

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending October 15, 2021

The Defendant's Name Appears  
First in Capital Letters

AS A CONVENIENCE TO THE BAR, JUDGES ASSIGNED TO EACH CASE ARE DESIGNATED IN ACCORDANCE WITH THE KEY. THIS IS NOT AN OFFICIAL LIST AND IS PUBLISHED AS A CONVENIENCE ONLY. THE LAW JOURNAL IS NOT RESPONSIBLE FOR OMISSIONS, MISPRINTS, CHANGES OR ERRORS WHICH APPEAR. COUNSEL IS URGED TO VERIFY ALL APPOINTMENTS THROUGH THE OFFICE OF THE PROTHONOTARY.

KEY  
PRESIDENT JUDGE  
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MARY ANN ULLMAN - (MAU)

JUDGE PAUL M. YATRON - (PMY)

JUDGE TIMOTHY J. ROWLEY - (TJR)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE STEPHEN B.  
LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

SENIOR JUDGE JAMES M. BUCCI -  
(JMB)

LAXMI DONUTS INC, G&F ASSOCIATES -  
McMullen, Tiffany R; 20 374; T. McMullen,  
IPP. ( )

MUTTER, CALE, MUTTER CYCLE  
SUPPLY INC - Lucas, Edward; 18 869; E.  
Lucas, IPP. ( )

### Abuse

BRUEHL, KATRINA LYNNETTE - Delcid-  
Perez, Jose Luis; 21 14850; J. Delcid-Perez,  
IPP. (JMB).

BRYANT, ELIZABETH MARIE - Birtch,  
Nicholas E; 21 14847; N. Birtch, IPP. (MAU).

BUTRYN, FRED V III - Butryn, Kayla  
Ann; 21 14750; K. Butryn, IPP. (MAU).

CLEMMER, JOHNATHAN R - Esser, Katie  
Lynn; 21 14753; K. Esser, IPP. (MAU).

COLLAZO, NYDIA - Hernandez, Milton  
Joel; 21 14769; M. Hernandez, IPP. (JMB).

COLON, ANTOINETTE L - Sowers, Michael  
M; 21 14774; M. Sowers, IPP. (MAU).

CRUZ, PAULA - Riehl, Sarina  
Marie; 21 14772; S. Riehl, IPP. (JMB).

DELCID-PEREZ, JOSE LUIS - Bruehl,  
Katrina Lynnette; 21 14795; K. Bruehl,  
IPP. (JMB).

DELGADO, KIMBERLY - Lamar, Diego  
Armando; 21 14935; D. Lamar, IPP. (EDG).

DIAZ-RIVERA, ALEX H - Colon, Zuleica  
Torres; 21 14842; Z. Colon, IPP. (JBN).

EROH, KEVIN S - Ratkiewicz, Heather  
M; 21 14922; H. Ratkiewicz, IPP. (MAU).

GARCIA JR, ANTONIO - Tavarez,  
Johanna; 21 14924; J. Tavarez, IPP. (JBN).

HINE, GABREA M - Pena, Yiury; 21 14775;  
Y. Pena, IPP. (JMB).

KALIN, ALLEN - Kuronya, Latisha  
Rae; 21 14710; L. Kuronya, IPP. (EDG).

KUSKOSKI, ERIC - Stamm, Kelsie; 21 14843;  
K. Stamm, IPP. (JBN).

LABOY, JUSTIN - Bien-Aime, Denieze; 21  
14708; D. Bien-Aime, IPP. (MAU).

LAMAR, DIEGO ARMANDO - Delgado,  
Kimberly; 21 14818; K. Delgado, IPP.  
(EDG).

LANDROM, JC - Vega, Magdalena; 21 14929;  
M. Vega, IPP. (JBN).

LEBRON, EDUARDO FRANCISCO - Perez-  
Torres, Mercadez; 21 14756; M. Perez-  
Torres, IPP. (MAU).

MARTINEZ, PALOMA - Ayala,  
Evelyn; 21 14777; E. Ayala, IPP. (JMB).

MCKEE, SHAWN E - Dombroski,  
Shirlene; 21 14716; S. Dombroski,  
IPP. (MAU).

NIEVES, JOHN - Machlan, Carrie  
Anne; 21 14822; C. Machlan, IPP. (EDG).

STINE, BRIAN R - Stine, Jennifer  
L; 21 14794; J. Stine, IPP. (EDG).

THOMPSON, COURTNI LYNN - Torres,  
Hector Vargas; 21 14751; H. Torres, IPP.  
(MAU).

10/28/2021

Vol. 114, Issue 4

TURNER, JACOB D - Kurtyka, Leah;  
21 14933; L. Kurtyka, IPP. (JBN).

VALLE, ANTONIO S - Acosta,  
Josefina; 21 14717; J. Acosta, IPP. (MAU).

**Appeal from Suspension of Official  
Inspection Station**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF MOTOR VEHICLES  
- Gibson, Cody; 21 14812; Mark R.  
Calore. (JBN).

COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF MOTOR VEHICLES - V J  
Wood Recovery LLC; 21 14816; Mark R.  
Calore. (JBN).

**Arbitration Award**

CARTER, CRYSTAL - Carter, Timothy;  
20 12192; T. Carter, IPP. ( )

**Arbitration Form**

MUTTER, CALE, MUTTER CYCLE  
SUPPLY INC - Lucas, Edward; 18 869; E.  
Lucas, IPP. ( )

**Certified Copy of Foreign Divorce Decree**

MARCELINO MARCELINO, HILDA  
MAGALY - Rodriguez Hidalgo, Jacmel  
Rafael; 21 14763; Anthony A. III Maturano.  
(JBN).

**Complaint**

BENTON, LADDIE J - Medrano, Arisleyda,  
Sanchez, Alci Lisaul; 21 1182; Michael P.  
Malvey. ( )

CONCEPCION, JULIEMAR, RODRIGUEZ-  
RUIZ, JORGELIN, PAYANO-MUNOZ,  
YUDELINA, DOMINICANA TAXI  
EXPRESS LLC - Montano, Manuela, B, Y;  
21 14785; Marc I. Simon. (JKS).

JACKSON, CONSTANCE - Westlake Services  
LLC; 21 14784; Michael F. Ratchford. (MSF).

MEDAGLIA, BARBARA - LVNV Funding  
LLC; 21 10067; Sean P. Stevens. ( )

MOYER, LUCAS, MOYER, BRIAN - King,  
Tertia, King, Christopher; 21 4004; Mark D.  
Crossley. ( )

RANKIN, CHRISTOPHER, KULP, BROOKE  
- Valley View Communities LP; 21 14114;  
Victor M. Frederick IV. ( )

WEISS, GEORGE, STOUT ASSOCIATES  
INC, STOUT ASSOCIATES REALTORS  
- Malfaro, Rebecca; 21 14442; Alan B.  
Ziegler. ( )

**Contract - Debt Collection: Credit Card**

ABBOTT, SUSAN C - Wells Fargo Bank N  
A; 21 14711; Michele M. Bradford. (MSF).

DISALVO, ROBERT JOSEPH - Bank Of  
America N A; 21 14754; Frederic I.  
Weinberg. (TJR).

HARLEY, ALICIA - Discover Bank; 21 14838;  
Michael R. Lipinski. (JKS).

HUGHES, SUSAN E - Discover Bank;  
21 14837; Michael R. Lipinski. (MSF).

MORRELL, ANDREA - American Express  
National Bank; 21 14787; Michael R.  
Lipinski. (TJR).

OLIVARES, JUAN - Portfolio Recovery  
Associates, LLC; 21 14760; Ilana Zion.  
(JKS).

PICCOLO, COLTON - American Express National  
Bank; 21 14771; Michael R. Lipinski. (MSF).

RUMP, JILLIAN F - Discover Bank; 21 14841;  
Michael R. Lipinski. (JBN).

SENG, SARAH J - Discover Bank; 21 14856;  
Michael R. Lipinski. (JKS).

SMITH, RALPH A - Discover Bank; 21 14855;  
Michael R. Lipinski. (MSF).

**Contract - Debt Collection: Other**  
COBRA ANCHORS CORP - Cintas Corporation;  
21 14783; Daniel A. Wechsler. (TJR).

WOLF, MICHAEL - Goldman Sachs Bank  
USA; 21 14788; Thomas J. Nolan. (MSF).

**Contract - Other**

CISNEROS, ELIGIO OVALLE - Bellco  
Federal Credit Union, Savage Dodge; 21  
14859; Charles N. Shurr Jr. (MSF).

COYLE, RAYMOND S - Visions Federal  
Credit Union; 21 14815; William M.  
Thomas. (TJR).

GARRISON PROPERTY AND  
CASUALTY INSURANCE COMPANY  
- Gery, Catherine; 21 14761; Martin A.  
Durkin. (JBN).

STEPHEN, ANDREW - Goldman Sachs Bank  
USA; 21 14820; Michael R. Lipinski. (JKS).

WRIGHT, MARIE - CT Install America LLC;  
21 14764; Cheryl J. Allerton. (TJR).

**Custody**

BRUNO JR, GIUSEPPE - Kaufman, Nadine;  
21 14997; Kelsey Frankowski. (SEL).

CANELO, CLAUDIA - Liberato, Willie;  
21 14979; Douglas S. Wortman. (EDG).

EDGAR, RICHARD - Horning,  
Holly; 21 14718; Ashley Valdes. (SEL).

FISCHER, TORIE MECHE - Watt, Tara, Watt,  
James; 21 14773; T. Watt, IPP. (SEL).

MCGRATH, HEATHER MARIE - McGrath,  
Arthur Haws; 21 14766; Matthew R.  
Kessler. (TJR).

MCMICHAEL, KODY J - Casto, Hannah  
D; 21 14839; Susan K. Quirits. (EDG).

ORTIZ JR, SAMUEL - Hertzog, Danielle  
S; 21 14762; Graziella M. Sarno. (JBN).

PEREZ-URUETA, ARMANDO - Davila,  
Deborah Dos Diaz; 21 14799; Joseph T.  
Bambrick Jr. (EDG).

RODRIGUEZ-SANTIAGO, LAMARI -  
Rodriguez-Santiago, Albert; 21 14851;  
Zachary A. Morey. (TJR).

**Divorce**

BORDEN, DAVID S - Borden, Lisa; 21 14803;  
Ryan W. McAllister. (EDG).

FEGER, DRU ARLAN - Klahr,  
Earlyn Helen; 21 14798; Amanda  
O'Driscoll. (JBN).

FRATANGELI, MARY FRANCES -  
Fratangeli, Dominic J; 21 14825; Bernard  
Mendelsohn. (EDG).

GALLAGHER, LINDSEY C - Gallagher,  
Robert P II; 21 14853; Joseph A. Guillama.

10/28/2021

Vol. 114, Issue 4

(SEL).  
**GUSTAFSON, CYNTHIA** - Gustafson, Jason; 21 14995; Cheryl A. Rowe. (EDG).  
**HAMILTON, KATHY** - Hamilton, Arthur P.; 21 14857; Bernard Mendelsohn. (JBN).  
**LATCH, JAMIE J** - Latch, Jeff; 21 14758; Nikolas David Capitano. (EDG).  
**LUZON DE HIRALDO, KARINA MARIA** - Hiraldo Abreu, Jonathan Francisco; 21 14770; J. Hiraldo Abreu, IPP. (SEL).  
**MACKNIGHT, JEANNE M** - MacKnight, Eric D III; 21 14765; Kelsey Frankowski. (TJR).  
**MARKS, JOY** - Vazquez, Angel; 21 14806; Bernard Mendelsohn. (EDG).  
**MELLENDEZ, JAZMIN E** - Castro, Clarissa; 21 14791; George A. Gonzalez. (TJR).  
**PERRI, BRIAN A** - Perri, Nicola; 21 14840; Dawn M. L Palange. (EDG).  
**RIEGEL, SUSAN MARIE** - Riegel, Ray A.; 21 14707; Kelsey Frankowski. (EDG).  
**Divorce - Custody Count Complaint**  
**GALLAGHER, LINDSEY C** - Gallagher, Robert P II; 21 14854; Joseph A. Guillauma. (SEL).  
**GUSTAFSON, CYNTHIA** - Gustafson, Jason; 21 14996; Cheryl A. Rowe. (EDG).  
**Entry/Withdraw of Appearance**  
**ROWE, PRESTON T** - Rowe, Payton, Rowe, Wendy, Rowe, David; 19 12196; P. Rowe, IPP. ( )  
**THOMPSON, ROBERT, FORD, REGINA** - Valley View Communities LP; 21 14123; Victor M. Frederick IV. ( )  
**License Suspension Appeal**  
**COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION BUREAU MOTOR VEHICLES** - Eucedda, Jose Eradio Madrid; 21 14824; George A. Gonzalez. (JBN).  
**COMMONWEALTH OF PA DEPARTMENT OF TRANSPORTATION BUREAU MOTOR VEHICLES** - Morales, Javier A Torres; 21 14836; George A. Gonzalez. (JBN).  
**Magisterial District Justice Appeal**  
**GERHART, DIANE L** - Discover Bank; 21 14858; Sean P. Stevens. (TJR).  
**LEANDRY, YASMINE** - Reading Housing Authority; 21 14801; Reading Housing Authority Authority, IPP. (JBN).  
**MACNEILL, MELISSA** - Pendergast, Adrienne; 21 14749; A. Pendergast, IPP. (MSF).  
**PASSEHL, BRADLEY, PASSEHL, JOHN, BRUGGER, ASHELY** - Berks Properties; 21 14789; Berks Properties, IPP. (JKS).  
**Miscellaneous - Other**  
**HEALTH IQ INSURANCE SERVICES INC** - Dobbs, Ryan; 21 14982; Jacob U. Ginsburg. (JKS).  
**Miscellaneous - Replevin**  
**WEACHTER, ERIN** - Ally Financial; 21 14814; Christopher J. Kelleher. (JKS).

**Petition for Issuance of Certificate of Title**  
**AXE, JENNIFER LYNN** - McCormick, Robert, McCormick, Genevieve; 21 14706; Jacob T. Thielen. (TJR).  
**Petition for Protection from PFI/SVP**  
**GERHARD, JARED MATTHEW** - Galaskewicz, Danielle; 21 14848; D. Galaskewicz, IPP. (JBN).  
**Petition to Appoint**  
**FRENCH, DONALD** - Boyertown Area School District; 21 14748; Aaron Kyle Esquire Berman. (TJR).  
**Petition to Transfer Structured Settlement Payment**  
**GENWORTH LIFE INSURANCE COMPANY** - J G Wentworth Originations LLC; 21 14932; Robert A. Maro. (TJR).  
**Real Property - Ejectment**  
**SANTANA, FLOR DE MARIA, ALL OTHER OCCUPANTS** - Garcia, Eduardo; 21 14703; Philip Andrew Smoker. (JKS).  
**Real Property - Eminent Domain/Condemnation**  
**NAZAIRE, TOLENTINO M** - Redevelopment Authority Of The City Of Reading; 21 14781; Melissa A. Krishock. (JKS).  
**Real Property - Mortgage Foreclosure: Residential**  
**CAROL A. POWASKI, ANASTASIO, JACQUELINE K** - American Advisors Group; 21 14980; Samantha Gable. (MSF).  
**CHARLES, RODNEY A, CHARLES, DENISE M** - Towd Point Mortgage Trust 2017-FRE2, US Bank National Association; 21 14782; Stephen M. Hladik. (MSF).  
**SWIFT, SIRLENA** - Deutsche Bank National Trust Company, Terwin Mortgage Trust 2006-11ABS, Asset-backed Certificates, TMTS Series 2006-11ABS; 21 14768; Andrew Marley, Kenya Bates. (MSF).  
**WALKER, JENNIFER, WALKER, TIMOTHY** - Midfirst; 21 14755; Stephanie A. Walczak. (MSF).  
**Tort Motor Vehicle**  
**ANGSTADT, ERIC R, CIKOVIC III, JOHN J, TEMPLE HEALTH SYSTEM TRANSPORT TEAM INC** - Allstate Fire And Casualty Insurance Company; 21 14920; Devon V. Stauffer. (JKS).  
**LYNCH II, BRYAN DALE, STOUDT, JOSHUA E** - Selective Insurance Company Of The Southeast, West Reading Borough; 21 14813; Paul M. Lewis. (MSF).  
**MARTINEZ, MARIA, MARTINEZ-SANTANA, BRENDE** - MMG Insurance Company, Kobylarz, Bryan, Kobylarz, Deanna; 21 14823; Paul N. Sandler. (TJR).  
**PINEROS-ORTIZ, ERIKA** - Budansingh, David; 21 14845; Drew P. Von Bargen II. (TJR).  
**WESTFIELD INSURANCE COMPANY** - Beltempo, Giuseppe, Beltempo, Nancy; 21 14981; Eric L. B Strahn. (MSF).

10/28/2021

**Tort Premise Liability**

CRISTINA'S CORP, HERNANDEZ, AGRIPINA, SPEEDY DISPOSAL LLC, BRICKER-STEER INC - Pabon, Antonio; 21 14805; Charles Jay Schleifer, Jason A. Lai. (TJR).

SALISBURY HOUSE INC, NEW STORY SCHOOLS - PERKIOMEN AVENUE, VOLOS PROPERTIES VI LLC - Kanelos, Jeff; 21 14998; Jamie T. Wiggins. (TJR).

**Tort Product Liability**

MONSANTO COMPANY, BAYER AG, HOME DEPOT USA INC, LOWE'S COMPANIES INC, LOWE'S HOME CENTERS LLC, OLLIE'S BARGAIN OUTLET INC - Vojtasek, William J, Vojtasek, Margaret M; 21 14757; Thomas R. Kline. (MSF).

PETSMART DISTRIBUTION CENTER, PETSMART DISTRIBUTION INC, PETSMART LLC - Simon, Tasandra; 21 14819; Richard M. Jurewicz. (MSF).

**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 November 5, 2021 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

**Third and Final Publication**

Docket #17-19158  
Judgment Amount: \$250,976.52  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THOSE CERTAIN lots, parcels or pieces of land, lying, situated and being in the Township of Muhlenberg, County of Berks and State of Pennsylvania, and being more particularly described as Lots No. 30, 31, 32, 33, 34 and 35 of Section "N" of "Muhlenberg Manor", said lots being bounded:

On the North by Lots 16 through 21 inclusive, for a distance of one hundred twenty (120) feet;

On the East by Lot No. 29, a distance of one hundred ten (110) feet;

On the South by Laurel Avenue, for a distance of one hundred twenty (120) feet; and

On the West by Lot No. 36, for a distance of one hundred ten (110) feet.

ALL as shown and laid out on a certain Plan of Lots known and entitled as "Muhlenberg Manor Plan of Building Lot", Muhlenberg Township,

Vol. 114, Issue 4

Berks County, Pennsylvania, and which said Plan being on record with the Recorder of Deeds in and for the County of Berks and State of Pennsylvania.

Thereon erected a dwelling house known as:  
4807 Wentzel Avenue  
Temple, PA 19560

Tax Parcel #66531910267113  
Account: 66429001  
See Deed Book 1763, Page 1116

Sold as the property of:  
GRACE A. GREER

Case No. 19-04738  
Judgment Amount: \$50,289.29  
Attorney: Mahlon J. Boyer, Esquire

PREMISES A: ALL THOSE CERTAIN two adjoining building lots or piece of ground, together with the dwelling house thereon erected, situate on the North side of Mayberry Avenue, between Raymond and Fairview Streets, being Lots Nos. 180 and 181 on a certain Plan of lots laid out by Charles Reichart in Muhlenberg Township, Berks County, Pennsylvania recorded in Plan Book No. 3, page 12, and known as Hyde Villa, said lots being more particularly bounded and described as follows, to wit: On the North by a ten feet wide alley, on the East by a ten feet wide alley, on the South by said Mayberry Avenue and on the West by Lot No. 179 on said Plan.

CONTAINING together in front on said Mayberry Avenue forty feet and in depth of uniform width one hundred and twenty feet.

PREMISES B: ALL THOSE CERTAIN three adjoining building lots, situate on the North side of Mayberry Avenue, in the Village of Hyde Park, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being Lots Nos. 177, 178, and 179, as shown on the Map or Plan of building Lots laid out by Charles Reichart, duly recorded in Plan Book, Volume 3, page 12, Berks County Records, bounded on the North by a 10 feet wide alley, on the East by Lot No. 180, on the South by Mayberry Avenue, and on the West by Lot No. 176 on said Plan.

CONTAINING together in width or breadth on Mayberry Avenue 60 feet and in length of uniform wide 120 feet to said 10 feet wide Alley.

BEING THE SAME PREMISES WHICH William Glenn Guistwite by and through Donna L. Stricker and Bret L. Guistwite, Co-Agents for William Glen Guistwite by Power of Attorney dated December 19, 2006 and Joan M. Guistwite, deceased, his wife, by Deed dated February 28, 2014 and recorded in the Office of the Recorder of Deeds of Berks County on March 5, 2014 to

10/28/2021

Vol. 114, Issue 4

Instrument #2014006799, Berks County Records, granted and conveyed unto Scott H. Miller.

& Partners, PLLC - Attorneys for Plaintiff

TO BE SOLD AS THE PROPERTY OF: Scott H. Miller

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Docket No. 19-12272  
Judgment: \$121,982.89

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dietterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Holly N. Wolf, Esquire  
Joseph E. DeBarberie, Esquire

All that certain message or tenement and small tract, parcel or lot of ground, situated in South Heidelberg Township, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone in a public road, a corner of Isaac Bauer's land; thence along said public road by land of South Mountain Manor, North ten degrees East six and six one-hundredths perches to a stake; thence by land now or late of David A. Koch, as follows, South sixty-five degrees West twelve and six tenths perches, South forty-two and three-fourths degrees West four perches, South one degree East three and two-tenths perches to a point a corner; thence by land of said Isaac Bauer North Sixty-seven and one-fourth degrees East fourteen and six one-hundredths perches to the place of beginning, together with the buildings thereon erected.

Containing sixty-eight square perches.

Being the same property conveyed to John S. Stumhofer who acquired title by virtue of a deed from William F. Reber and Mildred H. Reber, husband and wife, dated June 9, 2015, recorded June 12, 2015, at Instrument Number 2015019665, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 715 FURNACE ROAD, WERNERSVILLE, PA 19565.

Parcel No.: 51436603022534  
Account: 51040015  
See Instrument Number 2015019665

TO BE SOLD AS THE PROPERTY OF JOHN S. STUMHOFER

Case Number: 19-15033  
Judgment Amount: \$121,371.01  
Attorney: Robertson, Anschutz, Schneid, Crane

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERKS, STATE OF PA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF COLEBROOKDALE, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS DESCRIBED IN DEED BOOK 1692, PAGE 103, ID# 38071175, BEING KNOWN AND DESIGNATED AS:

TRACT No. 1 BEGINNING at a corner of lands now or late of H. Colver, thence along the same South thirty three degrees twenty five minutes West sixteen feet to a corner of lands of Earl H. Gilbert, thence along the same North thirty degrees thirty minutes East fifty feet to a corner in line of Tract No. 2 hereinafter described, thence along the same South eleven degrees fifty five minutes East one hundred four and two-tenth feet to the place of BEGINNING; CONTAINING twelve and seven-tenth perches.

TRACT No. 2 BEGINNING at a corner of lands of Earl Gilbert, thence along the same North eleven degrees fifty five minutes West one hundred and thirty nine feet and two inches to the Southeastern corner of Earl Gilbert's house (said point being forty two feet measured at right angles from the middle of the macadam road leading from the State Highway Traffic Route No. 73 to State Highway Traffic Route No. 100) and in a line of land of Harry J. Colver, thence along the lands of Harry J. Colver South twenty six degrees thirty minutes East one hundred and twenty nine feet to a point forty nine feet Southwest from the center line of aforesaid road, and a corner of lands of Harry J. Colver and wife, thence along the same South fifty three degrees thirty minutes West thirty five feet to the place of BEGINNING. CONTAINING eight and sixteen one hundredths perches.

BEGINNING at a point being a corner in common of properties belonging to Richard S. Frecon and Harry F. Trout; thence along the property belonging to the aforesaid Harry F. Trout, North 25 degrees 09 minutes West, the distance of 85 feet 9 inches to a point; thence along the property being retained by Richard S. Frecon, of which this formerly was a part, North 76 degrees 24 minutes East, the distance of 44 feet 1-3/8 inches to a point; thence in and through a public state road being known as Water Street; South 25 degrees 48 minutes East, the distance of 66 feet 1 inch to a point; thence along other property being retained by Richard S. Frecon,

10/28/2021

South 51 degrees 0 minutes West, the distance of 45 feet 3-3/8 inches to the place of beginning; CONTAINING 3,314.10 square feet, metes and bounds property.

More commonly known as 131 Water St., Boyertown, PA 19512-0000

Tax/Parcel ID: 38071175  
BEING KNOWN AS: 131 WATER STREET BOYERTOWN, PA 19512  
PROPERTY ID: 38538607597923

TITLE TO SAID PREMISES IS VESTED IN GERALD T. TOOMEY AND LILLIE A. TOOMEY, HIS WIFE BY DEED FROM HARRY F. TROUT AND ELSIE L. TROUT, HIS WIFE DATED 06/03/1976 RECORDED 06/08/1976 IN BOOK NO. 1692 PAGE 103. LILLIE A. TOOMEY DIED ON OR ABOUT 08/29/2013. GERALD T. TOOMEY DIED ON OR ABOUT 03/31/2019.

TO BE SOLD AS PROPERTY OF:  
GERALD T. TOOMEY, DECEASED AND LILLIE A. TOOMEY, DECEASED

LEGAL DESCRIPTION  
NO. 19-18077

Judgment Amount: \$174,344.67  
Attorney: Brock & Scott PLLC

ALL THAT CERTAIN parcel or tract of land situate on the southern side of Hill Road, T-754, known as Lot NO. 124 in the development of Tree Tops, Phase I, as shown on a plan prepared by C.L. Frantz and Associates, Inc., being drawing number 6-35-17-D-2 and recorded in Plan Book 189, page 21, Berks County Records, said tract being situate in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a monument on the southern ultimate right of way line of Hill Road, T-754, said point being a common corner of Lot No. 125 and the herein described tract; thence leaving said right of way and along the common property line of Lot No. 125 in Tree Tops, Phase I and the herein described tract South 15 degrees 25 minutes 50 seconds West a distance of 141.03 feet to a steel pin; thence along the common property line of Lot No. 116 and the herein described tract, the following two courses and distances, viz: (1) South 83 degrees 04 minutes 54 seconds West, a distance of 12.23 feet to a steel pin; (2) South 76 degrees 31 minutes 15 seconds West a distance of 12.27 feet to a steel pin; thence along the common property line of Lot No. 123 and the herein described tract North 14 degrees 18 minutes 46 seconds West, a distance of 143.86 feet to a steel pin on the southern ultimate right of way line of Hill Road, T-754; thence in and along

Vol. 114, Issue 4

the said right of way along a curve deflecting to the right having a central angle to 30 degrees 26 minutes 56 seconds, a radius of 185.00 feet and an arc length of 98.32 feet to the point and place of Beginning.

CONTAINING in area 8,755.83 square feet.

Under and subject to the declaration of the conditions, reservations and restrictions for Tree Tops subdivision recorded in Record Book 2316, page 901 and to the terms and conditions of the Trust Deed and Agreement for Tree Tops Subdivision - Common Space, recorded in Record Book 2326, Page 550.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH L. FRYZOL AND MARGARET P. FRYZOL, H/W, by Deed from NORTH AMERICAN LAND COMPANY, A PENNSYLVANIA CORPORATION, Dated 09/28/1994, Recorded 10/04/1994, in Book 2580, Page 1729.

Being known as 106 Hill Road, Blandon, PA 19510-9511.

Residential property  
Tax Parcel No: 61-5420-05-28-4275-  
Tax Account: 61000585  
See Deed Book 2580 Page 1729

To be sold as the property of Joseph L. Fryzol, Margaret P. Fryzol.

LEGAL DESCRIPTION

Docket No. 19-19989  
Judgment: \$249,126.95

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dierrick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Matthew P. Curry, Esquire  
Holly N. Wolf, Esquire  
Joseph E. DeBarberie, Esquire

That certain piece or parcel of land and the buildings and improvements thereon, Township of Washington, County of Berks and Commonwealth of Pennsylvania, and more particularly described as follows:

All that certain lot or piece of ground situate on the Southeastern side of the Macadam State Highway leading from Bally to Boyertown, in the Township of Washington, County of Berks and State of Pennsylvania, bounded on the Northwest by the Northwestern one-half of the aforesaid Macadam State Highway and property belonging to Sarah Fronheiser, Widow of Ephraim Fronheiser, deceased on the Northeast and Southeast by residue property belonging to

10/28/2021

Vol. 114, Issue 4

Harvey S. Fox and Helen E. Fox his wife, and on the Southwest by residue property belonging to Harvey S. Fox and Helen E. Fox his wife, about to be conveyed to Herbert D. Fronheiser and Elizabeth G. Fronheiser, his wife and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in December 1956, as follows, to wit: Beginning at a corner marked by a spike in the center line of the Macadam State Highway leading from Bally to Boyertown said corner being the most Westerly corner of the herein described property and being North Forty-one Degrees Twenty Minutes East a distance of Three Hundred Ninety feet No inches measured along the center line of the aforesaid Macadam State Highway from a spike on a corner between residue property belonging to Harvey S. Fox and Helen B. Fox, his wife, and property belonging to William P. Gross, thence along the center line of the aforesaid Macadam State Highway and along property belonging to Sarah Fronheiser, widow of Ephraim Fronheiser, deceased, North Forty-one Degrees, Twenty Minutes East, a distance of One Hundred Thirty Feet No inches to a corner marked by a spike, thence leaving the aforesaid Macadam State Highway and along residue property belonging to Harvey S. Fox and Helen E. Fox, his wife, the two (2) following courses and distance, viz: (1) South Fifty Degrees East a distance of Four Hundred Twenty-five Feet No Inches to a corner marked by an iron pin, and (2) South Forty-one Degrees Twenty Minutes West, a distance of One Hundred Thirty Feet No inches to a corner marked by an iron pin. Thence along residue property belonging to Harvey S. Fox and Helen E. Fox, his wife, about to be conveyed to Herbert D. Fronheiser and Elizabeth G. Fronheiser, his wife, North Fifty Degrees West a distance of Four Hundred Twenty-five feet No Inches to the place of beginning.

Being the same property conveyed to George Knebel who acquired title by virtue of a deed from Karen Spohn Pantle, Executrix of the Estate of Virginia S. Spohn, deceased, dated December 7, 1999, recorded December 17, 1999, at Document ID 77164, and recorded in Book 3155, Page 977, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1268 ROUTE 100, BARTO, PA 19504.

Parcel No.: 89-5398-02-78-2897  
Account: 89043625  
See Deed Book Volume 3155, Page 977

TO BE SOLD AS THE PROPERTY OF  
GEORGE KNEBEL

Docket #21-10056  
Judgment Amount: \$314,067.60  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All That Certain Lot Or Piece Of Ground Together With The Two And One Half Story Single Brick And Frame Dwelling House Erected Thereon, Being No 92 Grandview Boulevard, Situate In The Borough Of Wyomissing, (Formerly The Borough Of Wyomissing Hills), Formerly The Township Of Spring, County Of Berks And State Of Pennsylvania, As Shown On A Map Or Plan Of Wyomissing Hills, Surveyed By R Kurtz Wells, C E, Said Map Or Plan Being Duly Acknowledged And Recorded In The Office For Recording The Deeds In And For The County Of Berks In Plan Book 2 Page 40, And Being Further Known As A Part Of Lot No 19 And A Part Of Lot No 18 Block J As Laid Out By Wyomissing Hills, Inc., Which Said Map Or Plan Is Hereby Referred To And Expressly Made A Part Of This Deed, Said Lot Or Piece Of Ground Being More Fully Bounded And Described As Follows, To Wit

Beginning At A Point In The Southern Line Of Grandview Boulevard, 70 Feet Wide, Said Point Being In The Western Line Of A 15 Feet Wide Alley, Said Alley Being Immediately To The West Of Property Of Carl F Lauer And Ethel G Lauer, His Wife, And Said Point Also Being 45 .20 Feet West Of The Northwestern Corner Of Lot No 20 As It Is Shown On Said Plan Of Wyomissing Hills, Thence Along The Western Line Of Said 15 Feet Wide Alley, South 28 Degrees 29 Minutes 49 Seconds West The Distance Of 187.17 Feet To A Point In The Northern Line Of Lot No 46 Block J, Thence Along Lot No 46 And Lot No 47 Block J North 62 Degrees 56 Minutes 29 Seconds West The Distance Of 82.30 Feet To A Point, Said Point Being 44.98 Feet West Of The Southeastern Corner Of Lot No 18, And Said Point Being A Corner Of The Property Of W Marshall Hughes, Of Which This Was A Part, Thence Along Same North 29 Degrees 11 Minutes East The Distance Of 190.20 Feet To A Point In The Southern Line Of Grandview Boulevard, The Last Described Line Being 44.95 Feet West Of And Parallel To The Eastern Line Of Said Lot No 18 Block J, Thence Along The Southern Line Of Said Grandview Boulevard South 60 Degrees 49 Minutes East The Distance Of 68.27 Feet To A Point, Thence Still Along Same By A Line Curving To The North And Having A Radius Of 2230.95 Feet The Distance Of 11.73 Feet To The Place Of Beginning

Thereon erected a dwelling house known as:  
92 Grandview Boulevard  
Reading, PA 19609

10/28/2021

Vol. 114, Issue 4

Tax Parcel #96439605088851  
Account: 96970087  
See Deed Book 04539, Page 0796

Sold as the property of:  
SUSAN PAINTON

Docket #21-2935  
Judgment Amount: \$376,435.31  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All That Certain Lot Or Piece Of Ground, In The Township Of Washington, County Of Berks And Commonwealth Of Pennsylvania, Bounded And Described According To Final Plan Of Gehring Farm, Dated February 11, 2004, Last Revised And Recorded In Instrument No. 2012007394, As Follows, To Wit:

Beginning At A Point On The Northeasterly Of The Cul De Sac Of Tiffany Circle, A Corner Of Lot No. 7 On Said Plan; Thence Extending From Said Beginning Point And Along Tiffany Circle On The Arc Of A Circle Curving To The Left Having A Radius Of 60 Feet The Arc Distance Of 65.98 Feet To A Point; A Corner Of Lot No. 132 On Said Plan; Thence Leaving Circle And Extending Along Lot No. 132, North 39 Degrees 21 Minutes 59 Seconds West, 175.90 Feet To A Point, A Corner; Thence Extending North 37 Degrees 19 Minutes 36 Seconds East, 179.50 Feet To A Point, A Corner; Thence Extending South 52 Degrees 2 Minutes 55 Seconds East, 173.10 Feet To A Point, A Corner Of Lot No. 7 Aforesaid; Thence Extending Along Lot No. 7, South 23 Degrees 38 Minutes 23 Seconds West, 178.69 Feet To A Point On The Northeasterly Side Of The Cul De Sac Of Tiffany Circle, The First Mentioned Point And Place Of Beginning.

Thereon erected a dwelling house known as:  
17 Tiffany Circle  
Barto, PA 19504

Tax Parcel #89539802882096  
Account: 89000718  
Instrument # 2019013297

Sold as the property of:  
MARK STOVER AKA MARK A. STOVER

LEGAL DESCRIPTION

NO. 21-3701  
Judgment Amount: \$15,615.81  
Attorney: Brock and Scott PLLC

ALL THAT CERTAIN lot or piece of ground upon which is erected a three story brick dwelling

house, being No. 331 North Sixth Street, situate on the East side of North Sixth Street, between Sixth and Buttonwood Streets, situate in Reading City, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows:

On the North Side by property now or late of William D. Reifsnnyder;  
On the East side by a ten feet wide alley;  
On the South by property now or late of C.W. Kissinger Real Estate Company; and  
On the West by said North Sixth Street.

CONTAINING in front on said North Sixth Street in width or breadth twenty (20) feet and in depth or length of equal width or breadth one hundred eighteen (118) feet more or less.

Being the same premises which Robert J. Shade and Denise M. Shade, by Deed dated March 26, 2004, and recorded on April 12, 2004 in Book 4033, Page 2265 of the Berks County Recorder of Deeds conveyed until Miracia Richard.

Parcel #530775824287  
Tax Parcel: 07530775824287  
Premises Being: 331 NORTH 6TH STREET,  
Reading, PA 19601

TO BE SOLD AS THE PROPERTY OF  
MIRACIA RICHARD

Taken in Execution and to be sold by  
**ERIC J. WEAKNECHT, SHERIFF**  
N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, December 3, 2021 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 **Episcopal House of Reading**, a Pennsylvania corporation, with an address of 4-6 West King Street, Suite 4, Lancaster, PA 17603, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. **Wanda S. Whare, Esq.**  
NIKOLAUS & HOHENADEL, LLP,  
212 North Queen Street  
Lancaster, PA 17603

10/28/2021

Vol. 114, Issue 4

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **PtP Lug-All Corporation**

The Articles of Incorporation have been filed on September 22, 2021.

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

The name of the proposed corporation is **PtP Rigid Lifelines, Inc.**

The Articles of Incorporation have been filed on September 22, 2021.

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

The name of the proposed corporation is **PtP Spanco West Coast, Inc.**

The Articles of Incorporation have been filed on September 22, 2021.

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

The name of the proposed corporation is **PtP Spanco, Inc.**

The Articles of Incorporation have been filed on September 22, 2021.

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

The name of the proposed corporation is **PtP Workmate Manufacturing, Inc.**

The Articles of Incorporation have been filed on September 22, 2021.

**Jay W. Waldman, Esq.**  
**WALDMAN LAW GROUP, P.C.**  
501 N. Park Road  
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, on October 1, 2021, 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: **ARROWS CHRISTIAN ACADEMY**

The purposes for which it was organized are: charitable, religious, educational, and scientific purposes within the meaning of IRC Section 501(c)(3).

**Nevin D. Beiler, Esq.**  
105 S. Hoover Avenue  
New Holland, PA 17557

**AUDIT LIST****Second and Final Publication****AUDIT NOTICE - ORPHANS' COURT**

Notice of Audit of Fiduciaries Accounts.

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (**November 1, 2021**) 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 November 3, 2021 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ADAM, CAROL A. - A. Joseph Antanavage, Exr., Russell E. Farbiarz, Esq.

BINNER, JOSEPH E. - Rachel Blackwell, Extr., Russell E. Farbiarz, Esq.

LESSIG, SR., KEIMER D., a/k/a LESSIG, III, KEIMER D. - Keimer D. Lessig, Jr., Exr.,

James L. Davis, Esq.

RICCI, MARYJANE - Arthur A. Ricci, II, Exr., Jonathan B. Batdorf, Esq.

WORMAN, JOSHUA ROY - Edward P. Seeber, Admr., Edward P. Seeber, Esq.

10/28/2021

Vol. 114, Issue 4

Last day for filing Accounts for December 2021 is November 1, 2021.

Larry Medaglia  
Register of Wills and  
Clerk of the Orphans' Court  
Berks County, Pennsylvania

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania on September 29, 2021 for the formation of **MNB 10west, LLC**, in accordance with the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016.

**Mahlon J. Boyer, Esq.**  
**Bingaman, Hess, Coblentz & Bell, P.C.**  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100  
Wyomissing, PA 19610-3202

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2021-13932

NOTICE IS HEREBY GIVEN that the Petition of Mayra Mimi Negrón was filed in the above named Court, praying for a Decree to change her name to MYRIN MIMI NEGRÓN.

The Court has fixed November 19, 2021, at 8:30 a.m. in Courtroom "7B" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 21-12311

NOTICE IS HEREBY GIVEN that the Petition of Sarah Maria Morales was filed in the above named Court, praying for a Decree to change their name to TYLER MARIA MORALES.

The Court has fixed October 29, 2021, at 8:30 a.m. in Courtroom "7B" of the Berks County

Courthouse, 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.

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 19-21417

U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE RMAC  
TRUST, SERIES 2016-CTT, Plaintiff

vs.

CLIFFORD ELLISON, SR., AS SURVIVING  
HEIR OF ROSANNE F. WASHINGTON,  
DECEASED, CLIFFORD ELLISON, JR.,  
AS SURVIVING HEIR OF ROSANNE F.  
WASHINGTON, DECEASED, ANGELQUAY  
ELLISON, AS SURVIVING HEIR OF  
ROSANNE F. WASHINGTON, DECEASED,  
UNKNOWN SURVIVING HEIRS OF  
ROSANNE F. WASHINGTON, DECEASED,  
Defendant

NOTICE  
TO THE DEFENDANTS:

You are hereby notified U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, has filed a Complaint in Mortgage Foreclosure with regard to 1006 Georgetown Drive, Reading, PA 19605, endorsed with a Notice to Defend, against you at No. 19-21417 in the Civil Division of the Court of Common Pleas of Berks County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Berks County Sheriff.

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

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

10/28/2021

Vol. 114, Issue 4

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.

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

PLAINTIFF’S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454, (215) 855-9521

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 20-12300

TOMAS CAMINERO, Plaintiff  
vs.  
TOM J. CARL BAIL, LLC, RANCHO  
MERENGUE CAFE, INC. a/k/a RANCHO  
MERENGUE INC., KEVIN NELSON, and  
ADALBERTO ACEVEDO, Defendant

**NOTICE**

TO: Adalberto Acevedo  
NATURE OF INCIDENT: Personal Injury  
DATE OF INCIDENT: January 25, 2019

IF YOU WISH TO DEFEND YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR RIGHTS IMPORTANT TO YOU.

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

MIDPENN LEGAL SERVICES  
501 Washington Street  
#401  
Reading, PA 19601  
(610) 376-8656

Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
(610) 375-4591

**NOTICE OF SHERIFF’S SALE OF REAL PROPERTY**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 19-17167

PHH Mortgage Corporation, Plaintiff  
vs.  
Tracy L. Miller aka Tracy L. Velez Known  
Surviving Heir of Donald Miller, Keith A. Miller  
Known Surviving Heir of Donald Miller, and  
Unknown Surviving Heirs of Donald Miller,  
Defendant

**NOTICE OF SHERIFF’S SALE OF REAL PROPERTY**

TO: Keith A. Miller Known Surviving Heir  
of Donald Miller

Your house (real estate) at 1353 Friedensburg Road, Reading, Pennsylvania 19606 is scheduled to be sold at Sheriff’s Sale on November 5, 2021 at 10:00 a.m. at will be sold at a public on-line auction conducted by Bid4Assets.com, <https://www.bid4assets.com/>, to enforce the court judgment of \$99,775.38 obtained by PHH Mortgage Corporation against the above premises.

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

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

1. The sale will be canceled if you pay to PHH Mortgage Corporation the back payments, late charges, costs, and reasonable attorney’s fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing

10/28/2021

Vol. 114, Issue 4

a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE  
YOUR PROPERTY  
AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES  
TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Lawyer Referral Service  
Berks County Bar Association  
544-546 Court Street  
www.berksbar.com  
Reading, Pennsylvania 19601  
(610) 375-4591

McCABE, WEISBERG & CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109  
215-790-1010

---



---

## 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**

#### **ACHENBACH, ELAINE F., dec'd.**

Late of 720 Franklin St.,  
Borough of Shoemakersville.  
Executrix: VALERIE L. WITMAN,  
2033 Dennis Dr.,  
Reading, PA 19601.  
ATTORNEY: LARRY W. MILLER, JR., ESQ.,  
MILLER LAW GROUP, PLLC,  
25 Stevens Avenue,  
West Lawn, PA 19609

#### **BENDER, RONALD C., dec'd.**

Late of 23 Intervilla Ave.,  
West Lawn.  
Executrix: TIFFANY SMITHSON,  
8113 Hillcreek Dr.,  
Midlothian, VA 23113.

10/28/2021

Vol. 114, Issue 4

ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**BROWN, BARBARA J., dec'd.**

Late of 785 Hill Rd.,  
Blandon.  
Administrator: NIKO YATES,  
225 Chestnut St.,  
West Reading, PA 19611.  
ATTORNEY: JOANN L. RUCHLEWICZ, ESQ.,  
1716 Olive Street,  
Reading, PA 19604

**COLLINS, THOMAS J., dec'd.**

Late of Borough of Barto.  
Administrator: JEREMY Z. MITTMAN, ESQ.,  
THE LAW OFFICE OF JEREMY Z.  
MITTMAN,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936

**DRUZBA, PHYLLIS M., dec'd.**

Late of 1800 Tulpehocken Road,  
Borough of Wyomissing.  
Executor: TIMOTHY P. MCMICHAEL,  
1233 Commonwealth Blvd.,  
Reading, PA 19607.  
ATTORNEY: GILBERT M. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY P.C.,  
11 East Lancaster Avenue  
P.O. Box 500,  
Shillington, PA 19607-0500

**FERGUSON, JEFFREY K., dec'd.**

Late of 44 Worman Rd., Douglassville,  
Amity Township.  
Administratrix: ROSARIA M. FERGUSON.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HEININGER, TERRY LEE, dec'd.**

Late of Muhlenberg Township.  
Administrators: JOAN A. DANFELT and  
SUZANNE K. HUNDT.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
P.O. Box 942  
Reading, PA 19603

**HELLER, JOANNE H., dec'd.**

Late of 172 Heather Lane,  
Spring Township.  
Executrix: CHERYL A. KIDRON,  
714 Gregory Dr.,  
Horsham, PA 19044.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**HOPPE, HARRY J., dec'd.**

Late of Borough of Lenhartsville.  
Executrices: PATRICIA C. ARNDT and  
JESSICA A. FREEMAN.  
ATTORNEY: SALLY L. SCHOFFSTALL,  
ESQ.,

SCHOFFSTALL ELDER LAW,  
2987 Corporate Court, Suite 200,  
Orefield, PA 18069

**HOUCK, MAEFERN D. also known as  
HOUCK, MAEFERN, dec'd.**

Late of Pike Township.  
Executor: RICHARD W. HOUCK, JR.,  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**JONES, KATHRYN F. also known as  
JONES, KAY, dec'd.**

Late of 405 Printz St.,  
City of Reading.  
Executor: SCOTT R. JONES.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**KLINE, MARION R., dec'd.**

Late of 1740 Fairview St.,  
City of Reading.  
Executor: KENNETH KLINE,  
327 S. 16th St.,  
Reading, PA 19602.  
ATTORNEY: KATHY S. GEES-LARUE, ESQ.,  
1158 Stinson Drive,  
Reading, PA 19605

**LEMAY, BARBARA A., dec'd.**

Late of 1107 Butter Lane,  
City of Reading.  
Administrator: KIM M. SHEFTER.  
c/o ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**LINTZ, LINDA E., dec'd.**

Late of 68 Reed Street,  
Borough of Mohnton.  
Executor: RAYMOND L. BICKLEY, IV.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**LONG, GEORGIANA, dec'd.**

Late of Heidelberg Township.  
Executors: WARREN R. LONG,  
1 Long Lane,  
Wernersville, PA 19565 and  
WAYNE T. LONG,  
18 Long Lane,  
Wernersville, PA 19565.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
FIORINI LAW, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**LUTZ, MARVIN R., dec'd.**

Late of Cumru Township.  
Executrix: JULIE SECHRIST,  
423 W. Washington St.,  
Wernersville, PA 19565.  
ATTORNEY: ELIZABETH ROBERTS

10/28/2021

Vol. 114, Issue 4

FIORINI, ESQ.,  
 FIORINI LAW, P.C.,  
 1150 W. Penn Avenue,  
 Womelsdorf, PA 19567

**MOYER, SR., ALLEN R., dec'd.**

Late of Borough of Wernersville.  
 Executor: ALLEN R. MOYER, JR.,  
 c/o ATTORNEY: CAROLYN M.  
 MARCHESANI, ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**MUSSER, BETTY M., dec'd.**

Late of 365 Mill Street,  
 Borough of Boyertown.  
 Executor: EUGENE J. MUSSER.  
 c/o ATTORNEY: RUSSELL J. RESSLER, ESQ.,  
 STRADLEY RONON STEVEN &  
 YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355

**PEZDIRC, JAY E. also known as****PEZDIRC, JAY EMANUEL, dec'd.**

Late of Spring Township.  
 Executors: LAWRENCE J. MEDAGLIA, JR.,  
 52 Valley Road,  
 Wyomissing, PA 19610  
 and DAWN N. MEDAGLIA,  
 455 Warwick Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**RAMAN, ARTHI RAJA SETHU, dec'd.**

Late of India.  
 Administrator: KAMALAPRIYA  
 KUMARASAMY,  
 202 Community Dr., Apt. F,  
 Shillington, PA 19607.  
 ATTORNEY: SEAN D. CURRAN, ESQ.,  
 CURRAN ESTATE LAW,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**SALVATORE, JACQUELINE K., dec'd.**

Late of 101 Emerald Ave.,  
 Lower Alsace Township.  
 Executrix: KELLY K. CARBONARA,  
 1418 Chapel Hill Dr.,  
 Waco, TX 76712.  
 ATTORNEY: ROSE KENNEDY, ESQ.,  
 1212 Liggett Avenue,  
 Reading, PA 19611

**SCHALL, DONNA MARIE, dec'd.**

Late of 2300 Downing St.,  
 City of Reading.  
 Executor: BRIAN ADAM.  
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
 LAW OFFICE OF SCOTT G. HOH,  
 606 North 5th Street,  
 Reading, PA 19601

**VAN SICKLE, SANDRA L. also known as  
 VAN SICKLE, SANDRA, dec'd.**

Late of 825 Margaret St.,  
 City of Reading.  
 Executrix: AMY REYBURN,  
 506 Natalie Dr.,  
 West Chester, PA 19382.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 REBECCA BATDORF STONE, ESQ., P.C.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607-2633

**WALTON, GLORIA ANN, dec'd.**

Late of 4392 New Holland Road,  
 Borough of Mohnton.  
 Executrix: SHIREL A. WALTON,  
 4392 New Holland Road,  
 Mohnton, PA 19540.  
 ATTORNEY: TERRY D. WEILER, ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD,  
 P.C.,  
 213 E. Lancaster Avenue, Suite One,  
 Shillington, PA 19607

**Second Publication****ALBERT, BERTHA A., dec'd.**

Late of 125 Holly Rd.,  
 Tilden Township.  
 Executors: DANETTE ALBERT ERNST  
 STEFFISH,  
 127 Turnhill Court,  
 West Chester, PA 19380 and  
 DEBRA CLARK,  
 9273 Bayberry Ave.,  
 Manassas, VA 20110.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**BENNETT, C. NANCY also known as  
 BENNETT, CORA NANCY, dec'd.**

Late of Borough of Topton.  
 Executrix: SHARON LEE HAZELTINE.  
 c/o ATTORNEY: SALLY L.  
 SCHOFFSTALL, ESQ.,  
 SCHOFFSTALL ELDER LAW,  
 2987 Corporate Court, Suite 200,  
 Orefield, PA 18069

**BERGSTRESSER, JR., EUGENE P., dec'd.**

Late of Lower Heidelberg Township.  
 Executrix: MARY JANE BERGSTRESSER,  
 61 Reading Dr.,  
 Wernersville, PA 19565.  
 ATTORNEY: FREDERICK M. NICE, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**BOHN, LINDA LEE, dec'd.**

Late of 349 N. Wyomissing Ave.,  
 Borough of Shillington.  
 Executor: LYNN M. PEPPLER,  
 247 E. Washington St.,  
 Wernersville, PA 19565.

10/28/2021

Vol. 114, Issue 4

- ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Ave.,  
Reading, PA 19611
- DAVIS, SHIRLEY R., dec'd.**  
Late of Borough of Bernville.  
Executrix: SUSAN E. BARNETT,  
27 Springs Avenue,  
Temple, PA 19560.
- ATTORNEY: FREDERICK R. MOGEL, ESQ.,  
MOGEL, SPEIDEL, BOBB & KERSHNER,  
520 Walnut Street,  
Reading, PA 19601
- DEROLF, HARRY L., dec'd.**  
Late of 143 North 4th St.,  
Borough of Hamburg.  
Executrix: VICKI L. WEIDNER,  
143 North 4th St.,  
Hamburg, PA 19526.  
ATTORNEY: CHRISTOPHER W.  
HOFFMANN, ESQ.,  
SUMMERS NAGY LAW OFFICE, INC.,  
200 Spring Ridge Drive, Suite 202,  
Wyomissing, PA 19610
- DIAZ, ERIC N., dec'd.**  
Late of City of Reading.  
Administratrix: SARALINA SOTO,  
1 Galahad Lane,  
Birdsboro, PA 19508.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346
- EASTER, LINDA M., dec'd.**  
Late of Windsor Township.  
Executor: HAROLD L. EASTER,  
548 Monument Rd.,  
Hamburg, PA 19526.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH BUKOWSKI, LLC,  
1050 Spring Street, Suite 1,  
Wyomissing, PA 19610
- ERB, ROBERT HUNTER also known as  
ERB, ROBERT H., dec'd.**  
Late of Borough of Boyertown.  
Executor: PHOENIXVILLE FEDERAL  
BANK & TRUST.  
c/o ATTORNEY: DAVID M. FREES, III,  
ESQ.,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street,  
P.O. Box 289,  
Phoenixville, PA 19460
- EVANS, CLAYTON H., dec'd.**  
Late of City of Reading, .  
Executrix: LYNN DEEDS,  
565 Douglass St.,  
Reading, PA 19601.  
ATTORNEY: BARBARA KERN  
DIETRICH, ESQ.,  
LAW OFFICE OF BARBARA KERN  
DIETRICH LLC,  
22 Hilgert Avenue,  
Reading, PA 19607
- FAKE, KENNETH H. also known as  
FAKE, KEN, dec'd.**  
Late of 475 Angora Rd.,  
Lower Alsace Township.  
Executrix: CAROL A. KERSTETTER.  
c/o ATTORNEY: JAMES S. ROTHSTEIN,  
ESQ.,  
ROTHSTEIN & SCULLIN, P.C.,  
1124 Penn Avenue,  
Wyomissing, PA 19610
- FAUST, DOROTHY J., dec'd.**  
Late of Union Township.  
Executrix: MEGAN EGOLF.  
c/o ATTORNEY: ANTHONY R.  
DISTASIO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,  
8500 Allentown Pike, Suite 3,  
Blandon, PA 19510
- FIELD, KENNETH R. also known as  
FIELD, KENNETH RICHARD, dec'd.**  
Late of Oley Township.  
Executrix: LYNN A. FIELD,  
597 Old State Road,  
Oley, PA 19547.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603
- FOGELMAN, ALVIN C., dec'd.**  
Late of 30 N. Linden St.,  
Borough of Robesonia.  
Executor: M. JOYCE FOGELMAN.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610
- FRAME, RITA M., dec'd.**  
Late of Borough of Wernersville.  
Executrices: CAROLYN M. BAMBERGER  
and  
JENNIFER TUNNEY.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610
- GODSHALL, JOANNE, dec'd.**  
Late of Borough of Birdsboro.  
Executor: DAVID A. KELLER, JR.,  
709 E. 8th Street,  
Birdsboro, PA 19508.  
ATTORNEY: TIMOTHY B. BITLER, ESQ.,  
LAW OFFICES OF TIMOTHY B. BITLER,  
3115 Main Street,  
Birdsboro, PA 19508
- GUZMAN, BENJAMIN, dec'd.**  
Late of City of Reading, .  
Executor: ESTHEFANY GUZMAN-LOPEZ.  
c/o ATTORNEY: ANTHONY R.  
DISTASIO, ESQ.,  
CORNERSTONE LAW FIRM, LLC,

10/28/2021

Vol. 114, Issue 4

8500 Allentown Pike, Suite 3,  
Blandon, PA 19510.

**KOLAKOWKI, MARY M., dec'd.**

Late of 227 Oak Terrace,  
City of Reading.  
Executor: MICHAEL J. KOLAKOWSKI,  
70 Glen Oley Dr.,  
Reading, PA 19606.  
ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**KRALLES, JOYCE E. also known as  
KRALLES, JOYCE ELAINE, dec'd.**

Late of Exeter Township.  
Executrix: ELAINE RUTH KRALLES,  
119 Green Rd.,  
Reading, PA 19606.  
ATTORNEY: BARBARA KERN  
DIETRICH, ESQ.,  
LAW OFFICE OF BARBARA KERN  
DIETRICH LLC,  
22 Hilgert Avenue,  
Reading, PA 19607

**KRICK, GEORGE V., dec'd.**

Late of Cumru Township.  
Executrix: VICKIE LYNN LUTZ.  
c/o ATTORNEY: LINDA KLING, ESQ.,  
KLING & DEIBLER, LLP,  
131 West Main Street,  
New Holland, PA 17557

**KUZMINSKI, JOSEPH, dec'd.**

Late of 1800 Tulpehocken Road,  
Borough of Wyomissing.  
Executrix: CYNTHIA CASTNER,  
1611 Cleveland Ave.,  
Wyomissing, PA 19610.  
ATTORNEY: RYAN W. MCALLISTER, ESQ.,  
EBNER NEVINS & MCALLISTER, LLC,  
602-604 Court Street,  
Reading, PA 19601

**LUMB, OLIVE R., dec'd.**

Late of 201 Inspiration Blvd. #405,  
Cumru Township.  
Executor: TRACY E. WALKER,  
13 Mourar Dr.,  
Reading, PA 19607.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

**MAROYKA, ANN M., dec'd.**

Late of Borough of Topton.  
Executrix: MARYANN KRUGLINSKI.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**MCGLINN, ANN K., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executor: MICHAEL J. MCGLINN,  
15 Jeffrey Road,

Reading, PA 19601.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679  
Reading, PA 19601

**MEASE, RUTH A., dec'd.**

Late of 2314 Jefferson Avenue,  
Spring Township.  
Executrix: RUTH A. BLEECHER,  
6 Dogwood Dr.,  
Wernersville, PA 19565.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**ORLANDO, ROBERT C., dec'd.**

Late of Boyertown,  
Colebrookdale Township.  
Executor: EUGENE ORLANDO, JR.,  
c/o ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 202,  
Reading, PA 19606

**PRATT, RICHARD HENRY, dec'd.**

Late of 2000 Cambridge Avenue SN 103,  
Borough of Wyomissing.  
Executor: ROBERT M. PRATT.  
c/o ATTORNEY: LINDA S. LUTHER-  
VENO, ESQ.,  
2204 Walbert Avenue,  
Allentown, PA 18104

**PRENETA, MARIEN F., dec'd.**

Late of 1214 Stonehenge Dr.,  
Exeter Township.  
Executor: DENISE M. SUTTER.  
c/o ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**REIFSNYDER, DENNIS A. also known as  
REIFSNYDER, DENNIS ALBERT, dec'd.**

Late of 139 N. Cacoosing Dr.,  
Spring Township.  
Executor: CRAIG D. REIFSNYDER.  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**REINARD, SHARON C., dec'd.**

Late of Robeson Township.  
Executrix: KIMBERLY REINARD-IMMERSI,  
45 Kane Rd.,  
Morgantown, PA 19543.  
ATTORNEY: ALAN J. JARVIS, ESQ.,  
101 Birch Drive,  
Downingtown, PA 19335

**ROTH, LORRAINE, dec'd.**

Late of 17 Random Rd.,  
Douglassville Township.  
Executrix: BONITA E. SMITH,  
17 Random Rd.,  
Douglassville, PA 19518.

10/28/2021

Vol. 114, Issue 4

ATTORNEY: ZACHARY BREIDENBACH,  
ESQ.,  
ROSS, QUINN & PLOPPER, P.C.,  
192 S. Hannover Street, Suite 101,  
Pottstown, PA 19464

**RUHE, ELIZABETH K. also known as  
RUHE, BETTE K., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executor: ROBERT C. RUHE,  
36 Kenny Dr.,  
Mohnton, PA 19540.

ATTORNEY: JONATHAN B. BATDORF, ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607

**RUTH, MICHAEL J., dec'd.**

Late of Cumru Township.  
Executrix: JESSICA A. ZIMMERMANN.  
c/o ATTORNEY: JILL M. SCHEIDT, ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**SANDRIDGE, GRANVILLE W., dec'd.**

Late of Borough of Leesport.  
Executor: BRADLEY BINNER,  
210 N. Centre Ave., Box 191,  
Leesport, PA 19533.

ATTORNEY: CARL J. ENGLEMAN, JR., ESQ.,  
THE LAW OFFICES OF CARL ENGLEMAN,  
JR., LLC,  
108 N. Centre Avenue,  
Leesport, PA 19533

**SCHOFER, ETHEL M., dec'd.**

Late of 121 S. Herbein Dr.,  
Borough of Topton.  
Executor: RANDY C. CRAIG,  
3000 Lawn Terrace,  
Reading, PA 19605.

ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603

**SEASHOLTZ, RUTH A., dec'd.**

Late of Hereford Township.  
Executrix: DEBORAH L. KABAK.  
c/o ATTORNEY: MARY C. CROCKER, ESQ.,  
CROCKER & CROCKER, P.C.,  
1296 East High Street,  
Pottstown, PA 19464

**SEIDEL, ELTON J., dec'd.**

Late of Windsor Township.  
Executrix: KATHY L. SEIDEL,  
636 S. High St.,  
Denver, CO 80209.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**SENENIG, LYDIA W., dec'd.**

Late of 599 Baldy Rd.,

Maxatawny Township.

Executor: LESTER M. SENSENIG.  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SETTA, RITA T., dec'd.**

Late of 101 Inspiration Blvd.,  
Cumru Township.  
Executrix: COLLEEN M. DEELY,  
2060 Maplewood Ave.,  
Abington, PA 19001.

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

**SHANNON, GARTH R., dec'd.**

Late of Lower Alsace Township.  
Executor: GARTH C. SHANNON,  
339 Stone Ridge Dr.,  
Dover, DE 19901.  
ATTORNEY: EUGENE ORLANDO, JR., ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 202,  
Reading, PA 19606

**SHOLLENBERGER, ROSEMARY C., dec'd.**

Late of Berkshire Commons,  
5485 Perkiomen Ave.,  
City of Reading.  
Executor: ERIC S. SHOLLENBERGER,  
306 Taft St.,  
Boonton, NJ 07005.

ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**STOUDT, DAVID J., dec'd.**

Late of 801 Sledge Ave.,  
Spring Township.  
Executrix: DEBRA L. STOUDT,  
801 Sledge Ave.,  
Reading, PA 19609.

ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER, P.C.,  
906 Penn Avenue, Suite 1  
Wyomissing, PA 19610

**STRAUSSER, DORIS A., dec'd.**

Late of Borough of Shoemakersville.  
Executors: DENNIS L. STRAUSSER,  
251 N. 4th St., Apt. L-2,  
Hamburg, PA 19526 and  
LEON M. STRAUSSER, JR.,  
271 Narragansett St., NE,  
Palm Bay, FL 32907 and  
CATHIE J. ZIMMERMAN,  
251 N. 4th St., Apt. L-1,  
Hamburg, PA 19526.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

10/28/2021

Vol. 114, Issue 4

**TRAFFORD, HELEN E., dec'd.**

Late of 1800 Tulpehocken Road,  
Borough of Wyomissing.  
Executors: MARK E. TRAFFORD,  
1 Mildred Lane,  
Fleetwood, PA 19522 and  
MATTHEW C. TRAFFORD,  
548 Red Coat Lane,  
Phoenixville, PA 19460.

**TRAYNOR, KEITH E., dec'd.**

Late of 205 Pembroke Dr.,  
Borough of Shillington.  
Executor: KRISTOPHER TRAYNOR,  
1225 S. 19th St.,  
Philadelphia, PA 19146.  
ATTORNEY: ROSE KENNEDY, ESQ.,  
1212 Liggett Avenue,  
Reading, PA 19611

**TURPIN, JR., ELMER D., dec'd.**

Late of 247 North 10th St.,  
City of Reading.  
Executrix: OLESHA L. OHLINGER,  
1515 Hill Rd., Apt. C9,  
Reading, PA 19602  
ATTORNEY: TONYA A. BUTLER, ESQ.,  
1419 Linden St.,  
Reading, PA 19604

**VALLE, SHIRLEY ANN, dec'd.**

Late of City of Reading,  
Administrator: JOSEPH M. VALLE.  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**WALTERS, BARRY LEE also known as  
WALTERS, BARRY L., dec'd.**

Late of 2513 Jacob Dr.,  
Borough of Sinking Spring.  
Executrix: JESSICA L. WERNITZ.  
c/o ATTORNEY: JAY W. WALDMAN,  
ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

**WENRICH, ROBERT L. also known as  
WENRICH, ROBERT LEON, dec'd.**

Late of 450 S. State St., Apt. D,  
Borough of Hamburg.  
Executrix: CAROL A. DECHERT,  
3738 Morgantown Rd.,  
Mohnton, PA 19540.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
HUCKABEE, WEILER & LEVENGOOD,  
P.C.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**YETTO, GENE C., dec'd.**

Late of 1314 Beaumont Ave.,  
Muhlenberg Township.  
Administrator, C.T.A.: SCOTT V. YETTO,  
1314 Beaumont Ave.,  
Temple, PA 19560.

ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
Wyomissing, PA 19610

**ZWEIZIG, JOYCE M., dec'd.**

Late of Perry Township.  
Executors: LARRY D. ZWEIZIG,  
47 Hunter Liggett Dr.,  
Shoemakersville, PA 19555, and  
ROGER L. ZWEIZIG,  
375 Zweizig Rd.,  
Shoemakersville, PA 19555.  
ATTORNEY: JENNIFER DENCHAK  
WETZEL, ESQ.,  
METTE, EVANS & WOODSIDE,  
3401 North Front Street,  
Harrisburg, PA 17110-0950

**Third and Final Publication****BECKER, III, GEORGE W., dec'd.**

Late of Muhlenberg Township.  
Executrix: DIANE G. BECKER,  
61 Ensore Court,  
Fleetwood, PA 19522.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601.

**EISENBISE, LEON C., dec'd.**

Late of City of Reading.  
Administratrix: CYNTHIA A. EISENBISE,  
2040 Kutztown Rd.,  
Reading, PA 19605.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601

**GERHART, ANNE M., dec'd.**

Late of 1 Reading Drive, Apt. 338,  
Borough of Wernersville.  
Executrix: SUSAN G. GOOD,  
2809 Ambler Court,  
Wilmington, DE 19808.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Floor,  
Reading, PA 19601

**HOLLAND, ANNA MAE, dec'd.**

Late of Temple.  
Executor: THOMAS L. HOLLAND,  
2140 Georgia Rd.,  
Temple, PA 19560.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601

**LALOUF, ANDREW F., dec'd.**

Late of Washington Township.  
Executor: ANDREW M. LALOUF,  
190 Bishop Drive,  
Aston, PA 19014.  
ATTORNEY: JEFFREY R. BOYD, ESQ.,

10/28/2021

BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue, Ste. 1,  
Boyertown, PA 19512-1154  
**LONG, BETTY V., dec'd.**  
Late of 125 S. Franklin Street,  
Borough of Fleetwood.  
Executrix: DEBORAH F. HIMMELREICH,  
5829 Leesport Avenue,  
Reading, PA 19605.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**MELO, ANA E., dec'd.**  
Late of City of Reading.  
Administrator: JUAN GONZALEZ,  
329 Greenwich St.,  
Reading, PA 19601.  
ATTORNEY: EDWIN L. STOCK, ESQ.,  
RICK STOCK LAW,  
50 N. 5th Street, 4th Floor,  
Reading, PA 19601

**MOHN, JR., THEODORE, dec'd.**  
Late of Exeter Township.  
Executor: CHRISTOPHER C. MUVDI,  
ESQ.,  
c/o ATTORNEY: MICHAEL J. GOMBAR,  
JR., ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610-1221

**TURNER, SR., DENNIS W., dec'd.**  
Late of 3613 Pricetown Road,  
Borough of Fleetwood.  
Executor: DENNIS W. TURNER, JR.,  
1345 Rising Sun Road,  
Temple, PA 19560.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**VLACHOS, LOUISE S., dec'd.**  
Late of Spring Township.  
Executor: PAUL W. VLACHOS.  
c/o ATTORNEY: JOHN R. GIBBEL, ESQ.,  
GIBBEL KRAYBILL & HESS, LLP,  
P.O. Box 5349,  
Lancaster, PA 17606

**WITTERS, CORRINE R., dec'd.**  
Late of Lower Alsace Township.  
Executrix: LUANN S. DEININGER,  
1518 County St.,  
Reading PA 19605.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

---



---

## FICTITIOUS NAME

*NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved*

Vol. 114, Issue 4

*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:*

**Y&AJ Cleaning Services** with its principal place of business at 621 Weiser St., Reading, PA 19601.

The name and address of the person owning or interested in said business is: Jesse Guzman, 621 Weiser St., Reading, PA 19601.

The application was filed on September 15, 2021.

---



---

## TERMINATION OF PARENTAL RIGHTS

NOTICE FOR INVOLUNTARY  
TERMINATION OF  
PARENTAL RIGHTS AND ADOPTION  
HEARING  
IN THE COURT OF COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA,  
ORPHANS' COURT DIVISION  
CASE NO: 87902

NOTICE IS HEREBY GIVEN to SCOTT FAUST that a Petition for Involuntary Termination of Parental Rights of Scott Faust and a Petition for the Adoption of Madelyn Fick by Scott Errington has been filed in the above-named Court, praying a decree of Involuntary Termination of Parental Rights of Scott Faust and praying for a decree of Adoption of Madelyn Fick by Scott Errington.

The Court has fixed the 8th day of November, 2021, at 9:30 A.M. in the Courtroom of Judge Madelyn Fudeman at the Berks County Courthouse, 633 Court Street, Reading, Berks County, Pennsylvania, as the time and place for the hearing on said Petitions, when and where all or any other persons interested may appear and show why these Petitions should not be granted.

JOSEPH A. GUILLAMA, ESQUIRE  
645 Penn Street  
Suite 500  
Reading, PA 19601

---



---

## TRUST NOTICES

### Second Publication

### **BERTHA ALLEN IRREVOCABLE TRUST DATED SEPTEMBER 13, 1991**

Late of Tilden Township, Berks County, PA  
All persons having claims or demands against

10/28/2021

Vol. 114, Issue 4

the Trust of Bertha A. Albert, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Danette Albert Ernst Steffish

127 Turnhill Court  
West Chester, PA 19380

**Trustee:** Debra Clark

9273 Bayberry Avenue  
Manassas, VA 20110

**Trustee's Attorney:** Russell E. Farbiarz, Esq.

Antanavage Farbiarz, PLLC  
64 North Fourth Street  
Hamburg, PA 19526

---

**REVOCABLE TRUST OF PATRICIA RAE HOWARD**

Late of 440 E. Lincoln Avenue, Myerstown, Berks County, PA.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that the Revocable Trust of Patricia Rae Howard is in existence, that Patricia Rae Howard is deceased, and that James T. Lawrence-Howard is the Trustee.

All persons having claims or demands against the Trust of PATRICIA RAE HOWARD, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** James T. Lawrence-Howard

**c/o Attorney:** Terry D. Weiler, Esq.  
HUCKABEE, WEILER & LEVENGOOD,  
P.C.

213 Easter Lancaster Ave., Suite One  
Shillington, PA 19607