

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending May 9, 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)

BASS, JEFFREY RYAN - First
Commonwealth Federal Credit Union,
Belco Federal Credit Union; 24 17128;
First Commonwealth Federal Credit Union,
Belco Federal Credit Union, IPP.
SERVICE MASTER - Adams, Kevin; 25 3833;
K. Adams, IPP.

Abuse

ACEVEDO, ANGELA - Acevedo, Angela P;
25 4500; A. Acevedo, IPP. (JMB).
ALVAREZ, YARITZA - Sanchez, Maria
Camilla; 25 4442; M. Sanchez, IPP. (JDB).
ARANGO, FERNANDO ESTEBAN - Wade,
Amanda Lynn; 25 4447; A. Wade, IPP.
(JMS).
BRAME, KELLI N - Berger, Brittney L; 25
4599; B. Berger, IPP. (JMS).
CAICEDO, JOSE BERNARDO - Caicedo,
Ana M Sanchez; 25 4420; A. Caicedo, IPP.
(TMB).
CONDE, MAMADY - Kaba, Aminata; 25
4545; A. Kaba, IPP. (JMB).
CRUZ, ELI S RODRIGUEZ - Dominguez,
Jessica; 25 4444; J. Dominguez, IPP. (JMS).
DONOHUE, ZACHARY - Donohue, Ian
Michael; 25 4598; I. Donohue, IPP. (JMS).
ELLINGTON, MILTON D - Corey, Chelcie E;
25 4620; C. Corey, IPP. (JMS).
FLORES, CALVIN FRANCO - Williams,
Cheylne; 25 4467; C. Williams, IPP.
(TMB).
FORREST, LONTEL A - Gilyard, Louvar D;
25 4605; L. Gilyard, IPP. (JMS).
GIL, JR, JOSE M - Grace, Nicole Marie; 25
4405; N. Grace, IPP. (JDB).
JOHNSON, JORDAN TYLER - Tejada,
Esmerlyn Maria Colon; 25 4441; E. Tejada,
IPP. (JDB).
LOPEZ, JESSE HERLINDO - Rodriguez,
Jazzlynn; 25 4544; J. Rodriguez, IPP.
(JMB).
MCCROREY, KATHLEEN - Gonzalez,
Ricardo A Puentes; 25 4566; R. Gonzalez,
IPP. (TMB).
MCNEIL, AMBER KAITLYN - McNeil, Ann
Louise; 25 4547; A. McNeil, IPP. (JMB).
MUNIZ, YALEXANDER - Santiago, Olga, G,
D L; 25 4402; O. Santiago, IPP. (JDB).
REINOSO, PHYLLIS S - Rodriguez, Eric E;
25 4539; E. Rodriguez, IPP. (JMB).
SCOTT, MARCUS E - Frederick, Niesha N; 25
4404; N. Frederick, IPP. (JDB).
SMITH, BRANDON A GUARDIAN -
Casanova, Courtney K; 25 4485; C.
Casanova, IPP. (JMB).
TEXIDOR, JR, ISIDRO F - Texidor, Texanie
M; 25 4533; T. Texidor, IPP. (JMB).
WADE, AMANDA LYNN - Arango, Fernando
E; 25 4449; F. Arango, IPP. (JMS).
WARD, KEVIN J - Ward, Brian J; 25 4518; B.
Ward, IPP. (JMB).

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WARD, KEVIN J - Ward, Helen M; 25 4532; H. Ward, IPP. (JMB).

Arbitration Award

BASS, JEFFREY RYAN - First Commonwealth Federal Credit Union, Bellico Federal Credit Union; 24 17128; First Commonwealth Federal Credit Union, Bellico Federal Credit Union, IPP.

JOSEPH, SHNYDINE - Cruz, Janit Caraballo De La; 24 14611; J. Cruz, IPP.

Complaint

MCANDREW, DARYL J - Lvnv Funding LLC; 25 3884; Daniel J. Santucci.

Confidential Document Form

SACHETTA, ROBERT G - Td Bank Usa N A; 25 4281; Michael J. Dougherty.

Contract - Debt Collection: Credit Card

ABREU, CARMEN - Cavalry Spv I LLC; 25 4460; David J. Apothaker. (MSF).

BATEZEL, ALECIA M - Cavalry Spv I LLC; 25 4471; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JBN).

BIXLER, LESLEY N - Discover Bank; 25 4629; Kirsten R. Armstrong. (JBN).

BLANCO, ANGELA - Cavalry Spv I LLC; 25 4516; David J. Apothaker. (MSF).

DEGLER, REBECCA A - Capital One N A; 25 4468; Michael F. Ratchford. (JBN).

ESPINAL, DAHIANA - Citibank NA; 25 4596; Sean P. Stevens. (MSF).

GIORGIO, TAMMMY - JPMorgan Chase Bank N A; 25 4669; Lewis C. Trauffer. (MSF).

GLACKIN, SARAH - Citibank N A; 25 9140; Sean P. Stevens. (JEG).

GONZALEZ, DAIS I GALINDEZ - Discover Bank; 25 4634; Kirsten R. Armstrong. (MSF).

GUILBE, EMILIO - Spring Oaks Capital Spv LLC; 25 4589; Frederic I. Weinberg. (JBN).

HEFFNER, JONATHON - Wells Fargo Bank N A; 25 4515; Nicole M. Francese. (JEG).

HIMMELBERGER, SHAWN M - Discover Bank; 25 4621; Kirsten R. Armstrong. (MSF).

JAQUEZ, WANDER NUNEZ - Cavalry Spv I LLC; 25 4453; David J. Apothaker. (MSF).

KAUR, RANBIR - Bank Of America N A; 25 4553; Frederic I. Weinberg. (MSF).

KUDOR, SAMUEL Q - Cavalry Spv I LLC; 25 4534; David J. Apothaker, Derek A. Moatz, Kimberly F. Scian. (JBN).

LACHMAN, LISA - Cavalry Spv I LLC; 25 4514; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (MSF).

LITTLE, JULIA - JPMorgan Chase Bank N A; 25 4665; Michael R. Lipinski. (MSF).

LUJAN, JERRY - Discover Bank; 25 4670; Kirsten R. Armstrong. (JBN).

MATOS, OLGA - JPMorgan Chase Bank N A; 25 4631; Lewis C. Trauffer. (JEG).

MAYBERRY, KYLE L - JPMorgan Chase Bank N A; 25 4719; Lewis C. Trauffer. (JBN).

MOHN, JASON L - Cavalry Spv I LLC; 25 4459; David J. Apothaker. (JBN).

MUNIZ MUNIZ, CINTHIA - Discover Bank; 25 4627; Kirsten R. Armstrong. (JEG).

MYERS, LUCETTA E - Discover Bank; 25 4664; Kirsten R. Armstrong. (JEG).

NEAL, SUSAN MARIE - American Express National Bank; 25 4517; Jordan W. Felzer. (JEG).

ORTEGA, CARLOS - Wells Fargo Bank N A; 25 4607; Nicole M. Francese. (JEG).

PERRI, NICOLE Z, TRENDZ BEAUTY BY DESIGN LTD - Capital One N A; 25 4587; Michael F. Ratchford. (JEG).

SANCHEZVALLINA, OMAR - Cavalry Spv I LLC; 25 4469; David J. Apothaker, Kimberly F. Scian, Derek A. Moatz. (JEG).

SANTOS, VICTOR M - JPMorgan Chase Bank N A; 25 4564; Lewis C. Trauffer. (JEG).

SWEITZER, DEREK LEE - Bank Of America N A; 25 4426; Frederic I. Weinberg. (JEG).

TRAN, CHINH N - Capital One N A; 25 4455; Michael F. Ratchford. (JEG).

VASCONCELOS, ELIVAIN Q - Cavalry Spv I LLC; 25 4457; David J. Apothaker. (MSF).

WEST, AMBER R - Discover Bank; 25 4603; Jason E. Strand. (JBN).

Contract - Debt Collection: Other

TAVERAS, WELHINGTON AB BATISTA - First Commonwealth Federal Credit Union; 25 4540; Michael R. Nesfeder. (JBN).

Contract - Other

BURKE, KATRINA Y - National Collegiate Trust; 25 4458; Michael F. Ratchford. (JBN).

CIARDULLO, VINCENT J, PRENO, ROSANNE D - Cassel Rentals LLC; 25 4622; Michael J. Pykosh. (JBN).

LEROY, GUY, THINKNGROW PARTNERS LLC, PITTSBURGH HOLDINGS GP LLC, ECKMAN BROS LP, BIGGER & BETTER RENTAL LLC, MIDUS CAPITAL LLC - Pack, John, Stanisic, Matthew, JMG Flip LLC; 25 4466; William C. Katz. (JEG).

MILLER, JENNIFER MELISSA, CIRULLI, TIFFANY ANN - First Commonwealth Federal Credit Union; 25 4454; Michael R. Nesfeder. (JBN).

SANTIAGO-ROMAN, IVONNE - First Commonwealth Federal Credit Union; 25 4473; Michael R. Nesfeder. (JEG).

SNIC, LLC - Wilson Custom Concrete LLC; 25 4668; Nicole Plank. (JEG).

SNYDER, MICHAEL, KEYSTONE 4X4 LLC - McHerson, Preston R; 25 4555; Shawn J. Lau. (JBN).

SYSTEMS DESIGN ENGINEERING INC - Hess, Charles M; 25 4716; Edwin L. Stock. (JEG).

Custody

ANIM, NANA - Robertson, Melanie; 25 4541; M. Robertson, IPP. (JMS).

DOSSANTOS, MICHELLE S - Dossantos, Taylor J; 25 4424; Thomas L. Klonis. (JDB).

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EASTERLING, DAMIRE - Sarnese, Selena; 25 4625; Joshua B. Fitzgerald. (JDB).
 GLASS, ANDREW - Glass, Kelsey; 25 4633; Leah Rotenberg. (JDB).
 JUAREZ, JAZMIN CASTANEDA - Gonzalez, Juan L; 25 4461; Douglas S. Wortman. (JMS).
 ROHRBACH, MISTY LEIGH - Rohrbach, Matthew D; 25 4601; James J. Corsetti Jr. (SEL).
 TAYLOR, NATHANIEL - Taylor, Lydia; 25 4632; Rebecca Ann Smith. (JDB).
 VARCOE, CATHERINE, PFLUGFELDER, MICHAEL - Varcoe, Steven; 25 4462; Joseph A. Guillama. (JEG).
 WELLS, PLEASANT U - Harris, Hakim K; 25 4593; H. Harris, IPP. (JMS).
 WELLS, PLEASANT U, WILLIAMS, TYREE - Harris, Hakim K; 25 4592; H. Harris, IPP. (JMS).

Divorce

CLARK, KIANA - Clark, Amanda; 25 4472; Julie J. Marburger. (SEL).
 CORTES, MAXIMO - Rodriguez, Anginette; 25 4591; Dawn M. L. Palange. (JDB).
 DEYAB, NAGAH - Ellaisy, Fathi; 25 4452; Joseph A. Guillama. (JDB).
 HOFFERT, JOSEPH - Hoffert, Mary; 25 4504; Rebecca Ann Smith. (JMS).
 JOHNSON, DANIEL W - Johnson, Rosario; 25 4396; Robin J. Gray. (JMS).
 KENNEDY, TERRY - Kennedy, Jaimi; 25 4445; Sara R. Haines Clipp. (SEL).
 KIRCHGASSER, ROSS - Kirchgasser, Ajia; 25 4565; Lisa D. Gentile. (JMS).
 KRISOFF, JR, ROBERT STUART - Brevard, Kenneth Derrell; 25 4595; Bernard Mendelsohn. (SEL).
 LUTZ, ROBERT - Lutz, Amanda; 25 4558; Bernard Mendelsohn. (JDB).
 PENA-AGAMONTE, RICHARDSON - Aybar-Gonzalez, Daneiris; 25 4546; Douglas S. Wortman. (JEG).

PILLOT, ELIJAH ADRIAN - Perez, Luisana Esperanza Moreta; 25 4443; L. Perez, IPP. (JEG).

SEIVERLING, ADAM L - Seiverling, Trista; 25 4502; Robin J. Gray. (JDB).

Divorce - Custody Count Complaint

SEIVERLING, ADAM L - Seiverling, Trista; 25 4503; Robin J. Gray. (JDB).

License Suspension Appeal

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF TRANSPORTATION

- Ayala, Walfred Oswany Garrido; 25 4562;

William A. Weiss. (JMS).

Magisterial District Justice Appeal

RIVERA, MITZI - Berkshire Tower

Apartments; 25 4552; Berkshire Tower

Apartments, IPP. (JEG).

Miscellaneous - Other

SANTANDER BANK NATIONAL

ASSOCIATION, EQUIFAX

INFORMATION SERVICES LLC - Bonet,

Israel; 25 4567; Brittany N. Weston. (MSF).

Motion/Petition for/to

STEARNS, JARED - Weber, Hailey; 25 4561; Todd A. Mays.

Petition

FLEETWOOD AREA BASEBALL ASSOC INC, LBL LANDHOLDING LLC, OPUS 418 LP, FAMA, JOHN A, ANTON, GEORGE, ANTON, MARIA, SCHMECK, DAVID N, BENNICK, NANCY E, GUMMO, TODD R, THIBOU, CAITLIN ELIZABETH, ROMANO, PAUL AARON, GORDON, JR, JAMES K, SCHMECK, LOUISE H, BENNICK, ROBERT A, ADAMS, JESSICA L, FOLK, KIM L, WEAVER, SEAN ALAN, JONES, JACOB, YUMBATO, EDAR ARMAS, ARMAS, KATHRYN E, HESS, KELSEY MAE, GK LAND GROUP LP, MET ED, GORDON, JOAN M, ADAMS, SCOTT W - UGI Utilities Inc; 25 4636; UGI Utilities Inc, IPP. (JBN).

HENRY, VERONICA, BALDWIN, SHANE, THE EASY OFFER LLC - Szabad, Andrea Lynn; 25 4508; Angelica Matias. (JBN).

Petition for Protection from PFI/SVP

MENDOZA, ANGEL - De Leon, Keren J Mejia; 25 4623; K. De Leon, IPP. (JMS).

Real Property - Mortgage Foreclosure: Residential

BROWN, AMBER N, BROWN, DANIEL L - Lakeview Loan Servicing LLC; 25 4557; Mehmet Basoglu. (MSF).

BURNO, JOANNE, BURNO, AARON - Lakeview Loan Servicing LLC; 25 4617; Chrisovalante P. Fliakos. (MSF).

COLFER, CHRISTOPHER M, COLFER, KERRI E - Freedom Mortgage Corporation; 25 4554; Jared Greenberg. (MSF).

FLY, TARA, BRITTON, DAVID - Real Time Resolutions Inc; 25 4624; Joseph I. Foley. (MSF).

GONZALEZ, MARIA DELCARMEN SOTO, SANTIAGO, MANUEL MALAVE - Fulton Bank NA; 25 4537; Matthew G. Brushwood. (MSF).

JOSEPH, VENROY V - GRS Properties LLC; 25 4685; Jerome B. Blank. (MSF).

PITTMAN, CARMEN - Lakeview Loan Servicing LLC; 25 4556; Geraldine M. Linn. (MSF).

RESTO, HELEN, VILLA-PERERA, CARLOS M - US Bank Trust National Association, Ref 2 Acquisition Trust; 25 4519; Kenya Bates. (MSF).

UNKNOWN HEIRS SUCCESSORS

ASSIGNS ALL PERSONS FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, HELD, CORY W - Nationstar Mortgage LLC; 25 4563; Mehmet Basoglu. (MSF).

VERA, JOSEPH STEVEN - Movement Mortgage LLC; 25 4456; Kayleigh Zeron. (MSF).

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WISE, CAROL, WISE, GENE - US Bank Trust Company, National Association, As Trustee, As SII To, U S Bank Trust Company National Association, Not In Its Individual Capacity But Solely As, Indenture Trustee, For Thr Holders Of The Cim Trust 2021-r2, Mortgage-backed Notes Series 2021-r2; 25 4682; Andrew T. Kravitz. (MSF).

Real Property - Other

OJEA, AKIETO, OJEA, ANGEL - Highpoint Asset Management LLC; 25 4470; Bradley J. Leber. (MSF).

RAMOS, NICOLE AYALA - Moursy, Tarek, Moursy, Concetta, T&C Moursy; 25 4597; T. Moursy, IPP. (JBN).

Tort Motor Vehicle

GUZMAN, JEANETTE - Ruiz-Laboy, Daisy, Slockbower, Marion; 25 4628; Natan M. Schwartz. (MSF).

RUDY, TROY, SCHNEIDER, MELISSA - Davis, Jonathan E, Davis, Christina M; 25 4531; Adrian K. Cousens. (MSF).

SAM, PETER - Lancer Insurance Company, Fisher Leasing Inc; 25 4538; Paul N. Sandler. (MSF).

TALLARICO, GASPARE, TALLARICO'S LAWN AND LANDSCAPE MANAGEMENT LLC - Holloway, Deborah; 25 4602; James M. Smith. (MSF).

Tort Premise Liability

CALLOWHILL KIDZ CHILDCARE CENTER CORPORATION - Garcia, Jose Estrella, R, M E; 25 4590; Gabriel Z. Levin. (JEG).

HACKMAN, JUDITH - Gambler, Ryan; 25 4535; Drew P. Von Barga II. (JEG).

OLEY TOWNSHIP, DOE, JOHN - Kennedy, Anne C, Hug, Walter T; 25 4667; Arthur S. Novello. (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 **June 6, 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:

Second Publication

Case Number: 17-03068
Judgment Amount: \$194,417.31
Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story brick

dwelling house and lot or piece of ground situate along Normal Avenue, being No. 152 Normal Ave, Tax Parcel No. 55-5443-12-96-3320, in the Borough of Kutztown, County of Berks, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of Normal Avenue and Bieber Alley and extending thence along Bieber Alley southwardly 90 feet to an alley given by William Bieber for public use, thence along said alley eastwardly 24 feet to other property now or late of the said William Bieber, thence along the same northwardly and in and through the middle of the partition walls of the two adjoining brick dwelling houses 90 feet to a point in the curb line on Normal Avenue, thence along said Normal Avenue 24 feet to the place of Beginning.

CONTAINING a net acreage of 0.05.

BEING the same premises which Pamela Marie Angstadt, by deed, dated June 1, 2007, and recorded July 16, 2007, in the Office of Recorder of Deeds of Berks County, in Deed Book Volume 5179, Page 2037, as Instrument No. 2007043314, granted and conveyed to Pamela Marie Angstadt and Robert Angstadt.

TO BE SOLD AS PROPERTY OF:

Pamela Marie Angstadt aka Pamela Angstadt and Robert Angstadt aka Robert Angstadt Jr.

Case Number: 22-16320
Judgment Amount: \$412,523.12
Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN lot or tract of land situated on the west side of South Barbara Drive in the Township of Longswamp, County of Berks, and Commonwealth of Pennsylvania being Lot 10 on the subdivision plan of south Ridge Estates II, said plan recorded in the Berks County Recorder of Deeds in Plan Book 157, page 42, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of South Barbara Drive in line with the southerly property line of Lot 9, South Ridge Estates II; thence along the westerly right-of-way line of South Barbara Drive the following two courses and distance: (1) South 29° 35' 06" East 188.14 feet to a point, (2) curving to the left with a radius of 332.00 feet for a distance measured along the arc of the curve 31.38 feet to a point on the northerly property line of Lot 11, South Ridge Estates II; thence along the said northerly property line of Lot 11, South 55° 00' 00" West 669.13 feet to a point on the easterly property line of land N/F of Warren D. Bauer, D.B.V. 1526, page 87; thence along the said easterly property line of land N/F of Warren D. Bauer, North 43° 41' 05" West 229.58 feet to a point on the southerly line of land N/F of Michael E. Conrad, D.B.V. 1858, page 389; thence along the said southerly property line of land N/F of Michael E. Conrad, North 46° 47' 49" East 254 65 feet to a point on the southerly property line

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of Lot 9, South Ridge Estates II; thence along the said southerly line of Lot 9, North 60° 24' 54" East 473 10 feet to a point, the place of beginning CONTAINING 169,082.79 square feet or 3 88 acres

SUBJECT to easement, covenants and restriction which appear in the chain of title, and as shown on recorded plans of South Ridge Estates II as recorded in Misc. Book Volume 2030, page 2159 and as appear upon the ground from visual inspection of the premises.

BEING KNOWN AS BERKS COUNTY TAX PIN NO 5492-02-58-4448

Being the same which Dale C. Miller, by Deed dated 07/24/2006 and recorded 07/25/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4928, Page 2267, granted and conveyed unto Michael E. Seldow, in fee.

Tax Parcel: 59549202584448

Premises Being: 1106 S. Barbara Drive, Alburtis, PA 18011

To be sold as Property of: Michael E. Seldow

Case Number: 23-11582

Judgment Amount: \$ 216,220.19

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

Attorneys for Plaintiff

A Florida professional limited liability company

LEGAL DESCRIPTION

ALL THOSE CERTAIN SIX ADJOINING BUILDING LOTS OR PIECES OF GROUND, SITUATE ON THE EAST SIDE OF SOUTH EIGHTEENTH STREET SOUTH OF FAIRVIEW STREET, IN THE CITY OF READING COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF JOHN HASSON ESTATE,

ON THE SOUTH BY PROPERTY NOW OR LATE OF AARON KLINE.

ON THE EAST BY A 10 FEET WIDE ALLEY AND

ON THE WEST BY SAID EIGHTEENTH STREET

CONTAINING IN FRONT ALONG SAID EIGHTEENTH STREET IN WIDTH, ONE HUNDRED AND TWENTY FEET AND IN DEPTH OF EQUAL WIDTH ONE HUNDRED FIVE FEET TO SAID 10 FEET WIDE ALLEY, BEING BUILDING LOTS NOS, 574, 575, 576, 577, 578 AND 579 IN PLAN OF LOTS OF HAAK, BICKLEY AND BOYER AND BEING PART OF THE LOTS EMBRACED IN TRACT NO. 20 IN DEED OF SUSAN E. HOFFMAN AND HUSBAND DATED JULY 2, 1891 AND RECORDED IN DEED BOOK NO. 199 PAGE 573 BERKS COUNTY RECORDS.

BEING THE SAME PREMISES WHICH

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MARTHA MOSSNER BY DEED DARED APRIL 30, 2010 AND RECORDED MAY 6, 2010 IN BERKS COUNTY AS INSTRUMENT NO. 2010016900 CONVEYED UNTO JORGE A. GONZALEZ, JR., IN FEE.

BEING KNOWN AS: 645 S 18TH STREET READING, PA 19606

PROPERTY ID: 16531641560810

TITLE TO SAID PREMISES IS VESTED IN HOMESTEAD INNOVATIONS, LLC BY DEED FROM TAX CLAIM BUREAU OF BERKS COUNTY, PENNSYLVANIA DATED FEBRUARY 22, 2024 RECORDED FEBRUARY 29, 2024 INSTRUMENT NO. 2024005754

TO BE SOLD AS PROPERTY OF: HOMESTEAD INNOVATIONS, LLC

Case Number: 23-13256

Judgment Amount: \$398,722.14

Attorney: Brock and Scott, PLLC

ALL THAT CERTAIN one and one-half story stone and frame dwelling with attached two car garage, together with the lot or piece of ground on which the same is erected, known as No. 170 Hillcrest Road, in the Borough of Mohnton, Berks County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin at the Northwestern topographical building corner of the intersection of Hillcrest Road and Fairview Avenue; thence along the Northern topographical building line of Fairview Avenue, North 87 degrees 07 minutes 30 seconds West, a distance of 25 feet 3/4 inches to an iron pin; thence still along the Northern topographical building line of Fairview Avenue and extending into intersection of Fairview Avenue and Woodland Avenue, North 83 degrees 28 minutes 30 seconds West, a distance of 44 feet 6-1/2 inches to an iron pin; thence through the intersection of Fairview Avenue and Woodland Avenue and crossing the Northeastern topographical building line of Woodland Avenue, North 24 degrees 07 minutes 30 seconds West, a distance of 74 feet 03 inches to an iron pin; thence recrossing the Northeasterly topographical building line of Woodland Avenue and extending into Woodland Avenue, North 59 degrees 51 minutes West, a distance of 111.32 feet, more or less, to an iron pin, a corner of property now or late of L. Willard Fritz and Bernice E. Fritz, husband and wife; thence along the same, North 15 degrees 53 minutes 15 seconds East, a distance of 172.18 feet to an iron pin in line of property now or late of Woodrow N. Schonour and Carolyn L. Schonour, husband and wife; thence along the same, South 41 degrees 29 minutes 45 seconds East, a distance of 83.64 feet, more or less, to an iron pin; thence still along the same, South 76 degrees 31 minutes 15 seconds East, a distance of 145 feet 3-5/8 inches to an iron pin in the Westerly topographical building line of Hillcrest Road; thence along the same, South 13 degrees 28

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minutes 45 seconds West, a distance of 207 feet 8-3/4 inches to an iron pin, the place of beginning.

TAX ID/Parcel No: 65-4395-18-30-0477 and known as 170 Hillcrest Road, Mohnton, PA

BEING the same premises which Stephen Kaufman and Denise Kaufman, husband and wife, by Deed dated 07/16/2021 and recorded 07/29/2021, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2021037864, granted and conveyed unto Shawn Landes-Kelly.

Tax Parcel: 65439518300477

Premises Being: 170 Hillcrest Road, Mohnton, PA 19540

To be sold as Property of: Shawn Landes-Kelly

Docket #23-16728

Judgment Amount: \$139,359.49

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, parcels or pieces of land together with the improvements thereon erected, lying, situate and being in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more particularly described as lots numbered eighteen (18), nineteen (19), twenty (20), twenty-one (21) and twenty-two (22) of Section "F" of "Baumstown Annex", said lots having a combined frontage of one hundred (100) feet on the proposed road known as Chester Avenue and extending of the same width for one hundred (100) feet in depth.

Thereon erected a dwelling house known as:

329 Chester Avenue

Birdsboro, PA 19508

Tax Parcel # 43533520929087

Account: 43045000

See Deed Book INSTRUMENT NO.: 2016017047

Sold as the property of:

FRANKLIN WILKINSON

Case Number: 24-01069

Judgment Amount: \$8,761.80

Attorney: Mark E. Lovett, Esquire

ALL THAT CERTAIN dwelling shown as Unit 22 and being part of a building shown as Units 19-24 within the Oak Terrace Development Final Plan recorded in Deed Book Volume 154, page 18, in the Berks County Courthouse, being located on the southerly side of Iroquois Avenue (60' wide) West of Spohn Road situate in Spring Township, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at the northeast corner of the herein described Unit 22 a corner of Unit 21 of the aforesaid building and being in line of land of the "Townhouse Area" as shown on the above referenced Plan, said point of beginning being

the five (5) following courses and distances from the centerline intersection of the said Iroquois Avenue and Spohn Road:

1. North fifty four degrees five minutes forty three seconds West (N. 54° 05' 43" W.) along the centerline of Iroquois Avenue seven hundred seventy two feet (772.00') to a point,

2. Leaving the centerline of Iroquois Avenue and crossing the southerly right of way thereof South thirty five degrees fifty four minutes seventeen seconds West (S. 35° 54' 17" W.) seventy eight feet and nine hundredths of one foot (78.09') to a point, said point being the northeast corner of the aforesaid building,

3. Along Units 19, 20 and partly along Unit 21 of the aforesaid building South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) forty feet and thirty two hundredths of one foot (40.32') to a point, a corner of the said Unit 21,

4. Continuing along the said Unit 21 North fifty four degrees eighteen minutes seven seconds West (N. 54° 18' 07" W.) two feet (2.00') to a point,

5. Continuing along the said Unit 21 of the said building South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) nineteen feet and seventy one hundredths of one foot (19.71') to a point,

THENCE from the said point of beginning and along the said "Townhouse Area" the three (3) following courses and distances to wit:

1. South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) nineteen feet and seventy one hundredths of one foot (19.71') to a point,

2. South fifty four degrees eighteen minutes seven seconds East (S. 54° 18' 07" E.) two feet (2.00') to a point,

3. South thirty five degrees forty one minutes fifty three seconds West (S. 35° 41' 53" W.) zero feet and thirty two hundredths of one foot (0.32') to a point a corner of Unit 23 of the aforesaid building;

THENCE along the said Unit 23 North fifty four degrees eighteen minutes seven seconds (N. 54° 18' 07" W.) thirty nine feet and ninety eight hundredths of one foot (39.98') to a point a corner of the said Unit 23 in line of the aforesaid "Townhouse Area"; thence along the said "Townhouse Area" North thirty five degrees forty one minutes fifty three seconds East (N. 35° 41' 53" E.) twenty feet and three hundredths of one foot (20.03') to a point a corner of Unit 21 of the aforesaid building; thence along the said Unit 21 South fifty four degrees eighteen minutes seven seconds East (S. 54° 18' 07" E.) thirty seven feet and ninety eight hundredths of one foot (37.98') to the first mentioned point and place of beginning.

CONTAINING an area of seven hundred sixty two square feet (762 square feet) being the same, more or less.

PIN 80438618403918C22

5/22/2025

BEING THE SAME PREMISES which Sharon L. Endy Lamprella, formerly Sharon L. Endy, by Deed dated December 15, 2020 and recorded February 10, 2021 in the Recorder of Deeds Office in and for the County of Berks, Pennsylvania, at Instrument No. 2021005879, granted and conveyed unto Ramon Rosa, his heirs and assigns.

Property Address: 2906 Marvin Drive, Sinking Spring, PA 19608

TO BE SOLD AS PROPERTY OF: Ramon Rosa

Prothonotary # 24-13250

Judgment: \$184,726.10

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #: 70540203132088

ALL THAT CERTAIN LOT KNOWN AS LOT NUMBER TWO OF THE STRAUSSER SUBDIVISION AS RECORDED IN PLAN BOOK VOLUME 96, PAGE 9, BERKS COUNTY RECORDS, SITUATE TO THE EASTERLY SIDE OF BROWN ROAD (T-715) IN THE TOWNSHIP OF PERRY, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTERLINE OF BROWN ROAD, SAID POINT BEING A CORNER COMMON TO LOT NUMBER ONE AND THE HEREIN DESCRIBED LOT NUMBER TWO AND BEING ON LINE OF LANDS OF NOW OR LATE LEROY A. LUCKENBILL; THENCE IN A SOUTHEASTWARDLY DIRECTION, ALONG LOT NUMBER ONE, BY A LINE HAVING A BEARING OF SOUTH 33 DEGREES, 56 MINUTES, 56 SECONDS EAST, THE DISTANCE OF 460.60 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG RESIDUE LANDS OF WARREN T. STRAUSSER AND SHIRLEY M. STRAUSSER, HIS WIFE, BY A LINE HAVING A BEARING OF SOUTH 56 DEGREES 01 MINUTE, 46 SECONDS WEST, THE DISTANCE OF 200.00 FEET TO A POINT; THENCE IN A NORTHWESTWARDLY DIRECTION ALONG LOT NUMBER THREE, BY A LINE HAVING A BEARING OF NORTH 33 DEGREES 56 MINUTES, 56 SECONDS WEST, THE DISTANCE OF 460.00 FEET TO A POINT ON THE CENTERLINE OF BROWN ROAD; THENCE IN A NORTHEASTWARDLY DIRECTION ALONG LANDS OF NOW OR LATE LEROY A. LUCKENBILL AND ALONG THE CENTERLINE OF BROWN ROAD, BY A LINE HAVING A BEARING OF NORTH 56 DEGREES 01 MINUTES 46 SECONDS EAST, THE DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING.

Being known as: 48 BROWN ROAD, SHOEMAKERSVILLE, PENNSYLVANIA 19555.

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Title to said premises is vested in Erik J. Hix and Tara A. Hudak by deed from Robert J. Danser and Carol L. Danser, Husband and Wife dated May 21, 2015 and recorded June 2, 2015 in Instrument Number 2015018104.

TO BE SOLD AS THE PROPERTY OF ERIK J. HIX AND TARA A. HUDAK

Case Number: 24-13640

Judgment Amount: \$96,487.77

Attorney: Robert P. Wendt, Esquire

ALL THAT CERTAIN lot or piece of land together with a two story brick dwelling house with mansard roof thereon erected, situate on South Franklin Street, in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the building line of South Franklin Street and running thence by property now or late of Thomas Will and known as 32 South Franklin Street, partly through the middle of the partition wall of this and the adjoining brick dwelling home, South 43 1/4 degrees East, 108 feet to a corner at a four foot wide alley; thence South 46 3/4 degrees West, 14 feet 1 inch to a corner of premises now or late of Philip Neere, and known as 36 South Franklin Street and running thence along the same, North 43 1/4 degrees West 108 feet to a point on the building line of said South Franklin Street; thence along the same, North 46 3/4 degrees East 14 feet, 1 inch to a place of BEGINNING.

The improvements thereon being known as 34 South Franklin Street, Boyertown, Pennsylvania - 19512.

BEING the same premises which Joel Pilgert, by deed dated July 19, 2016, and recorded on July 20, 2016 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Instrument #2016025111, granted and conveyed unto Richard M. Kucharek and Christine Kucharek, husband and wife.

The improvements thereon erected being known and numbered as 34 South Franklin Street, Boyertown, PA 19512

UPI Number: 33538720906105

Obj Number: 33048000

Map PIN: 538720906105

TO BE SOLD AS PROPERTY OF: Richard M. Kucharek and Christine Kucharek

Case Number: 24-15424

Judgment Amount: \$94,049.23

Attorney: Brock and Scott, PLLC

BEING PARCEL NUMBER 90-4366-11-76-1886

ALL THAT CERTAIN two-story brick dwelling house and lot of ground whereon the same is located and erected, situate in the Borough of Wernersville, Berks County,

5/22/2025

Pennsylvania, on the South side of Penn Avenue, opposite in a southwesterly direction from Church Street, bounded on the North by Penn Avenue, on the East by property of Matthews, on the South by a proposed alley, partly opened, and on the West by lot of William Y. Gerhart.

CONTAINING in width East and West 23 feet and in depth North and South 159 feet, more or less.

BEING the same premises which Betty J. Burkholder, Executrix of the Estate of Ethel M. Wartluft, and Helen W. Speicher by Deed bearing date November 20, 2002 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of PA in Record Book 3669 page 929 granted and conveyed unto Phyllis A. Goerner, in fee.

And the said Phyllis A. Goerner is now known as Phyllis A. Zimmerman.

Being the same premises which Phyllis A. Zimmerman, f/k/a Phyllis A. Goerner, by Deed dated 02/13/2019 and recorded 02/14/2019, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2019004685, granted and conveyed unto Thomas M. Goerner Jr., in fee.

Tax Parcel: 90436611761886 aka 90-4366-11-76-1886

Premises Being: 268 EAST PENN AVENUE, Wernersville, PA 19565

To be sold as Property of: Thomas M. Goerner, Jr

Docket #24-15978

Judgment Amount: \$265,959.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PROPERTY 1:

ALL THAT CERTAIN vacant lot or piece of ground being Nos. 841 and 843 North Eighth Street, and two thereof, fronting on Little Cedar Street, being Nos. 838 and 840 Little Cedar 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 now or late of A. Schaeffer;

On the East by said Little Cedar Street;

On the South by property now or late of E. Jefferies; and

On the West by said North Eighth Street;

CONTAINING in front on said North Eighth Street twenty (20) feet, and in depth of equal width one hundred twenty (120) feet; more or less, to said Little Cedar Street.

PROPERTY 2:

ALL THAT CERTAIN lot or piece of ground with the two story mansard roof double brick dwelling house with store room being Nos. 845 and 847 North Eighth Street (formerly numbered 843) and the two story frame house

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in the rear, being No. 842 Little Cedar Street, situate on the east side of North Eighth Street, between Douglass and Windsor Streets, in the City of Reading County of Berks and State of Pennsylvania, bounded and described as follows:

On the North by property now or late of P. Martin Heitler,

On the East by Little Cedar Street,

On the South by property now or late of John P. Christman, and

On the West by said North Eighth Street.

CONTAINING in front on said North Eighth Street 24 feet and in depth east and west 110 feet, more or less.

Thereon erected a dwelling house known as: 841 North 8Th Street And 845 North 8Th Street

Reading, PA 19604

Tax Parcel #12530760947921 and 12530760947933

Account: 12108525 and 12108600

See Deed Instrument #: 2021056612

Sold as the property of: OVERLORD REAL ESTATE HOLDINGS LLC and SAMUEL

DELACRUZ, individually in their capacity as guarantor

No. 24-16989

Judgment: \$169,410.27

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house with single roof and the lot or piece of ground upon which the same is erected, situate on the South side of Tuckerton Avenue in the Township of Muhlenberg (Borough of Temple), County of Berks and State of Pennsylvania, being further known as the whole of Lot No. 12 and the Western half of Lot No. 13 in Plan of Lots laid out for Joel Leshner, July 1906, by M. M. Dreibelbis, C. E. and recorded in the Recorder's Office of Berks County at Reading, Pennsylvania in Plan Book Volume 3, Page 35, bounded and described as follows, to wit:

On the North by said Tuckerton Avenue;

On the East by property now or late of Walter M. Woods and wife, being the Eastern half of Lot No. 13;

On the South by Long Alley; and

On the West by Lot No. 11;

CONTAINING in front or width on said Tuckerton Avenue, thirty feet (30') and in depth of equal width, one hundred fifty-three feet (153') to said Long Alley;

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 624 TUCKERTON AVENUE, TEMPLE, PA 19560

5/22/2025

Mapped PIN: 5309-12-76-8968

Parcel ID #: 66530912768968

BEING THE SAME PREMISES WHICH Ronald A. Estock, by his agent, Kelli Heck, by Deed dated December 17, 2021 and recorded December 20, 2021 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, Instrument No. 2021-062756, granted and conveyed unto Rachel Vasquez Mesa.

TO BE SOLD AS THE PROPERTY OF RACHEL VASQUEZ MESA

Case Number: 24-18463

Judgment Amount: \$110,276.81

Attorney: Brock and Scott, PLLC

PURPART NO 1

ALL THAT CERTAIN lot or piece of ground and the one story cement block dwelling erected thereon, situate in the Development of "Rosedale", Township of Muhlenberg, now the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, being designated on said Plan recorded at Reading, in Plan Book 2, page 13, as Lot No 275, bounded and described as follows, to wit

On the South by Queen Street;

On the West by Montrose Avenue;

On the North by land not designated by lot number, and

On the East by Lot No 276.

CONTAINING thirty two feet (32') five and three quarters inches (5-3/4") in width along Queen Street, be one hundred fifty one feet (151') eight and three quarters inches (8-3/4") in depth along Montrose Avenue

PURPART NO 2

ALL THAT CERTAIN lot or piece of ground situate in the Development of "Rosedale", Township of Muhlenberg, now the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania (as shown by Map or Plan of Rosedale) recorded in the Recorder's Office of Berks County aforesaid in Plan Book 2, page 13) and being further known as Lot No 276 in the said plan of lots laid out by Edward A Lartner and known as "Rosedale" said lot being bounded as follows

THE TWO WITHIN DESCRIBED PURPARTS ARE CONTIGUOUS TO ONE ANOTHER

On the North by property now or late of Henry L Clouser,

On the East by Lot No 277 on said plan;

On the South by Queen Street, and

On the West by Lot No 275 on said plan

HAVING a frontage of twenty feet on said Queen Street and a depth of one hundred and fifty feet.

BEING TAX PARCEL NUMBER 5318-05-19-8389

Being the same premises which Neversink Enterprise Inc., by Deed dated 01/14/2005

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and recorded 03/29/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4552, Page 1098, granted and conveyed unto Kendra A. Rotondo, in fee.

Tax Parcel: 57531805198389 aka 5318-05-19-8389

Premises Being: 1501 QUEEN ST, Reading, PA 19605

To be sold as Property of: Kendra A. Rotondo A/K/A Kendra Rotondo

Docket No. 24-18751

Judgment: \$157,764.77

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 two story and attic frame dwelling house erected thereon, situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by a crosscut in concrete State Highway known as Friedensburg Road, said crosscut being a distance of 5 feet 9 1/2 inches Northwesterly from the center line of same, and also being the Northeast corner of property now or late of Arthur Wilkins and Fern E. Wilkins, his wife; thence in and along the aforesaid concrete State Highway known as Friedensburg Road the two (2) following courses and distances, viz: (1) North 42 degrees 30 minutes East a distance of 53 feet to a corner marked by a crosscut in the concrete 1 foot 9 1/2 inches Northwesterly from the center line of same; (2) North 38 degrees 00 minutes East a distance of 45 feet 1 1/4 inches to a corner marked by an old iron pin in the center line of same, said corner being the Northwest corner of property now or late of Melvin H. Ehst and Ruth E. Ehst, his wife; thence leaving the aforesaid concrete State Highway known as Friedensburg Road and along property of the same, passing a distance of 2 feet 6 1/4 inches from the rear corner of the herein described dwelling house, South 37 degrees 45 minutes East, a distance of 70 feet 3 inches to a corner marked by an iron pin; thence along other lands of Alexander Misianszek South 36 degrees 17 minutes West a distance of 86 feet 6 inches to a corner marked by an iron pin in the Easterly line of lands now or late of Arthur Wilkins; thence along same North 47 degrees 30 minutes West a distance of 75 feet 2 1/2 inches to the point, the place of BEGINNING.

Being the same property conveyed to Jake F. Barrett and Brooke Yocum who acquired title, with rights of survivorship, by virtue of a deed from Renato Nikolla, dated September 9, 2022,

5/22/2025

recorded September 9, 2022, as Instrument Number 2022036254, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1351 FRIEDENSBURG ROAD, READING, PA 19606.

Parcel No.: 23532714342720

Account: 23017600

See Instrument Number 2022036254, Office of the Recorder of Deeds, Berks County, Pennsylvania

TO BE SOLD AS THE PROPERTY OF JAKE F. BARRETT AND BROOKE YOCUM

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, July 3, 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 TO QUIET TITLE

First and Final Publication

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
THE 23rd JUDICIAL DISTRICT
OF THIS COMMONWEALTH
No. 2025-3014

COASTLINE CAPITAL LLC, Plaintiff
vs.
DONALD W. CARPENTER (DECEASED),
BY AND THROUGH HIS PERSONAL
REPRESENTATIVE, AND ANY UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING ANY RIGHT, TITLE,
OR INTEREST UNDER DONALD W.
CARPENTER (DECEASED), Defendants

NOTICE

TO: DONALD W. CARPENTER
(DECEASED), BY AND THROUGH HIS
PERSONAL
REPRESENTATIVE, AND ANY
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING ANY
RIGHT, TITLE, OR INTEREST UNDER
DONALD W. CARPENTER (DECEASED)

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YOU HAVE BEEN SUED IN COURT. You are hereby notified that on March 21, 2025, Plaintiff, Coastline Capital, LLC filed a Quiet Title action against you for the property located at 58 Wilson Street, West Lawn, PA 19609, Parcel ID 80-4386-12-77-7211. The Complaint was reinstated on May 8, 2025, in the Court of Common Pleas, Berks County, PA, docketed to NO. 25-3014.

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, 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, Pennsylvania 19601
Telephone (610)375-4591
www.BerksBar.org

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by IZZO FAMILY HOLDINGS INC, a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, IZZO FAMILY HOLDINGS INC is hereby providing notice of its dissolution and requests that all claims against the

5/22/2025

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corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, Pennsylvania 19610, Attn: Troy B. Rider, Esq. Re: IZZO FAMILY HOLDINGS INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, IZZO FAMILY HOLDINGS INC may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys

AUDIT LIST

First Publication

AUDIT NOTICE - ORPHANS' COURT

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**June 3, 2025**) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on **June 4, 2025**, and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ARENZT, DAVID L. - William Arentz, Admr., Eric C. Diggan, Esq.

MCGOLDRICK, MARILYN F. - Brian F. Boland, Admr., Brian F. Boland, Esq.

OGH SPECIAL NEEDS TRUST - PNC Bank, National Association, Trustee, Jane K. Anastasia, Esq.

SHOLLENBERGER, ANN M. - Steven C. Shollenberger, Exr., Russell E. Farbiarz, Esq.

STICHTER, ELLEN F. - Scott E. Stichter and Colleen F. Houtz, Exrs., James E. Sher, Esq.

Last day for filing Accounts for July 2025 is June 2, 2025.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 25-4376

NOTICE IS HEREBY GIVEN that the Petition of Diane Judith Pool was filed in the above named Court, praying for a Decree to change her name to D. JUDITH POOL.

The Court has fixed June 20, 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.

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW

NOTICE IS HEREBY GIVEN that the Petition of Savannah A. Phillips was filed in the above named Court, praying for a Decree to change their name to SAVANNAH A. ERB.

The Court has fixed June 20, 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.

Rebecca A. Smith, Esq.
BENTLEY, KOPECKI, SMITH, P.C.
1118 Penn Avenue
Wyomissing, PA 19610

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 24-16214

Lakeview Loan Servicing, LLC, Plaintiff
vs.

Christine Eileen Loos
a/k/a Christine Eileen Glackin;
Kenneth Lee Meyers

Unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title, or interest, from or under Roy M. Glackin, Sr. Defendant

5/22/2025

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NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without 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, 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 AS A REDUCED FEE OR NO FEE.

**Lawyer's Referral Service of the
Berks County Bar Association
544 Court Street
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www.BerksBar.org**

Albertelli Law
Mehmet Basoglu, Esquire
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054
(856) 724-1888

STOCK ALFIERI

By: Edwin L. Stock, Esquire
Attorney I.D. No. 43787
50 N. 5th Street, 4th Floor, Ste. #4
Reading, PA 19601
Phone: 610-372-5588
Fax: 484-930-0729
estock@estocklaw.com
Attorneys for Plaintiff

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
MUNICIPAL LIEN CLAIM
NO. 18-13661

READING AREA WATER AUTHORITY,
Plaintiff
vs.

INGENIOUS CONSULTING SVCS LLC,
Defendant

TO: Ingenious Consulting Svcs LLC
228 Moss Street
Reading, PA 19601

IMPORTANT NOTICE

A Writ of Scire Facias was filed with the Court on March 17, 2025 with regard to the unpaid water, sewer, recycling and curbside collection bills, charges, rentals, usage and filing costs as more fully set forth in the Municipal Lien filed with the Court on July 18, 2018 in the amount of \$14,921.45, filed against your property set forth above, which is still due and owing. If you fail to respond to the Writ of Scire Facias within fifteen (15) days, you may lose your home and/or personal property. You must take action within fifteen (15) days from the last publication date by filing an Affidavit of Defense with the Court setting forth your defenses or objections to the claim or claims set forth against you. You are warned that, if you fail to do so, the matter may proceed without you, and a judgment, to include loss of your home and/or personal property, may be entered against you by the Court without further notice.

If you do not have a lawyer or cannot afford one, you may contact, either in person or by telephone, the following office to find out where you can get legal help.

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

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

BAILEY, BRIAN RICHARD, dec'd.

Late of Amity Township.
Executor: JEREMY M. BAILEY,
3 Juniper Dr.,
Douglassville, PA 19518.

ATTORNEY: CAROLYN M. MARCHESANI, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 East High St.,
Pottstown, PA 19464

5/22/2025

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BIXLER, JULIE, dec'd.

Late of 20 Pine Ave.,
Exeter Township.
Executrix: LAURA E. KRAUSE,
20 Pine Ave.,
Birdsboro, PA 19508.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

COLLER, CLARE R., dec'd.

Late of 374 Fisher Dam Rd.,
Borough of Hamburg.
Administratrix: KONNIE E. GRAEF,
210 Bordic Rd.,
Reading, PA 19606.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

**CROPP, GERALD A. also known as
CROPP, GERALD ALBERT, dec'd.**

Late of Amity Township.
Executor: GERALD ANDREW CROPP.
c/o ATTORNEY: KAREN H. COOK, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

DEAN, THOMAS A., dec'd.

Late of Borough of Birdsboro.
Executrix: LORI J. BERK.
c/o ATTORNEY: TIMOTHY B. BITLER, ESQ.,
BITLER LAW, P.C.,
3115 Main Street,
Birdsboro, PA 19508

FLECKENSTEIN, PATRICIA M., dec'd.

Late of Borough of Wernersville.
Executors: THOMAS J. FLECKENSTEIN,
309 Mountain Blvd.,
Wernersville, PA 19565 and
DAVID B. FLECKENSTEIN,
128 Jessica Circle,
Schwenksville, PA 19473.
ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GEIST, STEVEN ROBERT, dec'd.

Late of Richmond Township.
Administratrix: MANETTE L. BOYER.
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

GERACIMOS, HAZEL H., dec'd.

Late of 2000 Cambridge Ave., Apt 336,
Borough of Wyomissing.
Executrix: JILL G. BOLLINGER,
462 Arlington Dr., SE,
Bolivia, NC 28422.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

GLASER, ROSEMARY, dec'd.

Late of 1802 Tulpehocken Rd., Apt. 268A,
Borough of Wyomissing.
Executrix: CYNTHIA A. KUHN,
211 John Glenn Ave.,
Reading, PA 19607.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

LEISTER, BERTHA A., dec'd.

Late of Borough of Boyertown.
Administrators: PAUL L. LEISTER, JR.,
27 Earl Rd.,
Boyertown, PA 19512 and
BARBARA A TROXEL,
31 Harman Rd.,
Reading, PA 19606.
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 101,
Reading, PA 19606

LENCZDEN, JOHN MICHAEL, dec'd.

Late of 1415 Kenhorst Blvd.,
Borough of Kenhorst.
Executor: JOSEPH T. LENCZDEN.
c/o ATTORNEY: WILLIAM R. BLUMER, ESQ.,
KOZLOFF STOUT,
2640 Westview Drive,
Wyomissing, PA 19610

LUCAS, DAVID ALLEN, dec'd.

Late of 44 Meadow Glen Lane,
Cumru Township.
Administratrix: JILLIAN C. LUCAS,
4 Meadow Glen Lane,
Reading, PA 19607.
ATTORNEY: ROSE KENNEDY, ESQ.,
1212 Liggett Avenue,
Reading, PA 19611

LUSK, JAROD D., dec'd.

Late of 334 Windsor St.,
Borough of Wyomissing.
Executrix: MARGARET LUSK,
518 Wagonwheel Rd.,
Lititz, PA 17543.

MILLER, JOAN C., dec'd.

Late of 501 Hoch Rd.,
Maidencreek Township.
Executors: KEITH C. MILLER,
302 Jefferson Court,
Trappe, PA 19426 and
SCOTT A. MILLER,
6312 Downfield Wood Dr.,
Charlotte, NC 28269.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
2755 Century Boulevard,
Wyomissing, PA 19610

POTTEIGER, MARK S., dec'd.

Late of Muhlenberg Township.
Executrix: JENNIFER R. MAULICK.
c/o ATTORNEY: NICOLE PLANK, ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

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SATORIS, LAURIE also known as**SATORIS, LAURIE E., dec'd.**

Late of Spring Township.
Administrators, C.T.A.: WILLIAM G.
KOCH, SR, CPA.
c/o ATTORNEY: STEPHEN G. WELZ,
ESQ.,
LAW OFFICES OF STEPHEN G. WELZ,
P.C.,
999 Berkshire Boulevard, Suite 290,
Wyomissing, PA 19610

SCHAEFER, RUTH, dec'd.

Late of Borough of Wernersville.
Executors: PETER SCHAEFER,
821 Texter Mountain Rd.,
Robesonia, PA 19551 and
SUSAN STULL,
122 Spyglass Lane,
Pendleton, SC 29670.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
BARLEY SNYDER,
2755 Century Boulevard,
Wyomissing, PA 19610

SHAFFER, LEONA G., dec'd.

Late of Lutheran Home At Topton,
1 S. Home Ave.,
Borough of Topton.
Executor: RAY KLINEFELTER,
104 McKee Circle,
Belleville, PA 16823.
ATTORNEY: KATHY S. GEES-LARUE,
ESQ.,
1158 Stinson Drive,
Reading, PA 19605

STRICKER, SHIRLEY K., dec'd.

Late of Muhlenberg Township.
Executor: JEFFREY W. STRICKER.
c/o ATTORNEY: KAREN H. COOK, ESQ.,
MASANO BRADLEY, LLP,
875 Berkshire Blvd., Suite 100,
Wyomissing, PA 19610

WHITE, ANNETTA SHIRLEY also known as**WHITE, ANNETTA S., dec'd.**

Late of 222 Linden St.,
City of Reading.
Executrix: CYNTHIA ANN BOHN,
105 W. 33rd St.,
Reading, PA 19606.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

ZEPP, JR., CHARLES E., dec'd.

Late of Berks County.
Executor: DAVID J. ZEPP.
c/o ATTORNEY: CHRISTOPHER H.
MEINZER, ESQ.,
MLO Associates,
516 Main Street,
Pennsburg, PA 18073

ZIMMERMAN, NANCY L., dec'd.

Late of 5485 Perkiomen Ave.
Executrix: KIRSTIE TAYLOR-
ANDERSON,
2006 Redwood Ave.,
Wyomissing, PA 19610.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ & BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

**ZITTLE, ROBIN also known as
ZITTLE, ROBIN L., dec'd.**

Late of 104 Country Lane,
Caernarvon Township.
Executrix: ANDREA M. MARKVA,
308 Church Rd.,
Mohnton, PA 19540.
ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN & LUTZ, PC.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

ZONCA, BLANCHE E., dec'd.

Late of Muhlenberg Township.
Executor: CHRIS ZONCA,
20 Littlewood Dr.,
Piedmont, CA 94611.
ATTORNEY: LEAH B. ROTENBERG, ESQ.,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

Second Publication**COLAVITO, ROCCO D., dec'd.**

Late of 656 Scenic Dr.,
Bernville Township.
Executor: STEVEN J. COLAVITO,
258 Longleaf Dr.,
Blandon, PA 19510.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

**ESSICK, BERNIDINE ELLEN also known as
ESSICK, BERNIDINE E., dec'd.**

Late of 81 Peach Tree Lane,
Borough of Sinking Spring.
Executrix: DONNA M. HODGES,
81 Peach Tree Lane,
Sinking Spring, PA 19608.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607-2633

FISHER, SALLIE K., dec'd.

Late of Borough of Leesport.
Executrix: TRACEY L. WENTZEL.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

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FRAIN, JAMES A., dec'd.

Late of Hereford Township.
 Executor: J. MATTHEW FRAIN,
 2407 Fairview Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY C. KARVER, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512-1154

**GRAY, DONNA J. also known as
GRAY, DONNA JEAN, dec'd.**

Late of Amity Township.
 Executor: SCOTT W. GRAY.
 c/o ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

KROH, HENRY EYSTER, dec'd.

Late of Borough of Topton.
 Executrix: SUSAN M. MCDERMOTT,
 c/o ATTORNEY: COLEEN C. KRYST, ESQ.,
 SALVO ROGERS ELINSKI & SCULLIN,
 301 E. Germantown Pike, 1st Fl.,
 East Norriton, PA 19401.

LYKINS, RONALD A., dec'd.

Late of 216 W. Broad St.
 Executor: SCOTT HUBER,
 311 South Miller St.,
 Reading, PA 19607.
 ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

MARKER, RUSSELL C., dec'd.

Late of 1 Reading Dr.,
 Borough of Wernersville.
 Executor: ANDREW R. MARKER.
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

MASTER, ARDELLE M., dec'd.

Late of Borough of Alburtis.
 Executrix: KIMBERLY A. SEIDEL.
 c/o ATTORNEY: REBECCA M. YOUNG,
 ESQ. and
 LIA K. SNYDER, ESQ.,
 YOUNG & YOUNG,
 119 E. Main Street,
 Macungie, PA 18062

MESSINGER, HENRY F., dec'd.

Late of Borough of Shoemakersville.
 Executors: MARY JANE JONES,
 948 Ridgewood Rd.,
 York, PA 17406 and
 GARY E. MESSINGER,
 521 E. Mifflin St.,
 Orwigsburg, PA 19961.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

MOYER, DOROTHY A., dec'd.

Late of 472 Pennsylvania Ave.,
 City of Reading.
 Executrix: BONNIE SADOWSKAS.
 ATTORNEY: SCOTT G. HOH, ESQ.,
 RESOLUTION LAW GROUP, LLC,
 606 North 5th Street,
 Reading, PA 19601

**MOYER, RONALD E. also known as
MOYER, RONALD ELMER, dec'd.**

Late of 2010 Girard Ave.,
 Spring Township.
 Executrix: SANDRA F. NUSS,
 604 Christopher Dr.,
 Wyomissing, PA 19610.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

QUILLAN, JOHN HENRY, dec'd.

Late of 701 E. Locust St., Apt. 225,
 Borough of Fleetwood.
 Administratrix: SARA QUILLAN,
 539 Newbury Ct.,
 Sellersville, PA 18960.
 ATTORNEY: PETER J. DOLAN, ESQ.,
 2500 E. High Street, Bldg. 700,
 Pottstown, PA 19464

REILLY, ANDREA K., dec'd.

Late of Tilden Township.
 Executor: MARK A. REILLY,
 5 Woodland Court,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

REITER, NANCY A., dec'd.

Late of 2942 Oley Turnpike Rd.
 Executrix: NANCY A. WITHERS,
 15 Hain Ave.,
 Wernersville, PA 19565.
 ATTORNEY: LAUREN BUTTERWORTH, ESQ.,
 LAUREN P. BUTTERWORTH, ESQUIRE,
 PLLC,
 P.O. Box 113,
 Adamstown, PA 19501

RUTH, DAWN D., dec'd.

Late of Borough of Mohnton.
 Executrix: BETH SCHOLL,
 603 Penn Sylvan Dr.,
 Mohnton, PA 19540.
 ATTORNEY: BRIAN R. OTT, ESQ.,
 BARLEY SNYDER LLP,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SCHOENLY, HAROLD Y., dec'd.

Late of Colebrookdale Township.
 Executrices: KAREN L. HOFFMAN and
 KELLY J. FRAIN.
 c/o ATTORNEY: NICOLE C. MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

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**SHAH, PRAVIN L. also known as
SHAH, DR. PRAVIN L. and
SHAH, PRAVIN CHANDRA L., dec'd.**

Late of Borough of Sinking Spring.
Executrix: SANGITA D. SHAH,
520 Augusta Dr. West,
Sinking Spring, PA 19608.
c/o ATTORNEY: MATTHEW R.
KESSLER, ESQ.,
KESSLER LAW OFFICES, LLC,
8 Church Lane,
Douglassville, PA 19518

SKEETE, LEVERA, dec'd.

Late of 1010 Christina Dr.,
Bern Township.
Executor: HANIFF L. SKEETE.
c/o ATTORNEY: WILLIAM R. BLUMER, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

**TREXLER, ALVERTA E. also known as
TREXLER, ALVERTA EMILY, dec'd.**

Late of 1517 Hill Rd., 2D,
City of Reading.
Executor: JOHN F. TREXLER,
3028 Pricetown Rd.,
Temple, PA 19560.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

WITMAN, CURTIS L., dec'd.

Late of Colebrookdale Township.
Executrix: WENDY STAPLETON,
10229 Tims Lake Blvd.,
Grass Lake, Michigan 49240-8502.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512-1154

YOCUM, JAMES H., dec'd.

Late of Borough of Wyomissing.
Executor: FRÉDERICK R. MOGEL, ESQ.,
520 Walnut St.,
Reading, PA 19601.
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

Third and Final Publication

ALLENDE-BARRON, DANIELA, dec'd.

Late of 1220 Amity St.,
Administratrix: FABIOLA ALLENDE-
BARRON,
1007 Perry St.,
Reading, PA 19604.
ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**ANGSTADT, JOYCE M. also known as
ANGSTADT, JOYCE MADGE, dec'd.**

Late of 120 Trexler Ave.,
Borough of Kutztown.
Executor: PERRY D. ANGSTADT,
53 Lark Lane,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

**BARNETT, BONITA MAY also known as
BARNETT, BONITA M., dec'd.**

Late of Borough of Shillington.
Executor: MARK A. BARNETT.
c/o ATTORNEY: VICTORIA GALLEN
SCHUTT, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BARONE, JOHN A., dec'd.

Late of Tulpehocken Township.
Executrix: JULIE A. RUMBOLD,
162 Deck Rd.,
Womelsdorf, PA 19567.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
536 Court Street,
Reading, PA 19601

BUSH, STANLEY WILLIAM, dec'd.

Late of Reading.
Executrices: AMANDA NEISS and
JENNIFER DARENEAU.
c/o ATTORNEY: JAY W. WALDMAN,
ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

CHAVEZ, DAMON ARIEL, dec'd.

Late of Spring Township.
Administratrix: LINDA CHAVEZ.
c/o ATTORNEY: SUSAN N. DENARO,
ESQ.,
PLANK - FRANKOWSKI,
4 Park Plaza, Suite 205,
Wyomissing, PA 19610

CHIRIELEISON, MARY JO, dec'd.

Late of Bern Township.
Administrator: SUZANNE L. FISHER,
2827 Leiszs Bridge Rd.,
Reading, PA 19605.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Ste. 1,
Boyertown, PA 19512

**CIFREDO, XAVIER A. also known as
CIFREDO, XANIER ANTHONY, dec'd.**

Late of Exeter Township.
Administrator: ANGELA L. SEKEL,
1043 Alexander Dr.,
Temple, PA 19560.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue, Suite 1,
Wyomissing, PA 19610

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DULL, DAVID A., dec'd.

Late of 57 Wentzel Rd., Mohnton.
 Administratrix: DENISE DULL,
 570 Wentzel Rd.,
 Mohnton, PA 19540.
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

**DUSOLD, LENORE also known as
DUSOLD, ALMA LENORE and
DUSOLD, A. LENORE, dec'd.**

Late of 2000 Cambridge Ave., #706,
 Borough of Wyomissing.
 Executrix: CANDACE L. WALTER.
 c/o ATTORNEY: BRIAN F. BOLAND, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

EDELMAN, JUDY LYNN, dec'd.

Late of Colebrookdale Township.
 Administratrix: DAWN MARIE MILLER,
 319 Homets Ferry Rd.,
 Wyalusing, PA 18853-7874.
 ATTORNEY: JEFFREY R. BOYD, ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

GLASE, ALFRED L., dec'd.

Late of Cumru Township.
 Executrix: DEBORAH A. MACIEJEWSKI,
 80 Hill Rd.,
 Bernville, PA 19506.
 ATTORNEY: THOMAS L. KLONIS, ESQ.,
 536 Court Street,
 Reading, PA 19601

**GULDIN, LINDA M. also known as
GULDIN, LINDA MARIE, dec'd.**

Late of 450 Philadelphia Ave.,
 Administrator: STEVEN L. GULDIN,
 14505 NE 20th Ave., Apt. 8,
 Vancouver, WA 98686.
 ATTORNEY: REBECCA BATDORF STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

**JOHNSON, CRAIG H. also known as
JOHNSON, MD, CRAIG H., dec'd.**

Late of 23 Harry Ave.,
 Cumru Township.
 Executors: SUSAN L. JOHNSON,
 23 Harry Ave.,
 Reading, PA 19607 and
 CHRISTOPHER C. JOHNSON,
 2462 Carriage Dr.,
 Lancaster, PA 17601.
 ATTORNEY: REBECCA BATDORF STONE, ESQ.,
 REBECCA BATDORF STONE, ESQ., P.C.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

LUDWIG, MADELINE S., dec'd.

Late of City of Reading.
 Executors: ELIZABETH A. GONZALEZ and
 SCOTT A. DININO,
 614 N. 3rd St.,
 Reading, PA 19601.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue, Suite 1,
 Wyomissing, PA 19610

PARAISON, ZETTA, dec'd.

Late of 230 N. Main St.,
 Borough of Bernville.
 Administratrix: REBECCA P. PARAISON.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

**PEACOCK, RUTHANN MARGARET also
known as
PEACOCK, RUTHANN M. and
PEACOCK, RUTH ANN MARGARET,
dec'd.**

Late of Robeson Township.
 Executor: WILLIAM F. PEACOCK, JR.,
 1541 White Bear Rd.,
 Birdsboro, PA 19508.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

PHILLIPSON, JANE I., dec'd.

Late of 600 S. Temple Blvd.,
 Borough of Temple.
 Executor: DAVID A. PHILLIPSON,
 5 Kutz Rd.,
 Temple, PA 19560.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

RITTER, III, LEWIS E., dec'd.

Late of 3000 Windmill Rd.,
 Borough of Sinking Spring.
 Executrix: LINDA L. RITTER,
 2 Derry Lane,
 Coatesville, PA 19320.
 ATTORNEY: GILBERT M. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY P.C.,
 11 East Lancaster Ave.,
 P.O. Box 500,
 Shillington, PA 19607-0500

**SANNER, SUSAN M. also known as
SANNER, SUSAN MARIE, dec'd.**

Late of 2241 Garfield Ave.,
 Spring Township.
 Administrators, C.T.A.: MICHAEL D.
 SANNER,
 2702 Avon Ave.,
 Sinking Spring, PA 19608 and
 JENNIFER L. CEJA,
 6587 Runaway Row,
 Converse, TX 78109.
 ATTORNEY: JONATHAN B. BATDORF, ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

SHAAK, GLADYS B., dec'd.

Late of 343 Saddlebrook Dr.,
 Lower Heidelberg Township.
 Executrix: PAMELA S. PARENTI.
 c/o ATTORNEY: ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

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TROUTMAN, DONALD C., dec'd.

Late of Spring Township.
 Executor: MICHAEL D. TROUTMAN.
 c/o ATTORNEY: HEIDI B. MASANO, ESQ.,
 MASANO BRADLEY, LLP,
 875 Berkshire Blvd., Suite 100,
 Wyomissing, PA 19610

ULRICH, RAYMOND E., dec'd.

Late of Spring Township.
 Executrix: JANET M. ULRICH.
 c/o ATTORNEY: LINDSAY M.
 SCHOENEGER, ESQ.,
 RKG LAW,
 101 North Point Blvd., Suite 202,
 Lancaster, PA 17601

VATH, PATRICIA J., dec'd.

Late of 5485 Perkiomen Ave.,
 City of Reading.
 Executors: GERALD G. VATH,
 209 N. President Ave.,
 Lancaster, PA 17603 and
 THERESA M. GODSHALL,
 3783 Central Ave.,
 Keuka Park, NY 14478 and
 ALLAN J. VATH,
 121 Herington Dr.,
 Reading, PA 19608.
 ATTORNEY: DEREK CORDIER, ESQ.,
 319 South Front St.,
 Harrisburg, PA 17104

WALCK, WILLIAM ROBERT also known as**WALCK, WILLIAM R., dec'd.**

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

WILLIAMS, CAROLYN, dec'd.

Late of Douglass Township.
 Executors: JODI LYNN GREENE-KELLY,
 1574 Green Hills Rd.,
 Birdsboro, PA 19508 and
 JILL A. GREENE,
 855 Park Road N., Apt. G302,
 Wyomissing, PA 19610.
 ATTORNEY: VICTORIA GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

ZEIGENFUSE, LOIS G., dec'd.

Late of 1152 Benjamin Franklin Highway,
 Amity Township.
 Executors: JOANN KEOSAIAN,
 2179 Georgetown Blvd.,
 Ann Arbor, MI 48105 and
 BARRY A. ZEIGENFUSE,
 3 Mountaineer Blvd.,
 Morgantown, PA 19543.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

FICTITIOUS NAME

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

Raven Book Haven with its principal place of business at 101 N. Franklin St., Fleetwood, PA 19522.

The name and address of the person owning or interested in said business is: Susan Sanders, 126 W. Washington St., Fleetwood, PA 19522.

5/22/2025

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