

# LEGAL NOTICES

## 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 **January 5, 2018** at 10:00 o'clock A.M. .*

### AUDITORIUM, SECOND FLOOR, BERKS COUNTY COURTHOUSE 633 COURT STREET, READING, PENNSYLVANIA.

The following described Real Estate. To wit:

#### Third and Final Publication

No. 13-16600

Judgment Amount: \$84,549.87

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land with the two-story brick townhouse and other improvements erected thereon, situate on the South side of Frush Valley Road, in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the southern building line of Frush Valley Road (50 feet wide) a distance of 30.96 feet West to an iron pin, a corner of land of Donald S. Fisher, thence leaving said building line and along residue land of Larry L. Feger in a Southerly direction by a line making an interior angle of 90 degrees 7 minutes 41 seconds with Frush Valley Road, and passing through a party wall, 254.95 feet to an iron pin in line of land of Paul O'Leary and Judith Ann O'Leary, his wife; thence along same in a westerly direction by a line making an interior angle of 92 degrees 18 minutes 19 seconds with the last described line 19.94 feet to an iron pin, a corner of residue of Larry L. Feger, thence along same in a northerly direction by a line making an interior angle of 87 degrees 39 minutes 43 seconds with the last described line and passing through a party wall 255.80 feet to an iron pin in the Southern building line of Frush Valley Road; thence along same in an easterly direction by a line making an interior angle of 89 degrees 54 minutes 17 seconds with the last described line 19.77 feet to an iron pin, the place of Beginning. CONTAINING 5,069.38 square feet.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Wolf and Tricia Wolf, husband and wife, by Deed from Andrea M. Slegel, now known as Andrea M. Rodriguez, dated 04/30/2004, recorded 05/07/2004, in Book 4053, Page 2112.

BEING KNOWN AS 1422 Frush Valley Road, Reading, PA 19605-1820.

Residential property

TAX PARCEL NO: 57531917015728

TAX ACCOUNT: 57065450

SEE Deed Book 4053 Page 2112

To be sold as the property of Kenneth Wolf, Tricia Wolf.

No. 13-2626

Judgment Amount: \$131,149.44

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN two-story cement block and stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Delta Avenue between Hoffer Avenue and a fourteen feet (14') wide rear driveway, being No. 814 Delta Avenue, in the City of Reading, County of Berks and State of Pennsylvania, in the plan of "Northmont", as laid out by David E. Hoffer, said map or plan having been duly recorded in the Recorder's Office of Berks County, in Plan Book Volume 5 Page 1.

BOUNDED AND DESCRIBED as follows, to wit:

ON the North by Delta Avenue;

ON the East by property of Hiram L. Hoffer and Martin L. Hoffer;

ON the South by a fourteen feet (14') wide rear driveway; and

ON the West by other property of Hiram L. Hoffer and Martin L. Hoffer.

CONTAINING IN FRONT or width twenty feet and four inches and being composed of fourteen feet and eight inches (14' 8") of the eastern part of Lot No. 459 and five feet eight inches (5' 8") of the eastern part of Lot No. 460 in said plan and in depth of equal width one hundred and twenty feet (120') to said fourteen feet (14') wide rear driveway.

BEING THE SAME PREMISES which Elvis Rosa and Liza Rosa, husband and wife, by Deed dated October 17, 2007 and recorded October 23, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5244, Page 127, granted and conveyed unto Liza Rosa.

BEING KNOWN AS 814 Delta Avenue, Reading, PA 19605.

TAX PARCEL NO. 17530816829787

SEE Deed Book 5244 Page 127

To be sold as the property of Liza Rosa

No. 13-26305

Judgment Amount: \$241,404.90

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground together with the improvements thereon erected, known as No. 206 Andover Avenue, situate in Cumru Township, County of Berks and State of Pennsylvania, as shown by map of plan recorded in the Recorder of Deeds Office of Berks County at Reading, Pennsylvania, in Plan Book

12/28/2017

Vol. 110, Issue 13

Volume 5, Page 22, and being further known as Lots Number 79 and 80 in said plan known as "Lincoln Park," said lots being more particularly bounded and described as follows, to wit:

1. ON the North partly by Andover Avenue and partly by property now or line of Harvey Hayett;

2. ON the East partly by property now or late of Harvey Hayett and partly by property now or late of Jesse Hildebrand;

3. ON the South partly by property now or late of Jesse Hildebrand and partly by Lot No. 78; and

4. ON the West partly by Lot No. 78 and partly by Andover Avenue.

LOT No. 80 having a frontage on said Andover Avenue of 26.91 feet and extending in depth along its northern boundary line a distance of 128.57 feet and along its southern boundary line of distance of 127.18 feet and having a width in the rear of 30.24 feet;

LOT No. 79 having a footage on said Andover Avenue of 30 feet and extending along its northern boundary line a distance of 127.18 feet and along its southern boundary line of a distance of 125.85 feet and having a width in the rear of 30.03 feet.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Anthony, Jr. and Nancy J. Anthony, h/w, tenants by the entirety, by Deed from Mildred Linda Markowsky, dated 04/24/2009, recorded 06/05/2009, Instrument No. 2009025962.

BEING KNOWN AS 206 Andover Street, a/k/a 206 Andover Avenue, Reading, PA 19609-2413.

Residential property

TAX PARCEL NO: 39439618209957

TAX ACCOUNT: 39006020

SEE Deed Instrument No. 2009025962

To be sold as the property of Charles Anthony a/k/a Charles R. Anthony, Jr. a/k/a Charles R. Anthony, Nancy J. Anthony.

No. 14-13521

Judgment Amount: \$9,412.49

Attorney: Robert P. Daday, Esquire

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

BEGINNING at a point of Harvey Grosley's land, thence by the same, North forty-four and one-fourth (44-1/4) degrees West, a distance of forty and four tenths (40.4) perches to a point; thence partly by the same and lands now or late of John A. Reitnauer, North forty-three and three-fourths (43-3/4) degrees East, a distance of eighteen and six tenths (18.6) perches to a point; thence by the same, the three (3) following courses and distances: (1) North forty-nine and three-fourths (49-3/4) degrees West, a distance of forty-two (42) perches to a corner, (2) North thirty-nine and one-half (39-1/2) degrees East, a distance of nine and six tenths (9.6) perches to a corner, (3) North forty-eight (48) degrees West,

a distance of four and six-tenths (4.6) perches to a corner; thence by lands now or late of Mary Shaup, North forty and one-half (40-1/2) degrees East, a distance of ninety-six and one-tenth (96.1) perches to a point; thence by lands now or late of John Kemp, South forty-five and three-fourths (45-3/4) degrees East, a distance of seventy-two (72) perches; thence by the same and lands now or late of John Shaub, South forty-three and one-half (43-1/2) degrees West, a distance of thirty-one and five-tenths (31.5) perches to a corner; thence by lands now or late of John Shaub and Nelson Moyer, South forty-five (45) degrees East, a distance of one hundred twenty-nine and two-tenths (129.2) perches to a point; thence by lands now or late of Nelson Moyer, South forty-one and one-fourth (41-1/4) degrees West, a distance of twenty-four and eight-tenths (24.8) perches to a point; thence by lands now or late of Albert Moll, the five (5) next following courses and distances: (1) North forty-eight (48) degrees West, a distance of twenty-two (22) perches to a stone; (2) North forty-three and one-half (43-1/2) degrees West, a distance of thirty-two (32) perches to a point; (3) South forty-nine and one-fourth (49-1/4) degrees West, a distance of thirty-five (35) perches to a point; (4) North forty-seven and three-fourths (47-3/4) degrees West, a distance of fifty-four (54) perches to a point; (5) South thirty-six (36) degrees West, a distance of twenty-six and nine-tenths (26.9) perches to the place of Beginning.

CONTAINING eighty-seven (87) acres, seventy-one (71) perches.

EXCEPTING THEREFROM AND THEREOUT:

ALL THAT CERTAIN tract of land containing seventy-two (72) square perches, conveyed to Mildred M. Fox by Samuel W. Fox and Jennie M. Fox, his wife, by their Deed dated June 20, 1950, and recorded in the Recorder of Deeds Office in and for the County of Berks, Pennsylvania in Deed Book Volume 1076, Page 3450.

ALL THAT CERTAIN tract of land containing seventy-three and four hundred and sixty-one thousandths (73.461) square perches which Samuel W. Fox and Jennie M. Fox, his wife, granted and conveyed to John H. Knerr, by their Deed dated August 7, 1952, and recorded in the Recorder of Deeds Office in and for the County of Berks, Pennsylvania in Deed Book Volume 1091, Page 579.

ALL THAT CERTAIN tract of land containing fifteen thousand three hundred and ninety-five (15,395) square feet, which Samuel W. Fox and Jennie M. Fox, his wife, granted and conveyed unto Betty Ann Fox and Samuel P. Fox by their Deed dated January 7, 1964, and recorded in the Recorder of Deeds Office in and for the County of Berks, Pennsylvania in Deed Book Volume 1439, Page 598.

ALL THAT CERTAIN tract of land containing two and one hundred and fifteen-thousandths (2.115) acres, which Samuel W. Fox and Jennie

12/28/2017

Vol. 110, Issue 13

M. Fox, his wife, granted and conveyed unto Milton D. Crossley and Ethel P. Crossley, his wife, by their Deed dated August 20, 1964, and recorded in the Recorder of Deeds Office in and for the County of Berks, Pennsylvania in Deed Book Volume 1452, Page 553.

TAX PARCEL NO. 52-5491-04-52-4601  
BEING KNOWN AS 85 Greenhouse Lane,  
Hereford Township, Pennsylvania  
Single-family residential dwelling  
To be sold as the property of Hereford Estate  
Homes, L.P.

No. 14-1986

Judgment: \$101,099.09

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #73531516947357

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic semi-detached frame dwelling house erected thereon, situate on the southeastern side of and known as No. 7 Mill Row Road (also known as Seyfert Road), in the Village of Seyferts, Township of Robeson, County of Berks, and Commonwealth of Pennsylvania, as shown on a map or plan of a subdivision of property belonging to David Pollock and Joel Claster, and surveyed by Walter E. Spotts, Registered Surveyor, in June 1944, which aforesaid map or plan is recorded in the Office for the Recording of Deeds in and for Berks County at Reading, PA in Plan Book 6A, Page 53, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the southeastern side of the public township road known as Mill Row Road, a distance of 149 feet 11-1/8 inches southwestwardly from a corner marked by an iron pin in the southwestern right-of-way line of the right-of-way belonging to the Schuylkill Navigation Company; thence leaving the aforesaid public township road known as Mill Row Road and along No. 6 Mill Row Road South 53 degrees 21 minutes East a distance of 101 feet 11-1/2 inches to a corner marked by an iron pin in line of property belonging now or late to Stanley Powaski and Soffie Powaski, his wife; thence along same South 36 degrees 7 minutes West a distance of 26 feet no inches to a corner marked by an iron pin; thence along No. 8 Mill Row Road, passing through the frame stud wall between the dwellings North 53 degrees 21 minutes West a distance of 101 feet 4-1/8 inches to a corner marked by an iron pin in the southeastern side of the aforesaid public township road known as Mill Row Road; thence along same North 34 degrees 45 minutes East a distance of 26 feet 1/8 inch to the place of beginning.

CONTAINING 2,642.9 square feet, strict measure.

SUBJECT TO THE RIGHT of the owners and occupiers of House No. 8 Mill Row Road, immediately adjacent to the southwest, and their heirs, successors and assigns to the maintenance

and use of the toilet situate partly on property No. 7 Mill Row Road, herein described and partly on property No. 8 Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lot;

AND SUBJECT TO THE PRIVILEGE of the grantees and their heirs, successors and assigns to the use of the well and pump situate partly on property No. 4 Mill Row Road and partly on the right of way of said Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lots, so long as the grantees, their heirs, successors and assigns bear their proportionate part of the maintenance and upkeep of said well and pump.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 15 Seyfert Drive, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Stephen P. Thompson by Deed from Stephen P. Thompson dated April 8, 2008 and recorded April 17, 2008 in Deed Book 5340, Page 757

To be sold as the property of Stephen P. Thompson

No. 15-03754

Judgment: \$159,614.27

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being the Southwesterly portion of Lot No. 168 as shown on the plan of "Wilshire Development", Section No. 4, said plan recorded in Plan Book Volume 20, Page 2, Berks County Records, situate on the Southeasterly corner of Wilshire Boulevard and Gerard Avenue, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Northeasterly lot line of Wilshire Boulevard (53 feet wide) on the division line between Lot No. 168 and Lot No. 169; thence extending along the Northeasterly lot line of Wilshire Boulevard the following two (2) directions and distances:

12/28/2017

Vol. 110, Issue 13

(1) in a Northwesterly direction, being along the arc of a curve deflecting to the left having a radius of 292.54 feet, a central angle of 16 degrees 5 minutes 56 seconds, a distance along the arc of 82.20 feet to a point of tangency; and (2) continuing in a Northwesterly direction, tangent to the last described curve, a distance of 18.88 feet to a point of curvature; thence extending in a Northerly direction along the lot line connecting the said Northeasterly lot line of Wilshire Boulevard with the Southeasterly lot line of Gerard Avenue (53 feet wide), being along the arc of a curve deflecting to the right having a radius of 15 feet, a central angle of 90 degrees, a distance along the arc of 23.56 feet to a point of tangency on the Southeasterly lot line of Gerard Avenue; thence extending in a Northeasterly direction along the Southeasterly lot line of Gerard Avenue tangent to the last described curve, a distance of 70.00 feet to a point; thence extending in a Southeasterly direction along the Northeasterly 10 feet of Lot No. 168, forming a right angle with the Southeasterly lot line of Gerard Avenue, a distance of 115.00 feet to a point; thence extending in a Southwesterly direction along Lots Nos. 170 and 169, forming a right angle with the last described line, a distance of 96.48 feet to the place of beginning. The last described line forming an interior angle of 73 degrees 54 minutes 4 seconds with the tangent of the curve in the Northeasterly lot line of Wilshire Boulevard.

BEING THE SAME PROPERTY conveyed to Delmin Then who acquired title by virtue of a Deed from Edwin T. Focht, dated September 15, 2010, recorded September 23, 2010, at Instrument Number 2010036540, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE known as 2928 Gerard Avenue, Sinking Spring, PA 19608.

PARCEL NO.: 80-4386-07-59-3120

ACCOUNT: 80202396

SEE Deed Book Volume 20, Page 2

To be sold as the property of Delmin Then

No. 15-16589

Judgment: \$278,214.74

Attorney: M. Troy Freedman, Esquire

Attorney for Plaintiff

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Wilshire Meadows, drawn by Harold F. Greth, Registered Professional Land Surveyor, dated January 27, 1988, and last revised September 23, 1988, said plan recorded in Plan Book Volume 158, Page 28, Berks County Records, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Dalin Drive (53 feet wide), said point being at the arc distance of 31.41 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of

curve on the Northeasterly side of Linda Lane (53 feet wide); thence extending from said point of beginning along the Southeasterly side of Dalin Drive Northeastwardly along a line tangent to the curve to be described last, 96.03 feet to a point in line of lands of Whitefield-Section 4 on said plan; thence tending along said lands South 74 degrees 03 minutes 41 seconds East, 103.76 feet to a point, a corner of Lot No. 13 on said plan; thence extending along same Southwestwardly along a line forming a right angle with the last described line, 116.03 feet to a point on the Northeasterly side of Linda Lane; thence extending along same North 74 degrees 03 minutes 41 seconds West, 83.76 feet to a point of curve; thence leaving Linda Lane along the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 31.41 feet to the first mentioned point of tangent and place of BEGINNING.

CONTAINING 11,953.43 square feet of land; and being Lot No. 14 as shown on the above mentioned plan.

(PIN NO. 4387-18-30-7013)

FEE SIMPLE TITLE VESTED IN Jeffrey A. Smith and Donna M. Smith, husband and wife, by Deed from, Jeffrey S. Keiper, dated 11/02/2001, recorded 11/14/2001, in the Berks County Recorder of Deeds in Deed Book 3428, Page 0849.

PARCEL NO. 80438718307013

BEING KNOWN AS 2954 Linda Lane, Reading, PA 19608

To be sold as the property of Jeffrey A. Smith and Donna M. Smith

No. 15-19047

Judgment Amount: \$156,847.05

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in Caernarvon Township, Berks County, Pennsylvania, as shown on Subdivision Plan for 'Raymond H. Carr' prepared by Kent Surveyors, Reading, PA. 19610, dated February 24, 1999, last revised March 6, 2000, and recorded in Plan Book Volume 243 Page 6, bounded and described as follows:

BEGINNING at a point on the East side of Chestnut Street, a corner of Lot #1 on the aforementioned subdivision plan, thence along the same and leaving said Chestnut Street, North 88 degrees 43 minutes 16 seconds East, 50.89 feet to a point; thence by land now or late of Grace I. Rhoads, South 01 degree 58 minutes 59 seconds East, 117.94 feet to a point on the North side of South Street; thence along the same, South 88 degrees 13 minutes 23 seconds West, 40.74 feet to a point of curve; thence along the same, along the arc of a circle curving to the right having a radius of 11.50 feet, the arc distance of 18.16 feet to a point of tangent on the said East side of Chestnut Street; thence along the same, North 01 degree 16 minutes 59 seconds West, 106.78 feet

12/28/2017

Vol. 110, Issue 13

to the place of beginning.

BEING Lot #2 on the above mentioned subdivision plan.

CONTAINING 6,069.7 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN M. Adele O'Connell, by Deed from Raymond H. Carr, dated 01/23/2006, recorded 03/07/2006, in Book 4812, Page 244.

M. ADELE O'CONNELL died on 05/13/2015, and upon information and belief, her surviving heirs are Frances Adele Robinson, Susan Swift, and Deborah McGlade.

BEING KNOWN AS 3301 South Street, Morgantown, PA 19543.

Residential property

TAX PARCEL NO: 35532013045847

TAX ACCOUNT: 35000851

SEE Deed Book 4812 Page 244

To be sold as the property of Frances Adele Robinson a/k/a Fran Robinson, in her capacity as heir of M. Adele O'Connell, deceased, Marilyn E. Torpey, in her capacity as heir of M. Adele O'Connell, deceased, Susan Swift, in her capacity as heir of M. Adele O'Connell, deceased, Deborah McGlade, in her capacity as heir of M. Adele O'Connell, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under M. Adele O'Connell, deceased.

No. 16-03654

Judgment: \$196,912.62

Attorney: Meredith H. Wooters, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate in the Borough of Birdsboro, County of Berks, and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision known as Jefferson Heights made by Thomas R. Gibbons, Registered Surveyor, dated September 28, 1987 and last revised October 27, 1987 and recorded in Plan Book 151 Page 12, as follows, to wit:

BEGINNING AT A POINT of tangent on the Southeasterly side of Jefferson Street, said point is at the distance of 146.64 feet measured on the arc of a circle to the right having a radius of 84.17 feet from a point of curve on the Northeasterly side of Cocalico Road; thence extending from said beginning point and along the Southeasterly side of Jefferson Street, North 31 degrees 24 minutes 15 seconds East 73.16 feet to a point on a corner of Lot 7 as shown on the above mentioned plan; thence extending South 31 degrees 24 minutes 15 seconds West 150.38 feet to a point on the Northeasterly side of Cocalico Road; thence extending along the same the two following

courses and distances: (1) North 68 degrees 24 minutes 45 seconds West 21.80 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 84.17 feet, the arc distance of 146.64 feet to the first mentioned point and place of beginning. Being Lot Number 8 as shown on the above mentioned plan.

BEING the same property conveyed to Dave Allen George, a single man who acquired title by virtue of a Deed from Robert F. Shortes, Jr. and Wendy Shortes, h/w, dated July 21, 2010, recorded December 13, 2010, at Instrument Number 2010049367, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 827 Jefferson Street, Birdsboro, PA 19508.

PARCEL NO.: 31-5334-16-82-9717

ACCOUNT: 31020157

SEE Deed Book Volume 151 Page 12

To be sold as the property of Dave Allen George, a single man

No. 16-04795

Judgment Amount: \$77,201.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house No. 1035 Locust Street (formerly known as 1031 Locust Street), and the lot or piece of ground upon which the same is erected, situate on the East side of Locust Street, between Spring and Robeson Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of William H. Hermansader and wife; On the South by property now or late of Charles H. Jacobs; On the East by a 10 feet wide alley, and On the West by said Locust Street.

CONTAINING in front or width on said Locust Street 13 feet, and in depth 105 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1035 Locust Street, Reading, PA 19604

TAX PARCEL #13531746164064

ACCOUNT: 13466875

SEE Deed Book/Page

Instrument Number 2011012880

Sold as the property of: Victoria L. Cosenza

No. 16-12468

Judgment Amount: \$147,220.29

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PURPART NO.1

ALL THAT CERTAIN lot or piece of ground, situate on the Western side of Seventh Avenue between Elnore Avenue and North Temple Boulevard, as shown on plan of South Temple, said plan being recorded in Plan Book Volume 2, Page 56, Berks County Records; situate in the Township of Muhlenberg, County of Berks and

12/28/2017

Vol. 110, Issue 13

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

BEGINNING at a point in the Western side of Seventh Avenue, 185.00 feet North of the Northwest corner of Seventh and Elnore Avenues; thence in a Westerly direction at right angles to the West side of Seventh Avenue, a distance of 150.00 feet to a point; thence in a Northerly direction, at right angles to last described line, a distance of 25.00 feet to a point; thence in an Easterly direction, at right angles to last described line, a distance of 150.00 feet to a point in the Southern side of Seventh Avenue; thence in a Southerly direction along the same, at right angles to last described line, a distance of 25.00 feet to the place of BEGINNING.

## PURPART NO. 2

ALL THAT CERTAIN two and one-half story brick and frame dwelling, one and one-half story brick two car garage, and the lot or piece of ground upon which the same are erected, being known as 4306 7th Avenue, situate on the Westerly side of 7th Avenue between Elnore Avenue and North Temple Boulevard as shown on the plan of "South Temple", said plan recorded in Plan Book Volume 2, Page 56, Berks County Records, in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly lot line of 7th Avenue sixty feet (60) wide as shown on said plan of "South Temple", Northwardly a distance of seventy (70) feet from the intersection of the Westerly lot line of 7th Avenue with the Northerly lot line of Elnore Avenue; thence in a Westerly direction, forming a right angle with the Westerly lot line of 7th Avenue, and along the property now or formerly of Clarence B. Hassler and Stella E. Hassler, his wife, a distance of one hundred fifty (150) feet to a point; thence in a Northerly direction, forming a right angle with the last described line, and along properties now or formerly of Irvin H. Williams and Helen S. Williams, his wife; Berks County Trust Company and Stanley H. Tobias, Trustee; and Herman A. Hale and Sara I. Hale, his wife, a distance of one hundred fifteen (115) feet to a point; thence in an Easterly direction, forming a right angle with the last described line, and along property now or formerly of Helen Bodenhom, a distance of one hundred fifty (150) feet to a point on the Westerly lot line of 7th Avenue; thence in a Southerly direction along the Westerly lot line of 7th Avenue, forming a right angle with the last described line, a distance of one hundred fifteen (115) feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4306 7th Avenue, Temple, PA 19560

TAX PARCEL #66530916838849  
ACCOUNT: 66200500  
SEE Deed Book/Page  
Instrument Number 2015015247

Sold as the property of: Michael Rapp

No. 16-14194

Judgment Amount: \$140,127.54  
Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground, situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, situate on the West side of South Third Street, together with the improvements thereon erected, consisting of the Northern one-half (1/2) of a two and one-half (2-(1/2)) story stone dwelling and a frame garage on the rear of the lot, bounded and described as follows:

BEGINNING at a point on the building line of the West side of South Third Street, said point being 67.29 feet North of the borough monument on the Southwest corner of South Third Street and Walnut Street; thence along a line through the party wall of the above dwelling South 83 degrees 52 minutes West a distance of 81.74 feet to a point at the West side of said dwelling; thence along the middle of a concrete retaining wall and land now or late of Carrie E. Seiders South 84 degrees 45 minutes West a distance of 62.8 feet to a point on said wall; thence South 6 degrees East, a distance of 1 foot to a point; thence along the North side of a frame and brick covered garage and land now or late of Carrie E. Seiders, South 83 degrees 21 minutes West, a distance of 28.06 feet to a point on the East side of Peach Alley, thence along the East side of Peach Alley, North 6 degrees West a distance of 34.31 feet (erroneously stated as 34 in prior deep) to a stake, thence along property now or late of James W. Rentachler, North 83 degrees 52 minutes East a distance of 172.5 feet to a point in the building line of the West side of South Third Street; thence along the West side of South Third Street, South 6 degrees East a distance of 35 feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 156 South 3rd Street a/k/a 156 South Third Street, Hamburg, PA 19526

TAX PARCEL #46449405088756

ACCOUNT: 46021000

SEE Deed Book/Page

Instrument Number 2015003457

Sold as the property of: Richard L. Blessing, Sr. and Justin A. Nies

No. 16-16947

Judgment: \$62,659.03

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and lot or piece of ground upon which the same is erected, situated on the East side of Park Road, between Franklin Street and Wayne Avenue being No. 105 Park Road, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point in the East property

12/28/2017

Vol. 110, Issue 13

line of Park Road for the N W corner of this survey and S W corner of Lot No. 103, whence the S E corner of Park Road and Franklin Street bears 82° 4" in a Northerly direction, thence in a Southerly direction on a curve with a radius of 1914' for a distance of 25° 0" to the S W corner of this survey in said East property line of Park Road and the N W corner of Lot No. 107, thence in an Easterly direction with an interior angle from tangent of last named curve of 89 degrees 51-1/4 minutes and parallel and central with the party wall between house No. 107 and house No. 105, a distance of 110' 10-5/8" to the S E corner of this survey in the West line of a 10' alley, thence in a Northerly direction with an interior angle of 102 degrees 23 minutes 21 seconds, with said West line of alley, a distance of 25' 7" to the N E corner of this survey and the S E corner of Lot No. 103, thence in a Westerly direction, with an interior angle of 77 degrees 36 minutes 39 seconds and parallel and central with the party wall between this property and house No. 103, a distance of 116' 2" to the place of Beginning.

BEING THE SAME PREMISES which Barbara N. Keltz, by her Deed dated September 30, 2005, and recorded February 2, 2006, in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Book 4772, Page 2055, granted and conveyed unto Yoham A. Peguero and Digna Peguero, husband and wife.

BEING PARCEL NO: 96530605092761

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 105 Park Road, Wyomissing, PA 19610.

To be sold as the property of Yoham A. Peguero and Digna Peguero, husband and wife

No. 16-17158

Judgment: \$119,822.43

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN message, tenement and tract of land with the buildings thereon erected, situate in the Ontelaunee Township, Berks County, Pennsylvania, more fully bounded and described with said plan as follows, to wit:

BEGINNING at a point marked by an iron pin in the East side of the state highway leading from Reading to Pottsville; thence along said highway North 32-3/4 degrees West, a distance of 54 feet to a point marked by an iron pin; thence North 52 degrees East along lands now or late of Marie A. Heine, now or late of Kirvin U. Fox, a distance of 215 feet to a point marked by an iron pin; thence South 32-3/4 degrees East along lands now or late of Minnie M. Neal and Winfield S. Neal, her husband, a distance of 46 feet to a point marked by an iron pin; thence South 50 degrees West along lands now or late of Minnie M. Neal and Winfield S. Neal aforesaid, a distance of 215 feet to a point, the place of beginning.

CONTAINING 10,750 square feet.

SUBJECT, NEVERTHELESS, to the reservations and restrictions set forth in Deed

Book Volume 847, Page 680, Berks County Records.

BEING KNOWN AS 5307 Pottsville Pike, Reading, PA 19605

BEING THE SAME PREMISES which Terry A. Leshler, Executor under the Will of Mae P. Leshler, by Deed dated October 31, 1994 and recorded November 21, 1994, in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed a 1/2 interest unto Terry A. Leshler.

BEING THE SAME PREMISES which Mary C. Fox, by Deed dated 10/12/2004, recorded 11/03/2004, in the Office of the Recorder of Deeds in and for Berks County in Book 4182, Page 1983, granted and conveyed a 1/2 interest unto Robert Alan Leshler, Jr.

TAX PARCEL: 68540010368223

MAP PIN: 540010368223

ACCOUNT NO. 68007900

SEE Deed Book 4182, Page 1982

To be sold as the property of Rise Ann Rapp a/k/a Risa Rapp, Executor of the Estate of Terry A. Leshler, deceased and as Trustee and Beneficiary of the Trust of Terry A. Leshler, Robert Alan Leshler, heir to the Estate of Terry A. Leshler, deceased and Beneficiary of the Trust of Terry A. Leshler, and Robert Alan Leshler, Jr., individually and as heir to the Estate of Terry A. Leshler, deceased and Beneficiary of the Trust of Terry A. Leshler

No. 16-17628

Judgment: \$154,924.56

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 75, which is the second house Southwardly in the Townhouse Group Number 14, in the Development of Flying Hills Section Number 6, together with a 10.00 foot wide strip of land to the East (street side) of said townhouse a 15.00 foot wide strip of land to the West (rear) of said townhouse, situate on the Westerly side of Winged Foot Drive, a 20.00 foot wide private drive in the Development of Flying Hills, Section Number 6, in the Township of Cumru, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the South (side) by Townhouse Number 76;

BOUNDED on the East (front) by common space, Winged Foot Drive;

12/28/2017

Vol. 110, Issue 13

BOUNDED on the North (side) by Townhouse Number 74, and

BOUNDED on the West (rear) by common space.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 76, and the herein described Townhouse Number 75, in a Northwardly direction to a point in the center of the party wall between Townhouse Number 74 and the herein described Townhouse Number 75 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said townhouse to a point 15.00 feet Westwardly from the rear of said townhouse.

BEING THE SAME PROPERTY conveyed to Todd M. Cruz and Carly J. Cruz, husband and wife, who acquired title by virtue of a Deed from Michael Brady Kelly and Galadriel Bromberg Kelly, dated October 26, 2010, recorded October 28, 2010, at Instrument Number 2010042421, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 75 Winged Foot Drive, Reading, PA 19607.

PARCEL NO.: 39531405290953

To be sold as the property of Todd M. Cruz and Carly J. Cruz, husband and wife

plan; thence along the parking area South forty-five (45) degrees fifty-six (56) minutes four (04) seconds East a distance of forty-five and zero one-hundredths (45.00) feet to a point the place of Beginning.

CONTAINING four thousand five hundred twenty-two and fifty one-hundredths (4,522.50) square feet:

BEING Lot No. 234 on the above-mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 632 Walnut Tree Drive, Blandon, PA 19510

TAX PARCEL #61542118309392

ACCOUNT: 61000151

SEE Deed Book 5231, Page 0097

Sold as the property of: Adam K. Minggia II and Melissa Perez a/k/a Melissa I. Perez

No. 16-19601

Judgment Amount: \$63,271.40

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being known as Lot No.104, as shown on the plan of Saddlebrook II, Phase 2, recorded in Plan Book 184, Page 33, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly side of Pine Street at a corner of Lot No. 105 and Lot No. 104 as shown on said plan; thence extending along Pine Street by a curve deflecting to the right, having a radius of 473.00 feet, a central angle of 04 degrees 56 minutes 27 seconds, a distance along the arc of 40.79 feet to a point in line of Lot No. 103 as shown on said plan; thence extending in a southwesterly direction along Lot No. 103 South 68 degrees 00 minutes 00 seconds West, a distance of 158.67 feet to a point in line of open space; thence extending in a northwesterly direction along open space North 22 degrees 00 minutes 00 seconds West, a distance of 40.50 feet to a point in line of Lot No.105 as shown on said plan; thence extending in a northeasterly direction along Lot No. 105 North 68 degrees 00 minutes 00 seconds East, a distance of 153.93 feet to a point on Pine Street, the place of beginning.

CONTAINING in area 6,342 square feet of land.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also all the estate, right, title,

No. 16-19030

Judgment Amount: \$163,229.23

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground being Lot No. 234 as shown on the plan of Golden Manor III, now known as "Park Place", said plan recorded in Plan Book 200, Page 42, Berks County Recorder of Deeds Office, situate in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, fully bounded and described as follows, to wit:

BEGINNING at a point a corner in common with Lot No. 235 on the above-mentioned plan; thence along Lot No. 235 in and through a thirty (30) feet sanitary and water easement and crossing a twenty (20) feet wide drainage easement South forty-four (44) degrees three (03) minutes fifty-six (56) seconds West a distance of one hundred and fifty one-hundredths (100.50) feet to a point on line of lands now or late of Samuel Randazzo and Ruth Randazzo; thence along said lands North forty-five (45) degrees thirty-six (36) minutes four (04) seconds West a distance of forty-five and zero one-hundredths (45.00) feet to a point a corner in common with Lot No.233 on the above-mentioned plan; thence along Lot No. 233 recrossing said twenty (20) feet wide drainage easement North forty-four (44) degrees three (03) minutes fifty-six (56) seconds East a distance of one hundred and fifty one-hundredths (100.50) feet to a point on line of the parking area shown on the above-mentioned

12/28/2017

Vol. 110, Issue 13

interest, property, possession, claim and demand whatsoever, both in law or equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances.

BEING KNOWN AND NUMBERED AS 340 Pine Street, Wernersville, PA 19565.

BEING the same premises which Eric M. Menickella and Christine Tossona, now Christine Menickella, by Deed dated October 13, 2012, and recorded on March 19, 2013, by the Berks County Recorder of Deeds as Deed Instrument No. 2013011117, granted and conveyed unto Christine Tossona, an individual.

PIN: 436606396980

ACCOUNT: 49-000443

To be sold as the property of: Christine Tossona

No. 16-19683

Judgment Amount: \$207,046.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to the final plan of Greenbriar Estates Phase 2b/3/4a drawn by Burisch Associates, dated 10/21/1998 and recorded in Plan Book Volume 233 Page 35, Berks County Records, as follows, to wit:

BEGINNING at a point along the Southerly side of West Morlatton Road, a corner in common with Phase 4b; thence along same the two following courses and distances, to wit: (1) South 23 degrees 04 minutes 11 seconds West, a distance of 132.69 feet to a point; and (2) North 65 degrees 06 minutes 44 seconds West, a distance of 129.92 feet to a point, a corner in common with Lot # 172; thence along same North 28 degrees 21 minutes 49 seconds East, a distance of 140.00 feet to a point along the Southerly side of West Morlatton Road; thence along same South 61 degrees 36 minutes 11 seconds East, a distance of 117.44 feet to the point and place of beginning.

CONTAINING 16,836 square feet of land.

BEING Lot #173 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony W. McNally, by Deed from Anthony W. McNally and Carolyn A. McNally, dated 07/15/2011, recorded 07/29/2011, Instrument No. 2011028251.

BEING KNOWN AS 324 West Morlatton Road, Douglassville, PA 19518-8752.

Residential property

TAX PARCEL NO: 24535520910120

TAX ACCOUNT: 24001359

SEE Deed Instrument No. 2011028251

To be sold as the property of Anthony W. McNally.

No. 16-20817

Judgment Amount: \$211,491.13

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground laid out and numbered in the plan of lots of Farview, with 2-story brick ranch home erected thereon, surveyed and platted by Wm. H Dechant and Son, Engineers for the Estate of Frederick R Bechtel, located in the Township of Cumru, County of Berks and State of Pennsylvania. Said plan being recorded in the Recorder's Office of Berks County at Reading in Plan Book No. 2, Page 41, more particularly bounded and described as follows, to wit:

LOTS NUMBERED 1071, 1072, 1073, 1074, 1075, and 1076, in said plan, situate on the South side of Bare Avenue, in said Township of Cumru, bounded on the North by said Bare Avenue, on the East by Lot No. 1077, in said plan, on the South by a twenty (20') feet wide alley, on the West by Lot No. 1070. Lots No. 1071-1076 each containing in front twenty (20') feet in width, on said Bare Avenue, and in depth one hundred fifteen (115') feet.

TITLE TO SAID PREMISES IS VESTED IN Abigail S. Hope, by Deed from Clayton W. Madara, Jr., dated 09/30/2008, recorded 10/02/2008, in Book 5424, Page 1701.

BEING KNOWN AS 15 Bare Road, a/k/a 15 Bare Avenue, Shillington, PA 19607.

Residential property

TAX PARCEL NO: 39-4396-20-92-1198

TAX ACCOUNT: 39300514

SEE Deed Book 5424 Page 1701

To be sold as the property of Abigail S. Hope.

No. 16-21418

Judgment: \$185,640.64

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground lying on the southwestern side of Hearthstone Drive, a 60 ft. wide street, between Clayborne Road and West Thirty-Eighth Street, said lot being further known as Lot No. 4 as shown on addition to Subdivision "A" of Crestwood Section 4 plan of lots, laid out for Richard H. Rimby, dated January 1, 1987, and recorded in Berks County Records in Plan Book No. 147 Page 38, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the southwestern building line of Hearthstone Drive; being a corner between Lots Numbered 4 and 5 of said plan of lots;

THENCE LEAVING said building line of Hearthstone Drive and extending in a southwesterly direction along said Lot No. 5, by a line making a right angle with the said building line of Hearthstone Drive; a distance of one

12/28/2017

Vol. 110, Issue 13

hundred twenty-five and no one-hundredths feet (125.00') to a point in line of residue property belonging to Richard H. Rimby, of which the herein-described lot was a part;

THENCE EXTENDING in a northwesterly direction along said residue property belonging to Richard H. Rimby, by a line making a right angle with the last described line, a distance of ninety and no one-hundredths feet (90.00') to a point, a corner of Lot No.3 of said plan of lots;

THENCE EXTENDING in a northeasterly direction along said Lot No. 3, being along the center line of a 20 ft. wide storm sewer easement, by a line making a right angle with the last described line, a distance of one hundred twenty-five and no one-hundredths feet (125.00') to a point in the southwestern building line of aforesaid Hearthstone Drive;

THENCE EXTENDING in a southeasterly direction along said building line of Hearthstone Drive, by a line making a right angle with the last described line, a distance of ninety and no one-hundredths feet (90.00') to the place of beginning. Containing in area; 11,250.00 square feet.

BEING THE SAME PREMISES which Scott D'Augustine and Connie L. D'Augustine, his wife, by Deed dated August 23, 2006 and recorded October 05, 2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4982, Page 751, Instrument #2006078426, granted and conveyed unto Scott D'Augustine, a married man.

TAX PARCEL #532617112392

TAX PARCEL NO 43532617112392

(PIN: 532617112392)

BEING KNOWN AS 32 Hearthstone Drive, Reading, PA 19606

Residential Property

To be sold as the property of Scott D'Augustine a/k/a Scott Augustine

No. 16-5627

Judgment Amount: \$188,219.77

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick house and two story cement store and apartment building and all other buildings and structures thereon erected, located at the southwest corner of First and Adams Streets in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, and Numbered, 402 West First Street, more particularly bounded and described as follows, to wit:

BEGINNING at a point, being the southwest corner of First and Adams Street; thence extending southwardly along said Adams Street as Apple Alley; thence westwardly along said alley thirty feet (30 feet) to property now or late of Harry Schwartz and wife; thence along said property now or late of Harry Schwartz and wife,

northwardly parallel to Adams Street one hundred and forty-two feet (142 feet) to the southerly side of First Street; thence eastwardly along the southerly side of First Street thirty feet (30 feet) to the place of BEGINNING.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground upon which is erected a one-story frame addition to the dwelling known as No. 402 West First Street, Birdsboro, Berks County, Pennsylvania, as shown on the property plan prepared by Frank Garbini, Registered Surveyor, dated December 21, 1978, bounded and described as follows, to wit:

ON the northern boundary of the one story frame encroachment at the property of the grantors, a distance of 4.70 feet;

ON the western boundary of the piece being conveyed and property of the grantors, a distance of 32.12 feet;

ON the southern boundary of the property being conveyed and the property of the grantors, a distance of 4.82 feet; and

ON the East by property of the grantees and of grantors along the property line as shown on the aforementioned plan.

THE AREA ABOVE DESCRIBED consists of the shaded portion on plan of Frank Garbini and an additional one foot along the northwestern and southwestern boundaries as hereinabove described, said plan being attached to Deed Book Volume 1807, Page 969.

TITLE TO SAID PREMISES IS VESTED IN Terry L. Sheha and Jennifer L. Sheha, tenants by the entirety, by Deed from Terry L. Sheha, dated 02/07/2002, recorded 03/18/2002, in Book 3499, Page 1908.

BEING KNOWN AS 402 West First Street, Birdsboro, PA 19508-2243.

Residential property

TAX PARCEL NO: 31534409053012

TAX ACCOUNT: 31001980

SEE Deed Book 3499 Page 1908

To be sold as the property of Terry L. Sheha, Jennifer L. Sheha.

No. 17-00529

Judgment Amount: \$85,305.93

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Unit, designated Unit No. 31, being a Unit in Weiser Court Condominium, located in Womelsdorf Borough, Berks County, Pennsylvania, created in accordance with and submitted to the provisions of the Pennsylvania Uniform Condominium Act, by the recording of the Weiser Court Condominium Declaration, recorded on April 20, 1992, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Record Book 2295, Page 97.

TOGETHER WITH certain rights, title, and interest in the common elements and limited

12/28/2017

Vol. 110, Issue 13

common elements as set forth in the Weiser Court Condominium Declaration.

TITLE TO SAID PREMISES IS VESTED IN Ashley E. Spiese, by Deed from Joseph G. Eisenhower, dated 8/30/2002, recorded 09/17/2002, in Book 3602, Page 957.

BEING KNOWN AS 31 Weiser Court, Womelsdorf, PA 19567-1442.

Residential property

TAX PARCEL NO: 95433706393155C31

TAX ACCOUNT: 95000501

SEE Deed Book 2500 Page 1415

To be sold as the property of Ashley E. Spiese.

No. 17-00603

Judgment: \$40,663.07

Attorney: Scott A. Dietterick, Esquire and

Kathryn L. Mason, Esquire

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN lot or tract of land together with a brick and frame dwelling erected thereon known as Lot No. 188 Linden Street, as shown on the plan of the development of Leesport Gardens as laid out by J. Roy Wise, Inc. in May 1976 and recorded in Plan Book Volume 61, Page 4, Berks County Records; situate on the Western side of Linden Street bounded on the East side by Linden St., bounded on the South by Lot No. 189, bounded on the West by Magnolia St., and bounded on the North by Lot No. 187 in the Borough of Leesport, County of Berks, Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the Western topographical building line of Linden St. (53 ft. wide) said pin being two hundred eight and sixty-five hundredths (208.65) feet South of a marble monument; thence along the Western topographical building line of Linden St. South nineteen degrees thirty-one minutes two seconds East (S. 19° 31' 02" E.) a distance of twenty and sixty-seven hundredths (20.67) feet to a steel pin; thence leaving the aforesaid Western topographical building line of Linden St. and along Lot No. 189 and passing through party wall of No. 517 and No. 519 Linden St. South seventy degrees twenty-eight minutes fifty eight seconds West (S. 70° 28' 58" W.) a distance of one hundred and zero hundredths (100.00) feet to a steel pin on the Eastern topographical building line of Magnolia St.; thence along the Eastern topographical building line of Magnolia St. North nineteen degrees thirty-one minutes two seconds West (N. 19° 31' 02" W.) a distance of twenty and sixty-seven hundredths (20.67) feet to a steel pin; thence leaving the aforesaid Eastern topographical building line of Magnolia St. and along Lot No. 187 and passing through the party wall of House No. 517 and No. 515 Linden St. North seventy degrees twenty-eight minutes fifty eight seconds East (N. 70° 28' 58" E.) a distance of one hundred and zero hundredths (100.00) feet to the Western topographical building line

of Linden St., the place of beginning.

CONTAINING an area of two thousand sixty seven square feet of land (2,067.00')

BEING THE SAME PREMISES which Gary H. Damore and Dr. Francis J. Churgai, by Deed dated April 19, 1996 and recorded on May 21, 1996 for Berks County in Deed Book 2732, Page 1530, granted and conveyed unto Russell A. Clark and Mary L. Clark.

HAVING THEREON ERECTED A BRICK AND FRAME DWELLING KNOWN AS 117 Linden Street, Leesport, Pennsylvania 19533.

UPI/Property ID: 92449011574126

SEE Deed Book 2732, Page 1530

To be sold as the property of Russell A. Clark and Mary L. Clark

No. 17-01179

Judgment Amount: \$111,056.60

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN piece or parcel of ground, together with the improvements erected thereon, situate in the Borough of Bally, in the County of Berks and State of Pennsylvania, aforesaid bounded and described as follows, to wit:

BEGINNING AT A POINT at Cherry Street; thence along Cherry Street South thirty-four degrees West forty (40') feet to a point; thence by other land of John Otterbein and Caroline Otterbein North fifty-four degrees West one hundred and five (105') feet to a cement monument set for a corner at a six feet (6') wide private alley; thence along said alley North thirty-five degrees East forty (40') feet to a cement monument set for a corner; thence along land of Charles Gordon Costello South fifty-four degrees East one hundred three feet eight inches (103' 8") to the place of beginning.

ALSO ALL THAT CERTAIN TRACT or parcel of land, situate in the Borough of Bally, in the County of Berks and state aforesaid, bounded and described as follows, to wit:

BEGINNING AT a cement monument set for a corner; thence by other land of the said Ralph G. Miller and Rose Miller South thirty-five degrees West forty feet to a cement monument set for a corner; thence by other land of John Otterbein and Caroline Otterbein North fifty-four degrees West six feet to a point; thence by land of Jonas Schiffert's Estate North thirty-five degrees East forty feet to a point; and thence by land of Charles Gordon Costello and Esther Costello South fifty-four degrees East six feet to the place of beginning.

The Improvements thereon being known as 537 Cherry Street, Bally, Pennsylvania 19503.

BEING THE SAME PREMISES which Arthur Berger, Jr., by Deed dated August 30, 1999 and recorded August 30, 1999 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3119, Page 255, granted and conveyed unto Patrick G. Martz.

BEING KNOWN AS 537 Cherry Street, Bally,

12/28/2017

Vol. 110, Issue 13

PA 19503.

TAX PARCEL NO. 25630909162535

SEE Deed Book 3119 Page 255

To be sold as the property of Patrick G. Martz, deceased

No. 17-02093

Judgment Amount: \$4,315.00

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN unit in the property known, named and identified in the condominium plan referred to below as Hidden Valley Condominium, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, Title 69, Pa. C.S. Section 3101 et seq., by the recording in the Office for the Recording of Deeds, in and for the County of Berks of (i) a Declaration of Condominium dated August 7, 1986, recorded September 17, 1986 in Deed Book Volume 1908, Page 15, (ii) Amendment No. 1 thereto dated December 12, 1986 and recorded on December 15, 1986, in Deed Book Volume 1914, Page 895; Amendment No. 2 thereto dated December 22, 1986 and recorded on December 22, 1986, in Deed Book Volume 1915, Page 507; Said Hidden Valley Condominium Plan is dated August 4, 1986, was recorded September 17, 1986 in Plan Book Volume 144, Page 52; Hidden Valley Condominium Plan, Addition No. 1, dated December 12, 1986, recorded December 15, 1986 in Plan Book Volume 146, Page 17, Hidden Valley Condominium Plan, Addition No. 2 is dated December 22, 1986, was recorded December 22, 1986, in Plan Book Volume 146, Page 30, and the unit being conveyed herein is being and designated on the appropriate Condominium Plan, as Building No. 1334, Unit P, as more fully described in such Condominium Declaration, and amendments thereto, together with a proportionate undivided interest in the common elements as defined and stated in said declaration and any amendment thereto executed and recorded from time to time.

**TITLE TO SAID PREMISES IS VESTED** IN Joann Marie Kern and Jonny Edward Baker, by Deed from Reveere House Associates, a Pennsylvania Limited Partnership, dated 02/19/1987, recorded 02/20/1987, in Book 1924, Page 1776.

**MORTGAGOR** Joann Marie Kern died on 05/09/2016, and upon information and belief, her heirs or devisees, and personal representative, are unknown. Mortgagor Jonny E. Baker a/k/a Jonny Edward Baker died on 07/09/2010, and upon information and belief, his surviving heir is Marie T. Baker. Marie T. Baker died on 11/10/2012, and upon information and belief, her surviving heir is Eugene Chornyy.

**BEING KNOWN AS** 1334 P West Wyomissing Court A/K/A 1334 P W. Wyomissing Bl., West

Lawn, PA 19609.

Residential property

TAX PARCEL NO: 80-4396-17-01-5696-C16

TAX ACCOUNT: 80170835

SEE Deed Book 1924 Page 1776

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Jonny E. Baker a/k/a Jonny Edward Baker, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Marie T. Baker, deceased heir of Jonny E. Baker a/k/a Jonny Edward Baker, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Joann Marie Kern, deceased, Eugene Chornyy, in his capacity as administrator and heir of the estate of Marie T. Baker, deceased heir of Jonny E. Baker and in his capacity as administrator and heir of the estate of Joann Marie Kern, deceased.

No. 17-03016

Judgment: \$71,487.89

Attorney: Udren Law Offices, PC

**ALL THOSE TWO CERTAIN LOTS** Numbered 8 and 9 on the plan of lots in Exeter Township, Berks County, Pennsylvania, laid out by Thomas Demoss, together with the improvements thereon erected, situate on the northerly side of U.S. Route No. 422 in the Township of Exeter, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

**BEGINNING AT A POINT** in the northern side of the Philadelphia Pike (U.S. Route No. 422) said point being 350 feet West of the dividing line between Lot No. 1 on the said plan of lots and property now or late of Mary A. Herflicker; thence in a westerly direction along the said North side of the Philadelphia Pike, the distance of 100 feet to a point; thence in a northerly direction along the dividing line between Lots Nos. 9 and 10 and at right angles to the said Philadelphia Pike, the distance of 390.52 feet to a point; thence in an easterly direction along property now or late of John F. Freese, South 64 degrees and 12 minutes East the distance of 100.06 feet to a point; thence in a southern direction along the dividing line between Lot No. 7 and Lot No. 8 of the said plan of lots and be a line at right angles to the aforementioned Philadelphia Pike, the distance of 394.35 feet to the place of beginning.

**CONTAINING** 39,244 square feet.

**AS DESCRIBED IN** Mortgage Book 4051, Page 2097

**BEING KNOWN AS:** 6551 Perkiomen Avenue, Exeter, PA 19508

**PROPERTY ID NO.:** 533516749151

**TITLE TO SAID PREMISES** is vested in Jacqueline P. Dimalante, as sole owner by Deed from Richard A. Williams and Ida M. Williams,

12/28/2017

Vol. 110, Issue 13

husband and wife dated 12/15/2006 recorded 12/27/2006 in Deed Book 05041 Page 2092.

To be sold as the property of: Jacqueline P. Dimalante, as sole owner

No. 17-03119

Judgment: \$83,256.00

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of land together with the two-story brick and frame townhouse erected thereon being House No. 1204 Fox Run on the Eastern side of Fox Run being known as Lot #6 Block "C" Section #1 of Mountain Park Development as laid out by S. & H. Inc. on November 25, 1970 and recorded in Plan Book Volume 32, Page 79 in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Eastern building line of Fox Run (53' wide) said corner being the Southwestern corner of the herein described premises; thence along the aforesaid Fox Run, North 47 degrees 56 minutes 00 seconds East, a distance of 45 feet to a corner; thence leaving the aforesaid Fox Run along Lot #5 passing through an 8 inch party wall South 42 degrees 04 minutes 00 seconds East, a distance of 115 feet to a corner in line of property belonging now or formerly to Metropolitan Edison Company Transmission Line and on the Eastern side of a 10 feet wide easement for public utilities; thence continuing along the same South 47 degrees 56 minutes 00 seconds West, a distance of 45 feet to a corner; thence along Lot #7 North 42 degrees 04 minutes 00 seconds West, a distance of 115 feet to the place of Beginning.

CONTAINING five thousand one hundred seventy-five square feet (5,175.00 sq. ft.)

BEING THE SAME PREMISES which Jason Hunter and Kerrie A. Miller n/k/a Kerrie A. Hunter, husband and wife, by Deed dated 7/27/2004 and recorded 8/19/2004, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4130, Page 1971, granted and conveyed unto Mary Ann Ferretti.

TAX PARCEL NO 43532719528182

BEING KNOWN AS 1204 Fox Run, Reading, PA 19606

Residential Property

To be sold as the property of Mary Ann Ferretti

No. 17-03752

Judgment Amount: \$179,588.42

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots or pieces of ground, with the two-story brick dwelling house erected thereon, situate, lying and being on the South side of Reading Avenue, being No. 234 Reading Avenue, East of Third Avenue, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, and which by

a certain map or plan entitled "Map of property belonging to George Bomemann, situate in the Borough of West Reading, surveyed by Wm. H. Karns, C. E. and Surveyor" and duly filed in the Office of the Recorder of Deeds for Berks County on the eleventh day of September A. D. 1908, and later revised are designated as Lots Nos. two hundred thirty-two (232) and two hundred thirty-three (233) bounded and described as follows:

ON the North by said Reading Avenue, a sixty feet wide street;

ON the East by Lot No.234;

ON the South by Highland Street; and

ON the West by Lot No.231, now or late the property of George Bomemann.

CONTAINING in front or width on said Reading Avenue, forty feet and in depth of equal width, one hundred and fifteen feet to said Highland Street.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 234 Reading Avenue, West Reading, PA 19611

TAX PARCEL #93530718307225

ACCOUNT: 93102500

SEE Deed Book/Page

Instrument Number 2012012717

Sold as the property of: Elan J. Nelson

No. 17-03766

Judgment: \$153,264.97

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the split-level dwelling thereon erected, known as No. 711 Florida Avenue, situate on the North side of Florida Avenue, between Stoudt's Ferry Bridge Road and Lantana Avenue, as shown on the plan of "Riverview Park", Section 4, said plan recorded in Plan Book Volume 19, Page 1A Berks County Records, in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly building line of Florida Avenue, a distance of seven hundred fifty-five feet three and five-eighths inches (755' 3-5/8") Eastwardly from a point of curve in the Northerly building line of Florida Avenue at Stoudt's Ferry Bridge Road; thence in a Northerly direction, forming a right angle with the Northerly building line of Florida Avenue, a distance of one hundred fifty feet (150') to a point; thence in an Easterly direction, forming a right angle with the last described line, a distance of seventy-five feet (75') to a point; thence in a Southerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the Northerly building line of Florida Avenue; thence in a Westerly direction along the Northerly building line of Florida Avenue, forming a right angle with the last described line, a distance of seventy-five feet (75') to the Place

12/28/2017

Vol. 110, Issue 13

of BEGINNING.

BEING PARCEL NUMBER: 66-5309-17-10-7432

BEING known for informational purposes only as property address: 711 Florida Ave., Reading, PA.

BEING the same premises which Richard L. Hornberger & Virginia J. Hornberger by Deed recorded 05.27.2010 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania as Instrument No. 2010019916 granted and conveyed unto Erick Otero-Jimenez and Jossief B. Luciano-Velez, in fee.

TAX PARCEL NO 66530917107432

BEING KNOWN AS 711 Florida Avenue, Reading, PA 19605

Residential Property

To be sold as the property of Erick Otero-Jimenez and Jossief B. Luciano-Velez

No. 17-04728

Judgment: \$130,739.65

Attorney: Cristina L. Connor, Esquire

Scott A. Ditterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick dwelling with attached garage thereon erected Numbered 2015 Cullum Drive, lying on the eastern side of Cullum Drive, 44 feet wide, said lot being composed of Lot No. 136 and Lot No. 137 as shown on plan of lots laid out by the Hollenbach Construction Company in August, 1953, and known as Riveredge Acres, recorded in Plan Book 14, Page 2, Berks County Records, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a point to the eastern building line of Cullum Drive, to line of a 15 feet wide watercourse, said point being 25.96 feet southwardly from a point in said eastern building line of Cullum Drive which is opposite or at right angles to the 5 foot range line stone or the southern terminus of a radius in the southwestern corner of Barlow Avenue and said Cullum Drive, thence from the said point of beginning extending in a northerly direction along the eastern building line of Cullum Drive, by a line making a right angle with the northern side of the aforementioned 15 feet wide watercourse, a distance of 108.00 feet to a point, thence leaving said building line of Cullum Drive and extending in an easterly direction along Lot

No. 135 of said plan of lots, by a line making a right angle with the said eastern building line of Cullum Drive, a distance of 100.00 feet to a point, thence extending to a southerly direction by a line making a right angle with the last described line, a distance of 108.00 feet to a point; thence extending to a westerly direction along the northern side of the aforesaid 15 feet wide watercourse, by a line making a right angle with the last described line, a distance of 100.00 feet to the place of beginning.

Containing in area 10,800 square feet.

BEING THE SAME PROPERTY conveyed to Jason T. Kauffman and Lisa M. Kauffman, husband and wife, who acquired title by virtue of a Deed from Paul D. Schaeffer and Patricia A. Schaeffer, husband and wife, dated March 16, 2007, recorded April 4, 2007, at Document ID 2007019721, and recorded in Book 5106, Page 386, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2015 Cullum Drive, Reading, PA 19601.

PARCEL NO.: 27530817013960

ACCOUNT: 27080280

SEE Deed Book Volume 5106, Page 386

To be sold as the property of Jason T. Kauffman and Lisa M. Kauffman, husband and wife

No. 17-04859

Judgment Amount: \$91,872.26

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground together with the two and one-half story frame dwelling erected thereon, situate on the East side of North Third Street, being known as No. 213 North Third Street, in the Borough of Hamburg, County of Berks and State of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at an iron pin on the Eastern topographical building line of North Third Street and being a corner in common with other property to be retained by Arlan D. Yerger and Margaret Ann Yerger, his wife; thence (1) along the Eastern topographical building line of North Third Street, in a Northerly direction a distance of thirty feet (30.00 feet) to a point on the Eastern topographical building line of North Third Street; thence (2) along property belonging to Roy Bender and through a partition wall of the semidetached homes in an Easterly direction forming a 90 degree angle with the last described line a distance of fifty feet (50.00 feet) to a point; thence (3) in a Northerly direction along property belonging to Roy Bender, forming a 90 degree angle with the last described line, a distance of two feet (2.00 feet) to a point; thence (4) in an Easterly direction along property belonging to Roy Bender, forming a 90 degree angle with the last described line, a distance of fifty feet (50.00 feet) to an iron pin; thence

12/28/2017

Vol. 110, Issue 13

(5) along residue property belonging to Arlan D. Yerger and Margaret Ann Yerger, his wife, in a Southerly direction forming a 90 degree angle with the last described line a distance of thirty-two feet (32.00 feet) to an iron pin; thence (6) along other property belonging to Arlan D. Yerger and Margaret Ann Yerger, his wife, in a Westerly direction forming a 90 degree angle with the last described line a distance of one hundred feet (100.00 feet) to the place of BEGINNING.

CONTAINING three thousand one hundred square feet (3,100.00 sq.ft).

TITLE TO SAID PREMISES IS VESTED IN Glenn S. Rymshaw and Sherri L. Rymshaw, his wife, by Deed from Bruce D. Berg and Lois A. Berg, his wife, dated 07/11/1983, recorded 07/12/1983, in Book 1834, Page 1064.

BEING KNOWN AS 213 N 3rd St., Hamburg, PA 19526-1505.

Residential property

TAX PARCEL NO: 46449517012277

TAX ACCOUNT: 46013150

SEE Deed Book 1834 Page 1064

To be sold as the property of Glenn S. Rymshaw, Sherri L. Rymshaw.

No. 17-04991

Judgment: \$403,103.33

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #80437620904695

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a final plan of Pierorazio Subdivision, drawn by C. L. Frantz & Associates, Inc., Engineers-Surveyors- Land Planners, dated / / /, and recorded in Berks County in Plan Book 143, Page 40, as follows, to wit:

BEGINNING AT A POINT on the southwesterly side of Albert Drive (53 feet wide) said point being a corner of Lot No. 7 on said plan; thence extending from said point of beginning along Lot No. 7 South 30 degrees 13 minutes 57 seconds West 166.05 feet to a point in line of lands now or late of Alberino and Itilia Pierorazio; thence extending along said lands North 36 degrees 52 minutes 43 seconds West 146.50 feet to a point, a corner of Lot No. 9 on said plan; thence extending along same North 55 degrees 31 minutes 43 seconds East 139.36 feet to a point on the southwesterly side of Albert Drive; thence extending along same southeastwardly along the arc of a circle curving to the left having a radius of 176.50 feet the arc distance of 77.93 feet to the first mentioned point and place of beginning.

CONTAINING 16,240 square feet of land.

BEING LOT NO. 8 as shown on the abovementioned plan.

BEING KNOWN AS: 528 Albert Drive, Reading, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Jarrod J. Pietrobone and Jeanette P. Pietrobone by Deed from Jarrod J. Pietrobone and Jeanette P.

Pietrobone dated January 13, 2005 and recorded August 3, 2005 in Deed Book 4638, Page 350 Instrument Number 2005045169.

To be sold as the property of Jarrod J. Pietrobone and Jeanette P. Pietrobone

No. 17-05035

Judgment: \$75,744.74

Attorney: Cristina L. Connor, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 12A, as shown on the final plan of Heather Knoll, as recorded in Plan Book Volume 171, Page 74, situate in Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the North (rear) by common space.

BOUNDED on the East (side) by Townhouse Unit 12B.

BOUNDED on the South (front) by common space.

BOUNDED on the West (side) by common space.

CONTAINING A LOT WIDTH of 20 feet, more or less, as measured from the center of the party wall between Townhouse Unit 12A and 12B and containing a lot depth of 38 feet, more or less, as measured from the southeast lot corner, said corner located North sixty-nine degrees forty-one minutes twenty seconds West (N. 69° 41' 20" W.) a distance of nine hundred three and seven hundredths feet (903.07') from the southeast corner of the development of Heather Knoll.

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

BEING THE SAME PROPERTY conveyed to Bradley D. Martin, as sole owner who acquired title by virtue of a Deed from Bradley D. Martin and Kimberly A. Freeman n/k/a Kimberly A. Martin, no marital status shown, dated June 18, 2003, recorded August 4, 2003, at Instrument Number 57941, and recorded in Book 3827, Page 1767, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1242 Fredrick Boulevard, Reading, PA 19605.

PARCEL NO.: 66-4399-16-93-5647

ACCOUNT: 66000399

SEE Deed Book Volume 3827, Page 1767

To be sold as the property of Bradley D. Martin, as sole owner

No. 17-05175

Judgment: \$217,906.40

Attorney: Cristina L. Connor, Esquire  
Kimberly A. Bonner, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Meredith H. Wooters, Esquire  
Justin F. Kobeski, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and the dwelling house erected thereon, being Lot No. 148 is shown on the plan of Wellington Downes, Section 3A, said plan recorded in Plan Book 35 Page 62, Berks County Records situate on the Westerly side of Devonshire Drive, between Warwick Drive and Wellington Boulevard, in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills), Berks County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Westerly building line of Devonshire Drive (58 feet wide) on the division line between Lot No. 147 and Lot No. 148; thence extending in a Southerly direction along the Westerly building line of Devonshire Drive, a distance of 95.26 feet to a point; thence extending in a Westerly direction along Lot No. 149 forming an interior angle of 90 degrees with the Westerly building line of Devonshire Drive, a distance of 136.00 feet to a point; thence extending in a Northerly direction along Wellington Downes, Section No. 2, forming a right angle with the last described line a distance of 95.26 feet to a point; thence extending in an Easterly direction along Lot No. 147 forming a right angle with the last described line, a distance of 136.00 feet to the place of beginning. The last described line forming a right angle with the Westerly building line of Devonshire Drive.

BEING THE SAME PROPERTY conveyed to Zachary H. Haas and Meghan Haas, husband and wife, an undivided one-half interest, and Cheryl A. Haas, an undivided one-half interest who acquired title, with rights of survivorship, by virtue of a Deed from Richard G. Hoffmaster and Jean J. Hoffmaster, husband and wife, dated November 14, 2014, recorded November 20, 2014, at Instrument Number 2014038322, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 38 Devonshire Drive, Wyomissing, PA 19610.

PARCEL NO.: 96439717009662

ACCOUNT: 96970602

SEE Deed Book Volume 35, Page 62

To be sold as the property of Zachary H. Haas and Meghan Haas, husband and wife, an undivided one-half interest, and Cheryl A. Haas, an undivided one-half interest

No. 17-05542

Judgment: \$66,211.45

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or piece of ground together with the two-story stone front mansard roofed dwelling house thereon erected, situate on the East side of North Fifth Street, between Robeson and Marion Streets, Numbered 1119, 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 Samuel N. Potteiger;

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

ON the South by property now or late of George W. Leightheiser; and

ON the West by said North Fifth Street.

CONTAINING in front on said North Fifth Street fifteen (15) feet four (04) inches, and in depth of equal width one hundred (100) feet, more or less, to said ten (10) feet wide alley.

BEING THE SAME PREMISES which Jesus J. Ramirez, by Deed dated 11/19/2007, recorded 11/20/2007, in the Office of the Recorder of Deeds, in and for Berks County, in Book 5259, Page 1917, Instrument #2007069445, conveyed unto Gabino Ramirez-Gavina, Grantee herein.

TAX PARCEL 14-5307-43-76-9443

ACCOUNT NO. 14080075

SEE Deed Book 5259, Page 1917, Instrument #2007069445

To be sold as the property of: Gabino Ramirez-Gavina

No. 17-05639

Judgment Amount: \$218,385.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, situate on the northwest line of Holiday Lane, in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 20 on the plan of 'Blandon Meadows IV, Phase II' recorded in Plan Book 131, Page 1, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northwest line of Holiday Lane, said point being on the division line between Lot No. 21 and Lot No. 20 on the aforesaid plan and being the southeast corner of the herein described lot;

THENCE along said northwest line of Holiday Lane in a southwesterly direction on a radius of 373.50 feet, curving to the right, the arc distance of 105.94 feet to Lot No. 20;

THENCE along same in a northwesterly direction by a line being radial to the aforesaid curve, North 08 degrees 03 minutes 30 seconds West, 184.24 feet to a point in line of other land of Henry, Inc.;

THENCE along same, North 03 degrees 40

12/28/2017

Vol. 110, Issue 13

minutes 00 seconds East, 53.00 feet to Lot No. 21; THENCE along same, South 24 degrees 16 minutes 37 seconds East, 193.67 feet to a point on the northwest line of Holiday Lane, being the place of beginning.

CONTAINING 15,022 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Amin M. Ghorab, by Deed from Amin M. Ghorab and Cherie A. Ghorab, h/w, dated 05/08/2014, recorded 10/24/2014, Instrument No. 2014035159.

BEING KNOWN AS 216 Holiday Lane, Blandon, PA 19510-9772.

Residential property

TAX PARCEL NO: 61542005096963

TAX ACCOUNT: 61058475

SEE Deed Instrument No. 2014035159

To be sold as the property of Amin M. Ghorab a/k/a Amin Mohamed Ghorab.

No. 17-12474

Judgment Amount: \$54,221.26

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story brick house and the lot or piece of ground upon which the same is erected, situate on the East side of Moss Street, No. 1437, between Pike and Amity Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Louis Stoudt and Alverta Stoudt, his wife;

ON the East by a twenty (20) feet wide alley;

ON the South by property now or late of Charles F. Nonnemacher and Sabina Nonnemacher, his wife; and

ON the West by said Moss Street, thirteen (13) feet, four (4) inches, and in depth of equal width, one hundred (100) feet to said alley.

TITLE TO SAID PREMISES vested in Thomas Pimley by Deed from IM Tasker, L.P. dated October 24, 2005 and recorded on December 28, 2005 in the Berks County Recorder of Deeds as Instrument No. 2005080581.

BEING KNOWN AS: 1437 Moss Street, Reading, PA 19604

TAX PARCEL NUMBER: 17-5317-29-08-3168

To be sold as the property of Thomas Pimley

No. 17-12547

Judgment Amount: \$66,125.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN brick store and dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the Southeast corner of Fifteenth and Cotton Streets, being No. 501 South Fifteenth Street in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by said Cotton Street;

ON the East by a 3 feet wide alley;

ON the South by property now or late of Gerhard and Moyer; and

ON the West by said Fifteenth Street.

CONTAINING in front or width on said Fifteenth Street, 16 feet and in depth 82 feet to said 3 feet wide alley.

TOGETHER WITH the free and uninterrupted use forever of said 3 feet wide alley on the East of the said premises in common with the owners and occupiers of the land adjacent with said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 501 South 15th Street, Reading, PA 19602

TAX PARCEL #16531631373747

ACCOUNT: 16220950

SEE Deed Book/Page

Instrument Number 2012046671

Sold as the property of: Emely M. De Leon

No. 17-12591

Judgment: \$37,198.72

Attorney Jessica N. Manis, Esquire

ALL THAT CERTAIN lot or piece of ground, with a three-story brick building erected thereon, situate on the East side of Mulberry Street, being Number 1519, in the City of Reading, Berks County, Pennsylvania, and being the third house North from the Northeast corner of said Mulberry Street and a ten feet wide alley, and bounded and described as follows, to wit:

ON the North by property now or late of William Hartz and wife;

ON the South by property now or late of Robert Clausen;

ON the East by an alley; and

ON the West by said Mulberry Street.

CONTAINING in front on said Mulberry Street thirteen feet one and one-half inches (13' 1-1/2 ") and in depth of equal width one hundred and nine feet (109') to said alley.

TOGETHER with the use of the joint alley in common with the owners and occupiers of the house on the South; and also together with the free and uninterrupted use forever of the alley on the East in common with the owners and occupiers of the land adjacent to said alley.

PARCEL ID 17531729089610

MAP PIN 531729089610

ALSO KNOWN AS 1519 Mulberry Street, Reading, PA 19604

BEING THE SAME PREMISES which James L. Bortz and Jamie L. Bortz, by Deed dated January 26, 2007 and recorded February 5, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 05068 Page 1355, granted and conveyed unto Samuel Edwards Hess, as sole owner.

To be sold as the property of Samuel Edward Hess a/k/a Samuel E. Hess

12/28/2017

Vol. 110, Issue 13

No. 17-12598

Judgment Amount: \$97,598.27

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN eastern half of a double two-story frame dwelling house and lot of ground upon which the same is erected, on the South side of East Penn Avenue, situated in the Borough of Robesonia, County of Berks and State of Pennsylvania, known as No. 142 East Penn Avenue, more particularly bounded and described as follows, to wit:

BOUNDED on the North by Penn Avenue; on the East by property of Elmer Hill; on the South by an alley; and on the West by property now or late of Harvey P. Degler and Lillie Degler, his wife.

CONTAINING IN FRONT in width on said Penn Avenue, nineteen (19) feet, and in depth of equal width one hundred fifty (150) feet, extending to said alley.

BEING THE SAME PREMISES which Paul J. Masciantonio and Aimee B. Masciantonio by Deed dated February 23, 2007 and recorded March 5, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5084, Page 891, granted and conveyed unto Harvard R. Hughes and Cathy M. Hughes, husband and wife.

BEING KNOWN AS 142 East Penn Avenue, Robesonia, PA 19551.

TAX PARCEL NO. 74435713047688

SEE Deed Book 5084 Page 891

To be sold as the property of Havard R. Hughes a/k/a Havard Hughes, Sr., deceased and Cathy Hughes, deceased

No. 17-12600

Judgment Amount: \$26,554.74

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

BEING County Parcel No. 5317-54-14-3910

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house thereon erected, No. 832, situate on the West side of Locust Street, between Douglass and Windsor Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Frank S. Livingood, and others;

ON the East by said Locust Street;

ON the South by property now or late of F. W. Lindemuth; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Locust Street thirteen feet six inches (13' 6") and in depth of that width one hundred feet (100') to said ten feet wide alley; the South line thereof being two hundred and thirty-six feet seven and one-half inches North of the North side of said Douglass Street.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 832 Locust Street,

Reading, PA 19604

TAX PARCEL #12531754143910

ACCOUNT: 12465050

SEE Deed Book 3225, Page 2391

Sold as the property of: Carlos Soto

No. 17-12635

Judgment Amount: \$98,293.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the West side of South Wyomissing Avenue, formerly called Wyomissing Avenue, between Broad and Washington Streets, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of William H. Wentzel;

ON the East by said South Wyomissing Avenue;

ON the South by property now or late of Earl L. Sands; and

ON the West by a twenty (20') feet wide street or alley.

CONTAINING in width on said South Wyomissing Avenue fifteen (15') feet and in depth one hundred sixty (160') feet to said alley. Being No. 120 South Wyomissing Avenue.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 120 South Wyomissing Avenue, Shillington a/k/a Reading, PA 19607

TAX PARCEL #77439507580143

ACCOUNT: 77061500

SEE Deed Book 4967, Page 1020

Sold as the property of: Ramiro Oswaldo Arias Quispe a/k/a Ramiro A. Quispe and Teresa DeJesus Moreta Peralta a/k/a Teresa Dearias

No. 17-12684

Judgment Amount: \$473,975.03

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the Westerly side of Township Route No. 454, known as Old State Road, in the Township of Alsace, Berks County, Pennsylvania, and being known as Lot No. 5 of the 'Drumheller Orchards Section No. 2' Subdivision, recorded in Plan Book 150, Page 69, being more fully bounded and described as follows, to wit:

BEGINNING at a point in Old State Road T-454, said point being Northeast of the intersection of Old State Road and Friedensburg Road L.R. 197, a corner of Lot No. 4; thence leaving said road and along Lot No. 4 North fifty-four (54) degrees thirty-nine (39) minutes seventeen (17) seconds West three hundred and zero one-hundredths (300.00) feet to a point, a corner in common of Lot No. 4, Lot No. 9 and Lot No. 8; thence along Lot No. 8 North

12/28/2017

Vol. 110, Issue 13

twenty-two (22) degrees fifty-seven (57) minutes fifty-one (51) seconds East four hundred ten and eighty-five one-hundredths (410.85) feet to a point, a corner of Lot No. 7; thence along Lot No. 7 North thirty (30) degrees twenty-four (24) minutes forty-one (41) seconds East one hundred eighty-four and thirty one-hundredths (184.30) feet to a point, a corner of lands of Dorothy M. Ray, thence along same North eighty-nine (89) degrees fifty-four (54) minutes forty-one (41) seconds East two hundred sixty-seven and forty-one one-hundredths (267.41) feet to a point on the Easterly edge of the aforementioned Old State Road, thence along the Easterly side of same South twenty-four (24) degrees fifty (50) minutes ten (10) seconds West one hundred eighty and nineteen one-hundredths (180.19) feet to an iron pipe, thence along and through same South twenty (20) degrees eight (08) minutes twenty-five (25) seconds West five hundred eighty-four and ten one-hundredths (584.10) feet to the place of Beginning.

CONTAINING one hundred eighty-three and four hundred nineteen one-thousandths (183.419) square feet.

TITLE TO SAID PREMISES IS VESTED in Nelson J. Loeb, by Deed from Nelson J. Loeb and Cynthia L. Loeb, dated 09/18/2012, recorded 09/19/2012, Instrument No. 2012038891.

BEING KNOWN AS 98 Old State Road, Reading, PA 19606-9482.

Residential property

TAX PARCEL NO. 22-5338-04-63-5049

TAX ACCOUNT: 22065307

SEE Deed Instrument: 2012038891

To be sold as the property of Cynthia L. Loeb a/k/a Cynthia Loeb, Nelson J. Loeb.

No. 17-12976

Judgment Amount: \$145,780.19

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

THE land referred to herein below is situated in the County of Berks, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground together with the brick dwelling with basement garage erected thereon, being known as House No. 38 Park Road, situate on the South side of Park Road, West of Hillside Road in the Borough of Wyomissing, County of Berks and State of Pennsylvania. A part of said lot being a portion of Block D on map or plan of Wyomissing Hills, said map or plan being duly acknowledged and recorded in the Office for the Recording of Deeds in and for the County of Berks in Plan Book 2 Page 40 which map or plan is hereby referred to and expressly made a part of this Deed. The remainder of said lot or piece of ground being a portion of the property which Francis F. Seidel and Amelia F. Seidel, his wife, by their Deed bearing date of 6/30/1928 did grant and confirm unto Wyomissing Hills, Inc. party of the part

hereto, said Deed being recorded in Volume 679 Page 279 and said lot or piece of ground being further known as portion of Lot No. 21 and a portion of Lot No. 22 as they are shown on plan of Hillside Road addition, surveyed by E. Kurtz Wells C.E. and bearing date May 1929, and said plan being recorded in Plan Book 8 Page 33 in the Office for the Recording of Deeds in and for the County of Berks and said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southern line of Park Road, in the Borough of Wyomissing said point being 12.45 feet East of the western line of Lot No. 21 Block D as shown on the above mentioned plan of the Hillside Road addition; thence southwardly along the remaining portion of Lot No. 21 Block D, residue property of Wyomissing Hills, Inc. of which this was a part by a line radial to the southern line of Park Road the distance of 115 feet to a point in the northern line of a 20 feet wide alley; thence westwardly along the northern line of said alley by a line curving to the left and having a radius of 1497 feet and being 115 feet South of and parallel to the southern line of Park Road the distance of 46.43 feet to a point; thence northwardly along the remaining portion of Lot No. 23, residue property of Wyomissing Hills, Inc. by a line radial to the southern line of Park Road the distance of 115 feet to a point in the southern line of Park Road; thence eastwardly along the said southern line of Park Road by a line curving to the right having a radius of 1612 feet the distance of 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kristen Trimble, a single woman, by Deed from Scott A. Phillips and Kristen Trimble, dated 07/10/2011, recorded 09/27/2011, Instrument No. 2011035921.

BEING KNOWN AS 38 Park Road, Reading, PA 19609-1756.

Residential property

TAX PARCEL NO: 96439606276952

TAX ACCOUNT: 96970330

SEE Deed Instrument No. 2011035921

To be sold as the property of Kristen Trimble.

No. 17-13027

Judgment Amount: \$31,991.74

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the City of Reading, in the County of Berks, Pennsylvania, and being described as follows: 09531770125461. Being more fully described in a Deed dated September 17, 2002 and recorded October 8, 2002, among the Land Records of the County and State set forth above, in Deed Volume 3618 and Page 1660.

BEING MORE FULLY DESCRIBED in Deed as the following:

ALL THAT CERTAIN two-story brick

12/28/2017

Vol. 110, Issue 13

dwelling house and lot or piece of ground upon which the same is erected, situate on the South side of Buttonwood Street, No. 1152, between Eleventh and Twelfth Streets in the City of Reading, County of Berks and State of PA bounded and described as follows, to wit:

ON the North by said Buttonwood Street;  
ON the East by property now or late of George H. C. Johnson;

ON the West by property of Daniel Hafer; and  
ON the South by an eight feet wide alley.

CONTAINING in front on said Buttonwood Street, East and West, twelve (12) feet, from the middle of an alley two (2) feet two (2) inches in width, (together with the use thereof in conjunction with the adjoining owner) and in depth from North to South seventy one (71) feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1152 Buttonwood Street, Reading, PA 19604

TAX PARCEL #09531770125461  
ACCOUNT: 09280775  
SEE Deed Book 3618, Page 1660  
Sold as the property of: Sheronda Chacon

No. 17-13291

Judgment Amount: \$148,701.32  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or parcel of land situate in Amity Township, Berks County, Pennsylvania, with buildings thereon erected, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Baumstown to Weavertown, said point being a corner in common of property of David King and the herein described premises; thence in a Northerly direction along the middle of the said road, the distance of 86.27 feet to a point; thence in an Easterly direction along other property of Charles J. Gollub and Ruth R. Gollub, his wife, by a line making an interior angle of 90 degrees with the last described line, the distance of 409.23 feet to a point; thence in a Southerly direction along property of Eton Remmert by a line making an interior angle of 87 degrees and 47 minutes with the last described line, the distance of 106.09 feet to a point; thence still in a Southerly direction and along the same by a line making an exterior angles of 161 degrees and 23 minutes with the last described line, the distance of 19.80 feet to a point; thence in a Westerly direction along property of Vincent P. Breslin and the aforementioned David King by a line making an interior angle of 68 degrees and 18 minutes with the last described line, the distance of 412.50 feet to the place of BEGINNING.

THE ANGLE BETWEEN the first described line and the last described line being 95 degrees and 18 minutes.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 147 Valley Road, Birdsboro, PA 19508

TAX PARCEL #24534516747609  
ACCOUNT: 24017950  
SEE Deed Book/Page  
Instrument Number 2012 028892  
Sold as the property of: Erin Garwood

No. 17-13323

Judgment Amount: \$162,534.64

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, described according to the plan of "Clover Crossing Phase 4", Section "C" and "D" recorded in Plan Book Volume 203, Page 11, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Dogwood Drive, said point being a corner in common with Lot #18 as shown on said plan; thence along said lot, North 15 degrees 23 minutes 05 seconds West 114.10 feet to a point in line of lands now or late of George Shollenberger; thence along the same, North 74 degrees 55 minutes 50 seconds East 30.04 feet to a point a corner in common with Lot #20 as shown on said plan; thence along the same, South 29 degrees 24 minutes 45 seconds East 111.40 feet to a point on the northerly side of Dogwood Drive; thence along the same the two following courses and distances, viz: (1) along the arc of a 60.00 feet radius curve to left having a central angle of 13 degrees 19 minutes 25 seconds and an arc length of 13.95 feet to a point of reverse curve; (2) along the arc of a 50.00 feet radius curve to the right having a central angle of 52 degrees 14 minutes 45 seconds and an arc length of 45.59 feet to the point and place of Beginning.

CONTAINING 5,125 square feet.

BEING Lot #19 as shown on said plan.

BEING THE SAME PREMISES which Matthew R. Nester and Sarah L. Lorah by Deed dated August 19, 2015 and recorded September 9, 2015 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2015031763, granted and conveyed unto Matthew R. Nester.

BEING KNOWN AS 136 Dogwood Drive, Fleetwood, PA 19522.

TAX PARCEL NO. 44-5441-01-16-2634  
SEE Deed Instrument #2015031763

To be sold as the property of Matthew R. Nester

No. 17-13410

Judgment Amount: \$98,366.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement,

12/28/2017

Vol. 110, Issue 13

brick dwelling house and part of land of ground known as 135 East High Street, situate on the North side of High Street, in the Borough of Womelsdorf, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner lot late of Mary Ann Arnold, now John J. Sallade, thence by the same Northeasterly two hundred sixty-four (264) feet, intersecting a twelve feet wide alley, thence by the same Easterly sixteen feet and a half, intersecting part of lot late of Kate Filbert, now Elizabeth Fogleman, thence by the same Southwesterly two hundred sixty-four (264) feet intersecting said High Street, thence by the same Westerly sixteen and a half feet to the place of Beginning.

CONTAINING in front on said High Street 16 1/2 feet and in depth 264 feet. With the privilege of using a joint three feet wide alley adjoining Elizabeth Fogleman's property on the East, one and one-half feet of which said alley is a part of said demised premises.

TITLE TO SAID PREMISES IS VESTED IN Sallie A. Bowers, unmarried woman, by Deed from Jay F. Miller, Trustee and Nancy L. Miller, Trustee of the Miller Family Trust, dated 06/01/2015, recorded 06/04/2015, Instrument No. 2015018720.

BEING KNOWN AS 135 East High Street, Womelsdorf, PA 19567-1501.

Residential property

TAX PARCEL NO: 95433707782769

TAX ACCOUNT: 95026800

SEE Deed Instrument: 2015018720

To be sold as the property of Sallie A. Bowers.

No. 17-13538

Judgment Amount: \$29,214.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which same is erected, situate on the West side of Locust Street No 1038, between Spring and Robeson Streets in the City of Reading, County of Berks, Commonwealth of Pennsylvania aforesaid bounded and described as follows, to wit:

ON the North by property now or late of Albert Bingaman;

ON the East by said Locust Street;

ON the South by property now or late of Harry Boyer; and

ON the West by a ten feet (10) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Angela M. Jackson, by Deed from Michael Defuso, Jr. and Frank Defuso, dated 04/28/2003, recorded 10/15/2003, in Book 3901, Page 2143.

BEING KNOWN AS 1038 Locust Street # 1, a/k/a 1038 Locust Street, Reading, PA 19604-2227.

Residential property

TAX PARCEL NO: 13531746163015

TAX ACCOUNT: 13466950

SEE Deed Book 3901 Page 2143

To be sold as the property of Angela M. Jackson a/k/a Angela Mary Gross.

No. 17-13570

Judgment Amount: \$123,260.38

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick dwelling house thereon erected situate on the Eastern side of and known as No. 25 Wilson Street, between Penn Boulevard and Belmont Avenue, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, said lot or piece of ground being further known as Lots Nos. 686 and 687 as shown on the plan of lots entitled "Springmont" as laid out by William H. Dechant, C.E., dated August, 1895 and recorded in Plan Book Volume 2, Page 71, Berks County Records, more particularly bounded and described as follows:

BEGINNING at a point on the Eastern side of Wilson Street, said point being five hundred feet (500) South of the Southern side of Belmont Avenue; thence in an Easterly direction along the Southern side of Lot No. 685 as shown on said plan, a distance of one hundred feet (100) to a point; thence in a Southerly direction making a right angle with the last described line, a distance of fifty feet (50) to a point on the Northern side of Lot No. 688 as shown on said plan; thence in a Westerly direction along the same making a right angle with the last described line, a distance of one hundred feet (100) to a point on the Eastern side of Wilson Street; thence in a Northerly direction along the same making a right angle with the last described line, a distance fifty feet (50') to the place of beginning, the angle between the last described line and the first described line being a right angle.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 25 Wilson Street, West Lawn, PA 19609

TAX PARCEL #80438612769829

ACCOUNT: 80265500

SEE Deed Book/Page

Instrument Number 2011025320

Sold as the property of: Nicholas P. Varish

No. 17-13593

Judgment Amount: \$132,613.59

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the brick dwelling house erected thereon, situate on the North side of Fifth Street, being on the Northwest corner of Fifth and Shaner Street (being #27 East Fifth Street), in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point a corner on the

12/28/2017

Vol. 110, Issue 13

Northwest side of Fifth and Shaner Streets, on building range and running thence by other land of now or late Levi E. Lefever, a Northwardly course 92 feet to a point a corner at an 8 feet wide alley; thence along said alley a Westwardly course 20 feet to a point a corner of property owned by now or late Allen Houck, and running Southwardly 92 feet to a point a corner of Fifth Street; thence along said Fifth Street on building range Eastwardly twenty feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED in Bryan D. Stott, by Deed from Jamie S. Holiday f/k/a Jamie S. Updegrove and Thomas W. Holiday, husband and wife, dated 10/31/2014, recorded 11/05/2014, Instrument No. 2014036596.

BEING KNOWN AS 27 East 5th Street, Boyertown, PA 19512-1118.

Residential property  
TAX PARCEL NO. 33-5387-20-91-5800  
TAX ACCOUNT: 33024800  
SEE Deed Instrument #2014036596  
To be sold as the property of Bryan D. Stott.

No. 17-13742

Judgment Amount: \$93,092.33

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story brick dwelling house thereon erected, situate at the Northwest corner of Pike and Linden Streets, being No. 1400 Linden Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the Northern building line of said Pike Street with the Western building line of said Linden Street; thence extending West along the Northern building line of said Pike Street, a distance of ninety feet (90') to the East side of a fifteen feet (15') wide alley; thence extending North along the same, a distance of thirty feet (30') to a point; thence extending East at right angles to last described line, a distance of ninety feet (90') to the Western building line of said Linden Street; thence extending South along the same, a distance of thirty feet (30') to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED in Kevin T. O'Brien, by Deed from James H. Murray, Executor of the Estate of Carolyn L. Fromuth, deceased, dated 04/29/2011, recorded 05/06/2011, Instrument No. 2011017356.

BEING KNOWN AS 1400 Linden Street, Reading, PA 19604-1844.

Residential property  
TAX PARCEL NO: 17-5317-30-27-3981  
TAX ACCOUNT: 17457400  
SEE Deed Instrument No. 2011017356  
To be sold as the property of Kevin T. O'Brien.

No. 17-13814

Judgment Amount \$319,357.66

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN parcel of tract of land situated on the Western side of Red Hill Road T-301 known as Lot No. 2 in the Kochel Subdivision, as shown on a plan prepared by C.L. Frantz & Associates, Inc., being Drawing No. 6-12-19-D-1 and recorded in P.B.V. 186, Page 1, Berks County Records, said tract being situated in the Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a P.K. Nail in Red Hill Road (T-301), said point being a common corner of Lot No. 3 and the herein described tract; thence North 71 degrees 09 minutes 44 seconds West a distance of 616.07 feet and passing through a concrete monument on line to a steel pin; thence along the common property line of now or late Charles D. Pike and the herein described tract North 26 degrees 24 minutes 26 seconds East a distance of 403.68 feet to a steel pin; thence along property of now or late Jean Lackman Spotts and herein described tract South 65 degrees 54 minutes 08 seconds East a distance of 156.86 feet to a concrete monument; thence along the common property line of Lot No. 1 the following 2 courses and distance and the herein described tract viz: (1) South 18 degrees 51 minutes 08 seconds West a distance of 455.04 feet to a P.K. Nail in Red Hill Road (T-301) and passing through a concrete monument on line; thence in and along said roadway the following (2) courses and distances viz: (1) South 39 degrees 30 minutes 14 seconds West a distance of 67.89 feet to a P.K. Nail (2) South 34 degrees 44 minutes 37 seconds West a distance of 89.07 feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES vested in Vicky L. Minnich and Kenneth E. Minnich by Deed from John L. Kochel and Mary Jane Kochel dated February 15, 2000 and recorded on February 17, 2000 in the Berks County Recorder of Deeds in Book 3173, Page 1217 as Instrument No. 2000007961.

BEING KNOWN AS: 1420 Red Hill Rd, Elverson, PA 19520

TAX PARCEL NUMBER: 35-000446

To be sold as the property of Kenneth E. Minnich and Vicky L. Minnich

No. 17-13995

Judgment Amount: \$185,888.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

LAND SITUATED in the Township of Richmond in the County of Berks in the State of PA

ALL THAT CERTAIN tract or parcel of land, together with the two and one-half (2-1/2) story frame dwelling, one (1) story frame barn, frame sheds and other improvements thereon

12/28/2017

Vol. 110, Issue 13

erected, situate along the Pennsylvania State Highway Legislative Route No 06139, leading from Pennsylvania State Highway U. S. Route No 222 to Virginville, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a spike in the middle of the bituminous macadam paving of Pennsylvania State Highway Legislative Route No. 06139, in line of land now or late of the Moselem Church; thence extending along said Pennsylvania State Highway, being along land now or late of Charles W. Stitzel and Mary S. Stitzel, his wife, North eighty-eight (88) degrees, twenty-five and three-quarters (25-3/4) minutes East, three hundred sixty-eight feet and twenty-three hundredths of one foot (368.23') to a spike at the intersection of said Pennsylvania State Highway with a public road leading to Stein's School House; thence extending along the public road leading to Stein's School House, being along land now or late of Charles W. Stitzel and Mary S. Stitzel, his wife, North sixteen (16) degrees, thirty-two and three-quarters (32-3/4) minutes West, three hundred three feet and six hundredths of one foot (302.06') to a point, thence leaving said public road and extending along land now or late of the estate of Irvin S. Adam, the two (2) following courses and distances: (1) South seventy-three (73) degrees, fifteen and one-half (15-1/2) minutes East, passing through a steel pin, on line at a distance of fifty-three feet and six hundredths of one foot (53.06'), a total distance of four hundred, thirty-three feet and thirty-seven hundredths of one foot (433.37') to steel pin; (2) South ten (10) degrees one-quarter (1/4) minute West, two hundred thirty-nine feet and twenty-five hundredths of one foot (239.25') to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No 06139; thence extending along said Pennsylvania State Highway South seventy-one (71) degrees, fifty-nine and three-quarters (59-3/4) minutes East, one hundred seven feet and forty hundredths of one foot (107.40') to a spike in the middle of Pennsylvania State Highway Legislative Route No 06139, thence leaving said highway and extending along land now or late of Mary Adam, and Mary S Stitzel, wife of Charles W Stitzel, South seventy-five (75) degrees twenty-three and three-quarters (23-3/4) minutes passing through a steel pin on line at a distance of thirty-four feet land fifty-nine hundredths of one foot (34.59'), a total distance of three hundred, forty-three feet and ninety-seven hundredths of one foot (343.97') to a steel pin; thence extending along land now or late of the Moselem Church, North sixty-seven (67) degrees two and three-quarters (2-3/4) minutes West, four hundred sixty-one feet (461') to the place of beginning the last described line passing through a steel pin on line at a distance of sixty-six feet and seventy-eight hundredths of one foot (66.78') from said place of beginning.

CONTAINING in area three (3) acres one hundred ten perches and eight hundredths of one perch (110.08) of land.

EXCEPTING AND RESERVING thereout and therefrom all that certain tract or piece of land situate along the Pennsylvania State of Highway Legislative Route No. 06139, leading from Pennsylvania State Highway U. S. Route No. 222 to Virginville, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a spike at the intersection of Pennsylvania State Legislative Route No. 06139 with a public road leading from Steins School House, thence extending along the public road leading to Steins School House, North sixteen (16) degrees thirty-two and three-quarters (32-3/4) minutes West, three hundred three feet and six hundredths of one foot (303.06) to a point, thence leaving said public road and extending along land now or late of the estate of Irvin S. Adam, the two (2) following courses and distances (1) South seventy-three (73) degrees fifteen and one-half (15-1/2) minutes East, passing through a steel pin on line at a distance of fifty-three feet and six hundredths of one foot (53.06), a total distance of four hundred thirty-three feet and thirty-three feet and thirty-seven hundredths of one foot (433.37) to a steel pin; and (2) South ten (10) degrees one-quarter (1/4) minutes West, two hundred thirty-nine feet and twenty-five hundredths of one foot (239.25) to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No. 06139; thence extending along said Pennsylvania State Highway North seventy-two (72) degrees three (3) minutes West, one hundred forty-eight feet (148.00) to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No. 06139; thence continuing along the southerly side of said Pennsylvania State Highway North eighty (80) degrees twenty-nine and one-half (29-1/2) minutes West, one hundred forty-eight and fifty-seven hundredths of one foot (148.57) to the place of beginning, a spike at the intersection of Pennsylvania State of Highway Legislative Route No. 06139 with a public road leading to Steitz School House.

CONTAINING in area 2.034 acres of land.

TITLE TO SAID PREMISES IS VESTED in Eric R. Mertz and Amy Mertz, husband and wife, as tenants by the entirety, by Deed from Eric R. Mertz, dated 11/28/2007, recorded 01/11/2008, in Book 5287, Page 656.

BEING KNOWN AS 122 Crystal Ridge Road, Kutztown, PA 19530.

Residential property

TAX PARCEL NO. 72-5433-00-37-2373

TAX ACCOUNT: 72047050

SEE Deed Book 5287 Page 656

To be sold as the property of Amy Mertz, Eric R. Mertz

12/28/2017

Vol. 110, Issue 13

No. 17-14090

Judgment: \$471,656.11

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate in the Township of Union, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a minor subdivision plan for property of Robert E. Wilson and Florence E. Wilson made by Mast Engineering Co., Inc., Consulting Engineers, Reading, PA, dated June 30, 1987 and last revised July 18, 1988, as follows, to wit:

BEGINNING AT A POINT on the southeasterly ultimate right of way line of Red Corner Road (existing 33 feet, required 60 feet), a corner of land now or late Cuthbert Nairn; thence extending from said point of beginning along said land of Nairn South 51 degrees 24 minutes 10 seconds East crossing a certain drainage easement 745.50 feet to a point a corner of land now or late of diversified Management Corp.; thence extending along said land South 41 degrees 16 minutes 36 seconds West 588.75 feet to an iron pin a corner of Lot No. 1 on said plan; thence extending along said lot North 51 degrees 24 minutes 10 seconds West 727.03 feet to a point on the southeasterly side of Red Corner Road, aforesaid; thence extending along said side thereof the two following courses and distance, viz: (1) North 38 degrees 44 minutes 40 seconds East 190.55 feet; and (2) North 39 degrees 53 minutes 50 seconds East 397.64 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2 on said plan.

BEING KNOWN AS: 400 Red Corner Road, Douglassville, PA 19518

PROPERTY ID NO.: 88535302961792

TITLE TO SAID PREMISES is vested in John R. Rowland, Jr. and Robin M. Rowland by Deed from Alaska Seaboard Partners, Limited Partnership dated 07/23/1997 recorded 08/04/1997 in Deed Book 2853 Page 1703.

To be sold as the property of: John R. Rowland, Jr. and Robin M. Rowland.

No. 17-14159

Judgment Amount: \$62,410.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground upon which the same is erected, situated in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, being No 238 South Third Street, bounded on the East by said South Third Street, on the South by property now or late of Alton Rau, deceased, on the West by Peach Alley, and on the North by property now or late of Harry G. Seltzer.

CONTAINING in width in front along said South Third Street 15 feet and in depth of equal

width, extending back from said South Third Street to said Peach Alley, 180 feet more or less.

TOGETHER with the joint use of the underground alley, existing between the above described property and the property now or late of Harry G Seltzer on the North, to and with the occupiers of said property of the North.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 238 South 3rd Street, Hamburg, PA 19526

TAX PARCEL #46449405089395

ACCOUNT: 46023200

SEE Deed Book 5277, Page 1728

Sold as the property of: Kenneth R. Silagy

No. 17-14285

Judgment Amount: \$129,730.66

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, and the two-story cement block dwelling house erected thereon, being known as 3318 Raymond Street, situate on the Western side of Raymond Street, between Elizabeth Avenue and Myrtle Street, in the Borough of Laureldale, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the Western side of Raymond Street 299 feet 3-3/8 inches South of the Southwest corner of Elizabeth Avenue and Raymond Street; thence in a Southerly direction along the Western side of Raymond Street 80 feet to a point in the Northern side of lot now or late of Lee Long; thence in a Westerly direction at right angles to Raymond Street along the Northern boundary of lot now of late of Lee Long a distance of 125 feet to a point in line of lands now or late of Edward A. Larter; thence North along the same a distance of 80 feet to a point in line of land now or late of Lawrence S. Beyer Sr. and wife; thence at right angles to the last mentioned line along the Southern line of the property now or late of said Lawrence S. Beyer and wife, a distance of 125 feet to a point in the Westerly side of Raymond Street, the place of beginning.

HAVING a width or breadth along Raymond Street 80 feet and a depth of uniform width of 125 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3318 Raymond Street, Reading, PA 19605

TAX PARCEL #57531917203000

ACCOUNT: 57134700

SEE Deed Book/Page

Instrument Number 2010016126

Sold as the property of: Keith Ortiz

12/28/2017

Vol. 110, Issue 13

No. 17-14530

Judgment Amount: \$78,671.34  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND HEREINAFTER referred to is situated in the City of Birdsboro, County of Berks, State of PA, and is described as follows:

ALL THAT CERTAIN tract of land, situate in the Township of Robeson, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin 219.65 feet Northwest of the center of Township Route 352, known as Cocalico Road, said pin being the Northeast corner of lands about to be conveyed to Herbert J. McCarty and Mary L. McCarty, his wife, and a point in line of lands now or late of E. G. Brooke Land Company. Thence by lands about to be conveyed to the aforesaid Herbert J. McCarty and Mary L. McCarty, his wife, South 57 degrees 56 minutes West, a distance of 250.00 feet to an iron pin; thence by land of John R. McCarty and Leah A. McCarty, his wife, North 47 degrees 58 minutes West, a distance of 219.45 feet to an iron pin; thence by same North 57 degrees 56 minutes East, a distance of 250.00 feet to an iron pin; thence by land now or late of E. G. Brooke Land Company South 47 degrees 58 minutes East, a distance of 219.45 feet to an iron pin, the place of beginning.

CONTAINING 1.211 acres.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along a certain existing 15 feet wide right of way extending from Township Route 352 (Cocalico Road) across property about to be conveyed to Herbert J. McCarty and Mary L. McCarty, his wife, to premises hereinbefore described.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2032 Cocalico Road, Birdsboro, PA 19508

TAX PARCEL #73532300979643

ACCOUNT: 73060780

SEE Deed Book 1565, Page 0319

Sold as the property of: Andri C. Kramer

No. 17-15052

Judgment Amount: \$35,930.16  
Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and the two-story brick dwelling house thereon erected, situate on the East side of Wunder Street between Cotton and South Streets, being Number 531 Wunder 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 Stanley Wisniewsky and Helen Wisniewsky, his wife;

ON the South by property now or late of Otto Priev;

ON the East by a ten feet wide alley; and ON the West by said Wunder Street. CONTAINING in front on said Wunder Street thirteen feet, six inches and in depth East and West one hundred five feet.

PARCEL ID: 10-5316-30-17-4537

TITLE TO SAID PREMISES IS VESTED IN Patricia Seguinot, by Deed from Stephen B. Dorn, dated 01/31/2007, recorded 02/05/2007, in Book 05068, Page 1623.

BEING KNOWN AS 531 Wunder Street, Reading, PA 19602.

Residential property

TAX PARCEL NO: 10531630174537

TAX ACCOUNT: 10697355

SEE Deed Book 05068 Page 1623

To be sold as the property of Patricia Seguinot.

No. 17-15586

Judgment Amount: \$53,756.01  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND REFERRED TO herein below is situated in the County of Berks, City of Mohnton, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN tract or parcel of land together with the two and one-half story frame dwelling House Number 120 Wyomissing Avenue, thereon erected, situate on the South side of said Wyomissing Avenue, in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the South building line of said Wyomissing Avenue (as shown on the topographical survey of said Borough of Mohnton) 163 feet 1-1/4 inches East of the southeast building corner of Wyomissing Avenue and Main Street, said point of beginning being also in line of land now or late of Nu-Craft Hosiery Mills, Inc., thence in a northeasterly direction along said South building line of said Wyomissing Avenue, a distance of 91 feet 11-1/4 inches to a point; thence in a southeasterly direction forming an interior angle of 92 degrees 03 minutes with the last described line and passing through a partition wall between House No. 120 and 122 Wyomissing Avenue, a distance of 42 feet 0-1/8 inch to a point in the Wyomissing Creek, thence in a westerly direction the following three distances: 1) by a line forming an interior angle of 80 degrees 48 minutes with the last described line a distance of 30 feet 7-7/16 inches to a point; 2) by a line forming an interior angle of 172 degrees 59 minutes with the last described line a distance of 48 feet 6-1/2 inches to a point and 3) by a line forming an interior angle of 187 degrees 18 minutes with the last described line a distance of 16 feet 3 inches to a point in said creek and in line of land of said now or late Nu-Craft Hosiery Mills, Inc., by a line forming an interior angle of 96 degrees 25 minutes with the last described line, a distance of 24 feet 4-1/2

12/28/2017

Vol. 110, Issue 13

inches to a point, the place of beginning.  
**THEREONERECTEDADWELLINGHOUSE**  
**KNOWN AS:** 120 East Wyomissing Avenue  
 Mohnton, PA 19540  
**TAX PARCEL #**65439518316886  
**ACCOUNT:** 65065800  
**SEE Deed Book/Page**  
**Instrument Number** 2016012283  
**Sold as the property of:** ANTICVS LLC

**SEE Deed Instrument No.** 2013041327  
 To be sold as the property of John C. Fausnaught, Jr., in his capacity as Executor and Devisee of the Estate of John C. Fausnaught, Sr.

No. 17-15621

Judgment Amount: \$104,988.67

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of ground with the improvements thereon erected, situate on the Northwestern corner of a thirty feet (30') wide road and Myrtle Avenue, being one-half of Lot No. 5 and all of Lots Nos. 6, 7, and 8 in a plan of an addition to Stony Creek as laid out for Snyder and Hill by William H. Dechant & Son, February 1920, in Lower Alsace Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner at Myrtle Avenue and Lots Nos. 8 and 9 on said plan; thence along the line of Lot No. 9 in a Northwesterly direction one hundred thirty-seven feet eleven and three-quarter inches (137' 11-3/4") to a corner in line of a twenty feet (20') wide alley; thence along said alley Southwestwardly seventy feet (70') to the middle of Lot No. 5 and the line of the thirty feet (30') wide road first above mentioned; thence along the said road and the middle of Lot No. 5 Southeastwardly one hundred thirty-seven feet four and one-half inches (137' 4-1/2") to a corner in line of Myrtle Avenue; thence along Myrtle Avenue Northeastwardly seventy feet (70') to the place of Beginning.

CONTAINING 9590 square feet, more or less.

EXCEPTING THEREOUT AND THEREFROM the Easterly nineteen feet (19') of Lot No. 7 and the whole of Lot No. 8 as previously conveyed in Deed Book 1019 Page 208 and Deed Book 644 Page 342, respectively.

TITLE TO SAID PREMISES IS VESTED IN John C. Fausnaught, Sr., by Deed from Dorothy H. Hill, dated 09/23/2013, recorded 09/26/2013, Instrument No. 2013041327.

MORTGAGOR John C. Fausnaught, Sr died on 01/17/2017, leaving a Last Will and Testament dated 09/27/2012. Letters Testamentary were granted to John C. Fausnaught, Jr. on 03/06/2017 in Berks County, No. 06-17-0420. The Decedent's surviving devisees are John C. Fausnaught, Jr., Robert L. Fausnaught, and Lisa A. Alex. By executed waiver Robert L. Fausnaught and Lisa A. Alex waived their right to be named in the foreclosure action.

BEING KNOWN AS 24 Myrtle Ave, Reading, PA 19606-1032.

Residential property  
**TAX PARCEL NO:** 23532710451206  
**TAX ACCOUNT:** 23066450

No. 17-15734

Judgment: \$114,327.80

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two-story brick and stucco dwelling house and the one story frame and stucco two-car garage erected thereon, situate on the Northeast side of Crestmont Street, between Lancaster and Fern Avenues, being known as House No. 53 Crestmont Street, in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, and said lot or piece of ground being part of Lot No. 63 on the map or plan of lots laid out by Martin M. Hamish and known as "Reading Heights", which said map or plan of lots is recorded in the Office of the Recorder of Deeds of Berks County, in Plan Book Volume 3, Page 31, and being more particularly bounded and described as follows, to wit:

ON the Northwest by property now or late of John K. Faust;

ON the Northeast by a ten feet (10') wide alley;

ON the Southeast by other property now or late of John K. Faust; and

ON the Southwest by said Crestmont Street.

CONTAINING in front on said Crestmont Street, in width or breadth, eighteen feet nine inches (18' 09") more or less, and in depth or length of equal width or breadth, one hundred twenty feet (120').

BEING Parcel ID: 18530650656160  
 (ACCT: 18-340550)

BEING KNOWN AS PROPERTY ADDRESS: 53 Crestmont Street, Reading, PA 19611 (for informational purposes only)

BEING the same premises conveyed to Nicholas Lamneck by Deed of Michele Amabrosius and Bary A. Amabrosius, husband and wife, dated 09.9.2009 and recorded 09.14.2009 as Instrument No. 2009043738 in the Office of the Recorder of Deeds of Berks County.

TAX PARCEL NO 18530650656160  
 (ACCT: 18-340550)

BEING KNOWN AS 53 Crestmont Street, Reading, PA 19611

Residential Property

To be sold as the property of Nicholas Lamneck

No. 17-16057

Judgment Amount: \$132,594.93

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

PURPART NO. 1

ALL THAT CERTAIN lot of ground, situate on the South side of Grant Street, in the Borough of Mount Penn and County of Berks, aforesaid,

12/28/2017

Vol. 110, Issue 13

bounded and described as follows, to wit: BEGINNING at a point in the South side of Grant Street seventy feet (70') East of Twenty-Fourth Street, a corner of property now or late of William H. Royer; thence East along Grant Street thirty feet (30') to a point a corner of property now or late of John T. Miller; thence South along said property now or late of John T. Miller thirty-four feet and two inches (34' 2") to a point, a corner of other property now or late of Mason A. Bright; thence West along said other property now or late of Mason A. Bright, thirty feet (30') to a point, a corner of property now or late of the said William H. Royer; thence North along said property now or late of said William H. Royer thirty-four feet and two inches (34' 2") to the place of BEGINNING.

PURPART NO. 2

ALL THAT CERTAIN stucco and frame (bungalow) dwelling house and lot of ground, situate at the Southeast corner of 24th and Grant Street, in the Borough of Mount Penn, in the County of Berks, aforesaid, bounded and described as follows, to wit:

ON the North by Grant Street;

ON the East by property now or late of George K. Fisher and Maisie R., his wife;

ON the South by property now or late of William Reeser; and

ON the West by 24th Street.

CONTAINING thirty-four feet and two inches (34' 2") on Twenty-Fourth Street and seventy feet (70') in depth.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 17 North 24th Street, Reading, PA 19606

TAX PARCEL #64531608875920

ACCOUNT: 64009800

SEE Deed Book/Page

Instrument Number 2013020332

Sold as the property of: Judith Bean and Michael Decareau

No. 17-16060

Judgment: \$48,622.19

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 121, which is the North-westernmost house in the Townhouse Group Number 20, in the Development of Flying Hills, Section Number 6, together with a 10.00 foot wide strip of land to the Southwest Number 6, together with a 10.00 foot wide strip of land to the Southwest (street side) of said townhouse and a 15.00 foot wide strip of land to the Northeast (rear) of said townhouse and a 5.00 foot wide strip of land to the Northwest (side) of said townhouse situate on the Easterly side of Merion Lane a 20.00 foot wide private drive in the Development of Flying Hills, Section Number 7, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the Northwest (side) by common space;

BOUNDED on the Southwest (front) by common space, Merion Lane;

BOUNDED on the Southeast (side) by Townhouse Number 120; and

BOUNDED on the Northeast (rear) by common space.

CONTAINING a lot width of 26.00 feet more or less, as measured from the center of the party wall between Townhouse Number 120 and the herein described Townhouse Number 121 in a Northwestwardly direction to a point 5.00 feet Northwestwardly from the Northwestern side of the herein described Townhouse Number 121 and containing a lot depth of 62.00 feet more or less as measured from a point 10.00 feet Southwestwardly from the front of said townhouse to a point 15.00 feet Northeastwardly from the rear of said townhouse.

THE Northwesternmost corner of the physical structure known as Townhouse Number 121 has a coordinate reference of latitude 4150.18, departure 4633.262 with reference to a marble monument on the Northerly side of the development of Flying Hills Section Number 6, which marble monument has a coordinate reference of latitude 4400.509, departure 4775.355, all as shown on Mast Engineering Co., Inc., Drawing Number B-3214-239.

THE herein described premises shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

AS more fully shown on Mast Engineering Co., Inc., Drawing No. B-3214-239.

UNDER AND SUBJECT NEVERTHELESS to the obligation, in common with the owners of Townhouse Units Numbered 115, 116, 117, 118, 119 and 120 to maintain (including without being limited to painting and replacing) the arbor and walkway, located partly in common space and partly on the premises of Townhouse Units Numbered 116, 117, 118 and 119, and used on common by the owners, occupiers and invitees of Townhouse Units Numbered 115, 116, 117, 118, 119, 120 and 121.

UNDER AND SUBJECT NEVERTHELESS, to the terms and conditions of the following instruments:

1. Indenture dated November 1, 1971, entitled "Trust Deed and Agreement - Flying Hills - Common Space - Section No. 1", between Flying Hills Company, Grantor and Settlor, and National Central Bank and William B. Whitman, Grantees and Trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book Volume 1600, Page 1328, said Indenture having been amended by Agreements of Amendment dated November 15, 1973 and June 4, 1975, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Miscellaneous Book Volume

12/28/2017

312, Page 1245, and Deed Book Volume 1671, Page 1279, respectively;

2. Indenture dated November 1, 1971, entitled "Trust Deed and Agreement - Flying Hills - Open Space", between Flying Hills Company, Grantor and Settlor, and National Central Bank and William B. Whitman, Grantees and Trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book Volume 1600, Page 1371, said Indenture having been amended by Agreements of Amendment dated March 15, 1973, November 15, 1973, and July 28, 1976, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Miscellaneous Book Volume 306, Page 262, Miscellaneous Book Volume 312, Page 1251, and Miscellaneous Book Volume 332, Page 458, respectively.

COUNTY PIN NO. 5315-18-20-6139. Tax Account No. 530021 (39).

BEING the same premises which Terry L. Morris, by Deed dated April 30, 2009, recorded 5/7/2009 in Deed Book Volume as Instrument Number 2009020444, conveyed unto Mary K. Hiester, a single woman, in fee.

To be sold as the property of Mary K. Hiester

No. 17-16186

Judgment: \$12,748.68

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two-story mansard roofed brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Church Street, between Perry and Pike Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house being City No. 1312 Church Street, and said lot being more particularly bounded and described as follows, to wit:

ON the North by the property now or late of William E. Fisher, being No. 1314 Church Street; on the East by said Church Street; on the South by property now or late of Rosa George and wife, being No. 1310 Church Street; and on the West by a 20 feet wide alley.

CONTAINING in front or width on said Church Street, 13 feet and in depth of equal width 99 feet, 7-1/2 inches to a 20 feet wide alley.

TOGETHER with the use of the joint alley on the South, in common with owners and occupiers of the property on the South and together also with the use of the 20 feet wide alley on the West, in common with the owners and occupiers of the other properties adjacent thereto.

BEING Parcel ID 14530735870561 (PIN: 530735870561)

BEING known for informational purposes as 1312 Church Street, Reading, PA

BEING THE SAME PREMISES which was conveyed to Juan Luna and Corinna Luna, husband and wife, by Deed of Jose A. Gonzalez, dated 09.28.2001 and recorded 10.09.2001 at Book 3408 Page 979 in the Berks County

Recorder of Deeds Office.

TAX PARCEL NO 14530735870561

(PIN: 530735870561)

BEING KNOWN AS 1312 Church Street, Reading, PA 19604

Residential Property

To be sold as the property of Juan Luna and Corinna Luna

No. 17-16363

Judgment Amount: \$68,058.71

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof and the lot or piece of ground upon which the same is erected, situate on the South side of Spring Street, being Number 1114, between North Eleventh and North Twelfth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by property now or late of James H. Stitzel;

ON the South by a ten (10) feet wide alley; and

ON the West by property now or late of Howard N. Boyer.

CONTAINING in front on said Spring Street, East and West, fifteen feet six inches (15' 6") and in depth of that width, North and South, one hundred and twenty feet six inches (120' 6").

BEING KNOWN AND NUMBERED AS 1114 Spring Street, Reading, PA 19604.

PIN: 531746152692

ACCOUNT: 13-641300

BEING THE SAME PREMISES AS Doug Rose, by Deed dated July 27, 2007, and recorded on August 15, 2007, by the Berks County Recorder of Deeds in Deed Book 5202, at Page 496, granted and conveyed unto Stephen Smith, an individual.

To be sold as the property of: Stephen Smith

No. 17-16959

Judgment Amount: \$111,307.65

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN unit located in the property known, named and identified as Weiser Court Condominium, located in Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania recorded on 04/20/1992 in Record Book Volume 2295, Page 97 and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 5, together with a proportionate undivided interest in the common elements (as defined in such Declaration).

12/28/2017

Vol. 110, Issue 13

TITLE TO SAID PREMISES IS VESTED IN Angela M. Eckert, by Deed from Dustin E. Sands and Elizabeth M. Carpenter Sands, dated 06/01/2015, recorded 06/04/2015, Instrument No. 2015018604.

BEING KNOWN AS 5 Weiser CT # 5, Womelsdorf, PA 19567-1437.

Residential property

TAX PARCEL NO. 95-4337-06-39-3155-C05

TAX ACCOUNT: 95000565

SEE Deed Instrument: 2015018604

To be sold as the property of Angela M. Eckert.

No. 17-16973

Judgment: \$143,760.25

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or parcel or piece of land, lying, situate and being in the Township of Amity and Township of Exeter, County of Berks, Commonwealth of Pennsylvania, as shown and laid out on a certain plan entitled "Pine Crest" and recorded with the Recorder of Deeds, in and for the County of Berks, Commonwealth of Pennsylvania, in Plan Book # 8, Page 47, being more particularly described as follows, to wit:

BEGINNING at a point in Section "B" on the Southeasterly side of First Avenue and lands now or late of Daniel W. Yelk, a distance of 452 feet from where the said Southerly side of First Avenue strikes the property line now or late of Jennie Levan; thence Westerly along First Avenue 100 feet to a point and lands now or late of N. Eugene Keifer and Dorothy C. Keifer, his wife; thence at right angles Southerly 204 feet, more or less to lands now or late of Wm H. Rothermel; thence along the same easterly for 100 feet to lands now or late of Daniel W. Yelk; thence along the same Northerly 210 feet to land now or late of Daniel W. Yelk; thence along the same Northerly 210 feet more or less, to the aforementioned First Avenue, the point and place of BEGINNING.

CONTAINING: 20,700 square feet, more or less.

AND THE SAID property is located partly in Amity Township and partly in Exeter Township, is fully assessed in Amity Township. All taxes are paid to Amity Township.

BEING THE SAME PREMISES which Nikolai Salaneck, by Deed dated 10/28/2011 and recorded 11/2/2011, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2011041039, granted and conveyed unto Kaylene Huggins, f/k/a Kaylene Maxwell.

TAX PARCEL NO. UPI: 24534519517110

Map: 534519517110

BEING KNOWN AS 90 First Avenue, Birdsboro, PA 19508

Residential Property

To be sold as the property of Nikolai Salaneck

No. 17-17139

Judgment Amount: \$41,100.06

Attorney: M. Troy Freedman, Esquire

Legal Description

ALL THAT CERTAIN tract or piece of land, together with the northeastern half of a twin brick dwelling house thereon erected, lying on the southeastern side of the State Highway Route No. 100 leading from Boyertown to Schuylzville, situate in the Township of Washington, County of Berks, and State of Pennsylvania, being more fully bounded and described in accordance with a plotting prepared by Lewis E. Hart, Registered Professional Engineer and Surveyor, from Deeds on Record in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania and from a field inspection of the premises, as follows:

BEGINNING at a point in the middle of the aforesaid State Highway, a corner of property belonging now or late to Earl B. Miller; thence along said State Highway, North forty degrees forty-five minutes East (N. 40 deg. 45' E.) a distance of one hundred sixty-eight feet (168') more or less to a point in line of property belonging now or late to Richard L. Newkirk; thence along the same, and in and along another public road, the four following courses and distances, viz: (1) South forty-two degrees East (S. 42 deg. E.) a distance of one hundred thirty-eight feet (138') more or less to a point, (2) South fifty-three degrees fifteen minutes East (S. 53 deg. 15' E.) a distance of sixty-four and twenty-five one-hundredths feet (64.25') more or less to a point, (3) South seventy degrees thirty minutes East (S. 70 deg. 30' E.) a distance of sixty-nine and twenty-five one-hundredths feet (69.25') more or less to a point, and (4) South seventy-five degrees East (S. 75 deg. E.) a distance of sixty-two feet (62') more or less to a point; thence leaving said road and extending along property belonging now or late to Clifford L. Preston, South thirty degrees thirty minutes West (S. 30 deg. 30' W.) a distance of two hundred ten feet (210') more or less to a point; thence continuing along the same and along aforesaid property belonging now or late to Earl B. Miller, North forty-nine degrees West (N. 49 deg. W.) a distance of two hundred seventy-three and sixty-seven one-hundredths feet (273.67') more or less to a point; thence continuing along the said property belonging now or late to Earl B. Miller the two following courses and distances, viz: (1) North forty-one degrees East (N. 41 deg. E.) a distance of one and fifty one-hundredths feet (1.50') more or less to a point, and (2) North forty-nine degrees West (N. 49 deg. W.) passing through the middle of the partition wall of the twin brick dwelling a distance of eighty-four and seventy-five one-hundredths feet (84.75') more or less to the place of BEGINNING.

CONTAINING IN AREA: One (1) acre and forty-eight (48) perches, more or less.

BEING THE SAME PREMISES AS Charles Rhoads, Margie E. Meckley and Dennis J. Gabel as Co-Executors of the Estate of Evelyn M.

12/28/2017

Vol. 110, Issue 13

Rhoads, by Deed dated December 11, 1998 and recorded on January 7, 1999, recorded 1/7/1999, by the Berks County Recorder of Deeds in Deed Book 3024, Page 48, granted and conveyed unto Charles Rhoads, an individual.

BEING KNOWN AND NUMBERED AS 5 Ehst Road, Bechtelsville, PA 19505.

MAP PIN: 539813232663

ACCOUNT: 89038500

To be sold as the property of: Charles Rhoads

No. 17-4324

Judgment Amount: \$101,191.17

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PART I

ALL THOSE CERTAIN three lots, parcels or pieces of land lying, situate and being in the Township of Alsace, County of Berks and State of Pennsylvania, and being more particularly described as lots numbered twenty-nine (29), thirty (30), and thirty-one (31) of Section 'J' of Alsace Manor, so called, said lots having a combined frontage of sixty (60 feet) feet, on the proposed road known as Miller Avenue, and extending of the same width along the Westerly side of Willow Avenue for a distance of one hundred (100 feet) feet in depth, as shown and laid out on a certain plan of lots, known and entitled as 'Alsace Manor' plan of building lots, Alsace Township, Berks County Pennsylvania', said plan being on record with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Plan Book No. 2, Page 78.

PART II

ALL THOSE CERTAIN lots, parcels or pieces of land, lying, situate and being in the Township of Alsace, County of Berks, State of Pennsylvania, and being more particularly described as lots numbered twenty-six (26), twenty-seven (27) and twenty-eight (28) of Section 'J' of Alsace Manor, so called, said lots having a combined frontage of sixty (60) feet on the road known as Alsace Drive and extending of the same width for one hundred (100) feet in depth and along the westerly side of Willow Avenue, all as shown and laid out on a certain plan of lots known and entitled as 'Alsace Manor, plan of Building Lots, Alsace Township, Berks County, Pennsylvania', and which said plan being on record with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania, in Plan Book 6-A, Page 48, etc.

PART III

ALL THOSE CERTAIN lots, parcels or pieces of land, lying situate and being in the Township of Alsace, County of Berks and State of Pennsylvania, with the one story ranch type frame and asbestos dwelling thereon erected, and being more particularly described as lots numbered twenty-four (24), twenty-five (25), and thirty-two (32) and thirty-three (33) of Section 'J' of Alsace Manor, so called, said lots

having a combined frontage of forty (40) feet on the road known as Alsace Drive and extending of the same width for two hundred (200) feet in depth to Miller Avenue, all as shown and laid out on a certain plan of lots known and entitled as 'Alsace Manor, Plan of Building lots, Alsace Township, Berks County, Pennsylvania', and which said plan being recorded with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania, in Plan Book 6-A, Page 48 etc.

TITLE TO SAID PREMISES IS VESTED IN Gloria M. Reppert, by Deed from Gloria M. Reppert and Cynthia A. Diehl, dated 08/24/2004, recorded 09/09/2004, in Book 4146, Page 1258.

MORTGAGOR Gloria M. Reppert died on 09/24/2011, and Cynthia A. Diehl was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 10/17/2011 by the Register of Wills of Berks County, No. 0611-1513. Decedent's surviving heir at law and next-of-kin is Cynthia A. Diehl.

BEING KNOWN AS 33 Alsace Avenue, Temple, PA 19560-9730.

Residential property  
TAX PARCEL NO: 22532916737325  
TAX ACCOUNT: 22076300  
SEE Deed Book 4146 Page 1258

To be sold as the property of Cynthia A. Diehl, in her capacity as Administratrix and heir of The Estate of Gloria M. Reppert, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Gloria M. Reppert, deceased.

No. 17-5407

Judgment Amount: \$102,380.68

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, located on the northern side of Summit Chase Drive (50 feet wide) being Lot No. 96 as shown on plan of lots known as 'Summit Chase Phase V', laid out by Spotts, Stevens and McCoy, Inc., Consulting Engineers for Jerry Schiff, dated July 22, 1974 and recorded September 19, 1974 in Plan Book Volume 41, Page 5, Berks County Record, situate in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northern building line of Summit Chase Drive, a corner in common of Lot No. 95 with Lot No. 96; thence extending along Lot No. 95 North 27 degrees 55 minutes 50 seconds West, a distance of 173.24 feet to a point in property now or late of Peter Quartieri and Mary Quartieri, his wife; thence extending along property now or late of Peter Quartieri and Mary Quartieri, his wife, North 82 degrees, 35 minutes, 15 seconds East, a distance of 84.09 feet to a point in line of Lot No. 97; thence extending along Lot No. 97, South 12

12/28/2017

Vol. 110, Issue 13

degrees 55 minutes, 47 seconds East, a distance of 160.21 feet to a point on the northern building line of Summit Chase Drive; thence extending along the northern building line of Summit Chase Drive, in a southwestwardly direction by a curve deflecting to the left, having a central angle of 05 degrees, 51 minutes, 47 seconds, a distance along the arc of 18.98 feet to a point in line of Lot 95, the place of beginning.

TITLE TO SAID PREMISES is vested in Beverly A. Lunden, as sole owner, by Deed from Majuanna P. Sutton, dated 07/13/2006, recorded 07/21/2006, Instrument No. 2006059912.

BEING KNOWN AS 739 Summit Chase Drive, Reading, PA 19611-1529.

Residential Property  
TAX PARCEL NO: 18530639363755  
TAX ACCOUNT: 18654850  
SEE Deed Instrument No. 2006059912

To be sold as the property of Beverly A. Lunden.

No. 2017-12919

Judgment Amount: \$4,931,184.02

Attorney: John J. Winter, Esquire

ALL those six certain parcels of land, situate on the Ninth Ward of the City of Reading, Berks County, Pennsylvania, as shown on a plan prepared for Hershey Foods Corporation (Luden's Facilities) dated March 22, 1991, revised March 31, 1991 containing:

PREMISES A, B, E, F, & G of the Northwest corner of Walnut Street and North Eighth Street;  
PREMISES H & I of the Northwestern corner of Molino Street and Poplar Street;

TRACT OR PARCEL OF LAND situate on the West side of Poplar Street a short distance North of Molino Street, being Parcels 1, 2 & 3;

CONTAINING in front along Poplar Street, a distance of 34 feet, more or less, and a depth distance of 60 feet, more or less.

LOT SITUATE on the West side of Poplar Street;

CONTAINING in front or width on said Poplar Street, 12' 3", more or less, and in depth of 64', more or less.

PARCEL OF LAND located West of intersection of North Eighth and Buttonwood Streets;

CONTAINING in front or width on said North Eighth and Buttonwood Streets, 453.96', more or less, and in depth of 496.43', more or less.

TRACT OR PIECE OF LAND located West of intersection of North Eighth Street 60 feet wide and Buttonwood 60 feet wide, as shown on the Perugini Annexation Plan;

CONTAINING in front or width on said North Eighth and Buttonwood Streets, 160.96', more or less, and in depth of 86.36', more or less.

BEING the same premises which Icon Real Estate, Inc., a Connecticut Corporation, by Deed dated December 16, 2010, and recorded December 17, 2010, in the Berks County Recorder of Deeds Office at Instrument #2010050322, granted and

conveyed unto 200 North 8th Street Associates, LLC, a Pennsylvania Limited Liability Company.

To be sold as the property of: 200 North 8th Street Associates, LLC

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, February 2, 2018 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 **Suburban Investors, Inc.**, with offices at 236 Seidel Street, Reading, Berks County, Pennsylvania, 19606, has been engaged in winding up and will be filing Articles of Dissolution pursuant to Section 1974 et seq. of the Pennsylvania Business Corporation Law of 1988, as amended.

**HATT LEGAL, LLC**  
200 Spring Ridge Drive  
Suite 102-A  
Wyomissing, PA 19610

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **Anderson Safety and Controls, Inc.**

The Articles of Incorporation have been filed on December 6, 2017

The purposes for which it was (is to be) organized are: Manufacturer's representation for industrial controls.

**Jeffrey C. Karver, Esq.**  
**BOYD & KARVER, P.C.**  
7 East Philadelphia Avenue  
Boyertown, PA 19512

The name of the proposed corporation is **JEFFREY P. MARTIN, INC.**

The Articles of Incorporation have been filed on December 14, 2017.

The purpose for which it was organized are:

12/28/2017

Real Estate sales and management.

**Stephen G. Welz, Esq.**  
999 Berkshire Boulevard  
Suite 290  
Wyomissing, PA 19610

The name of the proposed corporation is **The Barn at Walnut Grove, Inc.**

NORRIS McLAUGHLIN & MARCUS  
515 West Hamilton Street  
Suite 502  
Allentown, PA 18101

The name of the proposed corporation is **White & Sons Roofing, Inc.**  
The Articles of Incorporation have been filed on December 4, 2017.

**James E. Sher, Esq.**  
**SHER & ASSOCIATES, P.C.**  
15019 Kutztown Road  
Kutztown, PA 19530

**AUDIT LIST**

**Second and Final Publication**

ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BERKS COUNTY, PA.

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 fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, January 3, 2018 at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

- 1. ENGLEHART, JACK S. - Jason S. Englehart, Exr., Robert R. Kreitz, Esq.
- 2. LEISEY, EDNA M. a/k/a LEISEY, EDNA MARIE - Kelly Marie Leisey, Extx., Robert R. Kreitz, Esq.

Vol. 110, Issue 13

Last day for filing Accounts for February 2018 is January 8, 2018.

Larry Medaglia  
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. 17-20269

NOTICE IS HEREBY GIVEN that the Petition of Lucas C. Shannon a/k/a Lucas C. Brooker was filed in the above named Court, praying for a Decree to change his name to LUCAS C. SHANNON.

The Court has fixed Wednesday, January 31, 2018, at 9:00 a.m. in Courtroom "4C" 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.

**Sandra M. Liberatori & Christina A. Cozzetto,**  
**Attorneys for Petitioner**  
RICK LINN, LLC  
933 N. Charlotte St., Ste. 3-B  
Pottstown, PA 19464

**CIVIL ACTION**

**NOTICE**  
IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-MORTGAGE FORECLOSURE  
FULTON BANK, N.A., FORMERLY  
KNOWN AS FULTON BANK, Plaintiff  
vs.  
JAMES J. FUEDALE, Defendant  
CIVIL ACTION-MORTGAGE FORECLOSURE  
NO. 15-18630  
**NOTICE**

To: James J. Feudale  
You are hereby notified that on September 30, 2015, Plaintiff, Fulton Bank, N.A., formerly known as Fulton Bank filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 15-18630, wherein Plaintiff seeks to enforce its rights under its loan documents.

Since your current whereabouts are unknown, the Court by Order dated December 4, 2017,

12/28/2017

ordered notice of said facts and the filing of the Complaint to be served upon you as provided by R.C.P430(b).

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

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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  
 Berks County Bar Association  
 544 Court St.  
 P.O. Box 1058  
 Reading, PA 19603  
 Telephone: (610) 375-4591  
 Shawn M. Long, Esquire  
**BARLEY SNYDER**  
 126 East King Street  
 Lancaster, PA 17602  
 (717) 299-5201

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY, PENNSYLVANIA  
 CIVIL DIVISION-LAW  
 NO. 13-4429

FIRST COMMONWEALTH FCU, Plaintiff  
 v.  
 MIGDALIA REYES-BURGOS and RAMON  
 REYES-BURGOS, Defendants

**NOTICE TO DEFENDANT**  
**MIGDALIA REYES-BURGOS**

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Writ of Revival in the aforesaid Court at the above docket number requesting that the judgment be revived.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed

Vol. 110, Issue 13

without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Referral Service of the  
 Berks County Bar Association  
 544 Court Street  
 Reading PA 19601  
 610-375-4591  
 www.berksbar.org  
**FITZPATRICK LENTZ & BUBBA, P.C.**  
 Michael R. Nesfeder  
 I.D. No. 49563  
 4001 Schoolhouse Lane  
 P.O. Box 219  
 Center Valley, PA 18034-0219  
 Attorney for Plaintiff

**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**

**DOBRZYN, EUGENE F. also known as DOBRZYN, EUGENE F., SR., dec'd.**

Late of 1217 Scott Street, Reading.  
 Executrix: LINDA D. EVANS,  
 3875 Serena Lane,  
 Clermont, FL 34711.

ATTORNEY: ALAN S. READINGER,  
 ESQ.,  
 645 Penn Street, Suite 501,  
 Reading, PA 19601

**DONATELLI, ANTHONY, dec'd.**

Late of Shillington.  
 Executrix: KAREN L. DONATELLI,  
 c/o ATTORNEY: GLADYS E. WILES,  
 ESQ.,  
 Snyder & Wiles, P. C.,  
 7731 Main Street,

12/28/2017

Vol. 110, Issue 13

- Fogelsville, PA 18051  
**ELTZ, ADRIENNE A., dec'd.**  
 Late of 115 Diane Lane,  
 Exeter Township.  
 Executor: LAWRENCE J. VALERIANO,  
 JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1100 Berkshire Boulevard, Suite 301,  
 Wyomissing, PA 19610
- HECK, ELIZABETH E., dec'd.**  
 Late of Borough of Wernersville.  
 Executor: DANIEL P. HECK,  
 42986 Coralbells Place,  
 Leesburg, VA 20176.  
 ATTORNEY: JOSEPH H. JONES, JR.,  
 ESQ.,  
 Williamson, Friedberg & Jones, LLC,  
 Ten Westwood Rd.,  
 P.O. Box 1190,  
 Pottsville, PA 17901
- JABSON, MARGARET E., dec'd.**  
 Late of 1701 State Hill Road,  
 Borough of Wyomissing.  
 Executrix: CAROL LEE KELCHNER,  
 7121 Buckingham Court,  
 Warrenton, VA 20187.  
 ATTORNEY: J. CHRISTOPHER  
 FROELICH, ESQ.,  
 116 East Penn Avenue,  
 Robesonia, PA 19551
- KUSER, BARBARA ANN also known as  
 KUSER, BARBARA A., dec'd.**  
 Late of Borough of Boyertown.  
 Executors: BEVERLY SCHELL and  
 ROBERT KUSER,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464
- MAUGER, WILLIAM M. also known as  
 MAUGER, WILLIAM M., SR., dec'd.**  
 Late of Colebrookdale Township.  
 Executrix: A. DOLORES MAUGER,  
 66 Cricket Ave.,  
 Boyertown, PA 19512.  
 ATTORNEY: LEE F. MAUGER, ESQ.,  
 Mauger & Meter,  
 240 King Street,  
 P.O. Box 698,  
 Pottstown, PA 19464
- MCCELROY, EILEEN A., dec'd.**  
 Late of 2000 Cambridge Ave.,  
 Wyomissing.  
 Executor: BRIAN MCELROY.  
 1500 Old Mill Road,  
 Wyomissing, PA 19610.
- MCLEAN, FLORENCE G. also known as  
 MCLEAN, FLORENCE GRACE and  
 MCLEAN, GRACE FLORENCE, dec'd.**  
 Late of 1539 Weavertown Road,  
 Amity Township.  
 Executrix: VALERIE J. MCLEAN
- KELLER,  
 1515 Weavertown Road,  
 Douglassville, PA 19518.  
 ATTORNEY: C. THOMAS WORK, ESQ.,  
 STEVENS & LEE,  
 111 N. Sixth Street,  
 P.O. Box 679,  
 Reading, PA 19603-0679
- MOHN, DAVID A., dec'd.**  
 Late of 318 Bunker Hill Road,  
 Heidelberg Township.  
 Executrix: JUDITH M. MOHN.  
 c/o ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUDET,  
 2640 Westview Drive,  
 Wyomissing, PA 19610
- MOYER, SUSAN KAYE also known as  
 MOYER, SUSAN K., dec'd.**  
 Late of 161 Hickory Lane,  
 Spring Township.  
 Executor: CHRIST A. BUCOLO.  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUDET,  
 2640 Westview Drive,  
 Wyomissing, PA 19610
- NORTON, LOUISE Z., dec'd.**  
 Late of 2708-D Park Street,  
 Exeter Township.  
 Executor: KEVIN R. CROSSLEY,  
 3416 Woodland Avenue,  
 Reading, PA 19606.  
 ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 50 N. 5th Street,  
 P.O. Box 8321,  
 Reading, PA 19603-8321
- PARMER, JACK A. also known as  
 PARMER, JACK, dec'd.**  
 Late of 207 Tower Court,  
 Topton.  
 Executrix: REBECCA L. THEODORE,  
 c/o ATTORNEY: JAMES A. RITTER,  
 ESQ.,  
 Gross McGinley, LLP  
 Suite 2,  
 111 E. Harrison Street,  
 Emmaus, PA 18049-2916
- PRICE, GRANVILLE, dec'd.**  
 Late of City of Reading.  
 Executrix: JANICE L. GRANT,  
 1517 Hill Road,  
 Reading, PA 19602.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512
- RAINIS, CAROL LYNN, dec'd.**  
 Late of 3026 North Street,  
 Caernarvon Township.  
 Administratrix: DEBORAH ANN LESHER,

12/28/2017

Vol. 110, Issue 13

26 Bechtel Road,  
Boyertown, PA 19512.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**REIFSNYDER, JOAN A., dec'd.**

Late of 2823 Shillington Road,  
Sinking Spring, Spring Township.  
Executor: DAVID M. REIFSNYDER,  
290 Stonetown Road,  
Birdsboro, PA 19508.

ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607

**RUTTENBERG, FLOYD M. also known as  
RUTTENBERG, FLOYD, dec'd.**

Late of 1011 Berks Road,  
Bern Township.  
Executrix: PATRICIA H. FRANKEL, ESQ.,  
The Highlands, Apt. 257,  
2000 Cambridge Avenue,  
Wyomissing, PA 19610

**TARDUE, VITA S., dec'd.**

Late of 1 Reading Drive,  
Wernersville.  
Executor: PAUL V. TARDUE,  
1804 Homestead Avenue,  
Bethlehem, PA 18018.  
ATTORNEY: JACK G. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,

50 N. 5th Street,  
P.O. Box 8321,  
Reading, PA 19603-8321

**TRABOSH, RICHARD P., dec'd.**

Late of 54 N. Fifth Street,  
Borough of Hamburg.  
Executor: DANIEL M. TRABOSH,  
703 Chestnut Street,  
Shoemakersville, PA 19555.

ATTORNEY: SARAH RUBRIGHT  
MCCAHERN, ESQ.,  
BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**ZAORSKI, THEODORE J. also known as**

**ZAORSKI, THADDEUS J., dec'd.**  
Late of Maidencreek Township.  
Executor: PAUL M. ZAORSKI, SR.,  
2334 High St.,  
Reading, PA 19605.

ATTORNEY: GARY R. SWAVELEY, JR.,  
ESQ.,  
38 North Sixth Street,  
P.O. Box 1656,  
Reading, PA 19603-1656

**Second Publication****BARO, MARY L., dec'd.**

Late of Douglassville,  
Douglass Township.  
Executors: ANTHONY R. BARO, II,  
48 Pear Lane,  
Boyertown, PA 19512 and  
THOMAS B. BARO,  
751 Constitution Avenue,  
Douglassville, PA 19518.

ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 202,  
Reading, PA 19606

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

Late of 100 Chapel Road,  
Boyertown, Earl Township.  
Executors: TRAVIS J. CLARK &  
JUSTIN M. CLARK,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.

ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**DWYER, JOHN J. also known as  
DWYER, JOHN JAMES, dec'd.**

Late of Topton.  
Executor: WILLIAM J. DWYER,  
c/o 121 N. Cedar Crest Blvd.,  
Allentown, PA 18104.  
ATTORNEY: QUINTES D. TAGLIOLI,  
ESQ.,  
121 N. Cedar Crest Blvd.,  
Allentown, PA 18104

**JAXHEIMER, DORIS S., dec'd.**

Late of 2000 Cambridge Avenue,  
Borough of Wyomissing.  
Executors: STEPHANIE J. GILES,  
133 N. Fairwood Avenue,  
Sinking Spring, PA 19608 and  
ERIC C. JAXHEIMER,  
801 Trent Avenue,  
Wyomissing, PA 19610.

ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**KAUFFMAN, GERALDINE F., dec'd.**

Late of 419 Woodside Avenue,  
Borough of Wyomissing.  
Executors: WAYNE R. KAUFFMAN and  
J. WILLARD LANDIS, III,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**KENNEDY, DOUGLAS OWEN also known  
as**

**KENNEDY, DOUGLAS O., dec'd.**  
Late of 1800 Tulphocken Road 29,  
Wyomissing.

12/28/2017

Vol. 110, Issue 13

- Executor: DOUGLAS O. KENNEDY, JR.,  
38 Buckingham Drive,  
Wyomissing, PA 19610.  
ATTORNEY: RICHARD V. GRIMES, JR.,  
ESQ.,  
2619 Leisch's Bridge Road, Suite 300,  
Leesport, PA 19533
- KILLIAN, CALEB L., III, M.D., dec'd.**  
Late of Muhlenberg Township.  
Executrix: MARYANN F. KILLIAN,  
2508 Hampden Blvd.,  
Reading, PA 19604.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562
- KIRN, JOHN R., SR. also known as  
KIRN, JOHN RALPH, SR. and  
KIRN, JOHN R., dec'd.**  
Late of 5485 Perkiomen Avenue,  
Exeter Township.  
Executor: JOHN R. KIRN, JR.,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610
- KLINE, DONALD F., dec'd.**  
Late of 1 Reading Drive, Apt. 363,  
Borough of Wernersville.  
Executrix: MILDRED A. BROSS,  
335 Baltzer Avenue,  
Bernville, PA 19506.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603
- MCMULLEN, LAWRENCE M. also known  
as  
MCMULLEN, LAWRENCE MERRILL,  
dec'd.**  
Late of 37 Mullen Hollow Road,  
Birdsboro.  
Administrator: MERRILL L. MCMULLEN,  
5835 Littlefield Avenue,  
Reading, PA 19606.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603
- MOYER, MARY ANNA, dec'd.**  
Late of Jefferson Township.  
Executrix: BETH I. HEIM,  
100 Laurel Lane,  
Pottstown, PA 19465.  
ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406
- RANNELS, CAROL A. also known as  
RANNELS, CAROL ANN, dec'd.**  
Late of Brecknock Township.  
Executor: JOHN B. RANNELS,  
1861 Brandywine Road,  
Wyomissing, PA 19610.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610
- ROLLMAN, MARIAN E., dec'd.**  
Late of Bern Township.  
Executor: RANDALL R. ROLLMAN,  
532 Apple Lane,  
Shoemakersville, PA 19555.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555
- RUFF, JOCELYN E., dec'd.**  
Late of Kutztown.  
Executor: RONDI S. KRATZER,  
c/o Emily A. Zettlemoyer, Esquire,  
Zettlemoyer Law Office, LLP,  
53 North Third Street,  
Emmaus, PA 18049  
ATTORNEY: EMILY A. ZETTLEMOYER,  
ESQ.,  
Zettlemoyer Law Office, LLP,  
53 North Third Street,  
Emmaus, PA 18049
- SHAW, EARL S., dec'd.**  
Late of Amity Township.  
Executrix: STACEY M. ROMANO,  
c/o King Laird, P.C.,  
360 West Main Street,  
Trappe, PA 19426.  
ATTORNEY: THOMAS C. RENTSCHLER,  
ESQ.,  
KING LAIRD, P.C.,  
360 West Main Street,  
Trappe, PA 19426
- SHINGLE, ROBERT E., dec'd.**  
Late of 913 Gregg Avenue, Reading.  
Executor: TERRY L. SHINGLE,  
311 Chestnut St.,  
Reading, PA 19602.  
ATTORNEY: MICHAEL J.  
CAMMARANO, JR., ESQ.,  
219 E. Lancaster Avenue,  
Shillington, PA 19607
- SHULTZ, DOLORES E., dec'd.**  
Late of Kutztown Manor,  
120 Trexler Ave.,  
Borough of Kutztown.  
Executors: CYNTHIA A. ARNOLD,  
401 Buzzard Road,  
Reinholds, PA 17569 and  
GLENN J. SHULTZ,  
1744 S. Albert St.,  
Allentown, PA 18103.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

12/28/2017

Vol. 110, Issue 13

**SIMMONS, PAUL, dec'd.**

Late of Shoemakersville.  
 Administratrix: DONNA SIMMONS,  
 340 Ridge Street,  
 Freeland, PA 18224.

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

**STRIPLING, SHERYL M., dec'd.**

Late of 200 Dry Hollow Road,  
 Bernville.

Administratrix: LEA A.  
 FENSTERMACHER,  
 18 High View Lane,  
 Mertztown, PA 19539.  
 ATTORNEY: NEIL R. VESTERMARK,  
 ESQ.,  
 ROWE LAW OFFICES, P.C.,  
 1200 Broadcasting Road, Suite 101,  
 Wyomissing, PA 19610

**Third and Final Publication****BRICKER, E. WILLIAM also known as  
BRICKER, EARL WILLIAM, dec'd.**

Late of Borough of Wyomissing.

Executor: JOEL P. BRICKER  
 c/o ATTORNEY: MATTHEW P.  
 D'EMILIO, ESQ.,  
 3711 Kennett Pike,  
 Suite 100,  
 Greenville, DE 19807

**BURKHART, TERRY V., dec'd.**

Late of 17 Martinique Lane., Fleetwood,  
 Richmond Township.  
 Administrators: GILBERT M. MANCUSO,  
 P.O. Box 8321,  
 Reading, PA 19603-8321 and  
 CHRISTINA L. BAUER,  
 52 Osborne Hill Road,  
 Wappingers Falls, NY 12590.

ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,

BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 50 N. 5th Street  
 P.O. Box 8321,  
 Reading, PA 19603-8321

**CARL, JOHN M., dec'd.**

Late of Lower Heidelberg Township.

Executrix: ERIN R. CARL,  
 25 Connecticut Avenue,  
 Sinking Spring, PA 19608.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 ROLAND STOCK, LLC,  
 5 Hearthstone Court, Suite 201,  
 Reading, PA 19606

**CARTER, EDWARD L., dec'd.**

Late of 801 Dreibelbis Mill Road,  
 Hamburg, West Reading Township.  
 Executor: EDWARD J. CARTER  
 c/o ATTORNEY: KURT A. GARDNER,

ESQ.,  
 GARDNER & STEVENS, P.C.  
 109 West Main Street,  
 Ephrata, PA 17522

**DEISHER, JUDITH C., dec'd.**

Late of Reading.  
 Administrator: JONATHAN C. DEISHER,  
 4064 Providence Court,  
 Schnecksville, PA 18078

**DOUGLAS, LARUE ELAINE also known  
as**

**DOUGLAS, LARUE E., dec'd.**

Late of Exeter Township.  
 Executor: EDEN RICHARD, JR.,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 800 E. High Street,  
 P.O. Box 444,  
 Pottstown, PA 19464-0444

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

Late of Mertztown.  
 Executors: JEFFREY A. GEORGE and  
 MICHELE E. DELONG  
 c/o THE ROTH LAW FIRM,  
 123 North Fifth Street,  
 Allentown, PA 18102.  
 ATTORNEY: ROBERT B. ROTH, ESQ.,  
 The Roth Law Firm,  
 123 North Fifth Street,  
 Allentown, PA 18102

**GROSSMAN, MARGARET L., dec'd.**

Late of Borough of Topton.  
 Administrator: RANDALL A.  
 GROSSMAN,  
 1400 Oak Lane,  
 Reading, PA 19604.  
 ATTORNEY: KENNETH C. MYERS,  
 ESQ.,  
 534 Elm Street,  
 1st Floor,  
 Reading, PA 19601-4702

**HAWKINS, BARRY D., dec'd.**

Late of Ruscombmanor Township.  
 Executrix: ELSIE V. HAWKINS,  
 103 Lake Road,  
 Fleetwood, PA 19522.  
 ATTORNEY: JAMES M. SMITH, ESQ.,  
 SMITH LAW GROUP, LLC,  
 14133 Kutztown Road,  
 P.O. Box 626,  
 Fleetwood, PA 19522

**HECKMAN, ELIZABETH J., dec'd.**

Late of 608 Oley Street,  
 Borough of Wyomissing.  
 Executor: GLENN HECKMAN,  
 608 Oley Street,  
 Wyomissing, PA 19610

**HILL, MARY E., dec'd.**

Late of 30 Orchard Road,  
 Fleetwood.  
 Executrices: LINDA L. BEASLEY,  
 150 Club Road,  
 Oley, PA 19547 and,

12/28/2017

Vol. 110, Issue 13

ALICIA G. LEVAN,  
18 Water Street,  
Oley, PA 19547.

ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**HURTADO ESPINOZA, ALEX MANUEL**

also known as

**ESPINOZA, ALEX, dec'd.**

Late of Reading.

Administrator: MANUEL ESPINOZA,  
c/o ATTORNEY: JANE K. ANASTASIA,  
ESQ.,  
P.O. Box 600,

Jamison, PA 18929

**HURTADO ESPINOZA, KAREN, dec'd.**

Late of Reading.

Administrator: MANUEL ESPINOZA,  
c/o ATTORNEY: JANE K. ANASTASIA,  
ESQ.

P.O. Box 600,

Jamison PA 18929

**KAUFFMAN, MARY JANE C. also known as****KAUFFMAN, MARY JANE, dec'd.**

Late of Borough of Bechtelsville.

Executrices: NANCY A. POWELSON and  
KELLI S. SKRILETZ  
c/o E. KENNETH NYCE LAW OFFICE,  
LLC

105 East Philadelphia Avenue,  
Boyertown, PA 19512.

ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**KAUFFMAN, NEIL, dec'd.**

Late of Reading, Lower Alsace.

Executrix: MARILYN TILSON,  
186 Taft Avenue,  
Reading, PA 19606.

ATTORNEY: STEPHEN G. WELZ, ESQ.,  
LAW OFFICES OF STEPHEN G. WELZ,  
P.C.,

999 Berkshire Boulevard,  
Suite 290,

Wyomissing, PA 19610

**KEFFER, GLORIA WAUGH also known as****KEFFER, GLORIA W., dec'd.**

Late of 2000 Cambridge Avenue,  
Borough of Wyomissing.

Executors: KATHLEEN KEANE,  
15 West Lee Street,  
Baltimore MD 21201,  
WILLIAM H. KEFFER,  
830 North Kenilworth Avenue,  
Oak Park, IL 60302 and,  
THOMAS W. KEFFER,  
7 Fairfax Terrace,  
Chatham, NJ 07928.

ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,

THE LAW FIRM OF BARLEY SNYDER,

50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**KOSAK, MARY A., dec'd.**

Late of 51 Seminary Avenue,  
Apt. 302,  
Reading, PA 19605.

Executors: RICHARD E. KOSAK,  
304 Forest Hill Circle,  
Reading, PA 19606 and  
MICHAEL A. KOSAK,

199 Water Street,  
Boyertown, PA 19512.

ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,

540 Court Street,  
P.O. Box 542,  
Reading, PA 19603-0542

**MCDEVITT, DEANNA J., dec'd.**

Late of Exeter Township.

Executor: SCOTT R. MCDEVITT,  
103 Oak Lane,  
Reading, PA 19606.

ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,

ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue,  
Suite 202,

Reading, PA 19606

**OCHOCKI, EDWARD L., dec'd.**

Late of Ruscombmanor Township.

Executor: DAVID P. OCHOCKI,  
96 Cannon Court,  
Lansdale, PA 19446.

ATTORNEY: FREDERICK K. HATT,  
ESQ.,

HATT LEGAL, LLC,  
Suite 102-A,

200 Spring Ridge Drive,  
Wyomissing, PA 19610

**REINERT, NORMAN R. also known as  
REINERT, NORMAN RAY SWAVELY,  
dec'd.**

Late of 9 Colin Court,  
Exeter Township.

Executrices: LUCILLE K. MERTZ,  
971 Oaklyn Drive,

Narvon, PA 17555 and  
RUTHANN R. TRATE,

223 Shaner St.,  
Boyertown, PA 19512.

ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,

627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603-0902

**RENTSCHLER, MARGUERITE C., dec'd.**

Late of Jefferson Township.

Executrices: KATHLEEN M. HOFFERT,  
7 East Main Street,  
P.O. Box 545,

Newmanstown, PA 17073 and  
KAREN L. BASHORE,

434 Shartlesville Road,

12/28/2017

Vol. 110, Issue 13

P.O. Box 164,  
Bernville, PA 19506.  
ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**SARZYŃSKI, JOSEPH S., SR., dec'd.**

Late of Cumru Township.  
Administrator: JOSEPH SARZYŃSKI, JR.,  
48 Sabrina Street,  
Wernersville, PA 19565.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**SEGAL, MARVIN, dec'd.**

Late of Borough of Wyomissing.  
Executrix: MARCI SEGAL  
c/o ATTORNEY: JOHN A. RULE, ESQ.,  
Miller Turketsky Rule & McLennan, P.C.,  
3770 Ridge Pike,  
Collegeville, PA 19426

**SPATZ, DOLORES E., dec'd.**

Late of Ontelaunee Township.  
Executors: ROBIN A. PHILLIPS,  
2069 Tower Road,  
Mohrsville, PA 19541,  
RICHARD W. SPATZ,  
111 Tobias Lane,  
Bernville, PA 19506,  
RITA J. SPATZ,  
91 Shartlesville Road,  
Mohrsville, PA 19541 and  
RUTH E. SPATZ-HERMAN,  
6951 South View Lane,  
Gilbert, AZ 85298.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
5 Hearthstone Court, Suite 201,  
Reading, PA 19606

**STOUDT, DORIS L., dec'd.**

Late of 1219 Spruce Street,  
Reading, PA 19602.  
Administratrix: ANETA L. WUNDER,  
96 Ramsey Boulevard,  
Reading, PA 19607.  
ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**STUPP, DWAYNE E., dec'd.**

Late of Borough of Shoemakersville.  
Executrices: DEBRA RARICK,  
250 Tremont Road,  
Pine Grove, PA 17963 and  
BRENDA ARCHER,  
1498 Mountain Road,  
Pine Grove, PA 17963.  
ATTORNEY: J.T. HERBER, III, ESQ.,  
Williamson, Friedberg & Jones, LLC

10 Westwood Road,  
Pottsville, PA 17901  
**YODIS, FLORENCE A., dec'd.**

Late of Muhlenberg Township.  
Executors: ROSE MARIE ORAM,  
133 West Christine Road,  
Nottingham, PA 19362 and  
THOMAS ZAMONSKY,  
33041 Suburban Boulevard,  
Lewes, DE 19958.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**TRUST NOTICES****First Publication****TRUSTEE'S NOTICE**

TRUST ADMINISTRATION OF WILLIAM  
C. BUCHTA, DECEASED  
LATE OF SPRING TOWNSHIP  
BERKS COUNTY, PENNSYLVANIA

Mark A. Buchta having been named as  
Successor Trustee of The William C. Buchta  
and Ellen L. Buchta Revocable Living Trust  
Agreement dated 2/25/2003, all persons indebted  
to the Trust Estate are requested to make payment,  
and those having claims to present the same,  
without delay to:

Trustee: Mark A. Buchta  
7 North Arthur Drive  
Sinking Spring, PA 19608  
or to the Attorney: William R. Blumer, Esquire  
Leisawitz Heller Abramowitch Phillips, P.C.  
2755 Century Boulevard  
Wyomissing, PA 19610

**Second Publication****NOTICE OF TRUSTEE**

EARL W. KERCHER, Deceased  
Late of Spring Township  
Berks County, Pennsylvania

NOTICE is hereby given pursuant to Section  
7755(c) of the Pennsylvania Uniform Trust Act  
that **The Earl W. Kercher Irrevocable Trust** is  
in existence, that Earl W. Kercher is deceased and  
that Karen K. Kuhlman is the Trustee.

ALL persons indebted to the Trust or to the  
above named Decedent are requested to make  
payment, and those having claims or demands  
against the same will make them known without  
delay to:

**Trustee: Mrs. Karen K. Kuhlman**  
206 Hemlock Circle  
Birdsboro, PA 19508  
or  
**Attorney for the Trustee:**  
**Scott C. Painter, Esquire**  
906 Penn Ave.  
P.O. Box 6269

12/28/2017

Vol. 110, Issue 13

Wyomissing, PA 19610

**Third and Final Publication**

Edna B. Bashore, Deceased  
Late of 309 Bent Pine Drive  
Columbia, SC 29212

Trustee of the **Clarence C. Bashore and  
Edna B. Bashore Revocable Living Trust**  
under Agreement

Dated April 12, 1997

Marion B. Haas and Ann M. Fronk, Successor  
Trustees of the above Trust, hereby notify all  
persons having claims against the above Trust  
to make known and present the same, and all  
persons indebted to said Trust are requested to  
make payment, without delay, to:

**Trustees:**

**Marion B. Haas**, Successor Trustee  
309 Bent Pine Drive  
Columbia, SC 29212

or

**Ann M. Fronk**, Successor Trustee  
32 Bordner Road  
Richland, PA 17087

**or to their attorney:**

**William F. Roberts, Esquire**  
Cianci & Roberts  
519 Walnut Street  
Reading, PA 19601