

# 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 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. 12-07432

Judgment: \$123,024.54

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Robeson Township, Berks County, Pennsylvania, bounded and described according to a plan of Robert Deeds Subdivision, drawn by Earl R. Felty, Professional Land Surveyor, dated August 2, 1985, said plan recorded in Berks County in Plan Book 139, Page 15 as follows, to wit:

BEGINNING at a point of tangent in the bed of Golf Course Road T-340 (33 feet wide) said point being a corner of other lands now or late of Robert L. Deeds and Joan M. Deeds, his wife, thence extending from said point of beginning along said lands the two following courses and distances, (1) crossing the Northwesterly side of Golf Course Road North 20 degrees 46 minutes 21 seconds West 313.38 feet to a point, a corner, and (2) North 60 degrees 28 minutes East 343.23 feet to a point, a corner of Lot No. 2 on said plan; thence extending along same South 42 degrees 44 minutes 17 seconds East and recrossing the Northwesterly side of Golf Course Road a distance of 342.57 feet to a curve in the bed of Golf Course Road; thence extending along same the five following courses and distances, (1) Southwestwardly along the arc of a circle curving to the right having a radius of 860.00 feet the arc distance of 98.13 feet to a point of tangent, (2) South 51 degrees 14 minutes 26 seconds West 66.59 feet to a point of curve, (3) Southwestwardly along the arc of a circle curving to the right having a radius of 345.00 feet the arc distance of 169.35 feet to a point of tangent, (4) South 79 degrees 21 minutes 55 seconds West 71.80 feet to a point of curve, and (5) Southwestwardly along the arc of a circle curving to the left having a radius of 450.00 feet the arc distance of 75.10 feet to the first mentioned point and place of Beginning.

CONTAINING 3.691 acres of land.

BEING Lot No. 1 as shown on the abovementioned plan.

PARCEL NO. 5324-03-34-1552.

BEING THE SAME PREMISES which the Estate of Bonnie J. Pealer, Thomas J. Pealer, Executor and Christa Jeanne McCartney-Bowman, by Deed dated December 22, 2004 and recorded in the Berks County Recorder of Deeds Office on February 22, 2005 in Deed Book 4535, Page 1050, granted and conveyed unto Kenneth I. Harman.

TAX PARCEL NO. 5324-03-34-1552

BEING KNOWN AS 1398 Golf Course Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Kenneth I. Harman

No. 13-4528

Judgment Amount: \$112,672.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half (2-1/2) story dwelling house and two (2) story frame building and the lots or pieces of ground upon which the same are erected, situate on the South side of East Wyomissing Avenue in the Borough of Mohnton, Berks County, Pennsylvania, and being No. 30 and 32 East Wyomissing Avenue in the said Borough of Mohnton, Berks County Pennsylvania and more specifically bounded and described as follows, to wit:

ALL THAT CERTAIN lot of ground with the improvements thereon erected, beginning at a point in Wyomissing Avenue and having a frontage of twenty-three feet (23 feet) and in equal width, a depth of one hundred sixty-five feet (165 feet).

AND ALL THAT CERTAIN lot of ground and the two (2) story framed dwelling thereon erected, situate on the South side of Wyomissing Avenue in the said Borough of Mohnton, beginning at a point in the curve line; thence along the same northeastwardly thirty-seven feet (37 feet) six inches (06 inches) to a point; thence by property now or late of William I. Leibold southeastwardly one hundred sixty-one feet (161 feet) six inches (06 inches) to the right-of-way of the Reading and South Reading Street Railway; thence along the same southwestwardly thirty-seven feet (37 feet) six inches (06 inches) more or less; thence northwestwardly along property now or late of Winfield S. F. Werner, a distance of one hundred sixty-one feet (161 feet) to Wyomissing Avenue, the place of beginning.

CONTAINING in area twenty three (23) perches.

EXCEPTING therefrom all that certain tract or lot of ground situate on the southern side of East Wyomissing Avenue (L.R. 660-1) in the Borough of Mohnton, Berks County, Pennsylvania, being further known as Lot No. 1 of the 'Ronald

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Long and Mary Long' subdivision recorded in Plan Book Volume 134, Page 40, Berks County Records, prepared by John W. Hoffert, P.L.S., Plan No. C-84-08, dated August 8, 1984, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of East Wyomissing Avenue (40 ft. wide), a corner of lands of Earl M. Wolfskill and Katherine N. Wolfskill; thence along the southern right-of-way line of East Wyomissing Avenue, North 42 degrees 59 minutes 03 seconds East, 23.75 feet to a point, a corner of the residue lot; thence leaving said right-of-way line and along the residue lot the two following courses and distances: (1) South 45 degrees 15 minutes 20 seconds East, 96.96 feet to a point; and (2) South 42 degrees 59 minutes 03 seconds West, 23.75 feet to a point in line of lands of said Earl M. Wolfskill; thence along same, North 45 degrees 15 minutes 20 seconds West, 96.96 feet to the place of beginning.

CONTAINING 2,301 square feet.

AND also excepting therefrom all that certain tract or lot of ground situate on the southeastern side of a 22 feet wide alley, in the Borough of Mohnton, Berks County, Pennsylvania, as shown on a survey plat prepared by James I. Bowers, R.S. Plan No. DR #580, dated 7-17-76 and being more fully bounded and described as follows, to wit:

BEGINNING at an I.P. on the southeastern side of a 22 feet wide alley, said point being in a northeasterly direction 236 feet plus or minus, along said alley from the intersection of the northern building line of North Church Street, 36 feet wide, said point being a corner of lands of the Evangelical Lutheran Church of Mohnton; thence along said alley in a northeasterly direction 30.90 feet to an I.P.; thence leaving said alley in a southeasterly direction, 64.85 feet to an I.P. in line of lands of Cyrus D. Hornberger; thence along lands of Cyrus D. Hornberger in a southerly direction 39.60 feet to an I.P., a corner of lands of said Evangelical Lutheran Church of Mohnton; thence along lands of said church in a northwesterly direction, 91.33 feet to the place of beginning.

PIN NO. 4395-18-21-9470

TITLE TO SAID PREMISES IS VESTED IN Gloria G. Schlegel and Bobbi Jo Souden, as joint tenants with the Right of Survivorship and not as tenants in common, by Deed from Todd E. Ruffner, dated 10/29/2008, recorded 10/31/2008, in Book 5435, Page 2232.

BEING KNOWN AS 32 East Wyomissing Avenue, Mohnton, PA 19540-1715.

Residential property

TAX PARCEL NO: 65439518219470

TAX ACCOUNT: 65063860

SEE Deed Book 5435 Page 2232

To be sold as the property of Gloria G. Schlegel, Bobbi Jo Souden.

No. 14-23176

Judgment Amount: \$393,866.93

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at an iron pipe, a common corner of lands of George H. Steffy, Stanley Hoffert, and George Mayer (3 separate tracts of adjoining lands), thence along lands of George Mayer, North forty-eight degrees thirty-five minutes and forty-nine seconds East (N. 48 degrees 35' 49" E.), a distance of five hundred eighty-eight and twenty-five hundredths feet (538.25') to a lime stone, a corner of lands of George Mayer and other lands of Leroy C. Williams; thence along lands of the same Leroy C. Williams the following five (5) courses and distances: (1) North sixty-nine degrees two minutes and forty-two seconds East (N. 69 degrees 02' 42" E.), a distance of three hundred thirty-five and eighty-one hundredths feet (335.81') to an iron pipe; (2) South thirteen degrees twenty-nine minutes and seventeen seconds West (S. 13 degrees 29' 17" W.), a distance of twenty-five feet (25) to an iron pipe; (3) South thirteen degrees no minutes and forty-one seconds West (S. 13 degrees 00' 41" W.), a distance of two hundred fifty-one and seventy-eight hundredths feet (251.78") to a capped iron pipe; (4) South seventy-two degrees fifty-nine minutes and twenty-seven seconds East (S. 72 degrees 59' 27" E.), a distance of eighty-four and seventy five hundredths feet (84.75") to a capped iron pipe; (5) North thirty-two degrees forty-seven minutes and thirty-four seconds East (N. 32 degrees 47' 34" E.), a distance of seventy-three and seventy-two hundredths feet (73.72") to an iron pipe, a corner of lands now or late of Grace C. Rollman; thence along lands of the same South seventy-six degrees thirty-six minutes and five seconds East (S. 76 degrees 36' 05" E.), a distance of four hundred ninety-one and fifty-two hundredths feet (491.52') to an iron pin a corner in line of lands of now or late Howard Blimline; thence along lands of the same South ten degrees thirty-four minutes and thirty seconds East (S. 10 degrees 34' 30" E.), a distance of one hundred seventy-three and fifty-one hundredths feet (173.51') to iron pipe, a corner of lands of Stanford B. Klein; thence along lands of the same and lands of George A. Steffy, the following three. (3) courses and distances: (1) South sixty-nine degrees one minute and forty-two seconds West (S. 69 degrees 01' 42" W.), a distance of five hundred fifty-six and twenty-nine hundredths feet (556.29') to an iron pipe; (2) North fifty-nine degrees thirty-five minutes and fifty-one seconds West (N. 59 degrees 35' 51" W.), a distance of one hundred forty-two and eight-tenths feet (142.8') to a capped iron pipe; (3) North seventy-eight degrees forty-eight minutes and fifty-one seconds West (N. 78 degrees 48' 51" W.), a distance of six

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hundred ninety-three and eighty-four hundredths feet (693.84') to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along other lands of Leroy C. Williams, which easement is appurtenant to the within described premises. Right-of-Way to be twelve and four-tenths feet (12.4') in width and running West from the public road between Cedar Top and Knauers, and between lands of Leroy C. Williams and Ronald Bunski.

CONTAINING 10.518 Acres

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1803 Welsh Road, Mohnton, PA 19540

TAX PARCEL #39439402681854

ACCOUNT: 39228420

SEE Deed Book 4151, Page 0671

Sold as the property of: Kevin Keller a/k/a Kevin J. Keller

No. 15-04488

Judgment Amount: \$59,303.40

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TAX ID NUMBER(S): 80-4374-04-70-8608 LAND SITUATED IN the Township of Spring in the County of Lancaster in the State of PA

ALL THAT CERTAIN tract or place of ground with a two and one-half story brick dwelling house, a bank fence and stone barn, and a one-story frame, gas, oil, service and comfort station erected thereon, situate on both sides of the state highway leading from Reading to Lancaster, between Gouglarsville and Adamstown, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a hickory stump, a corner of property now or late of Cyrus Fasnacht; thence along the same the two following courses and distances, to wit: (1) South eighty-six (86) degrees, twenty-four (24) minutes East, a distance of six hundred fifty-four (654) feet and eight (8) inches to a iron pin in the centre of the state highway leading from Reading to Lancaster; and (2) North eighty-eight (88) degrees forty one and one-half (41-1/2) minutes East, crossing the Mohnsville and Adamstown Electric Railway, a distance of two hundred seven (207) feet and ten (10) inches to a corner of property now or late of John Hoffert, thence along the same South twenty-seven (27) degrees sixteen and one-half (16-1/2) minutes East, along the eastern side of said Mohnsville and Adamstown Electric Railway, a distance of two hundred sixty-eight (268) feet and six (6) inches to a corner of the residue property now or late of Harold Seibert and wife; thence along the same the three (3) following sources and distances, to wit: (1) South sixty-seven (67) degrees, thirty-nine and one-half (39-1/2) minutes West, a distance of two hundred forty-seven (247) feet and ten and one-

quarter (10-1/4) inches to a corner in the middle of said state highway leading from Reading to Lancaster; (2) South twenty-three(23) degrees, eight and one-half (8-1/2) minutes East, along the middle of said state highway, a distance of thirty-eight (38) feet, five and five-eighths (5-5/8) inches to a corner; and (3) South seventy-three (73) degrees, fifty and one-half (50-1/2) minutes West, a distance of two hundred thirty-six (236) feet, five and one-fourth (5-1/4) inches to a corner in line of property now or late of Cyrus Fasnacht; thence along the same North fifty-five (55) degrees, forty-five (45) minutes West, a distance of six hundred thirty (630) feet to a white maple tree; and thence still along said property now or late of Cyrus Fasnacht, North 10 (10) degrees, thirty-two (32) minutes West, a distance of one hundred seventeen (117) feet and ten (10) inches to the place of BEGINNING.

CONTAINING six (6) acres and seventy-one (71) perches including the right-of-way of the Mohnsville and Adamstown Electric Railway.

TITLE TO SAID PREMISES IS VESTED IN Anthony Zerbe, by Deed from Jacqueline R. Reinert, Estate, dated 03/17/1993, recorded 03/19/1993, in Book 2399, Page 56.

BEING KNOWN AS 2111 Old Lancaster Pike, Reinholds, PA 17569.

Residential property

TAX PARCEL NO: 80-4374-04-70-8608

TAX ACCOUNT: 80409290

SEE Deed Book 2399 Page 56

To be sold as the property of Anthony Zerbe.

No. 15-14130

Judgment: \$165,257.91

Attorney: Katherine M. Wolf, Esquire  
PURPART NO. 1

ALL THAT CERTAIN two-story stucco dwelling house, together with the lot or piece of ground upon which the same is erected, situate in South Temple, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, on Park Avenue, being No. 1008 Park Avenue, being part of a tract of land shown by a map or plan of said "South Temple", surveyed by E. Kurtz Wells for W. A. Sharp, and duly recorded in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book No. 7, Page 15, and bounded and described as follows, to wit:

BEGINNING at a point in the South building line of Park Avenue sixty (60) feet East of the southeast building corner of the intersection of Park Avenue with Tenth Avenue; thence at right angles South along property now or late of Roy A. Brown and wife, one hundred (100) feet to a point; thence at right angles East along property now or late of W. A. Sharp one hundred forty (140) feet to a point in the western building line of Eleventh Avenue; thence at right angles North along the western building line of Eleventh Avenue fifty-five (55) feet to a point; thence at right angles West along property now or late of W. A. Sharp twenty (20) feet to a point; thence at

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right angles North along property now or late of W. A. Sharp forty-five (45) feet to a point in the southern building line of Park Avenue; thence at right angles West along the southern building line of Park Avenue one hundred and twenty (120) feet to a point, the place of Beginning.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground situate on the southwesterly corner of Eleventh Avenue and Park Avenue as shown on the plan of "South Temple" laid out by William A. Sharp, 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 being the intersection of the southerly lot line of Park Avenue (fifty feet (50') wide with the westerly lot line of Eleventh Avenue; thence extending in a southerly direction along the westerly lot line of Eleventh Avenue forming a right angle with the southerly lot line of Park Avenue a distance of forty-five feet (45') to a point; thence extending along property of Franz Sigg and Anna M. Sigg, his wife, the two (2) following directions and distances: (1) in a westerly direction forming a right angle with the westerly lot line of Eleventh Avenue a distance of twenty feet (20') to a point; (2) in a northerly direction forming a right angle with the last described line a distance of forty-five feet (45') to a point on the southerly lot line of Park Avenue; thence extending in an easterly direction along the southerly lot line of Park Avenue forming a right angle with the last described line a distance of twenty feet (20') to the place of Beginning.

BEING THE SAME PREMISES WHICH Mabel M. Smith, by Deed dated 3/23/2005 and recorded 6/2/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4593, Page 1031, granted and conveyed unto Tracy L. Young and Jill L. Stuffle.

TAX PARCEL NO. 66531913032369

BEING KNOWN AS 1008 Park Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Jill L. Stuffle and Tracy L. Young

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No. 16-18942

Judgment Amount: \$230,814.13

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a revised final plan of Grings Hill Estates, Section I drawn by Mast Engineering Company, dated February 4, 1987, said plan recorded in Berks County in Plan Book 147, Page 81, as follows, to wit:

BEGINNING at a point on the westerly side of Blue Gate Lane (53 feet wide) said point being measured the two following courses and distances

from a point of curve on the southerly side of South Mountain Drive (53 feet wide): (1) leaving South Mountain Drive along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.41 feet to a point of tangent on the westerly side of Blue Gate Lane; and (2) southwardly along same 70.00 feet to the point of beginning, said point being a corner of Lot No. 1 Block A on said plan.

CONTAINING in front or breadth southwardly along the westerly side of Blue Gate Lane 70.00 feet and extending of that width in length or depth westwardly between parallel lines at right angles to the Blue Gate Lane 135.00 feet to the easterly side of Grings Hill Road (60 feet wide).

CONTAINING 9,450.00 square feet of land.

BEING Lot No. 2 Block A as shown on the abovementioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 802 Blue Gate Lane, Sinking Spring, PA 19608

TAX PARCEL #80438510367058

ACCOUNT: 80460005

SEE Deed Book/Page

Instrument Number 2013048900

Sold as the property of: Robert D. McKenzie and Jennifer M. McKenzie

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No. 16-19739

Judgment: \$250,814.91

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN parcel of land situate in the City of Mertztown, County of Berks, Commonwealth of Pennsylvania being fully described as a metes and bounds property as set forth in Deed Book 5244 Page 72 dated 10/19/2007 and recorded 10/23/2007 in Berks County Records.

TAX/PARCEL ID: 63.5462.09.06.0198

BEING the same premises which Jamey Russell Webb, Executor of the Estate of Bessie L. Webb, by Deed dated 10/19/07 and recorded 10/23/07 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2007064166, granted and conveyed unto Charles N. Rothermel and Cindy Rothermel.

TAX PARCEL NO. 63546209060198

BEING KNOWN AS 984 Kohler Road, Mertztown, PA 19539

Residential Property

To be sold as the property of Cindy Rothermel and Charles Rothermel

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No. 16-20879

Judgment: \$112,008.21

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and lot or piece of ground, situate on the North side of East Fourth Street and known as No. 219 East Fourth Street, in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at a corner on building range and a corner of lot of Harry Herbein and running thence along building range of East Fourth Street in a northwestwardly direction twenty-five feet to a corner of Raymond K. Fryer's lot, formerly Caroline Fryer, thence along the same and through the middle wall of the adjoining house in a northeastwardly direction one hundred and nine feet and four inches to a corner of an eight feet wide alley, thence along said alley twenty-five feet and six inches in a southeastwardly direction to a corner of the said Barry Herbein's lot, thence along the same in a southwestwardly direction one hundred and fourteen feet eight and one-half inches to the place of BEGINNING.

BEING KNOWN AS 219 E. 4th St., Boyertown, PA 19512.

PARCEL/UPN/BRT NO. 33-5387-20-90-9943

BEING THE SAME PREMISES which Joseph A. Noviello, Jr., a single man, and Rachel R. Noviello, a single woman, by Deed dated 06/17/2011 and recorded 06/21/2011 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument Number 2011023233, granted and conveyed unto Joseph A. Noviello, Jr., in fee.

TAX PARCEL NO. 33538720909943

BEING KNOWN AS 219 East 4th Street, Boyertown, PA 19512

Residential Property

To be sold as the property of Joseph A. Noviello

No. 17-01303

Judgment Amount: \$187,491.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN contiguous lots or pieces of ground, together with the 1-1/2 story brick dwelling house erected thereon situate on the North side of Montrose Boulevard in "Montrose" in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 652, 653 and 654 on the plan of Montrose, recorded in Reading Pennsylvania in Plan Book No. 2 Page 55, being further known as No. 211 Montrose Boulevard, and bounded and described as follows to wit:

ON the North by a fifteen feet wide alley;

ON the East by Lot No. 655;

ON the South by Montrose Boulevard; and

ON the West by Lot No. 651.

CONTAINING together sixty feet (60 feet) in width on Montrose Boulevard and in depth of even width Northward therefrom one hundred and fifty feet (150 feet) to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 211 Montrose Boulevard, Reading, PA 19607

TAX PARCEL #39439505082972

ACCOUNT: 39169584

SEE Deed Book 5171, Page 2393

Sold as the property of: Sherly Regis

No. 17-03738

Judgment Amount: \$191,241.37

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground, being Lot No. 14 as shown on the plan of Alessandra Tarantino Subdivision, said plan recorded in Plan Book Volume 124 Page 28, Berks County Records, situate on the easterly side of Hampden Boulevard, between Reservoir Road and McKnights Gap Road, mostly in the Township of Muhlenberg, and a small portion in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly building line of Hampden Boulevard (80 feet wide), on the division line between Lot No. 13 and Lot No. 14; thence extending in a northerly direction along the easterly building line of Hampden Boulevard, a distance of 80.00 feet to a point; thence leaving said street and extending in an easterly direction along Lot No. 15 forming a right angle with the last described line, a distance of 200.00 feet to a point; thence extending in a southerly direction along "Wedgwood Heights", Section No. 1, forming a right angle with the last described line, a distance of 80.00 feet to a point; thence extending in a westerly direction along Lot No. 13, forming a right angle with the last described line and a right angle with the easterly building line of Hampden Boulevard, a distance of 200.00 feet to the place of beginning.

CONTAINING IN AREA 16,000 square feet of land.

BEING THE SAME PREMISES which Chris J. Hertzog by Deed dated May 28, 2010 and recorded June 2, 2010 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2010020754, granted and conveyed unto David A. Mercado, Kathleen Mercado, John Reppert and Maribel Reppert, husband and wife.

BEING KNOWN AS 2505 Hampden Blvd., Reading, PA 19604.

TAX PARCEL NO. 66-5318-15-53-9692

SEE Deed Instrument #2010020754

To be sold as the property of David A. Mercado, Kathleen Mercado, John Reppert and Maribel Reppert

No. 17-05763

Judgment Amount: \$224,913.59

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, situate in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, bounded and described according to final plan of "Welsh Meadows North", drawn by Thomas R. Gibbons, Registered Surveyor, dated March 26, 1979 and last revised August 27, 1979, said plan recorded in Berks County in Plan Book 94,

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Page 22, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Guigley Drive (44 feet wide), said point being a corner of Lot No. 11 on said plan; THENCE extending from said point of beginning along Lot No. 11 North 15 degrees 55 minutes 23 seconds East 262.11 feet to a point in line of lands now and late of John F. Guigley and Fanny Guigley, husband and wife; THENCE extending partly along same lands, along lands now or late of Allen Leary Guigley and Marion J. Guigley, husband and wife, Isaac Kurt and partly along other lands now or late of Leon V. Guigley and Dawn F. Guigley, husband and wife, South 75 degrees 06 minutes 06 seconds East 187.35 feet to a point, a corner of Lot No. 9 on said plan; THENCE extending along same North 74 degrees 58 minutes 04 seconds West 191.92 to the first mentioned point and place of BEGINNING.

CONTAINING 1.140 acres of land.

BEING Lot No. 10 as shown on the aforementioned plan.

TITLE TO SAID PREMISES vested in Christopher J. Barczynski and Janice L. Barczynski by Deed from Christopher J. Barczynski and Janice L. Barczynski and Catherine A. Barczynski-Kulp dated February 27, 2006 and recorded on April 20, 2006 in the Berks County Recorder of Deeds in Book 04857, Page 1924 as Instrument No. 2006037390.

BEING KNOWN AS: 33 Guigley Drive, Mohnton, PA 19540

TAX PARCEL NUMBER: 34-4393-03-33-1872

To be sold as the property of Christopher J. Barczynski a/k/a Christopher J. Barczynski, Sr. and Janice L. Barczynski

No. 17-12454

Judgment: \$73,059.84

Attorney: Martha E. Von Rosenstiel, Esquire

#### LEGAL DESCRIPTION

##### PREMISES A

ALL THAT CERTAIN piece, parcel or lot of ground situate on the southwestern side of Taft Avenue, between Cross Street and Carsonia Avenue, in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being the front or northeastern eighty-five feet of Lot No. 171, as shown on a map or plan of the development of 'Reading Gardens' recorded in Plan Book Volume 4, Page 8, Berks County Records, at Reading, Pennsylvania, and being more fully bounded and described in accordance with a survey on June 7, 1965, by George W. Knehr, Registered Professional Surveyor No. 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at a point on the southwestern lot line of Taft Avenue (40 feet wide street), said point being one hundred twenty feet (120.00 feet) measured in a northwesterly direction from the intersection of the said southwestern lot line of Taft Avenue and the northwestern lot

line of Cross Street (30 feet wide street); thence in a southwesterly direction along Lot No. 170, forming a right angle with the said southwestern lot line of Taft Avenue, a distance of eighty-five feet (85.00 feet) to an iron pin; thence in a northwesterly direction, forming a right angle with the last described line, along the rear or southwestern five feet of Lot No. 171, being retained by Sophia M. Stewart, single woman, a distance of thirty feet (30.00 feet) to an iron pin; thence in a northeasterly direction, forming a right angle with the last described line along Lot No. 172, property belonging to Harold E. Hafer, a distance of eighty-five feet (85.00 feet) to an iron pin on the southwestern lot line of said Taft Avenue; thence in a southeasterly direction, forming a right angle with the last described line along the southwestern lot line of Taft Avenue, a distance of thirty feet (30.00 feet) to the place of beginning.

CONTAINING two thousand five hundred fifty (2,550) square feet.

##### PREMISES B

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Lower Alsace, County of Berks, and State of Pennsylvania, being lots numbered one hundred seventy-two (172) and one hundred seventy-three (173) on a map or plan of Reading Gardens dated August 5, 1912, made by A. L. Eliot, Civil Engineer and filed in the Recorder's Office of Berks County, Plan Book 4 Page 8 and more particularly described as follows, to wit:

BOUNDED NORTHEASTERLY by Taft Avenue sixty (60) feet;

SOUTHEASTERLY by Lot 171 on said plan ninety (90) feet;

SOUTHWESTERLY by Lots 190 and 189 on said plan sixty (60) feet;

NORTHWESTERLY by Lot 174 on said plan ninety (90) feet.

CONTAINING fifty-four hundred (5400) square feet more or less.

THIS CONVEYANCE is made subject to any municipal improvement lien.

BEING THE SAME PREMISES which Marion R. Mountz, Executrix under the Last Will and Testament of Harold E. Hafer, deceased by Deed dated 3/27/1984, recorded 3/29/1984 in Deed Book 1849, Page 26 conveyed unto Marion R. Mountz.

AND THE SAID Marion R. Mountz departed this life on 6/23/2016.

To be sold as the property of Wendy J. Ashby, Esquire, in her capacity as Administratrix of the Estate of Marion Mountz, a/k/a Marion Ruth Mountz, deceased, Sarah K. Graeff and Nancy A. Glasmyre, in their capacity as heirs-at-law of Marion Mountz, a/k/a Marion Ruth Mountz, deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Marion Mountz, a/k/a Marion Ruth Mountz, deceased

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No. 17-15342

Judgment Amount: \$172,532.27

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the brick and aluminum siding bi-level dwelling house with basement garage erected thereon, situate on the northern side of East Ninth Street, between Elm and Chestnut Streets, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, being Lot No. 4 in the Development of Maple Spring Farms Section No. 4D, as laid out by Maple Springs Development, Inc. in June 1977 and as recorded in Plan Book Volume 67 Page 30, Berks County Records, bounded on the North by Lot No. 9 in the Development of Maple Springs Farms Section No. 4A, property now or late of Richard E. Kampfer and Patricia L. Kampfer, his wife, and Lot No. 8 in the Development of Maple Spring Farms Section No. 4A, property now or late of Leonard J. Sherman and Nancy C. Sherman, his wife; on the East by Lot No. 3, residue property now or late of Maple Springs Development, Inc.; on the South by the aforesaid East Ninth Street (50' wide); and, on the West by Lot No. 5, property now or late of Irwin H. Neiman, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northern topographical building line of East Ninth Street, the aforesaid point of beginning being the most southwestern corner of the herein described property, the most southeastern corner of Lot No. 5, property now or late of Irwin H. Neiman, and being a distance of three hundred twenty-five feet (325') eastwardly from the beginning of a curve connecting the aforesaid northern topographical building line of East Ninth Street with the eastern topographical building line of Elm Street; thence leaving and making a right angle with the aforesaid northern topographical building line of East Ninth Street, and in a northerly direction along Lot No. 5, property now or late of Irwin H. Neiman, passing through an iron pin sixty-five feet (65') from the last described corner, a distance of one hundred thirty feet (130') to a corner marked by an iron pin; thence making a right angle with the last described line and in an easterly direction along the rear of Lot No. 9 in the Development of Maple Spring Farms Section No. 4A, property now or late of Richard E. Kampfer and Patricia L. Kampfer, his wife, and along the rear of Lot No. 8 in the Development of Maple Spring Farms Section No. 4A, property now or late of Leonard J. Sherman and Nancy C. Sherman, his wife, a distance of one hundred thirty-two and forty-one one-hundredths feet (132.41') to a corner marked by an iron pin; thence making an interior angle of seventy-two degrees fifteen minutes thirty-four seconds (72° 15' 34") with the last described line and in a southerly direction along Lot No. 3, residue property now or late of Maple Springs Development, Inc., passing through an

iron pin seventy and twenty-four one-hundredths feet (70.24') from the last described corner, a distance of one hundred forty and forty-eight one-hundredths feet (140.48') to a corner marked by an iron pin in the aforesaid northern topographical building line of East Ninth Street; thence making an interior angle of ninety degrees (90°) with the last described line and in a westerly direction along the aforesaid northern topographical building line of East Ninth Street by a curve bearing to the left, having a radius of eighty feet (80'), a central angle of seventeen degrees forty-four minutes twenty-six seconds (17° 44' 26"), a tangent distance of twelve and forty-nine one-hundredths feet (12.49') and a distance along the arc of twenty-four and seventy-seven one-hundredths feet (24.77') to a corner marked by an iron pin; thence continuing in a westerly direction along the aforesaid northern topographical building line of East Ninth Street, a distance of sixty-five and twenty-three one-hundredths feet (65.23') to the place of BEGINNING.

CONTAINING fourteen thousand five hundred forty-four and four-tenths (14,544.40) square feet.

TITLE TO SAID PREMISES vested in Michael R. Ferguson by Deed from John S. McWilliams, Jr., Executor of the Estate of Audrey M. McWilliams dated August 17, 2000 and recorded on October 5, 2000 in the Berks County Recorder of Deeds in Book 3250, Page 639 as Instrument No. 47974.

BEING KNOWN AS: 707 E 9th Street, Birdsboro, PA 19508

TAX PARCEL NUMBER: 5344-18-31-8767

To be sold as the property of Michael R. Ferguson

No. 17-15343

Judgment: \$169,579.30

Attorney: McCabe, Weisberg &amp; Conway, LLC

TAX I. D. #66530917106306

ALL THAT CERTAIN lot or piece of ground 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 Plat 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 six hundred five feet three and five-eighths inches (605' 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

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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 of beginning.

BEING KNOWN AS: 725 Florida Avenue, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Christopher A. Brubaker by Deed from Christopher A. Brubaker and Donna J. Brubaker dated July 16, 2010 and recorded August 12, 2010 in Instrument Number 2010030990.

To be sold as the property of Christopher A. Brubaker

No. 17-16273

Judgment: \$134,908.39

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or ground together with the one-story brick stone and frame dwelling house thereon erected, No. 19 Wingert Road in the Wyomissing Borough (formerly Wyomissing Hills Borough), Berks County, Pennsylvania, situate on the East side of Wingert Road, between Lawndale Road and Bernville Road, as shown on plan of Wyomissing Hills Gardens, recorded in Plan Book 9, Page 64, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the East side of Wingert Road, 71 feet North of the Northeast corner of Lawndale Road and Wingert Road; thence in a Northerly direction along the East side of Wingert Road, a distance of 60 feet to a point; thence in an Easterly direction at right angles to the East side of Wingert Road, a distance of 120 feet to a point; thence in a Southerly direction at right angles to last described line, a distance of 60 feet to a point; thence in a Westerly direction at right angles to last described line, a distance of 120 feet to a point in the East side of Wingert Road, the place of beginning and making a right angle with the same.

BEING KNOWN AS 19 Wingert Road, Wyomissing, PA 19610

BEING THE SAME PREMISES which Bradley L. Loeb and Natalie R. Loeb, husband and wife, by Deed dated October 29, 2004 and recorded November 29, 2004, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4196, Page 1121, granted and conveyed unto Paul E. Roppe and Dorothy Bernard, in fee.

TAX PARCEL: 96-4397-18-30 -5705

ACCOUNT NO. 96970867

SEE Deed Book 4196, Page 1121

To be sold as the property of Randy R. Skokowski, in his capacity as Executor and Devisee of the Estate of Dorothy Bernardo, deceased, Paul E. Roppe, Jr., in his capacity as heir of Paul E. Roppe, deceased, Dennis Oliveira, in his capacity as heir of Paul E. Roppe, deceased and unknown heirs, successors, assigns and all

persons, firms or associations claiming right, title or interest from or under Paul E. Roppe, deceased

No. 17-16314

Judgment Amount: \$137,015.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 1038 Georgetown Drive, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, shown as Lot No. 18B on the "Revision to a Portion of Whitford Hill Townhouses" recorded in Plan Book 197, Page 51, being more fully bounded and described as follows:

BEGINNING at a point on the northeast line of Georgetown Drive, said point being on the division line between Lot No. 18A and Lot No. 18B on the aforesaid plan; thence along Lot No. 18A and through the party wall dividing 1036 and 1038 Georgetown Drive North 22 degrees 36 minutes 51 seconds East 130.65 feet to Lot No. 13 of "Whitford Hill Townhouses" recorded in Plan Book 123 Page 29; thence along same North 89 degrees 15 minutes 45 seconds East 66.13 feet to Lot No. 19A; thence along same South 30 degrees 09 minutes 36 seconds West 160.86 feet to a point on the northeast line of Georgetown Drive; thence in a northwesterly direction along a curve to the left, having a radius of 301.50 feet, a central angle of 07 degrees 32 minutes 45 seconds, an arc distance of 39.71 feet to Lot No. 18A, being the place of beginning.

CONTAINING: 7,133.6 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1038 Georgetown Drive, Reading, PA 19605

TAX PARCEL #66439919711049

ACCOUNT: 66000220

SEE Deed Book/Page

Instrument Number 2009058962

Sold as the property of: Michelle L. Amos

No. 17-16577

Judgment Amount: \$134,856.68

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being No. 148 Cornerstone Drive in Maiden Creek Township, Berks County, Pennsylvania, shown as Lot No. 72 on the plan of Willow Gardens recorded in Plan Book 208, Page 36, being more fully bounded and described as follows:

BEGINNING at a point on the Northwest line of Cornerstone Drive, said point being on the division line between Lot No. 71 and No. 72 on the aforesaid plan; thence along said Lot No. 71, North 27 degrees 06 minutes 40 seconds West, 120.64 feet to a point; thence along Lot No. 59 and No. 58, North 59 degrees 15 minutes 20 seconds East, 75.15 feet to a point; thence along

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Lot No. 73, South 27 degrees 06 minutes 40 seconds East 125.40 feet to a point; thence along the Northwest line of Cornerstone Drive, South 62 degrees 53 minutes 20 seconds West, 75.00 feet to Lot No. 71, being the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 148 Cornerstone Drive, Blandon, PA 19510

TAX PARCEL #61541120800504

ACCOUNT: 61000348

SEE Deed Book/Page

Instrument Number 2011046244

Sold as the property of: Kimberly A. Hoare and Michael P. Hoare

No. 17-16584

Judgment Amount: \$239,387.30

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or tract of ground situate in Maiden creek Township, Berks County, Pennsylvania, bounded and described according to a final plan of Blandon Meadows IV, Phase 4 Part 4 recorded in Plan Book 168 Page 31 Berks County Records, as follows:

BEGINNING AT A POINT on the easterly right-of-way line of Blandon Meadows Parkway (53' wide), a corner of Lot No. 194 as shown on the aforesaid plan; thence along said right of way line the two (2) following courses and distances.

1. ALONG a curve to the right having a radius of 973.50 feet and an arc distance of 72.29 feet to a point; and

2. NORTH 16 degrees 30 minutes 00 seconds West, 5.52 feet to a point of curve connecting to Cassidy Court;

THENCE ALONG said curve to the right having a radius of 20.00 feet and an arc distance of 27.78 feet to a point on the southerly right of way line of Cassidy Court (53' wide); thence along said right of way line, North 63 degrees 04 minutes 37 seconds East, 106.57 feet to a point, a corner of Lot No. 192 as shown on the plan of Blandon Meadows IV Phase 4 Part 3; thence along same, South 15 degrees 57 minutes 00 seconds East, 103.25 feet to a point; a corner of said Lot No. 194; thence along same, South 66 degrees 58 minutes 25 seconds West, 118.29 feet to the above first mentioned point and place of beginning.

BEING Lot No. 193 as shown on the abovementioned plan.

BEING THE SAME PREMISES which John L. Fryzol and Kristen M. Fryzol, husband and wife, by Deed dated January 31, 2003 and recorded February 18, 2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3698, Page 2112, granted and conveyed unto Richard R. Kaskey and Kathleen P. Kaskey, husband and wife.

BEING KNOWN AS 301 Blandon Meadows Pkwy, Blandon, PA 19510.

TAX PARCEL NO. 61-5411-2091-4056

SEE Deed Book 3698 Page 2112

To be sold as the property of Richard R.

Kaskey and Kathleen P. Kaskey

No. 17-17610

Judgment: \$23,123.04

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, 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 two-story brick dwelling house and lot or piece of ground on which the same is erected, situated on the East side of South Ninth Street, between Spruce and Muhlenberg Streets, and being Numbered 341 South Ninth 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 Mary Hornberger;

ON the East by property now or late of J.S. Wentzel;

ON the South by property now or late of Amelia Herman; and

ON the West by said South Ninth Street.

CONTAINING IN FRONT or width on said South Ninth Street, North and South, thirteen (13) feet, more or less, and in length or depth of equal width, East and West, seventy-two (72) feet, more or less.

BEING THE SAME PROPERTY conveyed to Luisa I. Acevedo and Gelson Acevedo who acquired title by virtue of a Deed from Larry Karpenko and W. Lowell Eckenroth, dated September 30, 1996, recorded October 7, 1996, at Official Records Volume 2772, Page 1858, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 341 South 9th Street, Reading, PA 19602.

PARCEL NO.: 02531629080273

ACCOUNT: 02131200

SEE Deed Book Volume 2772, Page 1858

To be sold as the property of Luisa I. Acevedo and Gelson Acevedo

No. 17-17900

Judgment: \$19,513.10

Attorney: Leon P. Haller, Esquire

ALL that certain lot or piece of ground together with the two-story brick dwelling house thereon erected, situate at the southeast corner of South Tenth Street and Cotton Street, being known as House No. 1000 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows:

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ON the North by said Cotton Street;  
ON the East by property now or late of Joseph Bancroft and Sons Company, being House No. 1002 Cotton Street;

ON the South by property now or late of Arthur F. Larkin, being House No. 505 South Tenth Street; and

ON the West by said South Tenth Street.

CONTAINING in front East and West on said Cotton Street, 13 feet 11-3/4 inches and in depth of equal width North and South, 60 feet no inches.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1000 Cotton Street, Reading, PA 19602

MAPPED PIN: 5316-29-07-5788

PARCEL I.D. 10531629075788

BEING THE SAME PREMISES which Ella Mae Patches, by Deed dated May 18, 1990 and recorded May 24, 1990 at Berks County Deed Book 2141, Page 2079, granted and conveyed unto Marilyn D. Biondo. Marilyn D. Biondo died on October 7, 2015. There is no known estate. Alisa M. Biondo, Antoinette M. Biondo, Angela R. Helms and Toni Lynn Strubhar, her daughters, are the known heirs of Marilyn D. Biondo. Any other heirs are unknown.

To be sold as the property of Alisa M. Biondo, Antoinette M. Biondo, Angela R. Helms and Toni Lynn Strubhar, in their capacity as known heirs of Marilyn D. Biondo, deceased and the unknown heirs of Marilyn D. Biondo, deceased.

No. 17-17904

Judgment: \$90,762.75

Attorney: Meredith H. Wooters, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story title stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Alton Avenue, between Northmont and Fairmont Avenues, in the City of Reading County of Berks and Commonwealth of Pennsylvania, said lot of ground being composed of the Western 16 feet 1-3/4 inches of Lot No. 14 and the Eastern 7 feet 10-3/4 inches to Lot No. 15 of David B. Hoffer's plan of building lots known as "Northmont", said plan or map having been duly recorded in the Recorder's Office at Reading, Pennsylvania, in Plan Book 5, Page 1, bounded and described as follows, to wit:

ON the East and West by property now or late of Hiram L. Hoffer and Martin L. Hoffer;

ON the North by said Alton Avenue; and

ON the South by a fourteen feet wide rear drive.

SAID HOUSE being No. 618 Alton Avenue, Reading, Pennsylvania.

CONTAINING IN FRONT or width on said Alton Avenue, twenty-four feet and one-half inch

(24' 1/2") more or less, and in depth of equal width, one hundred and twenty feet (120') more or less, to the rear drive.

BEING THE SAME PROPERTY conveyed to Ian M. Butterworth and Tina L. Butterworth, husband and wife, who acquired title, as tenants by the entirety, by virtue of a Deed from Doreen M. Myers, dated October 15, 2009, recorded October 26, 2009, at Instrument Number 2009049846, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 618 Alton Avenue, Reading, PA 19605.

PARCEL NO.: 17530876819518

ACCOUNT: 17243225

SEE Deed Book Volume 5, Page 1

To be sold as the property of Ian M. Butterworth and Tina L. Butterworth, husband and wife

No. 17-18857

Judgment Amount: \$291,128.29

Attorney: Kevin J. Cummings, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of "The Oaks", drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers, dated December 23, 1983 and last revised January 24, 1984, said plan recorded in Berks County in Plan Book 132, Page 59, as follows, to wit:

BEGINNING at a point on the southwesterly side of Arrowhead Trail (53 feet wide), said point being a corner of Lot No. 20 on said plan; thence extending from said point of beginning South 65 degrees 30 minutes 25 seconds West, along Lot No. 20, the distance of 231.58 feet to a point in line of lands now or late of Krick Estate, Phase 1; thence extending along said lands the two following courses and distances: (1) North 07 degrees 55 minutes 26 seconds West 70.56 feet to a point, a corner; and (2) North 24 degrees 29 minutes 35 seconds West 32.37 feet to a point, a corner of Lot No. 22 on said plan; thence extending along same North 65 degrees 30 minutes 25 seconds East 211.46 feet to a point on the southwesterly side of Arrowhead Trail; thence extending along same South 24 degrees 29 minutes 35 seconds East 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 21,145.55 square feet of land.

BEING Lot No. 21 as shown on the abovementioned plan.

BEING Parcel No. 80438506395218

BEING THE SAME PREMISES which Eli S. Zinner and Jan G. Zinner, husband and wife, by Deed dated October 21, 2013, and recorded November 26, 2013, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument No. 2013049570., granted and conveyed Jesse Brian Bagans, in fee.

TAX PARCEL NO: 80438506395218

ACCOUNT NO: 80560040

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BEING KNOWN AS: 518 Arrowhead Trail,  
Sinking Spring, PA 19608 Residential Property.

To be sold as the property of Jesse Brian  
Bagans

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No. 17-18965

Judgment: \$108,220.00

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 tract of ground and the one-story brick dwelling erected thereon, situate on the eastern side of Lincoln Drive, between the concrete state highway known as Perkiomen Avenue and Washington Drive, in the Township of Exeter, City of Reading, County of Berks, Commonwealth of Pennsylvania, being the southern 48 feet of Lot No. 18, the northern 12 feet of Lot No. 19 and a small portion of Lot No. 20 as shown on a map or plan of development of building lots known as Linstead, Section No. 1 (formerly Glamaur), as laid out by Richard H. Rhoads in May 1956, which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania, in Plan Book 16, Page 21, bounded on the North by the northern 12 feet of Lot No. 18; on the East by the rear of Lot No. 22 and part of Lot No. 20; on the South by a part of Lot No. 20 and the residue portion of Lot No. 19, and on the West by Lincoln Drive 53) feet wide) and being more fully bounded and described as follows:

BEGINNING AT A CORNER on the eastern building line of Lincoln Drive, a distance of 113 feet 0 inches northeastern building corner of the intersection of the concrete state highway known as Perkiomen Avenue and the aforesaid Lincoln Drive; thence along the eastern building line of the aforesaid Lincoln Drive in a northwardly direction, a distance of 60 feet 0 inches to a corner; thence leaving and making a right angle with the aforesaid Lincoln Drive in an Eastwardly direction along residue portion of Lot No. 18, a distance of 120 feet 0 inches to a corner; thence in a Southwardly direction, making a right angle with the last described line, along rear of Lot No. 22, in and along the center line of a 10 feet wide reservation for public utilities, a distance of 8 feet 0 inches to a corner; thence in an Eastwardly direction, making a right angle with the last described line, along the aforesaid Lot No. 22, a distance of 2 feet 6 inches to a corner; thence in a Southwardly direction along the residue portion of Lot No. 20, making a right angle with the last described line, a distance of 12 feet 0 inches to a corner; thence in a Westwardly direction, making

a right angle with the last described line, along residue portion of Lot No. 19, a distance of 122 feet 6 inches to and making a right angle with the aforesaid Lincoln Drive at the place of Beginning, CONTAINING 7,230 square feet.

BEING THE SAME PROPERTY conveyed to Joshua M. Hodowanec who acquired title by virtue of a Deed from Fern L. Kohl, dated June 1, 2012, recorded June 5, 2012, at Instrument Number 2012023108, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 11 Lincoln Drive, Reading, PA 19606.

PARCEL NO.: 43533510265749

ACCOUNT: 43020129

SEE Deed Book Volume 16, Page 21

To be sold as the property of Joshua M. Hodowanec

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No. 17-19829

Judgment: \$118,821.12

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling and tract of land situate on the Northerly side of West Schuylkill Road, Union Township, County of Berks, State of Pennsylvania, bounded and described in accordance with a survey by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated May 5, 1978 and more fully described as follows, to wit:

BEGINNING at a joint corner of lands of St. Paul Roman Catholic Church and lands of Fred Duberstein, said point being in the middle of a public road leading from South Pottstown to Birdsboro known as West Schuylkill Road of Pennsylvania Traffic Route 724 (legal width 20 feet on the North side of road); thence from said point of beginning leaving West Schuylkill Road and along lands of Fred Duberstein, North 33 degrees 15 minutes East, 688.05 feet to a corner, remaining lands of Donnell Marshall and lands of the former Pennsylvania Railroad Company, now Conrail; thence along other lands of said Donnell Marshall. South 07 degrees 03 minutes 17 seconds East, 591.09 feet to a corner in the middle of the aforesaid West Schuylkill Road; thence continuing by lands of Donnell Marshall and along and in said West Schuylkill Road, North 88 degrees 50 minutes West, 309.42 feet to a corner of lands of St. Paul Roman Catholic Church; thence along said lands and continuing in the bed of West Schuylkill Road, North 88 degrees West, 140.58 feet to the place of beginning.

BEING THE SAME PREMISES which Anthony J. Glass, Executor of the Estate of Harry E. Genthert, deceased, by Deed dated 6/7/2013 and recorded 6/12/2013 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book as Instrument Number 2013024740, granted and conveyed unto Ernest T. Fry, Jr.

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PARCEL IDENTIFICATION NO: 88-5354-16-83-8224  
TAX ID #88018606  
To be sold as the property of Ernest T. Fry, Jr.

No. 17-20126

Judgment: \$52,101.21

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN three-story granite front brick dwelling house with mansard roof and lot of ground, situate on the Northwest corner of West Greenwich and Ritter Streets, No. 229 and between Schuylkill Avenue and Ritter Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

- ON the North by a 10 feet wide alley;
- ON the East by Ritter Street;
- ON the South by West Greenwich Street; and
- ON the West by property now or late of Katie Yocum.

CONTAINING 15 feet in front and 120 feet in depth.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 229 West Greenwich Street, Reading, PA 19601

MAPPED PIN: 5307-64-43-6685  
PARCEL ID: 15530764436685

BEING THE SAME premises which Diego J. Bernal, by Deed dated October 10, 2005 and recorded December 9, 2005 at Berks County Record Book 4731, Page 337, granted and conveyed unto Rafael Perez Santana.

To be sold as the property of Rafael Perez Santana

No. 17-20142

Judgment Amount: \$175,627.50  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN tract or parcel of land, together with the two-story frame dwelling house thereon erected, situate in the Village of Beckersville, Township of Robeson, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described. as follows, to wit:

BEGINNING at a point in the public road leading from Plow Church to Reading, and known as the Morgantown Road, said point being a corner in common of property of John P. Tothero and the herein described premises; thence in a westerly direction along property of the said John P. Tothero, the distance of 282.50 feet to a point; thence in a northerly direction along property of James L. Burkhardt, by a line making an interior angle of 89 degrees 00 minutes with the last described line, the distance of 272.00 feet to a point; thence in an easterly direction along property of the John Westley Estate by a line making an interior angle of 86 degrees 06 minutes

with the last described line, the distance of 313.37 feet to a point; thence in a southerly direction in and along the aforementioned public road, by a line making an interior angle of 86 degrees 25 minutes with the last described line, the distance of 231.20 feet to a point; thence still in a southerly direction and along the same, by a line making an interior angle of 187 degrees 14 minutes with the last described line, the distance of 16.50 feet to the place of beginning, the angle between the first described line and the last described line being 91 degrees 15 minutes.

CONTAINING 1 acre 120 perches, more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN triangular piece, parcel or tract of land situate on the western side of the macadam State Highway known as the Morgantown Road, in the Village of Beckersville, Township of Robeson, County of Berks and Commonwealth of Pennsylvania, bounded on the North by residue property belonging to Maurice J. Moyer and Florence I. Moyer, his wife, and a triangular tract of land about to be conveyed by John P. Tothero and Elsie M. Tothero, his wife, to Maurice J. Moyer and Florence I. Moyer, his wife, on the East by the aforesaid macadam State Highway and property belonging to George S. Richards and Irene Richards, his wife, and on the South by other property belonging to John P. Tothero and Elsie M. Tothero, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the western side of the macadam State Highway known as the Morgantown Road, said corner being the most easterly corner of the herein described property and the northeastern corner of other property belonging to John P. Tothero and Elsie M. Tothero, his wife; thence leaving the aforesaid macadam State Highway, crossing an existing dirt road and along the aforesaid other property belonging to John P. Tothero and Elsie M. Tothero, his wife South seventy nine degrees thirty two and one-half minutes West (S. 79° 32-1/2" W.), a distance of two hundred fifty-four feet seven and one-half inches (254' 7-1/2") to a corner marked by an iron pin; thence along residue property belonging to Maurice J. Moyer and Florence I. Moyer, his wife, North seventy-six degrees forty-six minutes East (N. 76° 46' E.), a distance of one hundred seventy-seven feet eleven and three-quarter inches (177' 11-3/4") to a corner marked by an iron pin in the aforesaid existing dirt road; thence along property belonging to John P. Tothero and Elsie M. Tothero, his wife, about to be conveyed to Maurice J. Moyer and Florence I. Moyer, his wife, North eighty-five degrees fifty-six minutes East (N. 85° 56' E.), a distance of seventy-seven feet four inches (77' 4") to the place of beginning.

CONTAINING one thousand ninety-six and eighty-eight one-hundredths (1,096.88 square feet), more or less.

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PURPART NO. 2

ALL THAT CERTAIN triangular piece, parcel or tract of land situate on the western side of the macadam State Highway and known as the Morgantown Road, in the Village of Beckersville, Township of Robeson County of Berks and Commonwealth of Pennsylvania, bounded on the North by other property belonging to Maurice J. Moyer and Florence I. Moyer, his wife, on the East by the aforesaid macadam State Highway and property belonging to George S. Richards and Irene Richards, his wife, and on the South by property belonging to John P. Tothoro and Elsie M. Tothoro, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the western side of the macadam State Highway known as Morgantown Road South fourteen degrees East (S. 14° E.), a distance of six feet four and one-half inches (6' 4-1/2") from a sandstone on the northwestern corner of property belonging to George S. Richards and Irene Richards, his wife, the aforesaid point of beginning being the northeastern corner of the herein described property; thence along the western side of the aforesaid macadam State Highway and along the aforesaid property belonging to George S. Richards and Irene Richards, his wife, South fourteen degrees East (S. 14° E.), a distance of nine feet nine inches (9' 9") to a corner marked by an iron pin; thence along property belonging to John P. Tothoro and Elsie M. Tothoro, his wife, South eighty-five degrees fifty-six minutes West (S. 85° 56' W.), a distance of seventy-seven feet four inches (77' 4") to a corner marked by an iron pin in the existing dirt road; thence along other property belonging to Maurice J. Moyer and Florence I. Moyer, his wife, North seventy-eight degrees forty-two minutes East (N. 78° 42' E.), a distance of seventy-six feet three inches (76' 3") to the place of beginning.

CONTAINING 371.29 square feet, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3741 Morgantown Road, Mohnton, PA 19540

TAX PARCEL #73531303337801

ACCOUNT: 73092350

SEE Deed Book/Page

Instrument Number 2012019032

Sold as the property of: Kyle T. Lonaberger and Raychel A. Shuker

No. 17-20685

Judgment: \$ 70,292.17

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the West side of North Tenth Street, between Douglass and Windsor Streets, being Number 810 North Tenth Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Thomas H. Saylor;

ON the East by said North Tenth Street;

ON the South by property now or late of School District of the City of Reading; and

ON the West by a 20 feet wide alley.

CONTAINING IN FRONT or width, North and South, along said North Tenth Street 20 feet and in length or depth of equal width, East and West, 100 feet 3 inches to said 20 feet wide alley.

BEING 810 North 10th Street, Reading, PA 19604.

PIN #5317-53-04-4788

BEING THE SAME PREMISES which Carl Hill and Beryl J. Hill by Deed dated March 18, 2008 and recorded March 19, 2008 in the Office of the Recorder of Deeds of Berks County in Book 5322 Page 887, conveyed unto GFR Enterprises, LLC.

BEING KNOWN AS: 810 N 10th Street, Reading, PA 19604

PROPERTY ID NO.: 12531753044788

TITLE TO SAID PREMISES is vested in GFR Enterprises, LLC by Deed from Carl Hill and Beverly J. Hill dated 03/18/2008 recorded 03/19/2008 in Deed Book 05322 Page 0887 or at Instrument #2008013505.

To be sold as the property of: GFR Enterprises, LLC

No. 17-20688

Judgment: \$267,776.70

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 of land together with the dwelling, garage, outbuilding, and other improvements thereon, situate on the Southern side of Stitzer Road T-725, and the Eastern side of Walnuttown Road, LR 06122, in the Township of Ruscombmanor, County of Berks, Commonwealth of Pennsylvania, being Lot 2-Residue as shown on the "Sketch Plan of Record" as prepared by Applied Surveying Technologies, being titled "Epes Subdivision", dated 02/28/01 with the last revision date of 04/16/01 and recorded in Plan Book Volume 249 Page 41, Berks County Records, being more fully bounded and described as follows:

BEGINNING AT A METAL MARKER found in the bed of Walnuttown Road, being approximately 500 feet South of the intersection of Walnuttown Road and Stitzer Road; thence through the bed of Walnuttown Road North 10° 00' 00" East, a distance of 281.00 feet to a point, a corner of Lot 1 of the same subdivision;

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thence along Lot 1 the three following courses and distances:

1. PASSING through a steel pin set on line 29.91 feet from the last described corner, South 79° 49' 32" East, a distance of 197.43 feet to a concrete monument, set

2. NORTH 82° 43' 26" East, a distance of 280.39 feet to a steel pin set in concrete

3. PASSING through a steel pin set in concrete 113.56 feet from the last described corner, North 11° 52' 41" East, a distance of 145.49 feet to a point in the bed of Walnuttown Road; thence through the bed of Walnuttown Road South 72° 44' 08" East, a distance of 128.09 feet to a metal marker, found; thence leaving the bed of Walnuttown Road along lands of Joan LaPorte and along lands of Joseph L. Hartz and Dana J. Hartz, passing through a concrete monument, set 24.78 feet on line from the last described corner South 02° 08' 08" East, a distance of 904.30 feet to a steel pin, found; thence continuing along lands of Hartz South 77° 53' 44" West, a distance of 152.57 feet to a steel pin, found, in line of lands of Dorothy Noll and Ellis D. Noll; thence along Noll the two following courses and distances:

1. NORTH 01° 21' 52" West, a distance of 480.00 feet to a railroad spike, found disturbed

2. SOUTH 79° 04' 00" West, a distance of 284.63 feet to a painted stone, found, a corner of lands of Joseph H. Garitice; thence along Garitice the two following courses and distances:

1. NORTH 00° 31' 03" West, a distance of 126.23 feet to a steel pin, found

2. NORTH 89° 36' 21" West, a distance of 266.00 feet to the point of beginning.

CONTAINING: 6.86 acres, gross.

BEING SUBJECT TO all notes and conditions as set forth on the aforementioned "Sketch Plan of Record".

BEING SUBJECT to the existing and proposed rights-of-way for Walnuttown Road and Stilzer Road.

BEING SUBJECT to a 20' wide utility easement as shown on the aforementioned plan.

BEING THE SAME PROPERTY conveyed to Kosit Tesuchata who acquired title by virtue of a Deed from William R. Epes and Linda F. Epes, his wife, dated October 9, 2009, recorded November 4, 2009, at Instrument Number 2009051651, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 205 Walnuttown Road, Fleetwood, PA 19522.

PARCEL NO.: 76543001279200

ACCOUNT: 76015315

SEE Deed Book Volume 249, Page 41

To be sold as the property of Kosit Tesuchata

No. 17-20750

Judgment: \$105,539.06

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan made by Arthur L. Wolsonberger Associates, Consulting Engineers of Allentown, Pennsylvania, on November 15, 1949, and developed by the Collins Corp., and known as designated as Lot No. 25 as indicated on the plan of Cherokee Ranch, North Range, Sections "A" and "B", said plan being recorded in the Office of the Recording of Deeds, in the County of Berks, Commonwealth of Pennsylvania, on May 11, 1950, in Plan Book Volume 3, Page 38.

BEING Parcel ID 66530911772039 (Map: 530911772039) and

BEING known for informational purposes as 5114 Allentown Pike, Temple, PA

BEING THE SAME PREMISES which was conveyed to Abraham Centeno by Deed of Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley Dean Witter Capital I, Inc., Trust 2003-NC1 Mortgage Pass-Through Certificates Series 2003-NC-1 dated 01/11/2008 and recorded 03/26/2008 as Instrument 2008014509 Book 5325 Page 1079 in the Berks County Recorder of Deeds Office.

TAX PARCEL NO. 66530911772039

(Map: 530911772039)

BEING KNOWN AS 5114 Allentown Pike, Temple, PA 19560

Residential Property

To be sold as the property of Abraham Centeno

No. 17-21011

Judgment Amount: \$145,884.01

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or piece of ground, with a one-story brick and frame dwelling with garage attached erected thereon, known as 41 Keppel Avenue in Spring Township, Berks County, Pennsylvania, being Lots 595, 596 and the Northerly four feet (4') of Lot 597 on the plan of Springmont recorded in Plan Book 2, Page 71, being more fully bounded and described as follows:

ON the North by Lot 594;

ON the South by the remaining portal of Lot 597;

ON the East by Lots 632, 633 and 634, and

ON the West by Keppel Avenue on said plan.

CONTAINING in front on Keppel Avenue fifty-four feet (54') and in depth of equal width one hundred feet (100'), more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 41 Keppel Avenue, Reading, PA 19609

TAX PARCEL #80438612776052

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ACCOUNT: 80215800  
SEE Deed Book/Page  
Instrument #2016025375  
Sold as the property of: Keith A. Cade

No. 17-21732  
Judgment: \$84,703.92  
Attorney: Law Office of Gregory Javardian,  
LLC

ALL THAT CERTAIN lot or piece of ground together with the two-story frame dwelling house and other outbuildings thereon erected, situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from the Borough of Mt. Penn to Stony Creek Mills known as Friedensburg Road; thence along land now or late of Martin D. Hunter North 50° 36' West, 188.9 feet to a corner; thence along the same North 40-1/4° East, 23 feet to a corner; thence along land now or late of James S. Diener Estate South 55° East, 188 feet to a point in said public road; thence South 40-1/4° West, 30 feet to the place of BEGINNING.

CONTAINING 4,984 square feet, more or less.

BEING THE SAME PREMISES which Marvin Auchenbach and Dorothy W. Auchenbach by Deed dated December 22, 2010 and recorded October 3, 2012 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2012041514, granted and conveyed unto Marvin Auchenbach, Dorothy W. Auchenbach and Lisa D. Angstadt.

MARVIN AUCHENBACH departed this life on February 19, 2015.

DOROTHY W. AUCHENBACH departed this life on December 6, 2013.

BEING KNOWN AS 1432 Friedensburg Road, Reading, PA 19606.

TAX PARCEL NO. 23-5327-10-35-4596  
ACCOUNT:  
INSTRUMENT NO. 2012041514  
To be sold as the property of Lisa D. Angstadt

No. 17-21737  
Judgment Amount: \$42,470.51  
Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot of ground situated on the West side of Madison Avenue, it being No. 822, between Douglass and Windsor Streets, in said City of Reading, in the County of Berks and State of Pennsylvania, bounded:

ON the North by property now or late of Minnie E. Himmelreich;

ON the East by said Madison Avenue;

ON the South by property now or late of Ida V. Hay; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Madison Avenue, fifteen feet, and in depth of that width one hundred and five feet.

TITLE TO SAID PREMISES is vested in Barbara Martinez, sole owner, her personal representatives and assigns her heirs and assigns, by Deed from Charles G. Grumbling and Brenda Grumbling, agents for Viola Torricello, dated 12/15/2006, recorded 12/18/2006, in Book 05036, Page 1481.

BEING KNOWN AS 822 Madison Avenue, Reading, PA 19601-2530.

Residential property  
TAX PARCEL NO: 14-5307-59-74-5825  
TAX ACCOUNT: 14478500  
SEE Deed Book 05036 Page 1481  
To be sold as the property of Barbara Martinez.

No. 17-5472

Judgment: \$70,406.75

Attorney: Martha E. Von Rosenstiel, Esquire

ALL THAT CERTAIN lot or piece of ground with the three-story mansard roofed and stone front dwelling house thereon erected, situate on Franklin Street, No. 1143 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bound:

ON the East by property now or late of Adam S. Mangal;

ON the South by Franklin Street;

ON the West by property now or late of Daniel Marshall; and

ON the North by a ten feet wide alley.

CONTAINING in front on Franklin Street sixteen (16) feet and in depth of equal width one hundred (100) feet more or less to said alley.

BEING THE SAME PREMISES WHICH Darren Cranford, by Deed dated 9/30/2005 and recorded 2/3/2006 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4775, Page 2009, granted and conveyed unto Ihuarulam C. Okoroji.

TAX PARCEL: 03-5316-22-19-5619

To be sold as the property of Ihuarulam C. Okoroji

No. 18-00231

Judgment: \$78,039.98

Attorney: Law Office of Gregory Javardian,  
LLC

ALL THAT CERTAIN two-story dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Delta Avenue, being No. 823 Delta Avenue, between Hoffer and Raymond Avenues, in the plan of Northmont, as laid out by David B. Hoffer, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said plan being recorded in the Recorder's Office at Reading, PA, in Plan Book Volume 6, Page 1, and being more particularly bounded and described

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as follows, to wit:

ON the North by a 10 feet wide alley;  
 ON the East by property of now or late Fred H. Ludwig, being No. 825 Delta Avenue;  
 ON the South by Delta Avenue; and  
 ON the West by property of now or late Charles A. Mills, being No. 821 Delta Avenue.  
 CONTAINING in front or width on said Delta Avenue 16 feet and in depth of equal width, 110 feet to said 10 feet wide alley.

TOGETHER with the free and uninterrupted use forever of the 10 feet wide alley on the North, in common with the owners and occupiers of the land adjacent thereto.

BEING THE SAME PREMISES which David A. Taddeo and James V. Taddeo by Deed dated September 27, 1982 and recorded September 28, 1982 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 1821, Page 133, granted and conveyed unto David A. Taddeo.

BEING KNOWN AS 823 Delta Avenue, Reading, PA 19605.

TAX PARCEL NO. 17-5308-16-82-9903

ACCOUNT:

SEE Deed Book 1821, Page 133

To be sold as the property of David A. Taddeo

No. 18-00458

Judgment Amount: \$150,821.99

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, together with the brick dwelling house thereon erected, situate on the eastern side of Church Street (known at one time as Sixth Street) and being No. 27 South Church Street, in the Borough of Bally, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the eastern curb line of said South Church (Sixth) Street, at a corner of land of Longacre Electrical Service, Inc.; thence along said curb line North 46-1/4 degrees West 60 feet to an iron pin, a corner of land of John L. Ehst, formerly Lizzie G. Beidler (being Premises No. 21 South Church Street); thence along the same North 43-3/4 degrees East 163 feet to an iron pin, a corner of land of Francis Marmer, formerly George W. Melcher (being Premises No. 622 Main Street); thence along the same and partly by land of Bennett Melcher (being Premises No. 617 Walnut Street) South 47-1/2 degrees East 60 feet to an iron pin, a corner of said land of Longacre Electrical Service, Inc.; thence along the same South 43-3/4 degrees West 163 feet 9 inches to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 27 South Church Street, Bally, PA 19503

TAX PARCEL #25630909264246

ACCOUNT: 25017900

SEE Deed Book/Page

Instrument #2011029538

Sold as the property of: Robert Wayne Hissim a/k/a Robert Hissim

No. 18-00629

Judgment Amount: \$62,700.51

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story brick house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the South side of Chestnut Street Number 1244 in the City of Reading, and State of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by said Chestnut Street;

ON the South by an alley;

ON the East by property now or late of Oliver H. DeHart; and

ON the West by property now or late of Daniel J. McLean.

CONTAINING in front on said Chestnut Street 17', and in depth 100', more or less.

TITLE TO SAID PREMISES vested in Benjamin L. Shirey by Deed from Anthony Burkhardt and Jinny Greiss dated August 30, 2005 and recorded on September 2, 2005 in the Berks County Recorder of Deeds in Book 04660, Page 0543 as Instrument No. 2005052634.

BEING KNOWN AS: 1244 Chestnut Street, Reading, PA 19602

TAX PARCEL NUMBER: 10531622281908

To be sold as the property of Benjamin L. Shirey

No. 18-01512

Judgment: \$119,941.18

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of the Saylor Farm Estates, drawn by Vitillo Corporation dated April 7, 2004 and last revised January 18, 2005, said plan recorded in Berks County in Plan Book 300, Page 370, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Brinan Avenue (53 feet wide), said point being the arc distance of 15.25 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northwesterly side of Josephine Drive (53 feet wide), thence extending from said point of beginning along the Northeasterly side of Brinan Avenue North 31 degrees 56 minutes 28 seconds West 43.01 feet to a point, a corner of Lot No. 37 on said plan, thence extending along same North 58 degrees 03 minutes 32 seconds East 95.04 feet to a point in line of Lot No. 23 on said plan; thence extending along same the two following courses and distances, (1) South 31 degrees 49 minutes 37 seconds East 25.39 feet to a point, a corner, and (2) South 39 degrees 36 minutes 33 seconds East 30.00 feet to a point of curve on the Northwesterly side of Josephine Drive, thence, extending along same the two following courses and distances, (1)

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Southwestwardly along the arc of a circle curving to the right having a radius of 123.50 feet the arc distance of 22.20 feet to a point of tangent, and (2) South 60 degrees 41 minutes 22 seconds West 67.38 feet to a point of curve on the Northwestern side of Josephine Drive; thence leaving the Northwestern side of Josephine Drive along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.25 feet to the first mentioned point and place of BEGINNING.

CONTAINING 5,234 square feet of land.

BEING Lot No. 38 as shown on the abovementioned plan

PARCEL ID 66531810473498

MAP PIN 531810473498

ALSO KNOWN AS 1001 Brinan Avenue, Temple, PA 19560

BEING THE SAME PREMISES which Forino Co. LP a Pennsylvania Limited Partnership by its Attorney in Fact, John G Smith, by Deed dated August 19, 2008 and recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5410 Page 1986, granted and conveyed unto Nancy Ortiz

To be sold as the property of Nancy Ortiz

No. 18-01766

Judgment: \$204,629.56

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #80438619502869

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Western Meadows, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated April 27, 1992 and last revised May 26, 1992, said plan recorded in Berks County in Plan Book 191, Page 23, as follows, to wit:

BEGINNING AT A POINT on the northwesterly side of Huyett Drive (53 feet wide), said point being a corner of Lot No. 90 on said plan; thence extending from said point of beginning along Lot No. 90 and crossing the southeasterly side of a 20 feet wide drainage easement, North 54 degrees 27 minutes 42 seconds West, 120.00 feet to a point in line of Lot No. 93 on said plan; thence extending partly along same and partly along Lot No. 94 and along the bed of the aforesaid drainage easement, North 35 degrees 32 minutes 18 seconds East, 83.50 feet to a point, a corner of Lot No. 88 on said plan; thence extending along same and recrossing the southeasterly side of the aforesaid drainage easement, South 54 degrees 27 minutes 42 seconds East, 120.00 feet to a point on the northwesterly side of Huyett Drive; thence extending along same, South 35 degrees 32 minutes 18 seconds West, 83.50 feet to the first mentioned point and place of beginning.

CONTAINING 10,020.00 square feet of land.

BEING LOT NO. 89 as shown on the abovementioned plan.

BEING KNOWN AS: 2719 Huyett Drive, Sinking Spring, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Christopher Mummolo by Deed from Craig A. Bressler dated August 12, 2016 and recorded August 17, 2016 in Instrument Number 2016028678.

To be sold as the property of Christopher Mummolo

No. 18-01823

Judgment Amount: \$121,733.75

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, and lot or piece of ground thereto appertaining, situated on the Northern side of Brooke Boulevard, No. 1035, in the Borough of Kenhorst (formerly Cumru Township), County of Berks and Commonwealth of Pennsylvania, (as shown by map or plan surveyed by E. Kurtz Wells, and bearing date October 1918, said map or plan being recorded in the Recorder's Office for Berks County in Plan Book 7, Page 9), and being further known as Lot No. 135 on said plan known as "South Farview", and more particularly bounded and described as follows, to wit:

ON the North by a 15 feet wide alley;

ON the East by Lot No 134 on said plan;

ON the South by said Brooke Boulevard; and

ON the West by Lot No. 136 on said plan.

CONTAINING in front on said Brooke Boulevard, 20 feet, and in depth of equal width, to said alley, 110 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1035 Brooke Boulevard, Reading, PA 19607

TAX PARCEL #54530618317853

ACCOUNT: 54012900

SEE Deed Book 5006, Page 0261

Sold as the property of: Cindy L. Shaffer and Craig M. Shaffer

No. 18-01851

Judgment Amount: \$226,116.92

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County Pennsylvania, bounded and described according to a final plan of Forest Court, drawn by Robert B. Ludgate & Associates, Engineers-Surveyors-Planners, dated April 26, 1985 and last revised November 19, 1985, said plan recorded in Berks County in Plan Book 142, Page 69, as follows, to wit:

BEGINNING AT A POINT in the bed of the cul-de-sac (of irregular width) at the terminus of Forest Court (40 feet wide) said point being a corner of Lot No. 3 on said plan; thence extending from said point of beginning along Lot No. 3 South 70 degrees 14 minutes 20 seconds East and crossing the northeasterly side of said cul-de-sac 266.38 feet to a point in line of lands now or late of plan of lots of Eastview; thence extending along said lands South 20 degrees 52 minutes

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51 seconds West 175.00 feet to a wooden post, a corner of lands now or late of Robert F. Babb and Margaret G. Babb, his wife; thence extending along said lands South 82 degrees 02 minutes 01 second West 190.00 feet to a point, a corner of Lot No. 5 on said plan; thence extending along same the two following courses and distances, (1) North 07 degrees 57 minutes 59 seconds West 143.71 feet to a point of curve, and (2) northwardly and northeastwardly along the arc of a circle curving to the right having a radius of 250.00 feet and crossing the southerly side of said cul-de-sac the arc distance of 140.85 feet to the first mentioned point and place of beginning.

CONTAINING 1.22 acres of land.

BEING Lot No. 4 on the abovementioned plan.

BEING THE SAME PREMISES which E. Bruce Malsnee, a/k/a Bruce Malsnee and H. Margaretta Malsnee, a/k/a Margaretta Malsnee, by Jon S. Malsnee, her Attorney-in-Fact, husband and wife, by Deed dated March 19, 2010 and recorded March 25, 2010 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument 2010010693, granted and conveyed unto Aaron T. Franckowiak.

BEING KNOWN AS 5 Forest Court, Reading, PA 19606.

TAX PARCEL NO. 43-5337-01-36-6711

SEE Deed Instrument 2010010693

To be sold as the property of Aaron T. Franckowiak

No. 18-02133

Judgment: \$224,334.04

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN tract parcel or piece of land situate on the Northeasterly side of Pennsylvania Township Route No. 411, known as Spook Lane, a short distance Southeast of Pennsylvania Township Route No. 420, known as Hill Road, being Parcel No. 2 of a certain plat of lots titled "Final Plan, Subdivision of Lands Owned by John D. and Gloria A. Santarelli", dated October 18, 1982 and last revised November 26, 1982, recorded in Plan Book No 127, Page No. 6, Berks County Records, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly side of Pennsylvania Township Route No. 411, known as Spook Lane, said point being 220.00 feet Southeast of the Southeasterly side of Pennsylvania Township Route No. 420, known as Hill Road as measured along the Northeasterly side of Spook Lane, said point being a corner of Parcel No. 1 of the afordescribed subdivision, thence, extending along residual lands of the grantors being Parcel Nos. 1 and 3 of the same subdivision and crossing the road bed of the former Mount Penn Gravity Railroad by the following two (2) courses and distances (1) North 50 degrees 13 minutes 53 seconds East, a distance of 285.00 feet to a point, and (2) South 39 degrees

46 minutes 7 seconds East, a distance of 177.48 feet to a point; thence, extending along lands now or late of Mt. Penn Suburban Water Company and/or Edna M. Campfield, and Robert D. Crum and Gloria E. Crum, his wife, the following two (2) courses and distances;

(1) South 59 degrees 4 minutes 56 seconds West, a distance of 182.45 feet to a point of curvature, and (2) along the arc of a curve deflecting to the left having a radius of 180.68 feet, a central angle of 34 degrees 2 minutes 18 seconds, a distance along the arc of 107.34 feet, the chord of said curve bearing South 42 degrees 3 minutes 47 seconds West, a chord distance of 105.77 feet to a point in the Northeasterly side of Spook Lane, thence, extending along the northeasterly side of Spook Lane, recrossing the road bed of the former Mount Penn Gravity Railroad, North 39 degrees 46 minutes 7 seconds West, a distance of 27.27 feet to a point, thence, extending along land now or late of Eagle's Mountain Home Association, the following three (3) courses and distances (1) along the arc of a curve deflecting to the right having a radius of 205.68 feet, a central angle of 4 degrees 15 minutes 28 seconds, a distance along the arc of 15.28 feet, the chord of said curve bearing North 30 degrees 24 minutes 24 seconds East, a chord distance of 15.28 feet to an iron pin and (2) North 42 degrees 2 minutes 15 seconds West, a distance of 17.03 feet to an iron pin, and (3) South 46 degrees 57 minutes 45 seconds West, a distance of 13.72 feet to an iron pin in the Northeasterly side of Spook Lane, thence, extending along the northeasterly side of Spook Lane, North 39 degrees 46 minutes 7 seconds West, a distance of 115.73 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 128 Spook Lane, Reading PA 19606

PARCEL #23531720728387

BEING THE SAME PROPERTY which Linda Coughlin by Deed dated December 13, 2007 and recorded December 20, 2007 in Deed Book 5275 Page 2263, Instrument #2007074661, in the Office of the Recorder of Deeds in and for the County of Berks County, granted and conveyed unto Edwin A. Yoder and Holly T. Paugh, in fee.

TAX PARCEL NO 23531720728387

BEING KNOWN AS 128 Spook Lane, Reading, PA 19606

Residential Property

To be sold as the property of Edwin A. Yoder and Holly T. Paugh

No. 18-02487

Judgment: \$278,762.06

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground lying on the southern side of Oak Grove Road, a 50' wide street, between Bernville and Poplar Roads, said lot being the northernmost portion of Lot No. 7 as shown on "Greenfields, Section No. 1" plan of lots, laid out by Wells

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Engineering Company, dated March 18, 1924, situate in the Township of Bern, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the southern building line of Oak Grove Road, being a corner of Lot No. 5 of said plan of lots, and said iron pipe being a distance of 272.29 feet westwardly along said building line of Oak Grove Road from the western terminus of a 50' radius connecting said building line of Oak Grove Road with the western building line of Bernville Road, 80' wide; thence leaving said building line of Oak Grove Road and extending in a southerly direction along said Lot No. 5 belonging to Anthony Maggiaro, by a line making a right angle with the said building line of Oak Grove Road, a distance of 153.29 feet to an iron pipe, a corner of Lot No. 40 of said plan of lots portion of same belonging to Jerome W. Bachman and Vera M., his wife, and a corner of property belonging to Neil C. Parsons and Rita M., his wife; thence extending in a westerly direction along the southernmost portion of said Lot No. 7. Being along said property belonging to Neil C. Parsons and Rita M., his wife, and along property belonging to Joseph A. Frymoyer, by a line making an interior angle of 79 degrees 55 minutes with the last described line, a distance of 213.30 feet to an iron pipe in line of Lot No.9 of said plan of lots belonging to Daniel H. Huyett and Emma M., his wife; thence extending in a northerly direction along said Lot No. 9 belonging to Daniel H. Huyett and Emma M., his wife, by a line making an interior angle of 100 degrees 05 minutes with the last described line, a distance of 115.95 feet to an iron pipe in the aforesaid southern building line of Oak Grove Road; thence extending in an easterly direction along said building line of Oak Grove Road, by a line making a right angle with the last described line, a distance of 210.00 feet to the place of beginning.

CONTAINING in area 28,271.25 square feet.

BEING THE SAME PREMISES which Theodore E. Bick and Victoria M. Menear, Co-Executors of the Estate of Mildred A. Schutte a/k/a Mildred A. Bick Schutte a/k/a Mildred Bick Schutte, by Deed dated 2/17/2010 and recorded 4/7/2010, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2010012587, granted and conveyed unto Randy A. Scheidt and Christel D. Scheidt, husband and wife.

TAX PARCEL NO. 27439820907383

BEING KNOWN AS 410 Oak Grove Road, Reading, PA 19601

Residential Property

To be sold as the property of Randy A. Scheidt and Christel D. Scheidt

No. 18-02826

Judgment Amount: \$206,226.74

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story state roof frame dwelling house together with the lots or pieces of ground upon which the same are erected, being known as 26 Laird Street, and being further known as Lots Nos. 452 and 453, on the West side of Laird Street, between Penn Boulevard and Belmont Avenue in the Village of Springmont, Township of Spring, County of Berks and State of Pennsylvania, and as shown on the map or plan of lots laid out by William H. Dechant, Civil Engineers, entitled "Springmont", dated August 1895, and recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, August 1895, in Miscellaneous Book Volume 45, Page 10, more particularly bounded and described as follows, to wit:

ON the North by Lot No. 454 in said plan, on the East by said Laird Street, on the South by Lot No. 451 in said plan, on the West by Lots 430 and 431 of said plan.

CONTAINING in front on said Laird Street, in width or breadth North and South, fifty feet (50'), and in length or depth of uniform width, East and West, one hundred feet (100') to Lots 430 and 431.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 26 Laird Street, Reading, PA 19609

TAX PARCEL #80438611762764

ACCOUNT: 80218400

SEE Deed Book/Page

Instrument #2016019031

Sold as the property of: Maria Williams

No. 18-03056

Judgment: \$122,202.30

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or tract of land together with a two-story brick and frame dwelling erected thereon known as House No. 410 Degler Avenue as shown on the plan of the development of Leesport Gardens laid out by J. Roy Wise, Inc. in February 1977 and recorded in Plan Book Volume 64, Page 1, Berks County Records; situate on the Southern side of Degler Avenue, bounded on the Southern side by Lot No. 67, on the Western side by Lot No. 65, on the Northern side by Degler Avenue and on the East by Lot No. 64-A, 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 Southern topographical building line of Degler Avenue (53 feet wide); thence leaving the aforesaid building line of Degler Ave and along Lot No. 64-A and passing through the party wall between House No. 408 and House No. 410 Degler Ave. South eleven degrees twenty-nine minutes eighteen seconds East (S. 11° 29' 18"

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E.) a distance of one hundred thirteen and sixty-four one-hundredth (113.64) feet to a steel pin; thence along Lot No. 68 and Lot No. 67 South seventy-eight degrees thirty minutes forty-two seconds West (S. 78° 30' 42" W.) a distance of fifty (50.00) feet to a steel pin; thence along Lot No. 65 North eleven degrees twenty-nine minutes eighteen seconds West (N. 11° 29' 18" W.) a distance of one hundred thirteen and sixty-four one-hundredth (113.64) feet to a steel pin on the Southern topographical building line of Degler Avenue; thence along the Southern topographical building line of Degler Ave. North seventy-eight degrees thirty minutes forty-two seconds East (N. 78° 30' 42" E.) a distance of fifty and zero hundredth (50.00) feet to the point of beginning. CONTAINING 5,682.00 square feet of land.

BEING THE SAME PROPERTY commonly known as: 410 Degler Avenue, Leesport, Pennsylvania 19533

TAX ID NO.: 92-4490-10-47-6397

BEING THE SAME PREMISES which June H. Dautrich and Richard E. Dautrich, by Deed dated 1/28/2005 and recorded 2/2/2005, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4526, Page 1301, granted and conveyed unto Christopher Schweitzer.

TAX PARCEL NO 92449010476397

BEING KNOWN AS 410 Degler Avenue, Leesport, PA 19533

Residential Property

To be sold as the property of Christopher Schweitzer

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No. 18-1378

Judgment Amount: \$75,938.26

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of land, together with the two and one-half story stucco dwelling house erected thereon, and all improvements thereon, situate on the West side of South Fifth Street, between Arch and Maple Streets, being No. 528 South Fifth Street, in the Borough of Hamburg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point two hundred twenty (220) feet South from the building line of Arch Street along the West side of South Fifth Street, and extending thence forty (40) feet South along the West side of South Fifth Street; thence Westwardly one hundred fifty (150) feet along Lot No. 38, property now or late of Harry Stitzel and Deborah Stitzel, his wife, to Primrose Alley, forty (40) feet to property now or late of W.J. Stitzel; thence Eastwardly one hundred fifty (150) feet along Lot No. 35, property now or late of W.J. Stitzel to the West side of South Fifth Street, the point of BEGINNING.

CONTAINING in area six thousand (6,000) square feet.

TITLE TO SAID PREMISES is vested in Barry L. Stufflet and Nancy E. Stufflet, his wife, by Deed from Betty Jones and Mark Krick, Executors of the Estate of Carl R. Krick, deceased, dated 08/09/1996; recorded 08/21/1996, in Book 2759, Page 575.

NANCY E. STUFFLET was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Nancy E. Stufflet's death on or about 04/16/2012, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 528 South Fifth Street a/k/a, 528 South 5th Street, Hamburg, PA 19526-1314.

Residential property

TAX PARCEL NO: 46449409272136

TAX ACCOUNT: 46078600

SEE Deed Book 2759, Page 575

To be sold as the property of Barry L. Stufflet.

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No. 18-2537

Judgment Amount: \$45,455.37

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN brick dwelling house and lot of ground on which the same is erected, situate on the East side of South Fourth Street, between Spruce and Pine Street, in the City of Reading, Berks County, Pennsylvania and Numbered 331, more particularly bounded and described as follows, to wit:

ON the North by property now or late of Sabilla Fichthorn;

ON the South by property now or late of Charles Schweitzer;

ON the East by property now or late of Henry J. Fink and a three feet wide alley; and

ON the West by South Fourth Street.

CONTAINING in front on said South Fourth Street twenty feet (20 feet) and in depth one hundred and fifty feet (150 feet) more or less.

TOGETHER WITH the use and privilege of joint alley which is between these premises and the premises bounding it on the South.

ALSO, as well, the ownership and the right to use the three feet wide alley which leads from the eastern boundary of the above described premises to Wood Street.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN tract or parcel of land containing 1,142,548 square feet conveyed from Frank Amoroso and Margaret Amoroso, his wife, to The Redevelopment Authority of the City of Reading by Deed dated September 11, 1975 and recorded in Berks County in Deed Book 1677 Page 809.

TITLE TO SAID PREMISES IS VESTED in Pedro E. Tejada, by Deed from Herman Horowitz, dated 07/30/2012, recorded 08/14/2012, Instrument No. 2012033559.

BEING KNOWN AS 331 South 4th Street,

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Reading, PA 19602-2308.

Residential property  
TAX PARCEL NO: 01 -5306-34-78-3179  
TAX ACCOUNT: 01071375  
SEE Instrument Number 2012033559  
To be sold as the property of Pedro E. Tejada.

No. 18-2594

Judgment Amount: \$76,512. 68

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

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 Thirty-five (35), Thirty-six (36) and Thirty-seven (37) of Section " D" of Alsace Manor, so called, said lots having a combined frontage of sixty (60) feet on the proposed road known as Woodside Avenue and extending of the same width for one hundred (100) foot in depth, 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 and State of Pennsylvania, in Plan Book #2, Page 78, etc.

Purpart No. 2

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

BEGINNING at a point in the northerly side of Woodside Avenue, forty (40' ) feet wide, said point being one hundred thirty (130' ) feet West of the northwesterly lot corner of the said Woodside Avenue and Spring Avenue, forty (40' ) feet wide. Thence in a westerly direction along the northerly side of the said Woodside Avenue, the distance of thirty (30' ) feet to a point. Thence in a northerly direction by a line at right angles to the said Woodside Avenue, the distance of one hundred (100' ) to a point. Thence in a easterly direction by a line at right angles to the last described line the distance of thirty (30' ) feet to a point. Thence in a southerly direction by a line at right angles to the last described line the distance of one hundred (100' ) feet to the place of beginning.

BEING all of Lot No. 38 and the westernmost one-half of Lot No. 39 of a plan of lots known and entitled as "Alsace Manor, Alsace Township, Berks County, Pennsylvania": said plan being on record with the Recorder of Deeds in and for Berks County, Pennsylvania, in Plan Book No. 2 Page 78, etc.

Purpart No. 3

ALL THOSE CERTAIN lots, parcels or piece of land lying, situated in the Township of Alsace, Berks County, Commonwealth of Pennsylvania, and being more particularly described as Lots Numbered Thirty-four (34) and Thirty-three (33) of Section "D" of Alsace Manor, so called, said

lots having a combined frontage of forty (40) feet on the proposed road known as Woodside Avenue, and extending of the same width for one hundred (100) feet in depth, 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 plan being on record with the Recorder of Deeds in and for Berks County, Commonwealth of Pennsylvania in Plan Book No. 2, Page 78.

TITLE TO SAID PREMISES IS VESTED in Cory A. Matousek, by Deed from Richard K. Heffner, dated 09/27/2001, recorded 10/01/2001, in Book 3405, Page 244.

BEING KNOWN AS 22 Woodside Avenue, Temple, PA 19560-9740.

Residential property  
TAX PARCEL NO: 22-5329-15-73-0857  
TAX ACCOUNT: 22052400  
SEE Deed Book 3405 Page 244  
To be sold as the property of Cory A. Matousek.

No. 18-3555

Judgment Amount: \$124,192.86

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situated on the Northeastern side of Acer Drive, known as Lot No. 56 in the development of Treetops Phase II, as shown on a plan prepared by C.L. Frantz and Associates, Inc. being Drawing No. 6-35-25-D-4 and recorded in Plan Book 217, Page 5, Berks County Records, said tract being situated in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a steel pin on the Northeastern right of way line of Acer Drive, said point being a common corner of Lot No. 57 and the herein described tract; thence leaving said right of way line and along the common property line of Lot No. 57 and the herein described tract, North 40 degrees 35 minutes 10 seconds East, a distance of 55.20 feet to a steel pin; thence along the same North 72 degrees 48 minutes 10 seconds East, a distance of 96.70 feet to a steel pin; thence along the common property line of a portion of Lot No. 138 in Tree Tops Phase I and along a portion of the common property line of Lot No. 55 of Tree Tops Phase II and the herein described tract, South 16 degrees 53 minutes 19 seconds East, a distance of 100.00 feet to a steel pin on the Northeastern right of way line of Acer Drive; thence in and along said right of way line of Acer Drive South 71 degrees 17 minutes 16 seconds West, a distance of 13.17 feet to a steel pin; thence along the same on a curve deflecting to the right having a central angle of 60 degrees 22 minutes 10 seconds, a radius of 147.00 feet and a distance along the arc of 154.89 feet to the point and place of BEGINNING.

CONTAINING in gross area 11,067 square feet.

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TITLE TO SAID PREMISES IS VESTED in Michelle Boychak, by Deed from Frank Rodgers and Mary Ellen Rodgers, husband and wife, dated 12/12/2005, recorded 02/09/2006, in Book 4781, Page 636.

BEING KNOWN AS 432 Acer Drive, Blandon, PA 19510-9546.

Residential property

TAX PARCEL NO: 61-5420-10-27-7203

TAX ACCOUNT: 61001076

SEE Deed Book 4781, Page 636

To be sold as the property of Michelle Boychak.

No. 18-93

Judgment Amount: \$59,999.28

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house No. 1043 and the lot or piece of ground upon which it is erected, situate on the East side of Church Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or formerly of Samuel N. Potteiger and Fred H. Witman,

ON the East by a fifteen (15) feet wide alley,

ON the South by property now or formerly of Samuel N. Potteiger and Fred H. Witman, and

ON the West by said Church Street.

CONTAINING in front, North and South, along said Church Street thirteen (13) feet eight (08) inches, more or less, and in depth of equal width one hundred (100) feet to said fifteen (15) feet wide alley.

TOGETHER with the use of a joint alley or passageway on the South of said property in common with the owners or occupiers of the property on the South of said alley as the same in now located.

TITLE TO SAID PREMISES is vested in Stephen Smith, by Deed from Douglas R. Rose, dated 01/22/2008, recorded 01/24/2008, in Book 05293, Page 0999.

BEING KNOWN AS 1043 Church Street, Reading, PA 19601-1815.

Residential property

TAX PARCEL NO: 14530751862007

TAX ACCOUNT: 14315925

SEE Deed Book 05293 Page 0999

To be sold as the property of Stephen Smith.

No. 2016-03315

Judgment Amount: \$147,351.64

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse No. 5, in the development of Flying Hills, Section No. 1, which is the first townhouse Westwardly in

Townhouse Group No. 2, together with a 10.00 foot wide strip of land to the South (street side) of said townhouse, a 15.00 foot wide strip of land to the North (rear) of said townhouse, and a 5.00 foot wide strip of land to the East (side) of said townhouse, situate on the Northerly side of Club Lane, a 20.00 foot wide private drive in the development of Flying Hills, Section No. 1, Cumru Township, Berks County, Pennsylvania, being more particularly bounded and described as follows to wit:

BOUNDED on the North (rear) by common space,

BOUNDED on the East (side) by common space,

BOUNDED on the South (front) by common space, Club Lane, and

BOUNDED on the West by Townhouse No 6.

CONTAINING a lot width of 26.00 feet, more or less, as measured from the center of the party wall between Townhouse No. 6 and the hereindescribed Townhouse No. 5 in an Eastwardly direction to a point 5.00 feet Eastwardly from the external wall face of the hereindescribed Townhouse No. 5 and containing a lot depth of 61.00 feet, more or less, as measured from a point 10.00 feet Southwardly from the front of said townhouse to a point 15.00 feet Northwardly from the rear of said townhouse.

THE Southeast corner of the physical structure, hereindescribed as Townhouse No. 5 has a coordinate reference of latitude 4205.580, departure 2400.506, with reference to a marble monument on the Northerly side of Green No. 3, which marble monument has a coordinate reference of latitude 3946.577, departure 2311 905 all as shown on the overall coordinate system of Flying Hills, as shown on Mast Engineering Company, Inc., Drawing No. B-3214-75, as revised.

THE hereindescribed 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-3214-75, as revised.

TITLE TO SAID PREMISES IS VESTED IN Walter A. Weniger, Jr. and Judith A. Kopil, as joint tenancy with the right of survivorship, by Deed from Gary Capoccia and Amy B. Capoccia, husband and wife, dated 08/12/2006, recorded 09/06/2006, in Book 4959, Page 2430.

WALTER A. WENIGER, JR. was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Walter A. Weniger, Jr's death on or about 08/22/2014, his ownership interest was automatically vested in the surviving joint tenant(s).

BEING KNOWN AS 5 Club Lane, Reading, PA 19607-3302.

Residential property

TAX PARCEL NO: 39-5314-05-09-3981

TAX ACCOUNT: 39506005

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SEE Deed Book 4959 Page 2430  
To be sold as the property of Judith A. Kopil.

**BERKS COUNTY  
NO. 18-11612**

U.S. BANK NATIONAL ASSOCIATION,  
as indenture trustee, for the CIM Trust 2016-3,  
Mortgage-Backed Notes, Series 2016-3, Plaintiff  
Vs.  
April L. Berlin

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, and distribution will be made in accor-  
dance 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.

Unknown heirs, successors, assigns and all  
persons, firms or associations claiming right,  
title, or interest from or under Scott A. Berlin,  
Deceased, Defendants

TO: Unknown heirs, successors, assigns and  
all persons, firms or associations claiming right,  
title, or interest from or under Scott A. Berlin,  
Deceased

**TYPE OF ACTION:  
CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE**

PREMISES SUBJECT TO FORECLOSURE:  
226 S. Richmond Street, Fleetwood, PA 19522

**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  
**Nick's Café of Reading, Inc.**

The Articles of Incorporation have been filed  
on July 18, 2018.

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

**NOTICE**

If you wish to defend, you must enter a written  
appearance personally or by attorney and file your  
defenses or objections in writing to 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 INFORAMTION  
ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.**

Lawyers Referral and Information Service  
Berks County Bar Association  
544 Court St.  
Reading, PA 19601  
610-375-4591

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of  
Organization was filed with the Pennsylvania  
Department of State for **BKB PA LLC**, in  
accordance with the provisions of the Limited  
Liability Act of 1994.

**Clemson N. Page, Jr., Esq.**  
38 North Sixth Street  
Reading, PA 19601

Court of Common Pleas  
Berks County  
Civil Action-Law  
No. 18-02145

**CIVIL ACTION**

**MILSTEAD & ASSOCIATES, LLC**  
By: Bernadette Irace, Esquire  
Attorney ID #313008  
1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File No. 22517-1

Notice of Action in  
Mortgage Foreclosure

U.S. Bank, N.A., Successor Trustee to LaSalle  
Bank National Association, on behalf of The  
Holders of Bear Stearns Asset Backed Securities  
I Trust 2007-HE7, Asset-Backed Certificates  
Series 2007-HE7, Plaintiff  
vs.

**COURT OF  
COMMON PLEAS**

Amber Colon, Solely in Her Capacity as Heir  
of William R. Colon, Deceased, Tammy Colon,  
Solely in Her Capacity as Heir of William R.

08/02/2018

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Colon, Deceased & The Unknown Heirs of William R. Colon, Deceased, Mortgagor and Real Owner, Defendants

To: The Unknown Heirs of William R. Colon, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 3910 Grant Street, Reading, PA 19606. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on behalf of The Holders of Bear Stearns Asset Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Berks County, PA, docketed to No. 18-02145, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3910 Grant Street, Reading, PA 19606, whereupon your property will be sold by the Sheriff of Berks County.

Notice: You have been sued in court.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. 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.

Berks County Bar Assn.  
544 Court St.  
Reading, PA 19601  
610.375.4591  
Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.  
Ste. 5000, Mellon Independence Center  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322

## 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

#### **ADAMCZYK, PATRICIA N., dec'd.**

Late of 800 Court Street, Apt. 407,  
Reading.  
Executrix: LINDA L. SYCHTERZ,  
18 Exeter Road,  
Reading, PA 19606.  
ATTORNEY: MICHAEL C. BOLAND,  
ESQ.,  
147 N. 5th Street, Suite 1,  
Reading, PA 19601

#### **BROWN, RODNEY GENE, dec'd.**

Late of Maidencreek Township.  
Administratrix: TAMMIE D. BROWN,  
352 Cassidy Court,  
Blandon, PA 19510.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

#### **GROSS, ELIZABETH L., dec'd.**

Late of 1813 Holly Road,  
City of Reading.  
Executrices: SHARON CARLUCCI,  
1813 Holly Road,  
Reading, PA 19602 and  
LYDIA E. FEINHAUER,  
115 Eric Avenue,  
Shillington, PA 19607.  
ATTORNEY: WILLIAM J. THOMAS,  
ESQ.,  
460 Creamery Way, Suite 109,  
Exton, PA 19341

#### **HECKMAN, ERMA E., dec'd.**

Late of Maidencreek Township.  
Executor: MARK HECKMAN,  
8624 Allentown Pike,  
Blandon, PA 19510.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON & DISTASIO, P.C.,  
1720 Mineral Spring Road,  
P.O. Box 3588,  
Reading, PA 19606

#### **KLING, MARVIN C., SR., dec'd.**

Late of 207 Forgedale Road,  
Fleetwood.  
Executor: LEROY F. KLING,

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32750 Captain Way,  
Millsboro, DE 19966.  
ATTORNEY: JOSEPH T. BAMBRICK, JR.,  
ESQ.,  
529 Reading Avenue,  
West Reading, PA 19611

**MAIR, ADOLF, dec'd.**

Late of Oley Township.  
Executor: ROLF MAIR,  
298 Walnuttown Road,  
Fleetwood, PA 19522.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON & DISTASIO, P.C.,  
1720 Mineral Spring Road,  
P.O. Box 3588,  
Reading, PA 19606

**MEIRAN, CHERRYLYN A., dec'd.**

Late of 733 Philadelphia Ave.,  
Reading.  
Executor: DEAN A. EBERT,  
22 Poplar Street,  
Hegins, PA 17938.  
ATTORNEY: JOSEPH T. BAMBRICK, JR.,  
ESQ.,  
529 Reading Avenue,  
West Reading, PA 19611

**MIECKOWSKI, GERTRUDE, dec'd.**

Late of 334 South 17 1/2 Street,  
City of Reading.  
Executrix: MELISSA M. CAMMARANO,  
939 Union St.,  
Reading, PA 19604.  
ATTORNEY: MICHAEL J.  
CAMMARANO, JR., ESQ.,  
219 E. Lancaster Avenue,  
Shillington, PA 19607

**NEIDERMYER, MARY ANNE, dec'd.**

Late of 1376 Park Road,  
Union Township.  
Executor: WILLIAM J. FRITZ, JR.,  
5039 Kutztown Road, Apt. 2,  
Temple, PA 19560.  
ATTORNEY: WILLIAM F. COLBY, JR.,  
ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**RHINE, JANE E., dec'd.**

Late of 632 N. 8th Street,  
City of Reading.  
Executrix: JUDY L. ESSICK,  
312 Pennwyn Place,  
Reading, PA 19611.  
ATTORNEY: JOSEPH T. BAMBRICK, JR.,  
ESQ.,  
529 Reading Avenue,  
West Reading, PA 19611

**SCHMEHL, GERALD M., dec'd.**

Late of 1001 Heath Avenue,  
Muhlenberg Township.  
Executor: GERALD A. SCHMEHL,  
1041 Yarrow Avenue,

Reading, PA 19605.  
ATTORNEY: SEAN D. CURRAN, ESQ.,  
222 N. Kenhorst Boulevard,  
Reading, PA 19607

**SCHOFER, GEORGE F., dec'd.**

Late of 216 Sanibel Lane,  
Spring Township.  
Executor: JOHN G. SCHOFER,  
216 Sanibel Lane,  
Wyomissing, PA 19610.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**SHADE, JANET W. also known as****SHADE, JANET WINTERSTEEN, dec'd.**

Late of Amity Township.  
Executrix: KATHLEEN S. IACOBUCCI,  
205 Valley View Cir.,  
Phoenixville, PA 19460.  
ATTORNEY: REBECCA A. HOBBS, ESQ.,  
OWM Law,  
347 Bridge St., Ste. 200,  
Phoenixville, PA 19460

**Second Publication****BONN, MARY S. also known as****BONN, MARY C., dec'd.**

Late of Longswamp Township.  
Executor: WESLEY T. BONN,  
c/o ATTORNEY: ERIC R. STRAUSS,  
ESQ.,  
WORTH, MAGEE & FISHER, P.C.,  
2610 Walbert Avenue,  
Allentown, PA 18104

**BOWERS, ROBERT D., dec'd.**

Late of 109 Gosling Court,  
Alsace Township.  
Executrix: LEDA P. BOWERS,  
109 Gosling Ct., Reading, PA 19606.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**CONLEY, DORIS also known as****CONLEY, DORIS J., dec'd.**

Late of Borough of Boyertown.  
Executrix: SUZANNE PHILLIPS,  
14 Lady Diana Drive,  
Reading, PA 19605.  
ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**DAUTRICH, WILLIAM J., dec'd.**

Late of Exeter Township.  
Executrix: MARY E. DAUTRICH,  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

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**DISTASIO, NANCY LEE, dec'd.**

Late of 422 Hazel Street,  
Reading.  
Executrix: TERRI L. DISTASIO,  
433 Carroll Street,  
Reading, PA 19611.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**EYRICH, CLAIRE MARY, dec'd.**

Late of 1607 Palm Street,  
City of Reading.  
Executrix: KERRY EYRICH ROWE,  
607 Lincoln Terrace,  
Moorestown, NJ 08057.  
ATTORNEY: TIMOTHY B. BITLER, JR.,  
ESQ.,  
LAW OFFICE OF DAVID S. SOBOTKA,  
519 Walnut Street,  
Reading, PA 19601

**FLICKER-MILLER, SONIA K., dec'd.**

Late of 3624 East Ave.,  
Exeter Township.  
Executors: IDA M. SCHIAROLI,  
30 McEwen Lane,  
Elverson, PA 19520 and  
ROBERT L. MILLER, JR.,  
3000 Centre Ave.,  
Reading, PA 19605.  
ATTORNEY: DAVID G. CAMPBELL,  
ESQ.,  
3551 Perkiomen Ave.,  
P.O. Box 4158,  
Reading, PA 19606

**FREY, VERNA M., dec'd.**

Late of Longswamp Township.  
Executor: CHARLES T. FREY,  
1001 Landover Drive,  
Reading, PA 19605.  
ATTORNEY: FREDERICK K. HATT,  
ESQ.,  
HATT LEGAL, LLC,  
200 Spring Ridge Drive, Suite 102-A,  
Wyomissing, PA 19610

**GRAINGER, DORIS A. also known as  
GRAINGER, DORIS ARLENE, dec'd.**

Late of 610 Lenox Ave.,  
Lower Alsace Township.  
Administratrix: KARA LYNN SULLIVAN,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE C. MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**HOFFMAN, KARL YERGER, dec'd.**

Late of 2125 Elizabeth Avenue,  
Borough of Laureldale.  
Administratrix: WENDY J. ASHBY, ESQ.,  
314 West Broad Street, Suite 118,  
Quakertown, PA 18951.

**KLINE, RUSSELL L., JR., dec'd.**

Late of 30 Lee Spring Road, Blandon,  
Maidencreek Township.  
Executrix: DONNA M. RUDY,  
138 W. Poplar Street,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**LEH, HERBERT, S., dec'd.**

Late of Pike Township.  
Executors: KENNETH L. LEH,  
709 Hillchurch Road,  
Boyertown, PA 19512 and  
DARRYL H. LEH,  
8 Marigold Way, Boyertown, PA 19512.  
ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**LUBBEKE, ERNEST G., dec'd.**

Late of 231 Tulpehocken Avenue,  
Borough of West Reading.  
Administratrix: MARYJANE H.  
LUBBEKE,  
231 Tulpehocken Avenue,  
West Reading, PA 19611.  
ATTORNEY: SARAH RUBRIGHT  
MCCAHOON, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

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

Late of Borough of Shillington.  
Administrator: PATRICK M. MAHER,  
c/o ATTORNEY: ELLEN M. KRAFT, ESQ.,  
4510 Bath Pike, Suite 201,  
Bethlehem, PA 18017.

**MANCINI, MARIAN K. also known as  
MANCINI, MARIAN KATHRYN, dec'd.**

Late of 105 Meadow Court, Apt. 84,  
Spring Township.  
Executor: TERRY L. MANCINI,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610.

**MICHLEN, GEORGE J., dec'd.**

Late of 123 Mountain Mary Road,  
Boyertown.  
Executrix: DESIREE BARRASSO,  
c/o Susan N. Denaro, Esquire,  
Georgeadis Setley,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610.  
ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

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**MOYER, BETTY ARLENE, dec'd.**

Late of 29 4th Avenue,  
Exeter Township.  
Executor: EDWIN A. MOYER,  
50 Old Swede Road,  
Douglassville, PA 19518.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**MULHOLLAND, JAMES H., JR., dec'd.**

Late of Exeter Township.  
Executor: CRAIG M. MULHOLLAND,  
613 Lenox Avenue,  
Reading, PA 19606.  
ATTORNEY: DARAL A. WOERLE, ESQ.,  
P.O. Box 6765,  
Wyomissing, PA 19610

**SANTIAGO, ANNA MAY, dec'd.**

Late of 517 North Front Street,  
City of Reading.  
Executor: CHRISTIAN LEE SANTIAGO,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,

KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SELLARI, SHIRLEY A., dec'd.**

Late of Muhlenberg Township.  
Executrix: BARBARA J. BUCK,  
303 Mountainside Rd.,  
Temple, PA 19560.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**STRAKA, FRIEDA S., dec'd.**

Late of 1 Reading Drive,  
Wernersville.  
Executrix: KARON STRAKA,  
124 Norman Street,  
West Lawn, PA 19609.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**SUCHCICKI, NANCY G., dec'd.**

Late of Spring Township.  
Executrix: KAREN L. DELEWSKI,  
14 Brendan Drive,  
Reinholds, PA 17569.  
ATTORNEY: FREDERICK K. HATT,  
ESQ.,  
HATT LEGAL, LLC,  
200 Spring Ridge Drive,  
Suite 102-A,  
Wyomissing, PA 19610

**WAGNER, PAULINE K., dec'd.**

Late of Muhlenberg Township.  
Executors: GERALD WAGNER,  
109 Penn St., Box 12,  
Lenhartsville, PA 19536;  
LARRY L. WAGNER,  
730 Franklin St.,

Shoemakersville, PA 19555 and  
BRUCE A. WAGNER,  
3523 Lantana Ave.,  
Reading, PA 19605.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**Third and Final Publication****BEARD, JEAN E., dec'd.**

Late of Berkshire Center,  
5501 Perkiomen Ave.,  
Exeter Township.  
Executor: NEVIN R. BEARD,  
49 Hearthstone Drive,  
Reading, PA 19606.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**BICKEL, CARL J., dec'd.**

Late of Windsor Township.  
Executrix: JULIA S. BICKEL,  
150 Hepner Road,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**BOHN, JOAN LOUISE, dec'd.**

Late of Spring Township.  
Administrator: ROBERT A. GALLO, JR.,  
101 Gail Circle,  
Wyomissing, PA 19610.  
ATTORNEY: STEPHEN G. WELZ, ESQ.,  
999 Berkshire Boulevard, Suite 290,  
Wyomissing, PA 19610

**DETWELER, JOHN HENRY, dec'd.**

Late of 220 Knollwood Lane,  
Exeter Township.  
Executors: PATTI ZOOK,  
733 W. First Street,  
Birdsboro, PA 19508;  
GERALD DETWEILER,  
516 Hopewell Street,  
Birdsboro, PA 19508 and  
JACQUELINE HINKEL,  
878 Acacia Avenue,  
Riverview Park,  
Reading, PA 19605.  
ATTORNEY: WILLIAM F. COLBY, JR.,  
ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**GAMBLE, THOMAS P., dec'd.**

Late of 304 Cornerstone Drive.  
Executrix: GERALDINE GAMMEL,  
c/o ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,

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GEORGEADIS SETLEY,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

**GARCIA, ALBA, dec'd.**

Late of Muhlenberg Township.  
Administrator: DENNIS C. VONDRAN,  
JR., ESQ.,  
c/o ATTORNEY: DENNIS C. VONDRAN,  
JR., ESQ.,  
Law Office of Brian Scott Dietrich, P.C.,  
610 Sentry Pkwy., Ste. 200,  
Blue Bell, PA 19422

**GARRISON, EDNA J. also known as**

**GARRISON, EDNA JANE and**  
**GARRISON, EDNA, dec'd.**

Late of 125 Woodglen Road,  
Union Township.  
Executors: KATHLEEN GARRISON and  
ANDREW S. GEORGE,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,

KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GRÖMLING, LINDA L., dec'd.**

Late of 34 School Lane,  
North Heidelberg Township.  
Executrix: TERRY L. SCHIAROLI,  
145 Pine Tree Lane,  
Wernersville, PA 19565.  
ATTORNEY: J. CHRISTOPHER  
FROELICH, ESQ.,  
116 East Penn Avenue,  
Robesonia, PA 19551

**HAFER, IDA M., dec'd.**

Late of Borough of Wyomissing.  
Executor: BRIAN L. HAFER,  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**HECKMAN, MICHAEL K., dec'd.**

Late of Tulpehocken Township.  
Administrators: TROY ADAM HECKMAN,  
6 N. Magnalida St., Box 52,  
Rehrersburg, PA 19550 and  
SHANE ERIC HECKMAN,  
3205 Old 22,  
Hamburg, PA 19526.  
ATTORNEY: LATISHA B.  
SCHUENEMANN, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HOSSLER, DANA L. also known as**

**HOSSLER, DANA LEROY, dec'd.**  
Late of 4630 Hillside Rd.,  
Exeter Township.  
Executor: ROY A. HOSSLER,  
1639 Monk Road,  
Gladwyne, PA 19035.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**KRICK, BETTY D., dec'd.**

Late of 1800 Tulpehocken Road,  
Wyomissing.  
Executrix: MARILYN E. SEAMAN,  
56 Kissinging Avenue,  
Dauberville, PA 19533.  
ATTORNEY: HEIDI B. MASANO, ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**LENKIEWICZ, SUZANNE M., dec'd.**

Late of Borough of Hamburg.  
Administrators: SARAH RUDIN and  
RUSSELL E. FARBIARZ,  
c/o ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**LUDWIG, DORIS M. also known as**

**LUDWIG, DORIS MILDRED, dec'd.**  
Late of 3407 Pricetown Road,  
Fleetwood,  
Ruscombmanor Township.  
Executrix: JOANNE L. ENGLEHART,  
44 Mast Road,  
Oley, PA 19547.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**MANNING, SHARON CRANDALL also**

**known as**  
**CRANDALL, SHARON, dec'd.**  
Late of Wyomissing.  
Executrix: THERESA M. NACE.  
c/o ATTORNEY: JEFFREY F. DORKO,  
ESQ.,  
DORKO WEALTH & ESTATE  
PLANNING,  
999 Berkshire Boulevard,  
Wyomissing, PA 19610

**MILLER, HOWARD M., dec'd.**

Late of 112 Grandview Boulevard,  
Wyomissing.  
Executor: JAMES W. PRUZINSKY,  
c/o ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

**OPILLA, PAUL CYRIL also known as**

**OPILLA, PAUL C., dec'd.**  
Late of Topton.  
Executrix: MARY C. OPILLA,  
c/o ATTORNEY: REBECCA M. YOUNG,  
ESQ.,  
LIA K. SNYDER, ESQ.,  
YOUNG & YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

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**SHURILLA, MARY ELLEN, dec'd.**

Late of 1802 Tulpehocken Rd.,  
Wyomissing.  
Administratrix C.T.A.: ALICE MARIE DALY,  
912 S. 47th St.,  
Philadelphia, PA 19143.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
522 Washington Street,  
P.O. Box 1179,  
Reading, PA 19603

**SNYDER, NEVIN L., dec'd.**

Late of 3000 Windmill Road,  
Spring Township.  
Executors: ROBERT L. SNYDER,  
P.O. Box 916,  
Mechanicsburg, PA 17055 and  
ELAINE K. SNYDER,  
109 E. Summit Street,  
Mohnton, PA 19540.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**FICTITIOUS NAME**

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

**Mandala Gala** with its principal place of business at 401 Orchard View Rd., Reading, PA 19606.

The name and address of the person owning or interested in said business is: Stacy Stoyko, 401 Orchard View Rd., Reading, PA 19606.

The application was Filed on July 12, 2018.

**Stacy Stoyko**

401 Orchard View Road  
Reading, PA 19606

**Toad Creek Bar and Restaurant** with its principal place of business at 5 South Home Avenue, Topton, PA 19562.

The name and address of the person owning or interested in said business is: Ricki L. Kunkle, 5 South Home Avenue, Topton, PA 19562.

The application was filed on July 11, 2018.

**James E. Sher, Esq.**

**SHER & ASSOCIATES, P.C.**

15019 Kutztown Road  
Kutztown, PA 19530

**MISCELLANEOUS**

**IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
ORPHAN'S COURT DIVISION  
NO. 0609-1619**

**IN RE: ISAIAH LEE FIGUEROA-PEREZ,  
DECEASED**

**IMPORTANT NOTICE OF  
ESTATE ADMINISTRATION**

**TO: MATTHEW LEE FIGUEROA,  
PUTATIVE FATHER OF MINOR CHILD,  
ISSAIAH LEE FIGUEROA-PEREZ**

Please take notice of the death of decedent and grant of letters to the personal representative named below:

The Decedent, Isaiah Lee Figueroa-Perez, died in utero on August 10, 2008 in Berks County, Pennsylvania.

The Decedent died intestate (without a Will). The personal representative of the Decedent is Tanisha Figueroa, 104 S. 20th Street, Reading, PA 19606.

Please contact Sean J. O'Brien, Esquire at 520 Walnut Street, Reading PA 19601, phone number 610-376-1515. Failure to do so may result in the loss of any benefits under the Estate of Isaiah Lee Figueroa-Perez.

Sean J. O'Brien, Esquire  
Mogel, Speidel, Bobb & Kershner  
520 Walnut Street  
Reading, PA 19601

Attorneys for the Estate of Isaiah Lee Figueroa-Perez

**TRUST NOTICES**

**Second Publication**

**THE CONLEY TRUST AGREEMENT**

**THE CONLEY TRUST AGREEMENT  
DATED JUNE 20, 1990; Settlor: Doris Conley a/k/a Doris J. Conley, deceased, late of Boyertown Borough, Berks County, Pennsylvania**

Suzanne Phillips, Linda Hein and Judith D. Robidoux, having been named as successor co-trustees of the Trust, request all persons indebted to the Trust or the Settlor to make payments, and those having claims or demands against the Trust or the Settlor to present the same, without delay to:

Trustees: SUZANNE PHILLIPS,  
14 Lady Diana Drive,  
Reading, PA 19605;

LINDA HEIN,  
106 Roxberry Drive,  
Sinking Spring, PA 19608 and  
JUDITH D. ROBIDOUX,  
1N253 BlackBerry Crossing Circle,  
Elburn, IL 60119

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or to the Attorney:  
Timothy B. Bitler, Esquire,  
3115 Main Street,  
Birdsboro, PA 19508