR RASHOD - First Commonwealth Federal Credit Union; 25 10954; Michael R. Nesfeder. (JBN).  
 DONAWA, NOBLE - Ford Motor Credit Company LLC; 25 11098; Paul J. Klemm. (MSF).

HAIN, LARRY C - Ford Motor Credit Company LLC; 25 11021; Paul J. Klemm. (JBN).

MERCEDES, WELINTON ALCANTARA - First Commonwealth Federal Credit Union; 25 10935; Michael R. Nesfeder. (JBN).

**Custody**

ARIAS, JADA - Brito, Yadiel; 25 10980; Scott N. Jacobs. (JDB).  
 BAEZ, JADIER - Tucker, Kelis; 25 11013; K. Tucker, IPP. (JMS).  
 BAEZ-LEBRON, JAVIER - Santana, Samantha L; 25 11032; Kenneth C. Myers. (JDB).  
 FLORIAN, DILCIA MARALI CHINCHILLA, PEREZ, DANIEL LEMUS - Perez, Florinda Lemus; 25 10966; Sean M. Cooper. (JDB).  
 GHOLSON, RAMON - Copeland, Tarra; 25 11028; T. Copeland, IPP. (SEL).  
 PENA, ROSA SUSANA - Raposo, Victor A; 25 11007; V. Raposo, IPP. (JEG).  
 PETERSHEIM, JR, MICHAEL - Whitehawk, Brittany; 25 10901; B. Whitehawk, IPP. (JMS).  
 PROFIC, JAMARIS - Randall, Rachel; 25 11094; Susan K. Quirits. (JMS).  
 TUCKER, KELIS - Baez, Jadier; 25 11058; J. Baez, IPP. (JMS).

**Divorce**

ALVAREZ, JESUS - Alicea, Chaslyn A; 25 11018; Joseph A. Guillama. (JDB).  
 AVILA-ALVENO, JAHNS ALBERTO - Pena-Dominguez, Valeria; 25 11093; John A. Fielding. (SEL).  
 BUCIA, CHRISTOPHER - Lynn, Brittany; 25 10949; Rebecca Ann Smith. (JDB).  
 CHRISTMAN, AMBER - Christman, Sheri; 25 11011; S. Christman, IPP. (SEL).  
 DULIN, JASON - Dulin, Jennifer; 25 10972; Rebecca Ann Smith. (JMS).  
 GARCIA, WILLIAM L - Garcia, Magda C; 25 10953; Bernard Mendelsohn. (JDB).  
 GROFF, BETH - Groff, Jeffrey L; 25 10936; Bernard Mendelsohn. (JMS).  
 RATLIFF, KELLY A - Ratliff, Daniel T; 25 11031; Joseph A. Guillama. (JDB).  
 SIPE, AMANDA - Sipe, Bryon; 25 11155; Joseph A. Guillama. (JDB).  
 THOMAS, OLYSIA S - Palmer, Joshua J; 25 11106; Joseph A. Guillama. (JEG).  
 TOEWS, CONNOR - Cohen, Elizabeth; 25 11017; Lauren M. Marks. (JEG).  
 ZADEH, AMY D - Zadeh, Thomas P; 25 11023; Cheryl A. Rowe. (JMS).

**Divorce - Custody Count Complaint**

ECKARD, ANDREA - Eckard, Todd W; 25 11151; Amy J. Miller. (JDB).  
 ZADEH, AMY D - Zadeh, Thomas P; 25 11024; Cheryl A. Rowe. (JMS).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA - Ehrlich, Michael Benjamin; 25 10934; James M. Polyak. (JMS).

7/3/2025

Vol. 117, Issue 40

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION -  
Benedict, Jr, David; 25 11010; D. Benedict,  
IPP. (JMS).

**Magisterial District Justice Appeal**

ADAMS, KEON MARQUIS, IVETTE,  
SIERRA, ROBINSON, JENNIFER G; D.  
Williamson, IPP. (JEG).

DOTTERER, FRANCIS - Sheetz, Evelyn,  
Sheetz, James; 25 10981; Terence P. Ruf Jr.  
(MSF).

KARAHALIAS, GEORGE - Capital One N A;  
25 10903; Michael F. Ratchford. (MSF).

PICCARRETA, NICOLE - Barclays Bank  
Delaware; 25 10942; Michael F. Ratchford.  
(JEG).

ROSADO, CARLOS JUAN - Capital One N  
A; 25 11063; Michael F. Ratchford. (JBN).

WEIDNER, ANNA M - Td Bank USA N A; 25  
11009; Michael J. Dougherty. (JBN).

WELLER, ERNEST C - Capital One N A; 25  
10907; Capital One N A, IPP. (JEG).

WELLER, MELISSA - Synchrony Bank; 25  
10908; Synchrony Bank, IPP. (MSF).

WOULARD, JENNIFER T - Lvnv Funding  
LLC; 25 10874; Michael F. Ratchford.  
(MSF).

WOULARD, JUSTIN - Lvnv Funding LLC; 25  
10875; Michael F. Ratchford. (JBN).

**Miscellaneous - Declaratory Judgment**

ALBERT, MATTHEW A - Albert, Dennis E;  
25 11019; Ryan Stirling MacDonald. (JEG).

**Petition**

HUGHES, DAVID - Exeter Township; 25  
11066; J Chadwick Schnee. (MSF).

**Real Property - Mortgage Foreclosure:  
Residential**

CROWLEY, BEATRICE L, CROWLEY,  
GERALD J - Cascade Funding Mortgage  
Trust Ab2; 25 11090; Adrienna Hunsberger.  
(MSF).

DEWEES, KENNETH F, UNITED STATES  
OF AMERICA C/O UNITED STATES  
ATTORNEY FOR THE EASTERN  
DISTRICT OF PENNSYLVANIA - Truist  
Bank; 25 11147; Joseph I. Foley. (MSF).

FRANCISCO, JOSE WILFRIDO MARRERO,  
SOLANO, MARLENY RODRIGUEZ  
- Florida Capital Bank N A; 25 11104;  
Geraldine M. Linn. (MSF).

GONZALEZ, JAIME, UNKNOWN HEIRS,  
GONZALEZ, MARCIA - Wells Fargo  
Bank N A, Wachovia Bank N A; 25 10943;  
Matthew C. Fallings. (MSF).

GRAYBILL JR, DANIEL A - Pennsylvania  
Housing Finance Agency; 25 11059; Leon P.  
Haller. (MSF).

MARTINEZ, MANUEL D - Freedom  
Mortgage Corporation; 25 11097; Karin  
Schweiger. (MSF).

O'TOOLE, ROBERT A, INGRAM, IRENE E  
- Freedom Mortgage Corporation; 25 10950;  
Jared Greenberg. (MSF).

ROTKISKE, JR, MICHAEL A - Wells Fargo  
Bank N A; 25 11105; E Edward Qaqish.  
(MSF).

SANCHEZ, LEEANNE - Midfirst Bank; 25  
11091; E Edward Qaqish. (MSF).

WRIGHT, JASON M - Pennymac Loan  
Services LLC; 25 11065; Geraldine M.  
Linn. (MSF).

YANICK, THEODORE, SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT (THE) - Pennsylvania  
Housing Finance Agency; 25 11160; Leon P.  
Haller. (MSF).

**Real Property - Other**

DEVAUX, CHRISTOPHER C - Pikeland  
Property Group LLC; 25 10955; Bradley J.  
Leber. (JEG).

**Real Property - Quiet Title**

LANCE, III, RUSSELL, COMMONWEALTH  
OF PENNSYLVANIA, UNITED STATES  
DEPARTMENT OF JUSTICE, CITY  
OF READING - Veloz-Almonte, Yolanni  
Miguelina; 25 11156; Zachary A. Morey.  
(MSF).

**Tort Motor Vehicle**

GILMORE, TONYA - Jarvis, Myisha, S, Jy,  
S, Jo, S, Ja; 25 10965; Stephen J. Devine.  
(JBN).

GOCKLEY, KEITH L, COUNTRYSIDE  
LOGISTICS LLC - Gemini Motor Transport  
LLC; 25 10945; Patrick J. Murphy. (JBN).

MARCION, DESHELLA - Lancer Insurance  
Company, Ez Rent A Car; 25 11020;  
Thomas E. Brenner. (MSF).

ORKIS, EDWARD - Choice, India, Choice,  
James; 25 10913; Anthony J. Giannetti.  
(JEG).

RINEER, LOGAN, RINEER, RICHARD -  
Polanco, Kevin Marquez; 25 10947; Stephen  
J. Devine. (JBN).

SOUTH CENTRAL TRANSIT AUTHORITY,  
NINA, JOSE M - Suber, Rowena M; 25  
10969; Michael D. Dautrich. (JEG).

SPIRI, BENJAMIN, SPIRI, DREW, SPIRI,  
CHRISTINA - Anderson, Halle; 25 10975;  
Joel W. Goldberg. (JBN).

VENTURA, JUANA TERESA, DOE I, JOHN,  
DOE II, JOHN - Styer, Joellen, Styer,  
Kayden; 25 11103; Jeffrey M. Rosenbaum.  
(JBN).

**Tort Premise Liability**

TAVERAS, ROSA, DOE 1-3, JOHN, JOHN  
DOE CORPORATION 1-3 - Taveras,  
Heriberto Vargas; 25 11157; Allan J.  
Aigeldinger III. (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 **July 11, 2025** at 10:00  
o'clock A.M. .*

7/3/2025

Vol. 117, Issue 40

**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**

NO. 21-13067

Judgment: \$194,487.60

Attorney: LOGS LEGAL GROUP, LLP

ALL THAT CERTAIN two-story brick stucco slate roof dwelling house and lot or piece of ground upon which the same is erected on the Northeast corner of Friedensburg Road and Brooke Street, No. 401 Friedensburg Road, in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on said Friedensburg Road said point being a corner of property now or late of Henry Edgar Dawson and Edith Ray Dawson, property No. 405 Friedensburg Road; thence Eastwardly along said property seventy-two feet, four inches (72' 4"), more or less, to a twelve and one half feet (12-1/2') wide alley; thence Southwardly along said twelve and one half (12-1/2') wide alley thirty-five feet (35'), more or less, to said Brooke Street; thence Westwardly along said Brooke Street by the courses thereof, sixty-eight feet, six inches (68' 6"), more or less, to said Friedensburg Road; thence Northwardly along said Friedensburg Road by the courses thereof forty feet (40'), more or less, to the place of beginning.

TOGETHER with the right to use in common with others entitled thereto, the aforesaid twelve and one-half feet (12-1/2') wide alley on the East.

Parcel #64531608896881

FOR INFORMATION PURPOSES: Being Known as 401 Friedensburg Road, Reading, PA 19606

BEING THE SAME PREMISES which Charles Schwambach Sr. and Charles H. Schwambach, Jr., by Deed dated October 10, 2014 and recorded October 17, 2014 in the Office of the Recorder of Deed in and for the County of Berks as Deed Instrument No. 2014034369, granted and conveyed unto Charles H. Schwambach, Jr. and Carol Anne Schwambach, husband and wife. AND THE SAID Charles H. Schwambach Jr. passed away on or about March 2, 2020, thereby vesting title of the premises solely unto Carol Anne Schwambach, by operation of law.

TAX PARCEL NO 64-5316-08-89-6881

BEING KNOWN AS 401 Friedensburg Road, Reading, PA 19606

Residential Property

To be sold as the property of Elder Care Solutions acting in its capacity as plenary guardian of Carol Anne Schwambach and Emilio F. Carvajal

Docket No. 23-03662

Judgment: \$58,642.58

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

One the North and South by property now or late of Tobias Knoblauch and James C. Byler, numbered 363 and 367, respectively,

On the East by a ten (10) foot wide alley,

On the West by said Hazel Street, and described more fully as follows:

Beginning at a corner of property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, said corner being in the eastern building line of said Hazel Street, one hundred fourteen feet, two and one-half inches (114' 2-1/2") North of the intersection of said eastern building line of Hazel Street and the southern building line of Belvedere Avenue extending across said Hazel Street, thence eastwardly along said property now or late of said Tobias Knoblauch and James C. Eyler, numbered 367, at right angles to said Hazel Street, passing through the middle of a two (2) foot wide joint alley between said houses numbered 365 and 367, respectively, a distance of one hundred twenty-nine feet, two and seven-eighths inches (129' 2-7/8") to a corner in the western side of a ten (10) foot wide alley, thence northwestwardly along the same, being a curved line, seventy feet (70') West of and concentric to the center line of the Pennsylvania Railroad, having a radius of 1203-6/10 feet, a distance of fourteen feet six and five-eighths inches (14' 6- 5/8") to a corner of other property now or late of said Tobias Knoblauch and James C. Eyler, numbered 363, thence westwardly along the same, at right angles to said Hazel Street, passing through the middle of a nine-inch brick party wall between said houses numbered 365 and 363 respectively, a distance of one hundred thirty-three feet, one and one-half inches (133-1/2") to a corner in the aforesaid eastern building line of Hazel Street, thence southwardly along the same, a distance of fourteen feet (14') to the place of Beginning.

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

7/3/2025

(133' 1-1/2") and along the southern line one hundred twenty six feet two and seven eighths inches (126' 2-7/8").

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

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

Parcel No.: 18530616849215

Account: 18423575

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

TO BE SOLD AS THE PROPERTY OF JANET M. PIETROBONE

NO. 24-00871

Judgment: \$75,252.20

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together thereon, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Parcel ID: 17531729079711

Property Address (for informational purposes only): 1347 Mulberry Street, Reading, PA 19604

BEING the same premises which Michael Torres and Marilyn Torres, by deed dated September 24, 2004 and recorded September 28, 2004 at Deed Book Volume 4160, Page 1557 in the Office of the Recorder of Deeds of Berks County, PA, granted and conveyed unto Alex Belfort and Yvette Belfort, husband and wife, in fee.

TAX PARCEL NO 17531729079711

BEING KNOWN AS 1347 Mulberry Street, Reading, PA 19604

Residential Property

To be sold as the property of Yvette Belfort and Alex Belfort

Case Number: 24-12613

Judgment Amount: \$524,790.29

Attorney: Brock and Scott, PLLC

Vol. 117, Issue 40

ALL THAT CERTAIN tract or piece of ground, together with the improvements erected thereon, situate on the Southern side of Shillington Boulevard, between State Street and Waverly Street, in the Borough of Shillington, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Shillington Boulevard, 117.15" West of the Western side of Waverly Street;

THENCE in a Southerly direction, by a line making an interior angle of 76 degrees 34 minutes 20 seconds with the Southern side of Shillington Boulevard, a distance of 160.00' to a point;

THENCE in a Westerly direction, and making an interior angle of 95 degrees 44 minutes with the last described line, a distance of 237.21 feet to a point;

THENCE in a Northerly direction, and making an interior angle of 101 degrees 31 minutes 20 seconds with the last described line, a distance of 120.00' to a point in the Southern side of Shillington Boulevard;

THENCE in an Easterly direction along the same, by a line curving to the right having a radius of 2,502.25', for a distance along the curve of 141.95' to a point of tangent;

THENCE still along the Southern side of Shillington Boulevard, and tangent to last described curve, a distance of 137.93' to the Place of Beginning.

Together with the dwelling house thereon erected.

PIN 77-4396-19-61-3545

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

BEING KNOWN AND NUMBERED as 202 Museum Road, Reading, Pennsylvania 19607.

Being the same premises which Property Connect LLC, A Pennsylvania Limited Liability Company, by Deed dated 06/08/2022 and recorded 06/14/2022, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2022024291, granted and conveyed unto Michael Scheel and Raven Scheel, in fee.

Tax Parcel: 77439619613545

Premises Being: 202 Museum Rd, Reading, PA 19607

To be sold as Property of: Michael A. Scheel A/K/A Michael Scheel and Raven Scheel

Case Number: 25-648

Judgment Amount: \$129,153.13

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN tract of piece of land situate on the South side of Township Road T-623, in the Township of Jefferson, County of



7/3/2025

Berks, and Commonwealth of Pennsylvania, more fully bounded and described in accordance with a survey made by Andrew F. Kupiszewski, Jr., Registered Surveyor, dated October 6, 1971 and designated 27-B41222 as follows, to wit:

BEGINNING at a spike in Township Road T-623, said spike being North 88 degrees 51 minutes 16 seconds East 128.32 feet and North 77 degrees 20 minutes 49 seconds East 58.68 feet from a corner of lands of Jonathan P. Batdorf; thence in said road North 77 degrees 20 minutes 49 seconds East 180.00 feet to a spike; thence leaving said road and along residue property of Michael Furillo the three (3) following courses and distances: (1) South 15 degrees 50 minutes 12 seconds West 299.78 feet to an iron pin; (2) South 88 degrees 51 minutes 16 seconds West 165.42 feet to an iron pin; (3) North 15 degrees 50 minutes 12 seconds East 262.24 feet to a spike, the place of Beginning.

CONTAINING 1.00 acres.

BEING PIN NUMBER 4440-00-41-6659.

Being the same premises which John Greenly, III and Tracey R. Greenly and F/K/A Tracey R. Heim, husband and wife, by deed dated 5/25/2001 and recorded 06/07/2001, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3345, Page 2162, granted and conveyed unto John Greenly, III and Tracey R. Greenly, in fee.

AND the said John L. Greenly, III has departed this life on or about 04/20/2022, thereby vesting title of the mortgaged premises unto Tracey R. Greenly.

Tax Parcel: 53444000416659 a/k/a 53-4440-00-41-6659 a/k/a 4440

Premises Being: 224 Batdorf Rd, Bernville, PA 19506

To be sold as Property of: Tracey R. Greenly

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, August 8, 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.

## ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **ROBERT I. RUDOLPH, M.D., LTD**, a Pennsylvania corporation, with an address of 1134 Penn Avenue, Wyomissing, Berks County, PA 19610, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged

Vol. 117, Issue 40

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.

**Brian F. Boland, Esq.**  
**KOZLOFF STOUT**  
2640 Westview Drive  
Wyomissing, PA 19610

## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Zachary Paul STRONG Ministries, Inc.**

The purposes for which it was organized is: a charitable purpose to assist individuals in need of financial aid with their medical and/or educational expenses and to engage in and to do any lawful act concerning any of all lawful business for which a corporation may be incorporated under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania.

**Zachary Paul STRONG Ministries, Inc.**  
**c/o Joel Ready, Esq.**  
**Cornerstone Law Firm, LLC**  
8500 Allentown Pike, Suite 3  
Blandon, PA 19510

## CIVIL ACTION

LAW OFFICE OF ROBIN J. GRAY  
By: Robin J. Gray, Esq.  
PO Box 6874  
Wyomissing, PA 19610  
(484) 769-5855  
robin@robinjgraylaw.com  
Attorney for Plaintiff  
Homestead Innovations, LLC

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 24-18038

**Homestead Innovations LLC**  
702 Golden Drive  
Blandon, PA 19510  
Plaintiff  
vs.  
**Angel W. Vargos Soba**  
**Julio Rodriguez and**  
**Lisette Rodriguez h/w**  
**Leonardo Rodriguez**  
Defendants

7/3/2025

Vol. 117, Issue 40

**NOTICE TO DEFEND**

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

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

BERKS COUNTY BAR ASSOCIATION  
544 Court Street  
Reading, PA 19601  
(610) 375-4591

**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****ABBOTT, JR., PHILLIP G., dec'd.**

Late of Borough of Boyertown.  
Executors: ARLENE D. SIFFORD,  
120 Bishop Pine Rd.,  
Barto, PA 19504 and  
SHARON A. STOUTD,  
155 Sunset Hill Rd.,  
Boyertown, PA 19512.  
ATTORNEY: CAROLYN M. MARCHESANI, ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 East High St.,  
Pottstown, PA 19464

**BECHTEL, DOROTHY V., dec'd.**

Late of 849 Balthaser Rd.,  
Windsor Township.  
Executor: WILLIAM D. BECHTEL,  
902 Balthaser Rd.,  
Lenhartsville, PA 19534.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**FRONHEISER, MARY G., dec'd.**

Late of 1042 Weisstown Rd.,  
Washington Township.  
Executrix: CONSTANCE J. BOYER.  
c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**KEHR, BARRY I., dec'd.**

Late of Perry Township.  
Executor: KRIS B. KEHR.  
ATTORNEY: MICHAEL J. RIGHI, ESQ.,  
BITLER LAW, P.C.,  
3115 Main Street,  
Birdsboro, PA 19508

**KOSTIVAL, NANCY C., dec'd.**

Late of 819 Joan Terrace,  
City of Reading.  
Executrix: ANN M. KOSTIVAL,  
819 Joan Terrace,  
Reading, PA 19611.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**POTTER, JEAN L., dec'd.**

Late of The Highlands at Wyomissing,  
2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executrix: AMY A. DIETRICH,  
314 Fairview Rd.,  
Reading, PA 19606 and  
LESLIE P. KALTENBACH, ESQ.,  
71 Briarwood Drive East,  
Berkeley Heights, NJ 07922.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**SCHEIRER, ROBERT W., dec'd.**

Late of 151 Dogwood Dr.,  
Borough of Alburtis.  
Executors: ROXANNE MAE REIMERT,  
440 West State St.,  
Mertztown, PA 19539 and  
SHEILA FOX,  
67 Kutz Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**SCHMEHL, SCOTT JAMES, dec'd.**

Late of 3005 Garfield Ave.,  
Muhlenberg Township.  
Administratrix: JANET JOY SCHMEHL,  
10876 1st Lane North,  
St. Petersburg, PA 33716.  
ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
213 E. Lancaster Avenue, Suite One,  
Shillington, PA 19607

7/3/2025

Vol. 117, Issue 40

**Second Publication****ARNDT, MERRILL T., dec'd.**

Late of Borough of Hamburg.  
 Executrix: JENNIFER S. CROSS,  
 122 N. Rosewood Court,  
 Wernersville, PA 19565.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**BYBEL, GRETCHEN D., dec'd.**

Executors: NICHOLAS BYBEL, JR.,  
 ROBERT BYBEL and  
 GRETCHEN BYBEL.  
 c/o ATTORNEY: NICHOLAS BYBEL, JR.,  
 ESQ.,  
 1017 Mumma Rd., Suite 302,  
 Lemoynce, PA 17043

**HECKMAN, CHRISTINE A., dec'd.**

Late of 501 Main St.,  
 Centre Township.  
 Administrators: PERRY A. HECKMAN,  
 5389 Berne Rd.,  
 Mohrsville, PA 19541 and  
 DENISE A. EMMICK,  
 PO Box 75,  
 Mohrsville, PA 19541.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**HOFFA, DOROTHY M., dec'd.**

Late of 815 W. Penn Ave.,  
 Heidelberg Township.  
 Executrix: SHARON L. RUDOLPH,  
 815 W. Penn Ave.,  
 Robesonia, PA 19551.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALLEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**HOFFMANN, TIMOTHY DALE, dec'd.**

Late of 54 Norman St.,  
 Spring Township.  
 Executrix: CASEY HOFFMANN,  
 208 Richey Ave.,  
 Oaklynn, NJ 08107

**KOCHEL, NANCY E., dec'd.**

Late of Muhlenberg Township.  
 Executor: TROY W. KOPICZ.  
 c/o ATTORNEY: ERIC L. B. STRAHN,  
 ESQ.,  
 STRAHN LAW OFFICES, P.C.,  
 5341 Perkiomen Avenue,  
 Reading, PA 19606

**LINTON, MILTON H., dec'd.**

Late of 628 N. 25th St.,  
 Lower Alsace Township.  
 Executrix: DEBRA A. LINTON.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUTT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**LONG, CODY M., dec'd.**

Late of 774 New Schaefferstown Rd.,  
 Jefferson Township.  
 Administrators: MICHAEL R. LONG and  
 MIRIAM PEARL LONG,  
 127 Main St.,  
 P.O. Box 237,  
 Strausstown, PA 19559.  
 ATTORNEY: JONATHAN B. BATDORF,  
 ESQ.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

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

Late of 1 S. Home Ave.,  
 Longswamp Township.  
 Executor: ANDREW L. RICHARD,  
 635 Covered Bridge Rd.,  
 Oley, PA 19547.  
 ATTORNEY: CHRISTOPHER J.  
 HARTMAN, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**SCHELL, CHARLES P., dec'd.**

Late of Ruscombmanor Township.  
 Executrix: SHIRLEY A. DAUTRICH.  
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**WESTLEY, DORIS M., dec'd.**

Late of Cumru Township.  
 Executrix: DONNA M. MENDENHALL,  
 1062 Greenhouse Rd.,  
 Ione, WA 99139.  
 ATTORNEY: HENRY M. KOCH, JR.,  
 ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**Third and Final Publication****BENNER, ERIC C. also known as****BENNER, ERIC CHARLES, dec'd.**

Late of Amity Township.  
 Executrix: MARY EDNA BENNER,  
 17 Pulham Ln.,  
 Southampton, NJ 08088.  
 ATTORNEY: MATTHEW R. KESSLER, ESQ.,  
 KESSLER LAW OFFICES, LLC,  
 8 Church Lane,  
 Douglassville, PA 19518

**BERNHARD, FAY L. also known as****BERNHARD, FAYE L., dec'd.**

Late of Borough of Boyertown.  
 Executrix: MELISSA A. SEASHOLTZ.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 CROSSON & RICETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073



7/3/2025

Vol. 117, Issue 40

**BRENEISER, SANDRA J., dec'd.**

Late of Exeter Township.  
 Executors: ROBERT C. RIEGER and  
 SONIA N. RIEGER,  
 2200 Reading Blvd.,  
 Reading, PA 19609.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, Suite 1,  
 Wyomissing, PA 19610

**BURKE, MARGARET, dec'd.**

Late of 1152 Ben Franklin Hwy East,  
 Borough of Douglassville.  
 Executor: KENNETH BURKE,  
 204 Saucon Circle,  
 Limerick, PA 19468

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

Late of Colebrookdale Township.  
 Executrix: JULIANA J. CALTAGIRONE.  
 c/o ATTORNEY: MICHELLE M.  
 FORSELL, ESQ.,  
 CROSSON & RICHETTI, LLC,  
 570 Main Street,  
 Pennsburg, PA 18073

**CAMPOS, ARMANI M., dec'd.**

Late of 14129 Kutztown Rd.,  
 Ruscombmanor Township.  
 Administratrix: MELISSA OLIVENCIA,  
 14129 Kutztown Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: BRUCE J. WARSHAWSKY,  
 ESQ.,  
 CUNNINGHAM, CHERNICOFF &  
 WARSHAWSKY, P.C.,  
 2320 N. 2nd Street,  
 Harrisburg, PA 17110

**CARROLL, NANCY E., dec'd.**

Late of Spring Township.  
 Executor: MICHAEL T. CARROLL.  
 c/o ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**CUNNIUS, JUNE DOROTHY also known as****CUNNIUS, JUNE D., dec'd.**

Late of Exeter Township.  
 Executrix: BONNIE M. HARING,  
 75 Henry Ave.,  
 Boyertown, PA 19512.  
 ATTORNEY: DAVID S. KAPLAN, ESQ.,  
 OWM LAW,  
 41 East High Street,  
 Pottstown, PA 19464

**DAY, EVA M., dec'd.**

Late of 56 Day Rd.,  
 Borough of Fleetwood.  
 Executor: SHIRLEY A. ERB,  
 39 Barbara Dr.,  
 Alburtis, PA 18011.  
 ATTORNEY: CAROL MCCULLOUGH,  
 ESQ.,  
 3554 Hulmeville Rd., 102,  
 Bensalem, PA 19020

**DORNES, CARMELLA, dec'd.**

Late of 1133 Perry St., City of Reading, .  
 Executor & Attorney: JAMES M. POLYAK, ESQ.,  
 645 Penn Street, Suite 500,  
 Reading, PA 19601

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

Late of 2916 State Hill Rd., Unit C-1,  
 Spring Township.  
 Executrix: STEPHANIE LYNN ROBERTSON.  
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**GUMPERT, ANITA ANN also known as GUMPERT, ANITA A., dec'd.**

Late of City of Reading.  
 Executrix: CHRISTINE MEISTER,  
 1121 White Bear Rd.,  
 Birdsboro, PA 19508.  
 ATTORNEY: MARK H. KOCH, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street, P.O. Box 8514,  
 Reading, PA 19603

**HAAS, DOLORES D. also known as HAAS, DOLORES, dec'd.**

Late of Ruscombmanor Township.  
 Executrix: DONNA J. NOLL,  
 133 Windfield Dr.,  
 Fleetwood, PA 19522.  
 ATTORNEY: MARK H. KOCH, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**HAUSER, JOHN F., dec'd.**

Late of Borough of Boyertown.  
 Administratrix: SARA HAUSER.  
 c/o ATTORNEY: RICHARD T. CURLEY, ESQ.,  
 50 E. Philadelphia Avenue,  
 P.O. Box 357,  
 Boyertown, PA 19512

**HIRNEISEN, RUSSELL L., dec'd.**

Late of 531 North Galen Hall Rd.,  
 South Heidelberg Township.  
 Executors: DEBRA L. SHULTZ,  
 540 Bear Creek Rd.,  
 Schuylkill Haven, PA 17972 and  
 DALE R. HIRNEISEN,  
 1537 Commonwealth Blvd.,  
 Kenhorst, PA 19607.  
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
 JONATHAN B. BATDORF, ESQ., P.C.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**HUGHES, SHEILA A., dec'd.**

Late of Borough of Leesport.  
 Executrix: JASON M. PEIFER,  
 5223 West Canal Rd.,  
 Dover, PA 17315.  
 ATTORNEY: REBECCA L. BELL, ESQ.,  
 ALLERTON BELL, P.C.,  
 1095 Ben Franklin Hwy East,  
 Douglassville, PA 19518

7/3/2025

Vol. 117, Issue 40

**KLINE, DION, dec'd.**

Late of City of Reading.  
 Executrix: JOANNE HEINTZ,  
 231 Sunrise Rd.,  
 Reading, PA 19606.  
 ATTORNEY: NICOLAS F. METER, ESQ.,  
 METER LAW OFFICES, LLC,  
 1401 East High Street,  
 Pottstown, PA 19464

**LUBRANO, ROCCO V., dec'd.**

Late of 26 Daphne Court,  
 Borough of Douglassville.  
 Executrix: GINA DESTAFNEY,  
 26 Daphne Court,  
 Douglassville, PA 19518.  
 ATTORNEY: H. CHARLES MARKOFSKI, ESQ.,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue,  
 Gilbertsville, PA 19525-9673

**LUDGATE, LINDA K. also known as**

**LUDGATE, LINDA K.M., dec'd.**  
 Late of City of Reading.  
 Executor: JAMES BRENDAN LUDGATE.  
 c/o ATTORNEY: IAN W. PELZTMAN, ESQ.,  
 LAW OFFICE OF ANDREW B. PELZTMAN,  
 716 N. Bethlehem Pike, #303,  
 Lower Gwynedd, PA 19002

**MCCRAY, DAVID W., dec'd.**

Late of Morgantown.  
 Executrix: SHANNON R. BERNARD.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 RESOLUTION LAW GROUP, LLC,  
 606 North 5th Street,  
 Reading, PA 19601

**MCDONOUGH, LAJUNE A. also known as  
MCDONOUGH, LAJUNE AUDREY,  
dec'd.**

Late of 321 Gibraltar Rd.,  
 Exeter Township.  
 Executrix: KATHLEEN J. HARTMAN,  
 412 Oak Terrace,  
 West Reading, PA 19611.  
 ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

**MOORE, SR., MILLARD T.V., dec'd.**

Late of Borough of Sinking Spring.  
 Executor: LEWIS R. GOODMAN, JR.,  
 106 Tasker Ave.,  
 Shillington, PA 19607.  
 ATTORNEY: GRAZIELLA M. SARNO,  
 ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**NOLL, DELIGHT D. also known as**

**NOLL, DELIGHT DIANE, dec'd.**  
 Late of Borough of Fleetwood.  
 Executrix: DAPHNE L. BAUER.  
 c/o ATTORNEY: ZACHARY A. MOREY, ESQ.,  
 HOFFERT & KLONIS,  
 536 Court Street,  
 Reading, PA 19601

**PAGANO, ELSIE LOIS, dec'd.**

Late of City of Reading.  
 Administratrix: LISA MARY PAGANO.  
 c/o ATTORNEY: CHRISTINA M. BRAY,  
 ESQ.,  
 BRENNAN & ASSOCIATES, P.C.,  
 2 Woodland Road,  
 Wyomissing, PA 19610

**PFLUM, MARY R., dec'd.**

Late of 104 Eric Ave.,  
 Cumru Township.  
 Executors: CYNTHIA A. PIPKIN,  
 104 Eric Ave.,  
 Shillington, PA 19607 and  
 BRUCE W. PFLUM,  
 4602 County Road 673,  
 Bushnell, FL 33513.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 KREITZ GALEN-SCHUTT,  
 1210 Broadcasting Road, Suite 103,  
 Wyomissing, PA 19610

**POTTEIGER, DAVID O., dec'd.**

Late of Borough of Wyomissing.  
 Executrix: KAY E. POTTEIGER.  
 c/o ATTORNEY: ZACHARY D.  
 GRIFFITH, ESQ.,  
 BARLEY SNYDER, LLP,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**ROBINSON, DONALD HENRY, dec'd.**

Late of Union Township.  
 Executor: D. BRUCE ROBINSON.  
 c/o ATTORNEY: MISTY TOOTHMAN,  
 ESQ.,  
 TWIN VALLEY LAW, PLLC,  
 P.O. Box 235,  
 Elverson, PA 19520

**SANJUAN, NOEL, dec'd.**

Late of City of Reading.  
 Administrator: BALTAZAR SANJUAN,  
 3509 Eisenbrown Rd.,  
 Reading, PA 19605.  
 ATTORNEY: GRAZIELLA M. SARNO,  
 ESQ.,

MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**SCHOCH, DEBORAH L. also known as**

**SCHOCH, DEBORAH, dec'd.**  
 Late of Longswamp Township.  
 Executor: KEITH A. SCHOCH,  
 572 State St.,  
 Mertztown, PA 19539.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

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

Late of Borough of Wyomissing.  
 Executor: LANE E. STEINMETZ.  
 c/o ATTORNEY: JAY W. WALDMAN, ESQ.,  
 WALDMAN LAW GROUP, P.C.,  
 1150 Berkshire Blvd., Suite 245,  
 Wyomissing, PA 19610

7/3/2025

Vol. 117, Issue 40

**SHULTZ, JEFFREY T., dec'd.**

Late of 3509 Montrose St.,  
Borough of Laureldale.  
Administratrix: DEBORAH MARTIN,  
460 Old Swede Rd.,  
Douglassville, PA 19518.

**STAUFFER, WARREN G., dec'd.**

Late of Colebrookdale Township.  
Executor: TIMOTHY L. STAUFFER,  
4 Senia Lane,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,

BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512

**TROY, EDWARD F. also known as****TROY, EDWARD FRANK, dec'd.**

Late of Marion Township.  
Executor: SCOTT E. TROY.  
c/o ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
DAUTRICH & O'BRIEN LAW OFFICES,  
P.C.,  
534 Court Street,  
Reading, PA 19601

**VEIT, JR, WILLIAM E., dec'd.**

Late of 47 Buckingham Dr.,  
Borough of Wyomissing.  
Executrix: DEBORAH G. HIRNEISEN,  
15B Fairway Rd.,  
Reading, PA 19607.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**VERHOLY, JAMES JOSEPH, dec'd.**

Late of Mertztown.  
Executrix: KAREN LOUISE  
SEABOURNE.  
c/o ATTORNEY: JON A. SWARTZ, ESQ.,  
PROKUP & SWARTZ,  
7736 Main Street,  
Fogelsville, PA 18051-1616

**WEAVER, JANET C., dec'd.**

Late of 5501 Perkiomen Ave.,  
City of Reading Township.  
Executor: MARK WEAVER,  
4204 Juniper Dr.,  
Reading, PA 19605.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**WEAVER, SHIRLEY K., dec'd.**

Late of Muhlenberg Township.  
Executor: MARK W. WEAVER, SR.,  
6782 Barefoot Cove Court,  
Denver, NC 28037.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, Suite 1,  
Wyomissing, PA 19610

**WELLER, SHARON RUTH, dec'd.**

Late of 120 West 5th St.,  
Borough of Boyertown.  
Executor: RONALD WELLER,  
213 Paperbirch Dr.,  
Collegeville, PA 19426.  
ATTORNEY: H. CHARLES MARKOFSKI,  
ESQ.,  
MARKOFSKI LAW OFFICES,  
1258 E. Philadelphia Avenue,  
P.O. Box 369,  
Gilbertsville, PA 19525-9673

**WHITEMAN, KIMBERLY ANN, dec'd.**

Late of 1415 Mount Laurel Rd.,  
Muhlenberg Township.  
Administratrix: AMY L. GROSS,  
137 East Pine St.,  
Ephrata, PA 17522.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**WILLIAMS, BEVERLY ELANE also known as****RICARDS, BEVERLY ELANE RICARDS****and WILLIAMS, BEVERLY E., dec'd.**

Late of 531 W. Penn Ave., Apt. #5,  
Robeson Township.  
Administrator: BARRY C. RICARDS,  
33 W. Lincoln Ave.,  
Robeson, PA 19551.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY  
P.C.,  
11 East Lancaster Ave.,  
P.O. Box 500,  
Shillington, PA 19607-0500

**WILLMAN, THERESA L., dec'd.**

Late of Borough of Boyertown.  
Administrator: BARRY L. WILLMAN.  
c/o ATTORNEY: DAVID W. CROSSON,  
ESQ.,  
CROSSON & RICHETTI LLC,  
609 W. Hamilton St., Suite 301,  
Allentown, PA 18101

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

Late of 101 Haas Rd.,  
Mertztown.  
Executor: JAMES M. YOST,  
46 Orchard Rd.,  
Fleetwood, PA 19522.  
ATTORNEY: MICHAEL IRA STUMP,  
ESQ.,  
207 East Main Street, Suite 100,  
Macungie, PA 18062

---

**TRUST NOTICES****Third and Final Publication**

**WALTER AND SANDRA SHULTZ  
IRREVOCABLE TRUST DATED 1/5/2018**

7/3/2025

Vol. 117, Issue 40

Sandra Shultz, late of Amity Township, Berks County, PA.

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

**Trustee:** Jennifer Yerger

104 Ashford Dr.

Douglassville, PA 19518

**Trustee's Attorney:** Rebecca A. Hobbs

OWM LAW

41 E. High St.

Pottstown, PA 19464