

# 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. 13-21465

Judgment Amount: \$242,872.20

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania.

ALL THAT CERTAIN tract or piece of ground together with the improvements thereon erected, known as 4205 Juniper Drive, being Lot No. 3 in Block 'I' as the same is shown on the final plan of 'Whiteford Hill', recorded in Plan Book Volume 41, Page 9, Berks County Records, situate on the Easterly side of Juniper Drive between Tuckerton Road and Danor Drive, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly lot line of Juniper Drive (53 feet wide), said point being on the division line between Lot No. 2 in Block 'I' and Lot No. 3 in Block 'I' as said lots are shown on the aforesaid final plan of 'Whiteford Hill'; thence extending in a Northerly direction along the Easterly lot line of Juniper Drive a distance of 80.00 feet to a point on the division line between Lot No. 3 in Block 'I' and Lot No. 4 in Block 'I' of the aforementioned plan; thence leaving the Easterly lot line of Juniper Drive and extending in an Easterly direction along said Lot No. 4 in Block 'I' by a line forming an interior angle of 90 degrees with the last described line, a distance of 100.00 feet to a point in line of Lot No. 19 in Block 'I' of 'Whiteford Hill'; thence extending in a Southerly direction partly along Lot No. 19 and partly along Lot No. 20 in Block 'I' and forming an interior angle of 90 degrees with the last described line a distance of 80.00 feet to a point on the aforesaid division line between Lot No. 2 in Block 'I' and Lot No. 3 in Block 'I'; thence extending in a Westerly direction along Lot No. 2 in Block 'I' by a line forming an interior angle of 90 degrees with the last described line and also forming an interior angle of 90 degrees with the Easterly lot line of Juniper Drive, a distance of

100.00 feet to the place of beginning.

CONTAINING in area 8,000 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Deana D. Concepcion, a single person, by Deed from David L. Concepcion and Deana D. Sweigart, aka Deana D. Swigert aka Deana D. Concepcion, a married couple, dated 12/28/2013, recorded 05/09/2014, Instrument No. 2014014563.

BEING KNOWN AS 4205 Juniper Drive, Reading, PA 19605-1078.

Residential property

TAX PARCEL NO: 66439919713503

TAX ACCOUNT: 66082676

SEE Deed Instrument No. 2014014563

To be sold as the property of Deana D. Concepcion, David L. Concepcion.

No. 13-5150

Judgment: \$63,585.21

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story row-type brick dwelling, thereon erected, situate on the eastern side of Church Street, between Pike and Amity Streets, and being numbered 1437 Church Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by premises numbered or to be numbered 1439 Church Street;

ON the East by a ten feet wide alley;

ON the South by premises numbered 1435 Church Street; and

ON the West by said Church Street.

CONTAINING in front along said Church Street, in breadth or width, a distance of fourteen feet three inches, more or less, and in depth of equal width to said ten feet wide alley, one hundred feet more or less.

BEING Pin No. 5307-35-88-2202

BEING THE SAME PREMISES WHICH Juan C. Polanco by Deed dated September 30, 2008, and recorded October 2, 2008, in the Office of the Recorder of Deeds in and for Berks County in Record Book Volume 5424, Page 1302, granted and conveyed unto Sheikh Tejan Jobe.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1437 Church Street, City of Reading, Pennsylvania 19601

To be sold as the property of Sheikh Tejan Jobe

08/30/2018

Vol. 110, Issue 48

No. 14-12720

Judgment: \$316,082.39

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Township of Exeter, Berks County, Pennsylvania, bounded and described according to a final plan of Kinsey Hill, drawn by Mast Engineering Co., Inc., Engineers, Planners, Surveyors, dated 3/29/93 and last revised 7/27/93, said plan recorded in Berks County in Plan Book 201, Page 5, described as follows:

BEGINNING at a point on the westerly side of Kinsey Hill Drive (50 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, North 79 degrees 33 minutes 26 seconds West, 109.64 feet to a point in line of lands now or formerly of William A. Morgan and Kathleen M. Morgan; thence extending partly along said lands and partly along lands now or formerly of Thomas C. Franco and Rita M. Franco, North 10 degrees 26 minutes 34 seconds East, 126.65 feet to a point, a corner of Lot No. 5 on said plan; thence extending along same North 87 degrees 52 minutes 00 seconds East, 112.78 feet to a point on the westerly side of Kinsey Hill Road; thence extending along same, South 10 degrees 36 minutes 24 seconds West, 151.21 feet to the first mentioned point and place of beginning.

CONTAINING 15,259.10 square feet or .3503 acres of land, more or less.

BEING Lot No. 4 as shown on the above-mentioned plan.

HAVING THEREON ERECTED a dwelling house known as: 32 Kinsey Hill Drive, Birdsboro, PA 19508

PARCEL I.D. 43-5335-06-39-7349.

BEING THE SAME PREMISES which Juanita S. Shirieleison by Deed dated August 24, 2012 and recorded February 28, 2013 to Berks County Instrument No. 2013008303, granted and conveyed unto George Meade.

To be sold as the property of George Meade.

No. 14-22150

Judgment: \$133,520.86

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, situate along both sides of Weaver Road, Township Road T-335, in the Township of Robeson, County of Berks and State of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew P. Kupiszewski, Jr., Registered Surveyors, dated March 3, 1972 and designated Plan No 52-C2059, as follows, to wit:

BEGINNING at a limestone, a corner of lands of Wesley R. Updike and Linda G. Updike, his wife, and in line of lands of Charles W. Hamilton and Constance B. Hamilton, his wife, thence along lands of Charles W. Hamilton South 28 degrees 50 minutes 27 seconds West 203.48 feet to a spike in Weaver Road, thence in same North 36 degrees 14 minutes 50 seconds West

100.42 feet to a spike, thence leaving said road along residue property of Eli M. Seiset and Anna S. Seiset, his wife, the 3 following courses and distances (1) South 68 degrees 39 minutes 32 seconds West 414.20 feet to an iron pipe (2) North 88 degrees 43 minutes 35 seconds West 84.82 feet to an iron pipe, (3) North 1 degree 16 minutes 25 seconds East 260 feet to an iron pipe in line of lands of Wesley R. Updike and Linda G. Updike, his wife, thence along same South 88 degrees 43 minutes 35 seconds East crossing Weaver Road 622.50 feet to the place of beginning.

CONTAINING in area 2.482 acres of land.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN tract or piece of land situated along East side of Weaver Road, Township Road T-335, in the Township of Robeson, County of Berks and State of Pennsylvania.

BEGINNING at a limestone, a corner of lands of Grace M. Marcinkowski and Jeffrey Hoover, and in line of lands of Green Hills Sportsmen's Club, thence along lands of Green Hills Sportsmen's Club South 28 degrees 50 minutes 27 seconds West 203.48 feet to a spike in Weaver Road, thence in same North 37 degrees 11 minutes 51 seconds West 230.39 feet to a spike in Weaver Road; thence along same South 88 degrees 43 minutes 35 seconds East 257.50 feet to the place of beginning.

CONTAINING 0.48 acre of land.

BEING COUNTY PARCEL NUMBER #73-5312-0482-7922.

BEING THE SAME PREMISES which Donna Boldt Marcinkowski, by Deed dated 5/12/14 and recorded 10/8/14 in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No. 2014033307, granted and conveyed unto Stanley A. Marcinkowski. TAX PARCEL NO. 73-5312-04-82-7922.

BEING KNOWN AS 540 Weaver Road, Morgantown, PA 19543

Residential Property

To be sold as the property of Stanley A. Marcinkowski

No. 15-05071

Judgment Amount: \$153,844.77

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one-story frame dwelling house thereon erected, situate on the northern side of the public road, leading from Temple to Mt. Laurel and known as the Mt. Laurel Road, 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 in the middle of the Mt. Laurel Road, said point being 152.50 feet East of the western side of Forrest Avenue, a corner of property now or late of Harry W. Young; thence along the middle of said Mt. Laurel Road

08/30/2018

North 81 degrees 20 minutes East, a distance of 61.60 feet to a point in property of Luther David Schlott and wife; thence along the same North 8 degrees 07 minutes West 160 feet to property now or late of Fred Drexler; thence along the same South 81 degrees 20 minutes West, a distance of 66.60 feet to a point in property now or late of Harry W. Young; thence along the same South 9 degrees 54 minutes East, a distance of 160 feet to the place of beginning.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, Deeds or conveyances.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1507 Mount Laurel Road, Temple, PA 19560

TAX PARCEL #66531906277938

ACCOUNT: 66357000

SEE Deed Book 3300, Page 317

Sold as the property of: Terry Lynne Seltzer in her capacity as heir of Wilson L. Buchert, Jr., deceased, and/or as beneficiary of The Wilson L. Bucher, Jr., and Lillian M. Buchert Revocable Living Trust, and/or as Co-Executrix of the Estate of Wilson L. Buchert, Jr., deceased and Sandra Leigh Wagner in her capacity as heir of Wilson L. Buchert, Jr., deceased, and/or as beneficiary of The Wilson L. Bucher, Jr., and Lillian M. Buchert Revocable Living Trust, and/or as Co-Executrix of the Estate of Wilson L. Buchert, Jr., deceased

No. 16-00969

Judgment Amount: \$184,056.01

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a final plan of Columbia Court, Phase 1, drawn by Thomas R. Gibbons & Associates, Inc., Professional Surveyors, Engineers & Planners, dated 12/15/1998 and last revised March 1, 1999, said plan recorded in Berks County in Plan Book 235 Page 33, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Michigan Drive (width varies), said point being a corner of Lot No. 79 on said plan; thence extending from said point of beginning along Lot No. 79 South 33 degrees 15 minutes 18 seconds West 68.99 feet to a point, a corner of lands now or late of Marilyn Maltzer; thence extending along said lands South 48 degrees 06 minutes 20 seconds West 139.62 feet to a point, a corner of Lot No. 395 on the plan of Sinking Spring Terrace; thence extending along same North 50 degrees 43 minutes 14 seconds West 31.58 feet to a point, a corner of Lot No. 17 on said plan; thence extending along same North 40 degrees 12 minutes 45 seconds East 204.71 feet to a point of curve on the southwesterly side of Michigan Drive; thence extending along same southeastwardly along the arc of a circle curving

Vol. 110, Issue 48

to the left having a radius of 350.00 feet the arc distance of 42.50 feet to the first mentioned point and place of Beginning.

BEING Lot No. 18 as shown on the abovementioned plan.

TITLE TO SAID PREMISES vested in Lynn D. Rineer by Deed from James L. Lucchese and Karen F. Lucchese dated August 24, 2007 and recorded on August 27, 2007 in the Berks County Recorder of Deeds.

BEING KNOWN AS: 36 Michigan Drive, Reading, PA 19608

TAX PARCEL NUMBER: 79438613023865

To be sold as the property of Lynn D. Rineer

No. 16-12180

Judgment: \$90,364.08

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground, situate between what was formerly the Perkiomen and Reading Turnpike and the Schuylkill Road, about one fourth mile South of the Black Bear Inn, in the Township of Exeter bounded and described as follows, to wit:

BEGINNING at a point in the West side of a proposed street to be run parallel with the said Perkiomen and Reading Turnpike, said point be in a corner in common with property of Emma R. Phillephy; thence a long the same North eighty-three degrees (83° 0') East a distance of two hundred and sixty-one and thirty-six hundredths feet (261.36') to a point in the East side of the said Schuylkill Road; thence along the same North twenty-two degrees thirty minutes (22° 30') East a distance of forty-six and twenty hundredths feet (46.20') to another point in the said East side of the Schuylkill Road, a corner in common with property of Robert 2, DeHaven; thence along the same by a line running South eighty-three degrees (83° 0') West, a distance of two hundred and eighty-five feet (285') to a point in the West side of said proposed thirty feet (30') wide street, thence along the same South seven degrees (7° 0') East, a distance of forty feet (40') to the place of Beginning.

PARCEL NO. 43532609251947

BEING THE SAME PREMISES which Michael A. Keely and Kathy Keely, by Deed dated 7/30/02 and recorded 8/23/02 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3588, Page 1158, granted and conveyed unto Melanie J. Enslin and Roger B. Huffman.

TAX PARCEL NO 43532609251947

BEING KNOWN AS 3230 Perkiomen Avenue, Reading, PA 19606

Residential Property

To be sold as the property of Melanie J. Enslin and Roger B. Huffman

08/30/2018

Vol. 110, Issue 48

No. 16-13196

Judgment: \$167,059.91

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN tract or piece of land together with, the three (3) story brick dwelling and other improvements thereon erected, situate on the Westerly side of Main Street, between Fourth and Washington Streets, in the Borough of Bernville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the Westerly building line of Main Street with the Southerly side of a sixteen (16) feet wide alley; thence extending in a Southerly direction along the Westerly building line of Main Street, forming an interior angle of ninety (90) degrees six and one-fourth (6-1/4) minutes with the Southerly side of said sixteen (16) feet wide alley, a distance of sixty-three and fourteen hundredths (63.14) feet to a spike; thence extending in a Westerly direction along land now or late of Carl F. Wilhelm and Esther D. Wilhelm, his wife, forming an interior angle of ninety (90) degrees eleven and three-fourths (11-3/4) minutes with the Westerly building line of Main Street, a distance of one hundred fifty-eight and sixty-four hundredths (158.64) feet to an iron pin; thence extending in a Northerly direction along land now or late of John H. Balthaser and Irene M. Balthaser, his wife, forming an interior angle of eighty-nine (89) degrees forty-eight and one-fourth (48-1/4) minutes with the last described line, a distance of sixty-three and ninety-eight hundredths (63.98) feet to an iron pin on the Southerly side of the aforementioned sixteen (16) feet wide alley; thence extending in an Easterly direction along the Southerly side of said sixteen (16) feet wide alley, forming an interior angle of eighty-nine (89) degrees fifty-three and three-fourths (53-3/4) minutes with the last described line, a distance of one hundred fifty-eight and sixty-four hundredths (158.64) feet to the place of BEGINNING.

CONTAINING in area two hundred thirty-one thousandths (0.231) acres of land.

BEING THE SAME PREMISES which L. David Eberly and Annette J. Eberly, husband and wife, by Deed dated 10/20/2010 and recorded 10/25/2010, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2010041507, granted and conveyed unto Tabitha A. Koser.

TAX PARCEL NO. 29445011552482

BEING KNOWN AS 444 North Main Street, Bernville, PA 19506

Residential Property

To be sold as the property of Tabitha A. Koser

No. 16-18699

Judgment: \$97,055.67

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being known as Lot No. 5 on the plan of "Farming Ridge, Section 2-E" recorded in Plan Book 127, Page 82, Berks County Records, and situate on the Northeast line of Pennsylvania State Highway Route No. 562 (LR 06110), known as Boyertown Road, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeast line of Boyertown Road, said point being 184.00 feet Southeast of the Southerly end of the curve connecting the Northeast line of Boyertown Road with the Southeast line of Farming Ridge Boulevard, and said point also being on the division line between Lot No. 4 and No. 5 on the aforesaid plan; thence along Lot No. 4 North 26 degrees 10 minutes 40 seconds East, 329.61 feet to Lot No. 14, "Farming Ridge, Section 2"; thence along Lot No. 14 and No. 13, "Farming Ridge, Section 2", South 43 degrees 13 minutes 45 seconds East, 129.37 feet to Lot No. 6; thence along same, South 26 degrees 10 minutes 40 seconds West, 284.10 feet to a point on the Northeast line of Boyertown Road; thence along same, North 63 degrees 49 minutes 20 seconds West, 121.11 feet to Lot No. 4, being the place of BEGINNING.

CONTAINING 37, 161.848 square feet of land.

BEING THE SAME PREMISES which Timothy W. Wentzel and Martha A. Wentzel, husband and wife, and Harold S. Herbein, by Dorothy R. Herbein, Attorney in Fact, by Deed dated May 24, 1999 and recorded June 2, 1999, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3083, Page 1596, granted and conveyed unto Timothy W. Wentzel and Martha A. Wentzel, husband and wife.

TAX PARCEL 5336-10-26-8110

ACCOUNT NO.

SEE Deed Book 3083, Page 1596

To be sold as the property of Timothy W. Wentzel and Martha A. Wentzel

No. 16-20300

Judgment Amount: \$276,181.84

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY situated in Berks County, Pennsylvania, to-wit:

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Oaks Terrace, drawn by Thomas R. Gibbons, professional land surveyed or dated June 22, 1987 and last revised May 9, 1988, said

08/30/2018

Vol. 110, Issue 48

plan recorded in Berks County in Plan Book 154, Page 18, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Regency Drive (53 feet wide) said point being a corner of Lot No. 156 on said plan; thence extending from point of beginning along Lot No. 156 North 20 degrees 43 minutes 03 seconds East 141.20 feet to a point, a corner of Lot No. 162 on said plan; thence extending along same the two following courses and distances, (1) South 76 degrees 40 minutes 00 seconds East 55.81 feet to a point, a corner, and (2) South 65 degrees 45 minutes 08 seconds East 54.22 feet to a point, a corner of Lot No. 154 on said plan; thence extending along same South 24 degrees 14 minutes 52 seconds West 150.00 feet to a point on the northeasterly side of Regency Drive; thence extending along same the two following courses and distances, (1) North 65 degrees 45 minutes 08 seconds West 51.58 feet to a point of curve and (2) northwardly along the arc of a circle curving to the left having a radius of 791.50 feet the arc distance of 48.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 155 as shown on the above mentioned plan.

TITLE TO SAID PREMISES is vested in Richard C. Sternbergh, adult individual, by Deed from Vincent Rowan and Colleen Rowen, his wife, and Susan Rowan n/b/m Susan Glass and Steven M. Glass, her husband, dated 12/23/2009, recorded 01/08/2010, Instrument No. 2010000949.

BEING KNOWN AS 3007 Regency Drive, Reading, PA 19608-1921.

Residential property  
TAX PARCEL NO: 80438618303515  
TAX ACCOUNT: 80600057  
SEE Deed Instrument #2010000949

To be sold as the property of Richard C. Sternbergh a/k/a Richard Sternbergh.

No. 17-02296

Judgment: \$152,899.71

Attorney: Michael C. Mazack, Esq.

LEGAL DESCRIPTION  
OF REAL ESTATE

ALL THAT CERTAIN lot or piece of ground situate in Caernarvon Township, Berks County, Pennsylvania bounded and described according to a final plan of "Pennwood Farm" recorded in Plan Book 232 Page 11, Berks County Records as follows:

BEGINNING at a point on the southeast side of Lenape Drive (50' wide) a corner in common with Lot 6 on the abovementioned plan; thence northeasterly along the southeast side of Lenape Drive along the arc of a circle curving to the left having a radius of 850.00 feet an arc distance of 86.89 feet to a point a corner in common with Lot 8 on the abovementioned plan; thence along Lot 8 South 19° 10' 22" East a distance of 130.00 feet to a point on line of open space

on the abovementioned plan; thence along said open space South 73° 15' 20" West a distance of 100.13 feet to a point a corner in common with the aforementioned Lot 6; thence along Lot 6 North 15° 18' 58" West a distance of 130.00 feet to a point on the southeast side of Lenape Drive, the place of beginning.

CONTAINING 12,073 square feet.

BEING Lot 7 on the abovementioned plan.

BEING the same property which Wooldridge Construction Company of PA., Inc., a PA. Corp., granted and conveyed unto John M. Perrott and Nicholette A. Perrott, husband and wife, as tenants by the entireties by Deed dated October 2, 2000 and recorded January 8, 2001 in the Recorder's Office of said County in Volume 3282, Page 886.

13 Lenape Drive, Morgantown, PA 19543

UPI NO. 35532003418162

PIN NO. 532003418162

ACCOUNT NO. 35000312

SEE Deed Book 3282, Page 886

TOGETHER WITH AND SUBJECT TO any easements, covenants, and restrictions of record.

To be sold as the property of John M. Perrott and Nicholette A. Perrott.

No. 17-03868

Judgment Amount: \$123,339.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, being known as House No. 2506 Park Street, situate in the Township of Lower Alsace County of Berks and State of Pennsylvania, as shown on plan of "Pennside East Addition" said plan being recorded in the Recorder's Office of Berks County at Reading, in Plan Book Volume 5A Page 10; more particularly bounded and described as follows, to wit;

BEGINNING AT A POINT formed by the intersection of the northern side of Brighton Avenue with the western side of Park Street both fifty feet wide streets as laid out on said plan of "Pennside East Addition"; thence in a westerly direction along the northern side of Brighton Avenue at right angles to Park Street, a distance of 77 feet to a point; thence in a northerly direction at right angles to Brighton Avenue a distance of one hundred thirty feet to a point in the southern side of a 20 feet wide alley called Oak Lane; thence in an easterly direction along the same, at right angles to last described line, a distance of 77 feet to a point in the western side of Park Street; thence in a southerly direction along the same, at right angles to last described line, a distance of one hundred thirty feet to the northern side of Brighton Avenue, the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2506 Park Street, Reading, PA 19606

TAX PARCEL #23532717100962

08/30/2018

Vol. 110, Issue 48

ACCOUNT: 23162650  
SEE Deed Book/Page  
Instrument Number 2012018125  
Sold as the property of: Joseph R. McAuley

No. 17-03883

Judgment: \$156,106.50

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground with the two and one-half story frame dwelling and other improvements thereon, situate on the southwestern side of the State Highway leading from Reading through Gibraltar or Birdsboro (said highway being State Traffic Route No. 83) in Robeson Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southwestern side of State Traffic Route #83, said point being in line of property now or late of George R. Haws and being 34.10 feet southwest from a rail monument in the said line of property now or late of the said George R. Haws, thence in a southeasterly direction following the said southwestern side of State Traffic Route #83 and marking an interior angle of 101 degrees 19-3/4' with the said line of property now or late of George R. Haws, a distance of 66.92 feet to a point, a corner of property now or late of Daniel L. Hahn (erroneously referred to as Donald L. Hahn in some prior recorded documents); thence in a southwesterly direction along said property of Daniel L. Hahn and making an interior angle of 90 degrees 4-3/4' with the last described line a distance of 150 feet to a point in the northeastern line of a 10 feet wide alley; thence in a northwesterly direction following the said northeastern line of the said 10 feet wide alley and making an interior angle of 89 degrees 55-1/4' with the last described line a distance of 97.18 feet to a point in the aforementioned line of property of the said George R. Haws, said point being 10.20 feet northwest of a rail monument in the said line of property of George R. Haws at its intersection with the southwestern line of the said 10 feet wide alley, said rail monument being a corner of property now or late of Nicholas Phillips; thence in a northeasterly direction following the said line of property now or late of George R. Haws and making an interior angle of 78 degrees 40-1/4' with the last described line a distance of 152.98 feet to the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 46 Old River Road, Birdsboro, PA 19508

PARCEL #73533405094037

MAP PIN: 533405094037

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

BEING THE SAME PREMISES which Matthew H. and Kristi M. McMullen, by Deed dated July 31, 2013 and recorded August 2, 2013, Berks Instrument No. 2013033198, granted and conveyed unto Stephen E. Kohl and Heather M. Kohl.

To be sold as the property of Stephen E. Kohl and Heather M. Kohl under Judgment No. 17-03883.

No. 17-12980

Judgment Amount: \$50,775.38

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and the two-story frame dwelling house thereon erected, situate on the Northwest side of and being No. 545 Fern Avenue, between Grace and Noble Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the Northwest by Hazel Street;

ON the Northeast by property now or late of Oliver Breneiser and wife (part of Lot No. 45 as numbered on plan of building lots laid out by John L. Bechtel);

ON the Southeast by Fern Avenue; and

ON the Southwest by property now or late of Herbert N. David (part of Lot No. 46 as numbered on plan of building lots laid out by John L. Bechtel).

CONTAINING in frontage on said Fern Avenue, fifteen feet and in depth of equal width one hundred thirty five feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 545 Fern Avenue, Reading, PA 19611

TAX PARCEL #18530657537997

ACCOUNT: 18375425

SEE Deed Book 3657, Page 1597

Sold as the property of: Michael E. Gazzillo and Tara L. Gazzillo

No. 17-13288

Judgment Amount: \$241,313.65

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the single family two-story detached log style dwelling to be erected thereon, situate in Robeson Township, Berks County, Pennsylvania, bounded and described as follows: ON the North by a public road leading from Gibraltar to the Morgantown Road; on the East by property of Mary Moyer; on the South by the property of George W. Green; and on the West by the property owned by Harvey Ehrgood.

CONTAINING along the road 200 feet more or less and in equal depth 200 feet more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1514 Green Hills Road, Birdsboro, PA 19508

08/30/2018

Vol. 110, Issue 48

TAX PARCEL #73532517202371  
ACCOUNT: 73092128  
SEE Deed Book/Page  
Instrument #2016042351  
Sold as the property of: Gary Reeser, Jr.

To be sold as the property of Chad N. Moser,  
Administrator of the Estate of Nancy C. Moser,  
deceased

No. 17-16032

Judgment: \$66,973.66

Attorney: Daniel T. Lutz, Esquire

ALL THOSE CERTAIN lots or pieces of ground, together with the one and one-half story single brick, dwelling house erected thereon, situate in Spring Township County of Berks, and Commonwealth of Pennsylvania (as shown by the map or plan, surveyed by E. Kurtz Wells, and bearing date December, 1917 said map or plan having been duly recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 2, Page 44) and being further known as lots numbers the Eastern eight (8 feet) feet of Lot No. 827, Lot No. 829 and the Western four (4 feet) feet of lots being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Portland Street, said point being 272 feet East of the Eastern building line of Logan Avenue; thence in an Easterly direction along said Northern building line of Portland Street; distance on 32 feet, more or less, to a point; thence in a Northerly direction forming an interior angle of 90 degrees with the Northern building line of Portland Street, a distance of 104 feet, more or less, with the Southern right-of-way line of Reading Company; thence in a Westerly direction forming an interior angle of 90 degrees with the last described line along said Southern right-of-way of the Reading Company, a distance of 32 feet, more or less, to a point; thence in a Southerly direction forming an interior angles of 90 degrees with the Southern right-of-way of the Reading Company, a distance of 104 feet, more or less, to the Northern building line of Portland Street and the place of BEGINNING.

BEING KNOWN AS 1739 Portland Avenue, West Lawn, PA 19609

BEING TAX PARCEL NO. 80439609274004  
MAP PIN 439609244004

BEING THE SAME PREMISES IN WHICH, Thomas C. Peth and Linda M. Peth, by Deed dated 04/30/2012, recorded 05/04/2012, in and for the County of Berks, Recorder of Deeds Office, Commonwealth of Pennsylvania, as Instrument No. 2012018255, granted and conveyed unto Nancy C. Moser. And the said Nancy C. Moser passed away on October 20, 2016, thereby vesting title unto Chad N. Moser, Administrator of the Estate of Nancy C. Moser, deceased.

TAX PARCEL NO 80439609274004  
MAP 439609244004

BEING KNOWN AS 1739 Portland Avenue, West Lawn, PA 19609  
Residential Property

No. 17-17080

Judgment Amount: \$31,490.45

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a one and one-half (1-1/2) story frame dwelling, shed, and other improvements erected thereon located on the North side of Pennsylvania State Highway Legislative Route No. 06056 known as "Brownsville Road" leading from State Hill to Brownsville, and located on the East and West sides of Township Route No. T-501 known as "Justa Road" leading from Pennsylvania State Highway Legislative Route No. 06056 known as "Sleepy Hollow Road", as shown on the plan of Survey No. Trg-D-7040 by Thomas R. Gibbons, Registered Surveyor of Reading, Pennsylvania, and situate in the Township of Lower Heidelberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a marble monument North of Pennsylvania State Highway Legislative Route No. 06056 known as "Brownsville Road" leading from State Hill to Brownsville a corner of property belonging to Lester Focht and Bertha Focht, his wife:

THENCE extending in northwesterly direction in and along Brownsville Road on a line bearing North sixty-nine (69) degrees twelve (12') minutes thirty-four (34) seconds West a distance of two hundred forty-nine feet and fifteen hundredths of one foot (249.15') to a railroad spike on the North side of Brownsville Road a corner of property belongs to John K. Knappenberger, Jr. and Christine Ann Knappenberger, his wife:

THENCE extending along property belonging to John K. Knappenberger, Jr. and Christine Ann Knappenberger, his wife, the following two (2) courses and distances to wit:

1. IN a northeasterly direction on a line bearing North two (2) degrees twenty-five (25') minutes thirty (30) seconds East passing through a steel pin on line at a distance of eleven feet and eighty-eight hundredths of one foot (11.88') from the last described corner a total distance of three hundred six feet and ninety hundredths of one foot (306.90') to a steel pipe East of Township Road No. T-501 known as "Justa Road";

2. IN a northwesterly direction on a line bearing North seventeen (17) degrees fifty-nine (59') minutes six (06) seconds West a distance of twenty-three feet and fourteen hundredths of one foot (23.14) to a marble monument east of Justa Road, a corner of property belongs to Lester Focht and Bertha Focht, his wife;

THENCE extending along property belonging to Lester Focht and Bertha Focht, his wife, the following two (2) courses and distances to wit:

08/30/2018

Vol. 110, Issue 48

1. IN a northeasterly direction on a line bearing North seventy- nine (79) degrees sixteen (16') minutes twenty- four (24) seconds East a distance of seventy-eight feet and thirty-eight hundredths of one foot (78.38' ) to a marble monument;

2. IN a southeasterly direction on a line bearing South nineteen (19) degrees ten (10 ') minutes fifteen (15) seconds East a distance of four hundred fifty-seven and one hundredth of one foot (457.10) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Reginald Leon Scheipe, by Deed from Doris L. Ruppert, dated 07/08/1988, recorded 07/08/1988, in Book 2013, Page 784.

BEING KNOWN AS RR #25 Justa Road a/k/a, 5 Justa Rd, Wernersville, PA 19565-9769.

Residential property

TAX PARCEL NO: 49436702999847

TAX ACCOUNT: 49033280

SEE Deed Book 2013 Page 784

To be sold as the property of Reginald Leon Scheipe.

line of Dorchester Avenue; thence extending in a southerly direction along the westerly lot line of Dorchester Avenue, forming a right angle with the last-described line, a distance of seventy (70) feet to the place of beginning.

BEING THE SAME PROPERTY conveyed to Joseph Zatorski who acquired title by virtue of a Deed from Donald C. Scheetz and Bernice E. Scheetz, husband and wife, dated June 21, 2010, recorded June 28, 2010, at Instrument Number 2010024585, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 520 Dorchester Avenue, West Lawn, PA 19609.

PARCEL NO.: 80439613028920

ACCOUNT: 80033600

SEE Deed Book Volume 5A, Page 33

To be sold as the property of Joseph Zatorski

No. 17-17737

Judgment: \$139,341.16

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 lot or piece of ground together with the two and one-half story brick dwelling and garage attached, erected thereon, being more particularly known as No. 520 Dorchester Avenue, being the northerly twenty-five (25) feet of Lot No. 10 and the southerly forty-five (45) feet of Lot No. 11, as shown on the plan of Lincoln Park Addition, said plan recorded in Plan Book Volume 5A, Page 33, Berks County Records, situate on the westerly side of Dorchester Avenue, between Windsworth and Stanford Avenues, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, it wit:

BEGINNING AT A POINT on the westerly lot line of Dorchester Avenue (sixty (60) feet wide) northwardly, a distance of five hundred thirty-five (535) feet from the intersection of the westerly lot line of Dorchester Avenue with the northerly lot line of Windsworth Avenue (fifty (50) feet wide); thence extending in a westerly direction along the southerly thirty (30) feet of Lot No. 10, forming a right angle with the westerly lot line of Dorchester Avenue, a distance of one hundred fifteen (115) feet to a point; thence extending in a northerly direction along property now or late of Harry E. Hettinger, forming a right angle with the last-described line, a distance of seventy (70) feet to a point; thence extending in an easterly direction along the northerly ten (10) feet of Lot No. 11, forming a right angle with the last-described line, a distance of one hundred

No. 17-17759

Judgment: Foreclosure/Sale

Attorney: Barry W. Sawtelle, Esquire

TRACT NO. 1

ALL THAT CERTAIN messuage, tenement and tract of land situate in the Township of Bethel, County of Berks and Commonwealth of Pennsylvania, known as 7870 Lancaster Avenue, Myerstown, PA 17067, situate on the West side of the public road known as Pennsylvania Traffic Route No. 501, and approximately 2-1/2 miles southwest of the Town of Bethel, bounded and described as follows, to wit:

BEGINNING at a point in the public road (Pennsylvania Traffic Route No. 501) approximately 472 feet South of the intersection of said road and Township Road T-637; thence in and along said Traffic Route No. 501, South 08 degrees West, 320.1 feet to a point in the existing centerline of said road; thence along other land of Rufus A. Gibbel and Shirley M. Gibbel, his wife, of which this was a part, North 61 degrees West, 424 feet to an iron stake; thence North 08 degrees East, 168.15 feet to an iron stake; thence South (erroneously omitted in both prior Deeds) 82 degrees East, 395.8 feet to the place of BEGINNING.

CONTAINING 2.21 acres of land.

PARCEL NO. 30440000288330

THIS TRACT IS NOT PART OF THE AGRICULTURAL PRESERVATION.

TRACT NO. 2

ALL THAT CERTAIN parcel or tract of land situate on the West side of SR 0501 and to the South of Lot No. 2 Journey's End II Subdivision, as shown on the plan of Journey's End II, prepared by Blue Marsh Surveyors, situated in the Township of Bethel, County of Berks and Commonwealth of Pennsylvania, known as Lancaster Avenue, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the West right-of-way line of SR 0501, said iron pin



08/30/2018

Vol. 110, Issue 48

marking the southeast corner of Lot 2 Journey's End II Subdivision, said pin also marking the northeast corner of herein described premises, thence along the aforementioned West right-of-way line of SR 0501, South 03 degrees 58 minutes 22 seconds East, for a distance of 456 feet to a point in line of land belonging to Mary L. Brown, thence along the aforementioned property belonging to Mary L. Brown, the two (2) following courses and distances: (1) South 86 degrees 58 minutes 28 seconds West, for a distance of 228.91 feet to a point, and (2) South 02 degrees 58 minutes 32 seconds East, for a distance of 146.61 feet to a point, said point marking a corner of property belonging to Donald J. and Pauline M. Roth, thence along the aforementioned property belonging to Donald J. and Pauline M. Roth, the two (2) following courses and distances: (1) South 07 degrees 36 minutes 43 seconds East for a distance of 125.52 feet to a point and, (2) North 82 degrees 21 minutes 17 seconds East, for a distance of 252.60 feet to a point on the West right-of-way line of the aforementioned SR 0501, thence along the aforementioned right-of-way line, South 15 degrees 59 minutes 23 seconds East, for a distance of 225.98 feet to a point, said point marking a corner of property belonging to Harold D. and Grace A. Spangler, South 03 degrees 25 minutes 22 seconds West, for a distance of 585 feet to a metal stake, a corner of property belonging to Harold A. and Ruth Ann Gruber, thence along the aforementioned property belonging to Harold D. and Grace A. Spangler, the four (4) following courses and distances: (1) South 87 degrees 25 minutes 25 seconds West, for a distance of 155.70 feet to an iron pipe found, (2) South 03 degrees 19 minutes 00 seconds West, for a distance of 611 feet to an iron pipe found, (3) South 51 degrees 59 minutes 13 seconds West, for a distance of 95.04 feet to a corner, and (4) South 08 degrees 00 minutes 11 seconds West, for a distance of 156.29 feet to a post, a corner of property belonging to Donald E. & Gay G. Landis, thence along the aforementioned property belonging to Donald E. & Gay G. Landis, the seven (7) following courses and distances: (1) South 67 degrees 31 minutes 37 seconds West, for a distance of 379.29 feet to a corner (2) North 87 degrees 44 minutes 07 seconds West, for a distance of 128.70 feet to a corner (3) North 47 degrees 29 minutes 07 seconds West, for a distance of 108.90 feet to an iron pin (4) North 20 degrees 44 minutes 07 seconds West, for a distance of 437.47 feet to an iron pin found (5) North 27 degrees 59 minutes 43 seconds West, for a distance of 318.45 feet to an iron pin found (6) North 56 degrees 42 minutes 04 seconds West, for a distance of 344.23 feet to an iron pin set (7) North 84 degrees 42 minutes 04 seconds West for a distance of 40 feet to a point, said point marking a corner of Lot No. 2 Journey's End II Subdivision, thence along the aforementioned Lot No. 2, the following three (3) courses and

distances: (1) North 31 degrees 00 minutes 50 seconds East, for a distance of 1,642.68 feet to a corner (2) North 76 degrees 22 minutes 03 seconds East, for a distance of 449.58 feet to a point, and (3) North 86 degrees 43 minutes 48 seconds East, for a distance of 90.74 feet to the place of BEGINNING.

CONTAINING 50.26 acres.

UNDER AND SUBJECT to Deed of Agriculture Conservation Easement as recorded to Instrument No. 2010006230, set forth as Exhibit "B".

PARCEL NO. 30440000159651

TRACT NO. 3

ALL THAT CERTAIN tract of farm land together with house, barn and out buildings erected thereon, being Lot No. 3, as shown on a Subdivision Plan known as Journey's End by Blue March Surveyors, Plan #668-99 and recorded in Plan Book 249, Page 25, Berks County Records, situate on the West side of Route No. 501 and South of Frystown in the Township of Bethel, County of Berks and Commonwealth of Pennsylvania, known as Lancaster Avenue (formerly 7860 Lancaster Avenue, Bethel, PA19507) being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the western ultimate right-of-way line of Route 501, said pin is a corner of property belonging to Phyllis A. & Stephen J. Caskie (DBV 2803-1375); thence extending along said Route 501 ultimate right-of-way line South 02 degrees 48 minutes 12 seconds West, for a distance of 38.49 feet to a point of curve for a new Township road known as Journey's End; thence along the right-of-way line of Journey's End for the following three (3) courses and distances: (1) along the arc of a curve to the right having a radius of 55.00 feet, a central angle of 89 degrees 05 minutes 36 seconds and an arc length of 86.29 feet to a point of tangency; (2) South 87 degrees 03 minutes 08 seconds West, for a distance of 73.51 feet to a point of curve; (3) along the arc of a curve to the left having a radius of 175.00 feet, a central angle of 39 degrees 47 minutes 59 seconds and an arc length of 121.55 feet to an iron pin; thence extending along the center of a 50 foot wide access right-of-way leading to the parcel to be annexed to Mountain View Farm II as shown on Subdivision, North 69 degrees 24 minutes 37 seconds West, for a distance of 1,867.62 feet (heretofore recited in error in prior Deed as 18,867.62 feet) to a point; thence along same, North 20 degrees 00 minutes 00 seconds West, for a distance of 50.00 feet to a point; thence along said annexation parcel the following two (2) courses and distances: (1) North 40 degrees 46 minutes 31 seconds East, for a distance of 613.85 feet to an iron pin; (2) North 18 degrees 00 minutes 33 seconds East, for a distance of 557.02 feet to an iron pin; thence along Mountain View Farm II, North 73 degrees 01 minute 48 seconds East, for a distance of 746.92 feet to a stone; thence along property

08/30/2018

Vol. 110, Issue 48

belonging to Eugene Burkholder (DBV 1698-518) South 16 degrees 18 minutes 25 seconds East, for a distance of 164.34 feet to an iron pin; thence along same and belonging to Lehmas J. Moyer, Jr. (DBV 1433-75) South 87 degrees 48 minutes 25 seconds East, for a distance of 505.68 feet to an iron pin; thence along the ultimate right-of-way line for Route 501, the two (2) following courses and distances: (1) South 17 degrees 0 minutes 45 seconds East, for a distance of 110.85 feet to an iron pin; (2) thence along the arc of a curve to the right having a radius of 2,000.00 feet, a central angle of 02 degrees 29 minutes 39 seconds and an arc length of 87.06 feet to an iron pin; thence along Lot No. 2 and 3 of this Subdivision, the following three (3) courses and distances: (1) South 80 degrees 39 minutes 53 seconds West, for a distance of 201.60 feet to an iron pin; (2) South 08 degrees 00 minutes 00 seconds East, for a distance of 268.68 feet to an iron pin; (3) South 02 degrees 49 minutes 49 seconds East, for a distance of 198.78 feet to an iron pin; thence along property belonging to Brian Blouch, the three (3) following courses and distances: (1) South 87 degrees 10 minutes 11 seconds West, for a distance of 146.34 feet to an iron pin; (2) South 02 degrees 58 minutes 39 seconds East, for a distance of 169.24 feet to an iron pin; (3) South 71 degrees 52 minutes 26 seconds East, for a distance of 389.48 feet to an iron pin; thence along the ultimate right-of-way line of Route No. 501, South 02 degrees 54 minutes 25 seconds East, for a distance of 261.77 feet to an iron pin; thence along property belonging of Phyllis A. & Stephen J. Caskie (DBV 2803-1375), South 77 degrees 02 minutes 59 seconds West, for a distance of 370.71 feet to an iron pin; thence along same, South 17 degrees 25 minutes 36 seconds West, for a distance of 211.40 feet to an iron pin in a stone drive; thence extending through a stone drive and along aforementioned Caskie property (DBV 2803-1375), the two (2) following courses and distances: (1) South 17 degrees 45 minutes 33 seconds East, for a distance of 140.21 feet to an iron pin; (2) North 80 degrees 02 minutes 12 seconds West, for a distance of 374.76 feet to the place of BEGINNING.

CONTAINING in area 50.00 acres.

UNDER AND SUBJECT to Deed of Agriculture Conservation Easement as recorded in Record Book 4905, Page 262, set forth as Exhibit "C".

PARCEL NO. 30440000283570

BEING ALL THOSE CERTAIN above-mentioned 3 tracts which Nelson L. Sauder and Amy M. Sauder, husband and wife, by their Deed dated May 7, 2018, and recorded on May 8, 2018 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania as Instrument No. 2018015058, granted and conveyed unto Nelson L. Sauder & Amy M. Sauder, husband and wife.

UPI/PROPERTY IDS: 30440000288330, 30440000159651, 30440000283570

MAP PIN: 440000288330,440000256375,4  
0000283570

ACCOUNT NO. 30008317, 30090843,  
30090845

SEE Instrument No. 2018015058, Berks  
County Records

To be sold as the property of Nelson L. Sauder  
& Amy M. Sauder

No. 17-17852

Judgment Amount: \$222,482.53

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or tract of ground  
situated in Exeter Township, Berks County,  
Pennsylvania, being the exterior limits of Unit  
19a as shown on a plan set entitled in part "Land  
Development Plans prepared for Woodgate,  
Elliot Building Group" as prepared by Van Cleef  
Engineering Associates, dated January 21, 2005,  
said exterior building limits also being shown on  
an exhibit plan, attached hereto and made a part  
hereof, entitled in part "Exhibit Plan-Building 19,  
Woodgate Section III" as prepared by Van Cleef  
Engineering Associates dated March 19, 2007  
and being more particularly described as follows:

BEGINNING AT A POINT within the lands  
now or formerly of Wv Associates, L.P. (43-  
5325-06-37-2501), said point being located the  
following six (6) courses and distances from a  
corner common to the lands now or formerly of  
Wv Associates, L.P. and lands now or formerly  
of Woodgate Community Center Associates  
(43-5325-06-27-8588) within the bed of Orchard  
View Drive:

THENCE (1) along the lands now or formerly  
of Woodgate Community Center Associates,  
North 15 degrees 30 minutes 00 seconds East, a  
distance of 175.53 feet to a point;

THENCE (2) continuing along the same,  
North 19 degrees 30 minutes 00 seconds West, a  
distance of 13.25 feet to a point;

THENCE (3) still along the same, North 15  
degrees 30 minutes 00 seconds East, a distance  
of 29.00 feet to a point;

THENCE (4) still along the same, North 70  
degrees 35 minutes 30 seconds East, a distance  
of 90.00 feet to a point;

THENCE (5) still along the same, North 29  
degrees 15 minutes 00 seconds East, a distance  
of 30.02 feet to a point;

THENCE (6) through the lands now or  
formerly of Wv Associates, L.P., South 60  
degrees 45 minutes 00 seconds East, a distance  
of 104.70 feet to a corner of Building 19 (Unit  
19A), and from said point running;

THENCE, along the face of Building 19 the  
following five (5) courses and distances, to wit:

(1) South 53 degrees 29 minutes 45 seconds  
East, a distance of 12.29 feet to a point;

(2) South 36 degrees 30 minutes 15 seconds  
West, a distance of 12.00 feet to a point;

08/30/2018

Vol. 110, Issue 48

(3) South 53 degrees 29 minutes 45 seconds East, a distance of 7.46 feet to a point;

(4) North 36 degrees 30 minutes 15 seconds East, a distance of 12.00 feet to a point;

(5) South 53 degrees 29 minutes 45 seconds East, a distance of 0.32 feet to a point at the projection of the center of the party wall between Units 19-A and 19-B;

THENCE (6) along the center of the party wall between Units 19-A and 19-B, South 36 degrees 30 minutes 15 seconds West, a distance of 42.00 feet to a point on the face of Building 19;

THENCE (7) along the face of Building 19, North 53 degrees 29 minutes 45 seconds West, a distance of 20.07 feet to a point;

THENCE (8) continuing along the face of Building 19, North 36 degrees 30 minutes 15 seconds East a distance of 42.00 feet to the point of beginning.

CONTAINING a calculated area of 753 square feet (0.017 acre).

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1901 Orchard View Road, Reading, PA 19606

TAX PARCEL #43532506371631

ACCOUNT: 43002660

SEE Deed Book 5210, Page 0354

Sold as the property of: Karen Blankenbiller and Paul T. Blankenbiller

No. 17-17869

Judgment: \$156,419.56

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house thereon erected, situate in the Borough of Shillington, County and State aforesaid, bounded and described as follows:

BEGINNING AT A POINT on the South side of Washington Street, sixty-five (65) feet East of the south-east corner of said Washington Street and Starlay Street, thence East along said Washington Street, twenty-two feet six inches (22 '6") thence South along properly now or late of said grantor, one hundred seventy feet (170') to a twenty feet (20') wide street, thence West along the North side thereof, twenty-two feet six inches (22 '6"), thence North along property now or late of Elias Coldran, one hundred seventy feet (170') to the place of beginning.

THE SUPERFICIAL AREA of said lot being three thousand eight hundred twenty-five (3825) square feet; and grantee agrees to keep all buildings on the herein, described lot, sixteen

(16') feet South of the Southern curb line of said Washington Street.

BEING THE SAME PROPERTY conveyed to William B. White who acquired title by virtue of a Deed from S. Alice H. Pennebacker, dated February 14, 1920, recorded February 16, 1920, at Official Records Volume 486, Page 57, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 142 Washington Street, Shillington, PA 19607.

PARCEL NO.: 77439507577908

ACCOUNT: 77054570

SEE Deed Book Volume 486, Page 57

To be sold as the property of William B. White

No. 17-18419

Judgment: \$162,984.30

Attorney: McCabe, Weisberg & Conway, LLC

TAX ID #54530505291968

ALL THOSE CERTAIN lot or pieces of ground, with the frame dwelling house erected thereon, situate formerly in Cumru Township, now in the Borough of Kenhorst, County of Berks and State of Pennsylvania, (as shown by the map or plan surveyed by E. Kurtz Wells, and bearing date October, 1918 said map or plan intended to be recorded), and being further known as Lots Numbers 863, 864 and 865 in plan known as "South Fairview", Lots Numbers 863 and 864 being more particularly bounded and described, to wit:

ON the North partly by Lot No. 862 and partly by a fifteen feet wide alley;

ON the East partly by Lot No. 862 and partly by Hancock Boulevard;

ON the South partly by Hancock Boulevard and partly by Lot No. 865; and

ON the West partly by Lot No. 865 and partly by a fifteen feet wide alley.

HAVING a total frontage on said Hancock Boulevard of 40 feet and extending in depth of equal width 110 feet to said alley.

LOT No. 865 being bounded and described as follows:

ON the North partly by Lot No. 864 and partly by a fifteen feet wide alley;

ON the East partly by Lot No. 864 and partly by Hancock Boulevard;

ON the South partly by Hancock Boulevard and partly by Lot No. 866; and

ON the West partly by Lot No. 866 and partly by property of the County of Berks known as the County Farm.

HAVING a frontage of said Hancock Boulevard of 20 feet and extending in depth along its northeastern boundary line along Lot No. 864, 110 feet to said northeastern boundary line along Lot No. 864, 110 feet to said alley and extending in depth along its southwestern boundary line along Lot No. 866, 105.29 feet to the County Farm.

BEING KNOWN AS: 1481 Hancock

08/30/2018

Vol. 110, Issue 48

Boulevard, Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Hector Adorno and Awilda Ramos by Deed from James E. Krick and Denise M. Krick dated July 31, 2009 and recorded August 4, 2009 as Instrument Number 2009037070.

To be sold as the property of Hector Adorno and Awilda Ramos

No. 17-18627

Judgment: \$148,449.78

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground together with a two and one-half story brick dwelling house thereon erected being No. 1711 Mineral Spring Road situate on the North side of Mineral Spring Road, and being sixty feet (60') of the East portion of Lot No. 4 in plan of lots known as Hessian Camp, laid out by Samuel Phillips, in the Sixteenth (16th) Ward of the City of Reading, County of Berks and State of Pennsylvania, and approved by the City Planning Commission, which said plan of lots is intended to be recorded; said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT on the northern building line of Mineral Springs Road. Said point being two hundred forty-four feet (244') ten and five-eighths inches (10-5/8") East of the division line between property now or late of Samuel Phillips and George W. Green, et al., said point also being fourteen feet (14') East of the southeastern corner of Lot No. 3 in said plan of lots; thence extending eastward along the northern building line of Mineral Springs Road, a distance of sixty feet (60') to a point, the southwest corner of Lot No. 5 in said plan of lots; thence extending northward along the western line of said Lot No. 5 in said plan of lots; thence the property of George G. Haage and wife, a distance of one hundred forty-three feet (143') ten and five-eighths inches (10-5/8") to a point in the southern building line of Eckert Avenue, thence extending westward along said southern building line of Eckert Avenue, a distance of sixty feet (60') to a point in line of property now or late of Mary A. Gehrleindaub, thence extending southward along the eastern line of property now or late of the said Mary A. Gehrleindaub, a distance of one hundred forty-three feet (143') ten and five-eighths inches (10-5/8") more or less to a point in the northern building line of Mineral Springs Road, the place of beginning.

**PURPART #2**

ALL THAT CERTAIN lot or parcel of land situate on the North side of Mineral Spring Road between South Seventeenth Street and Hessian Road being Lot No. 135 in the City of Reading, Berks County, Pennsylvania, bound on the North by Eckert Avenue; on the East by other property now or late of George D. Haage and wife; on the South by Mineral Spring Road; on the West by property now or late of George R. Parry.

CONTAINING IN FRONT on Mineral Spring

Road 74 feet and extending in depth 143 73/8 inches, irregular.

PARCEL ID 16531606498029

MAPPIN 531606498029

ALSO KNOWN AS 1711 Mineral Spring Road, Reading, PA 19602

FEE SIMPLE TITLE vested in Karin M. German and Andres A. Acuna , as tenants by the entirety, by Deed from, Kevin D. Arentz and Krista L. Arentz, dated 04/21/2006, recorded 05/12/2006, in the Berks County Recorder of Deeds in Deed Book 4875, Page 1854.

To be sold as the property of Andres A. Acuna and Karin M. German

No. 17-18651

Judgment: \$145,128.82

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN lot or piece of ground with the brick dwelling house thereon erected. Situate on the estate side of Third Street in the Borough of Boyertown, Berks County, Pennsylvania, as follows, to wit:

BEGINNING at a corner on building range on the East side of Third Street and lot of Howard S. Schanely, thence along said lot of Howard S. Schanely North 40-3/4 degrees East 171-1/2 feet to a corner in a line of 20 feet wide alley, thence along said alley South 43-1/2 degrees East 18 feet 9 inches (more or less) to a corner of lot of Irvin Will, thence along the same and through the middle of the portion wall of a double brick dwelling house South 45-1/2 degrees West 171-1/2 feet to a corner at building range of Third Street , thence along said street North 43-1/2 degrees West 19 feet 10-1/2 inches (more or less) to the place of beginning.

PARCEL ID. 33-5387-20-90-6015

FEE SIMPLE TITLE vested in Gregory Walters, by Deed from, Daniel Sheridan and Christine M. Sheridan, husband and wife, dated 06/15/2015, recorded 06/17/2015, in the Berks County Recorder of Deeds in Deed Instrument #2015020293.

PARCEL NO. 33-5387-20-90-6015

BEING KNOWN AS 315 East 3rd Street, Boyertown, PA 19512

To be sold as the property of Gregory Walters

No. 17-19014

Judgment Amount: \$75,516.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or tract of ground situate in Maiden creek Township, Berks County, Pennsylvania bounded and described according to final plan of Blandon Meadows IV - Phase 4 Part 2 and Part 3 recorded in Plan Book Volume 161, Page 19, Berks County Records, as follows:

BEGINNING at a point on the Southwest side of Sooner Lane (53 feet wide) a corner in common with Lot 160 on the abovementioned

08/30/2018

Vol. 110, Issue 48

plan; thence along the Southwest side of Sooner Lane South 37° 00' 00" East a distance of 70.00 feet to a point a corner in common with Lot 158 on the abovementioned plan; thence along Lot 158 South 53° West a distance of 155.72 feet to a point on line of Lot 175 on the abovementioned plan; thence along Lot 175 and along Lot 174 on the abovementioned plan North 32° 11' 00" West a distance of 70.24 feet to a point a corner in common with the aforesaid Lot 160; thence along Lot 160 North 53° East a distance of 149.82 feet to a point on the Southwest side of Sooner Lane, the place of beginning.

CONTAINING 10,693 square feet.

BEING Lot 159 on the abovementioned plan.

TITLE TO SAID PREMISES is vested in David D. Lerch and Diane Lerch, his wife, by Deed from Henry Inc., dated 01/04/1994, recorded 01/13/1994, in Book 2500, Page 1798.

BEING KNOWN AS 330 Sooner Lane, Blandon, PA 19510-9798.

Residential property

TAX PARCEL NO: 61-5421-17-00-1972

TAX ACCOUNT: 61000056

SEE Deed Book, 2500 Page 1798

To be sold as the property of David B. Lerch a/k/a David D. Lerch, Diane Lerch.

No. 17-19708

Judgment Amount: \$56,836.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected, a two-story brick dwelling house, being Number 1018 Moss Street, situate on the West side of said Moss Street, between Spring and Robeson Streets, 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 Techla Schuler, being No. 1020 Moss Street;

ON the East by said Moss Street;

ON the South by property now or late of Sarah A. Shanaman, being No. 1016 Moss Street; and

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

CONTAINING in front on said Moss Street, in width or breadth, thirteen (13') feet more or less, and in depth or length, of equal width or breadth, one hundred (100') feet more or less.

TITLE TO SAID PREMISES in vested in Lixender R. Martinez, by Deed from Gerardo Valentin Vazquez, dated 01/23/2014, recorded 01/24/2014, Instrument No. 2014002603.

BEING KNOWN AS 1018 Moss Street, Reading, PA 19604-2214.

Residential property

TAX PARCEL NO: 13-5317-45-05-2921

TAX ACCOUNT: 13513525

SEE Deed Instrument No. 2014002603

To be sold as the property of Lixender R. Martinez.

No. 17-19745

Judgment Amount: \$140,304.42

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and a one-story frame two car garage building, together with the lot or piece of ground upon which the same are erected, said lot or piece of ground lying on the southern side of a public road leading from the Centre Turnpike to West Leesport, between said Centre Turnpike and the Moselem Branch of the Philadelphia and Reading Railway, in the Village of Leesport,

No. 17-19710  
Judgment: \$91,907.68  
Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN unit in the property known, named and identified in the Condominium Plan referred to below as Mifflin Park Condominium, in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania which has heretofore been submitted to the provision of the Uniform Condominium Act, Title 68, Pa. C.S. Section 3101 et seq., by the recording in the Office for the Recording of Deeds, in and for the County of Berks, of a Declaration dated July 10, 1981 and recorded July 15, 1981 in Misc. Book Vol. 380, Page 202, a first Amendment thereto dated August 20, 1981 and recorded August 24, 1981 in Misc. Book Vol. 381, Page 576, a second Amendment thereto dated August 26, 1981 and recorded August 28, 1981 in Misc. Book Vol. 381, Page 767, a Third Amendment thereto dated September 19, 1981 and recorded January 14, 1982 in Misc. Book Vol. 385, Page 423 and a Fourth Amendment dated October 28, 1981 and recorded January 14, 1982 in Misc. Book Vol. 385, Page 473, and a Condominium Plan dated July 10, 1981 and recorded July 15, 1981 in Plan Book Vol.119, Page 1, being and designated on said Condominium Plan as Unit No. 311, Building B, as more fully described in such Condominium Plan, Declaration and Amendments thereto, together with a proportionate undivided interest in the common elements (as defined in said Declaration and Amendments) of two percent.

BEING KNOWN AS 311 Mifflin Boulevard, Reading, PA 19607

BEING THE SAME PREMISES which Eleanor Parker, by Mary S. Craley, her Agent, by Deed dated September 15, 2016 and recorded September 23, 2016, in the Office of the Recorder of Deeds in and for the County of Berks, as Instrument No. 2016033576, granted and conveyed unto Susie Froehlich and Jason Bauer, in fee.

TAX PARCEL: 39-4395-12-971475-C21

ACCOUNT NO. 39395092

See Instrument #2016033576

To be sold as the property of Susie Froehlich and Jason Bauer

08/30/2018

Vol. 110, Issue 48

Township of Ontelaunee, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner of property originally conveyed to James R. Weisner, now deceased, and now or late of the property of Emma Z. Adams, wife of Edward Adams, said corner being in the southern side of said public road leading from Centre Turnpike to West Leesport, a distance of two hundred fifty-two (252) feet eleven and three-fourths (11-3/4) inches East of the from the center line of the Moselem Branch of the Philadelphia and Reading Railway, measured along the southern side of said public road; thence along aforesaid property now or late of Emma Z. Adams South forty-seven (47) degrees East, a distance of two hundred sixty-nine (269) feet eight and one-fourth (8-1/4) inches to the northern side of a twenty (20) feet wide alley (to be opened); thence along the northern side of said twenty (20) feet wide alley North thirty-eight (38) degrees thirty-two (32) minutes East, a distance of eighty-two (82) feet seven and three-fourths (7-3/4) inches to a stone corner of other property now or late of Edward Lincoln Parvin, et al; thence along the same North fifty-one (51) degrees twenty eight (28) minutes West, a distance of two hundred fifty-six (256) feet three and one-half (3-1/2) inches to the southern side of the aforementioned public road leading from the Centre Turnpike to West Leesport; thence along the same South fifty (50) degrees five (5) minutes West, a distance of sixty-two (62) feet eleven (11) inches to the place of beginning.

CONTAINING nineteen thousand eleven (19,011) square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 142 East Wall Street, Leesport, PA 19533

TAX PARCEL #92449119617081

ACCOUNT: 92012630

SEE Deed Book/Page

Instrument Number 2012039888

Sold as the property of: Benjamin A. Reisinger

No. 17-20355

Judgment: \$67,316.68

Attorney: M. Troy Freedman, Esquire

TRACT NO. 1

ALL THAT CERTAIN lots, or parcel or pieces of land together with a five room, one-story frame bungalow and a one-story frame mobile home, erected thereon, lying, situate and being in the Township of Exeter, County of Berks, State of Pennsylvania, and being more particularly described as Lots Numbered 1, 2, 3, 4, 5, 6, 7 of Section "B" of Baumstown Annex, so called said lots having a combined frontage of 140 feet on the proposed road known as Chester Avenue and extending of the same width, more or less, for 100 feet in depth, all as shown and laid out on a certain plan of lots known and entitled as "Baumstown Annex, Exeter Township, Berks County, Pennsylvania". And which plan being

on record with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania". And which plan being on record with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania, in Plan Book of Maps No. 2, Page 72.

TRACT NO. 2

ALL THOSE CERTAIN lots, parcels or pieces of land, lying situate and being in the Township of Exeter, County of Berks, State of Pennsylvania, and being more particularly described as Lots Numbered 19, 20, 21, 22, 23 of Section "B" of Baumstown Annex, so called, said lots having a combined frontage of 100 feet, more or less, on the road known as Lebanon Avenue and extending of the same width for 100 feet in depth, as shown and laid out on a certain plan of lots known and entitled as "Baumstown Annex, Exeter Township, Berks County, Pennsylvania; and which said plan being on record with the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Plan Book 2, Page 72.

FREE SIMPLE TITLE vested in Florence L. Minninger by Deed from, Andrew Picciolo and Jacquelyn Picciolo, his wife, dated 2/27/1999, recorded 3/3/1999, in the Berks County Recorder of Deeds in Deed Book 3046, Page 765

PARCEL NO. 43533520918384

BEING KNOWN AS 417 Chester Avenue, Birdsboro, PA 19508

To be sold as the property of Florence L. Minninger

No. 17-20477

Judgment: \$244,553.45

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground, being Lot No. 5 as shown on the plan of Sandy Run East, said plan recorded in Plan Book Volume 160, Page 12, Berks County Records, situate on the Southerly side of Pennsylvania Township Route No. T-445, known as Painted Sky Road, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Pennsylvania Township Route T- 445, known as Painted Sky Road, on the division line between Lot No. 4 and Lot No. 5; thence, extending along the Southerly right-of-way line Painted Sky Road, South 61 degrees 26 minutes 26 seconds East, a distance of 80.00 feet to a point; thence, leaving said road and extending along Lots Nos. 6, 7 and 8, South 27 degrees 57 minutes 23 seconds West, a distance of 210.47 feet to a point; thence, extending along Lots Nos. 10 and 11, North 29 degrees 40 minutes 16 seconds West, a distance of 96.70 feet to a point; thence, extending along Lot No. 4, North 28 degrees 33 minutes 34 seconds East, a distance of 159.54 feet to the place of BEGINNING.

CONTAINING in area 14,697.736 square feet of land.

BEING Parcel ID 43532510368114

08/30/2018

Vol. 110, Issue 48

(MAP: 532510368114)  
BEING KNOWN FOR INFORMATIONAL  
PURPOSES AS 4380 Painted Sky Road,  
Reading, PA 19606

BEING THE SAME PREMISES which  
was conveyed to Dustin Trumbore and Trudy  
Trumbore, as tenants by the entirety, by Deed  
of Jeffrey A. Dittman and Carrie A. Dittman,  
husband and wife, dated 05/28/2010 and recorded  
06/04/2010 as Instrument 2010021234 in the  
Berks County Recorder of Deeds Office.

TAX PARCEL NO. 43532510368114  
(MAP: 532510368114)  
BEING KNOWN AS 4380 Painted Sky Road,  
Reading, PA 19606

Residential Property  
To be sold as the property of Dustin Trumbore  
and Trudy Trumbore

No. 17-20593

Judgment Amount: \$68,946.64

Attorney: Marc A. Hess, Esquire

**PREMISES A**

ALL THAT CERTAIN lot of ground with  
a two-story brick dwelling erected thereon  
situate in Spring Township, Berks County and  
Commonwealth of Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at a corner near the edge of the  
Tulpehocken Creek on the western side; thence  
along lands of John F. Ulrich and wife, North  
sixty-four (64) degrees West, two hundred forty-  
three (243) feet and six (6) inches to a lime stone,  
North seven and a quarter degrees (7-1/4 ) East,  
fifty-five (55) feet, South seventy-seven and a half  
(77-1/2 ) degrees East, two hundred forty-three  
(243) feet and six (6) inches to a corner near the  
western edge of the said Tulpehocken Creek;  
thence along the same South eight (8) degrees  
West, one hundred twelve (112) feet to the place  
of BEGINNING.

CONTAINING seventy-four and five-tenths  
(74.5) perches.

**PREMISES B**

ALL THAT CERTAIN lot or piece of ground  
situate in Spring Township, Berks County and  
Commonwealth of Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at a corner near the edge of the  
Tulpehocken Creek on the western side; thence  
along lands of Paul A. Ulrich and wife, North  
seventy-seven and a half (77-1/2 ) degrees West,  
two hundred forty-three (243) feet and six (6)  
inches, South seven and a quarter (7-1/4 ) degrees  
West, fifty-five (55) feet to a corner in line of  
lands of John F. Ulrich; thence along the same  
North sixty-four (64) degrees West, forty-five  
(45) feet and five (5) inches, North seven and a  
quarter (7-1/4 ) degrees East, seventy-five (75)  
feet and six (6) inches, South seventy-seven and  
a half (77-1/2 ) degrees East, two hundred eighty-  
nine (289) feet to a corner near the Tulpehocken  
Creek on the western side; thence along the same  
South twelve and a quarter (12-1/4 ) degrees

West, twenty-four (24) feet and eight (8) inches  
to the place of BEGINNING. CONTAINING  
thirty-two and three-tenths (32.3) perches.

BEING THE SAME PREMISES which  
Margaret Ulrich, by her Attorney-in-Fact, Eric  
Ulrich, by Deed dated September 22, 1997 and  
recorded November 19, 1997 in the Office of the  
Recorder of Deeds in and for Berks County,  
Pennsylvania at Record Book 2885, Page 1921,  
granted and conveyed unto Dennis E. Felix.

TAX PARCEL: 80439803412711  
To be sold as property of: Dennis E. Felix

No. 17-20884

Judgment Amount: \$84,516.48

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land  
and one-story frame bungalow thereon erected,  
situated in the Township of Lower Alsace, County  
of Berks and State of Pennsylvania, being Lot No.  
384 on a map or plan of Reading Gardens and  
recorded in the Office for Recording of Deeds in  
Berks County in Plan Book 4 Page 8, and more  
particularly described as follows, to wit:

BOUNDED northeastwardly by Woodland  
Avenue, thirty (30) feet; southeastwardly by lands  
of Lot No. 383 on aforesaid plan, eighty four (84)  
feet; southwestwardly by land owners to grantor  
unknown, thirty (30) feet; and northwestwardly  
by Lot No. 385 on said plan, now or late the  
property of Adam Schroeder, eighty four (84')  
feet to Woodland Avenue.

CONTAINING twenty five hundred and  
twenty (2520) square feet, be the same, more  
or less.

THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 214 Woodland Avenue,  
Reading, PA 19606

TAX PARCEL #23532714339973  
ACCOUNT: 23008000  
SEE Deed Book/Page  
Instrument Number 2009055423  
Sold as the property of: Barbara Ann Rhein

No. 18-00404

Judgment: \$104,210.54

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground  
together with the two and one-half story semi-  
detached brick dwelling house erected thereon,  
situate on the Southwestern side of Alsace Road  
between Perry Street and the Hampden Park  
property of the City of Reading, being No. 1240  
Alsace Road, in the City of Reading, County of  
Berks and State of Pennsylvania. bounded and  
described as follows, to wit:

BEGINNING at a point in the Southwestern  
side of said Alsace Road, said point being one  
hundred feet three inches (100' 3 ") Southeast  
of the Southwestern building corner of Perry  
Street and Alsace Road (both sixty feet wide as  
laid out on the topographical survey of the City

08/30/2018

Vol. 110, Issue 48

of Reading); thence Southeastwardly along the Southwestern building line of said Alsace Road, a distance of twenty feet one inch (20' 1") to a point being in the Northern boundary line of property No. 1238 Alsace Road; thence Southwestwardly along said Northern boundary line at right angles to said last described line, a distance of one hundred feet no inches (100' 0") to a corner; thence Northwestwardly along the Eastern side of a twenty feet wide alley, said Eastern side of said twenty feet wide alley being one hundred feet Southwest of and parallel to the Western building line of Alsace Road, and at right angles to said last described line, a distance of twenty feet one inch (20' 1") to a point, said point being in the Southern boundary line of Property No. 1242 Alsace Road; thence Northeastwardly along said Southern boundary line and at right angles to said last described line, a distance of one hundred feet no inches (100' 0") to the place of Beginning.

SUBJECT TO a 20 feet wide reserve building line along said Alsace Road.

THE SAID PARTIES of the second part, their heirs and assigns, to have the right and privilege of ingress, egress and regress over said 20 feet wide alley in rear.

PARCEL ID 17531710372148

MAP PIN 531710372148

ALSO KNOWN AS 1240 Alsace Road, Reading, PA 19604-2031

FEE SIMPLE TITLE vested in Rufina Liriano and Rigoberto Paradis, mother-in-law and son-in-law, tenants in common, each as to an undivided interest, by Deed from, Rufina Liriano, dated 08/15/2006, recorded 08/15/2006, in the Berks County Recorder of Deeds in Deed Book 04945, Page 2346.

To be sold as the property of Rufina Liriano and Rigoberto Paradis

No. 18-00520

Judgment: \$236,443.23

Attorney: Patrick J Wesner, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, described in accordance with a plan of Pine Knoll, made by Andrew F. Kupiszewski, Jr., dated October 24, 1973, and recorded in the Office of the Recorder of Deeds of Berks County, in Plan Book 54 Page 15, as follows, to wit:

BEGINNING at a point on the Northwestly building line of Tamarack Trail a corner of Lot No. 31 as shown on said plan, said point being formed by the Southwestly corner of Lot No. 31 and the Southeastly corner of the herein described premises; thence extending from said beginning point along the Northwestly building line of Tamarack Trail in a Southwestly direction 68.85 feet to a point a corner of Lot No. 33 as shown on said plan; thence extending along the same in a Northwestwardly direction on a line forming an interior angle of 90° with the last described line a distance of 104.16 feet to a point

in line of Lot No. 34 as shown on said plan; thence extending along the same in a Northeastly direction on a line forming an interior angle of 93° 55' 2" with the last described line a distance of 69.01 feet to a point a corner of Lot No. 31 as shown on said plan, thence extending along the same in a Southeastly direction on a line forming an interior angle of 86° 4' 52" with the last described line a distance of 108.87 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 32 as shown on the said plan.

TAX ID #39-5305-07-57-1793

FOR INFORMATION PURPOSES ONLY - property a/k/a 764 Tamarack Trail, Reading, PA 19607

TITLE TO SAID PREMISES is vested in Gregory Duran and Joann Fiorito, as joint tenancy with the right of survivorship by Deed 07/06/06, recorded 07/26/06, in Book 4929, Page 78.

To be sold as the property of Gregory Duran and Joann Fiorito

No. 18-00747

Judgment Amount: \$157,387.93

Attorney: Powers, Kirm & Associates, LLC

PREMISES A

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the North side of the road leading from Leesport to Gernant's Church, sometimes described as Shackomaxon Street, in the Borough of Leesport, formerly the Village of Leesport, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT in the said Shackamaxon Street at the boundary line of the property now or late of Abraham Weis; thence extending eastwardly along said Shackamaxon Street, thirty-three (33) feet to a point in the other land now or late of said Wilson E. Schmick; thence along the same northwardly one hundred fifty (150) feet to the middle of a twelve feet wide alley; thence along the middle of said alley westwardly thirty-three (33) feet to a point in the middle of said alley at the intersection of the other property now or late of Abraham Weis aforesaid; thence in a southerly direction along said property one hundred fifty (150) feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN lot or piece of ground situate on the North side of the road leading from Leesport to Gemant's Church, sometimes described as Shackamaxon Street, in the Borough of Leesport, formerly West Leesport (formerly the Village of Leesport) formerly Ontelaunee Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING AT A POINT in Shackamaxon Street at the western boundary line of the property now or late of Frank G. Snyder and Mamie C. Snyder; thence extending eastwardly along said Shackamaxon Street, 40 feet to a point in other



08/30/2018

Vol. 110, Issue 48

lands now or late of Wilson E. Schmick; thence along the same northwardly 150 feet to the middle of a 12 feet wide alley; thence along the middle of the said alley westwardly, a distance of 40 feet to a point in the middle of said alley at the intersection of the property now or late of the said Frank G. Snyder and Mamie C. Snyder; thence in a southerly direction along said property 150 feet to the place of beginning.

BEING THE SAME PREMISES which Robert L. Metzler, Executor of the Estate of Ronald J. Metzler, deceased by Deed dated October 29, 2014 and recorded November 5, 2014 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument 2014036359, granted and conveyed unto Theresa Arthur.

BEING KNOWN AS 301 Shackamaxon Street, Leesport, PA 19S33.

TAX PARCEL NO. 92-4491-19-62-6284  
SEE Deed Instrument 2014036359

To be sold as the property of Theresa Arthur

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No. 18-01728

Judgment: \$139,428.60

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #:UPI #64531608789754

ALL THAT CERTAIN one and one-half story stone brick and frame dwelling situate on lot or piece of ground situate in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit, and known as 212 Laurel Avenue, Mt. Penn, Pennsylvania.

BEGINNING AT A POINT in the western building line of Laurel Avenue, a 40 foot wide street, as laid out on the topographical survey of the Borough of Mt. Penn, said point being the southeast corner of property now or late of Harrison A. Peck, said point being 97.45 feet West of the intersection of the division line between property now or late of the said Harrison A. Peck and the herein described premises produced easterly through Laurel Avenue with the center line of Ochre Street, produced southwardly, said intersection being 266.41 feet South of the intersection of the center line of Clover Street, a 40 feet wide street, with the center line of Ochre Street, a 50 feet wide street, each as laid out on the topographical survey of the Borough of Mt. Penn; thence in a West direction along property now or late of Harrison A. Peck and by a line at right angles to the aforementioned Ochre Street, the distance of 116.22 feet to a point in the eastern side of Summit Avenue, a 40 feet wide street, as laid out on the topographical survey of the Borough of Mt. Penn; thence in a southerly direction along the said eastern side of Summit Avenue and by a line curving to the left and having a radius of 247 feet the distance of 49.41 feet to a point; thence still along the same and by a line curving to the left and having a radius of 43 feet the distance of 94.20 feet to a point in the aforementioned western side of Laurel Avenue; thence in a northerly direction

along the said western side of Laurel Avenue and by a line curving to the left and having a radius of 280 feet the distance of 58.78 feet to the place of beginning.

BEING KNOWN AS: 212 Laurel Avenue, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in the Warren L. Weidel and Elizabeth M. Weidel Revocable Living Trust, by Deed from Warren L. Weidel and Elizabeth M. Weidel dated September 17, 2001 and recorded October 3, 2001 in Deed Book 3406, Page 0092.

To be sold as the property of Michael H. Weidel, joint successor trustee of the Warren L. Weidel and Elizabeth M. Weidel Revocable Living Trust and Jan M. Fisher, joint successor trustee of the Warren L. Weidel and Elizabeth M. Weidel Revocable Living Trust

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No. 18-01761

Judgment Amount: \$162,065.78

Attorney: Marc A. Hess, Esquire

ALL THAT CERTAIN tract or piece of land, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and situate on the North side of Budd Street (50 feet wide) and being Lot #16 of the Fairview Chapel Villas Subdivision, prepared by Thomas R. Gibbons, PLS, last revised December 4, 1990 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Plan Book 177 at Page 38, more fully bounded and described as follows:

BEGINNING at an iron pin in the northern right-of-way line of Budd Street, a corner of Lot #17; thence along said right-of-way the two following courses and distances: (1) North 77 degrees 39 minutes 57 seconds West, 3.33 feet to a point; (2) in a westerly direction by a line curving to the right having a radius of 494.12 feet, a central angle of 4 degrees 16 minutes 54 seconds and a distance along the arc of 36.93 feet to an iron pin, a corner of Lot #15; thence along Lot #15, North 21 degrees 01 minutes 20 seconds East, 188.29 feet to a detention pond; thence along the detention pond area South 77 degrees 39 minutes 57 seconds East, 40.26 feet to a corner of Lot #17; thence along Lot #17 South 21 degrees 01 minutes 20 seconds West, 189.68 feet to an iron pin, the place of BEGINNING.

BEING Lot #16 on said plan.

BEING THE SAME PREMISES which Richard M. Harbaugh, Jr. and Patricia Harbaugh, by Deed dated May 27, 2011 and recorded June 1, 2011 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2011020476, granted and conveyed unto Erick M. Soja, as sole owner.

TAX PARCEL #43-5335-15-63-1509

To be sold as property of: Erick M. Soja

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08/30/2018

Vol. 110, Issue 48

No. 18-01929

Judgment: \$121,288.21

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate on the eastern side of the macadam state highway Route 625 leading from Knauers toward Bowmansville in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania; bounded and described more fully as follows to wit:

BEGINNING AT A CORNER marked by a spike in the center line of the aforementioned macadam state highway Route 625 leading from Knauers toward Bowmansville, in line of property belonging to Norman B. Schmidt and Mary H. Schmidt, his wife; thence along the Schmidt property South fifty-five degrees and forty-seven minutes East (S. 55° 47' E.), a distance of three hundred and one one-hundredths feet (300.01') to a corner marked by an iron pin in a rock pile in line of property belonging to now or late John Gehman; thence along John Gehman the two (2) following courses and distances, viz: (1) South forty-four degrees and thirty-eight minutes West (S. 44° 38' W.), a distance of one hundred forty-seven and ninety-one one-hundredths feet (147.91') to a corner marked by an iron pin; and (2) South nine degrees and seventeen minutes West (S. 9° 17' W.), a distance of fourteen and nineteen one-hundredths feet (14.19') to a corner marked by an iron pin, a corner of property belonging to Robert L. Mohn and Peggy Ann Mohn, his wife; thence along the same North seventy-two degrees and four minutes West (N. 72° 04' W.), a distance of two hundred sixteen and sixty one-hundredths feet (216.60') to a corner marked by an iron pin in the center line of the aforescribed Route 625; thence continuing along the middle of Route 625, North sixteen degrees and eleven minutes East (N. 16° 11' E.), a distance of two hundred thirty and thirty-nine one-hundredths feet (230.39') to a corner marked by a spike, the place of beginning.

CONTAINING one and ten one-hundredths (1.10) acres.

BEING KNOWN AS: 4682 New Holland Road, Mohnton (Brecknock Township), PA 19540

PROPERTY ID NO.: 34-4383-04-51-0529

TITLE TO SAID PREMISES is vested in Willard J. Seidel and Gloria J. Seidel, his wife, by Deed from Lewis Brendle and Mary Brendle, his wife, dated 10/16/1972 recorded 10/24/1972 in Deed Book 1618 Page 230.

To be sold as the property of: Willard J. Seidel and Gloria J. Seidel, his wife

No. 18-02194

Judgment Amount: \$56,799.95

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate

on the West side of Locust Street, between Perry and Pike Streets, being Number 1342 Locust 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 the Reading Real Estate Exchange;

ON the East by said Locust Street;

ON the South by other property now or late of the Reading Real Estate Exchange;

ON the West by a ten feet wide alley.

CONTAINING in front on said Locust Street in width or breadth thirteen feet and in depth or length of equal width or breadth one hundred feet to said ten feet wide alley.

TOGETHER with the right and privilege of using an alleyway two feet in width and thirty-nine feet in depth in common with the owner or occupier of the premises adjoining on the South.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1342 Locust Street, Reading, PA 19604

TAX PARCEL #17531730173616

ACCOUNT: 17469250

SEE Deed Book/Page

Instrument Number 2009058178

Sold as the property of: Yvette Escalera

No. 18-02204

Judgment: \$186,209.49

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or tract of ground situated in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 18C as shown on a plan set entitled in part "Land Development plans prepared for Woodgate, Elliot Building Group" as prepared by Van Cleef Engineering Associates, dated January 21, 2005, said exterior building limits being verified by and as-built survey performed by Van Cleef Engineering Associates, dated January 21, 2005, said exterior building limits being verified by and as-built survey performed by Van Cleef Engineering Associates on October 27, 2006, and being more particularly described as follows:

BEGINNING AT A POINT within the lands now or formerly of WV Associates, LP. (43-5325-06-37-2501), said point being located the following ten (10) courses and distances from a corner common to the lands now or formerly of WV Associates, LP. And lands now or formerly of Woodgate Community Center Associates (43-5325-06-27-8588) within the bed of Orchard View Drive;

THENCE (1) Along the lands now or formerly of Woodgate Community Center Associates, North 15 degrees 30' 00" East, a distance of 165.43 feet to a point;

THENCE (2) through the lands now or formerly of WV Associates, LP., South 74 degrees 30' 00" East, a distance of 36.68 feet to a corner of Building 18 (Unit 18E); thence, along the face of Building 18 the following courses and distances, to wit:

08/30/2018

(3) North 17 degrees 27' 21" West, a distance of 30.00 feet to a point;

(4) North 72 degrees 32' 39" East, a distance of 6.71 feet to a point;

(5) North 17 degrees 27' 21" West, a distance of 2.05 feet to a point;

(6) North 72 degrees 32' 39" East, a distance of 5.33 feet to a point;

(7) South 17 degrees 27' 21" East, a distance of 2.05 feet to a point;

(8) North 72 degrees 32' 39" East, a distance of 7.70 feet to a point;

(9) North 17 degrees 27' 21" West, a distance of 12.00 feet to a point;

(10) North 72 degrees 32' 39" East, a distance of 20.32 feet to a point at the projection of the center of the party wall between Units 18D and 18C, and from said point running;

THENCE (1) along the face of Building 18, North 72 degrees 32' 39" East, a distance of 0.32 feet to a point;

THENCE (2) continuing along the same, South 17 degrees 27' 21" East, a distance of 5.33 feet to a point;

THENCE (3) still along the same, North 72 degrees 32' 39" East, a distance of 19.36 feet to a point;

THENCE (4) still along the same, North 17 degrees 27' 21" West, a distance of 8.00 feet to a point;

THENCE (5) still along the same, North 72 degrees 32' 39", East, a distance of 0.32 feet to a point at the projection of the center of the party wall between Units 18C and 18B;

THENCE (6) along the center of the party wall between Units 18C and 18B, South 17 degrees 27' 21" East, a distance of 42.00 feet to a point on the face of Building 18;

THENCE (7) along the face of Building 18, South 72 degrees 32' 39" West, a distance of 0.32 feet to a point;

THENCE (8) Continuing along the same, North 17 degrees 27' 21" West, a distance of 4.00 feet to a point;

THENCE (9) still along the same, South 72 degrees 32' 39" West, a distance of 19.36 feet to a point;

THENCE (10) still along the same, South 17 degrees 27' 21" East, a distance of 2.67 feet to a point;

THENCE (11) still along the same, South 72 degrees 32' 39" West, a distance of 0.32 feet to a point at the projection of the center of the party wall between Units 18C and 18D;

THENCE (12) along the center of the party wall between Units 18C and 18D, North 17 degrees 27' 21" West a distance of 38.00 feet to the point of beginning.

PARCEL ID 43532506370538

MAP PIN 532506370538

ALSO KNOWN AS 1803 Orchard View Road, Reading, PA 19606

FEE SIMPLE TITLE vested in Den V. Nguyen, a married man, by Deed from, NVR,

Vol. 110, Issue 48

Inc., a Virginia Corporation trading as Ryan Homes, dated 11/28/2006, recorded 12/14/2006, in the Berks County Recorder of Deeds in Deed Book 5034, Page 893, as Instrument No. 2006094994.

To be sold as the property of Den Nguyen a/k/a Den V. Nguyen

No. 18-02350

Judgment Amount: \$261,866.51

Attorney: Daniel Jones, Esquire

Legal Description

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

BEGINNING at a post at the northeast corner of this tract, thence South twenty-eight (28) degrees seven (7) minutes East four hundred sixty-five and five-tenths (465.5) feet to a post; thence along land now or late of David Himmelberger Estate South sixty-two (62) degrees thirty (30) minutes West three hundred fifty-five (355) feet to the middle of Legislative Route 06037; thence along other land of the Grantees herein, North sixty-five (65) degrees forty-five (45) minutes East one hundred fifty-three (153) feet to a stake; North thirty-seven (37) degrees 30 minutes West one hundred eighty-five and five tenths (185.5) feet to a post; South sixty-eight (68) degrees West one hundred seven and five-tenths (107.5) feet to the middle of said road; along said road North twenty-one (21) degrees West one hundred fifty-eight (158) feet; thence North sixty-four (64) degrees sixteen (16) minutes East two hundred ninety-five and five-tenths (295.5) feet to the place of beginning.

FEE SIMPLE TITLE vested in Thomas Brandon Bojako and Katrina Bojako, husband and wife, as tenants by the entirety by Deed from Seidl Home Renovations, LLC, dated July 22, 2016, and recorded July 28, 2016, in the Berks County Clerk's Office as Deed Instrument No. 2016026189.

MAP PIN: 36447000387458

ACCOUNT: (36) 042426

To be sold as the property of: Thomas Brandon Bojako and Katrina Bojako

No. 18-02381

Judgment: \$35,235.40

Attorney: Catherine M. Wolf, Esquire

ALL THAT CERTAIN two-story mansard roof brick dwelling house, No. 328, and lot of ground upon which the same is erected, situate on the West side of Hoskins Place, between Perkiomen Avenue and Forrest Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Hoskins Place, 58 feet 4-1/2 inches South from the Southerly line of Forrest Street; thence,

08/30/2018

Vol. 110, Issue 48

Westwardly along property of Russell G. and Mabel M. Clark, a distance of 81 feet, 1/2 inch, more or less, to property of Acco Realty Co.; thence, Southwardly along said property of Acco Realty Co., a distance of 14 feet, 3-1/16 inches, more or less, to property of William and Anna R. Dunkelberger; thence, Eastwardly along said property of William and Anna R. Dunkelberger, a distance of 80 feet, 7-3/4 inches, more or less, to Hoskins Place; thence, Northwardly along said Hoskins Place, a distance of 14 feet, 3 inches, more or less, to the place of BEGINNING.

BEING Parcel ID 16531632481352 (Map: 531632481352) and being known for informational purposes as 328 Hoskins Place, Reading, PA

BEING THE SAME PREMISES which was conveyed to Sharmain Phillips and Stephen Phillips, wife and husband, by Deed of Anna T. Sajdak and Theresa Jean Bates dated 03/27/2002 and recorded 04/10/2002 in Book 3512 Page 839 in the Berks County Recorder of Deeds Office.

TAX PARCEL NO 16531632481352 (MAP: 531632481352)

BEING KNOWN AS 328 Hoskins Place, Reading, PA 19602

Residential Property

To be sold as the property of Sharmain Phillips and Stephen Phillips

No. 18-02704

Judgment Amount: \$47,048.55

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground, being No. 1542, situate on the West side of North Ninth Street, between Amity and Union Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary Divine, widow of James F. Divine, deceased;

ON the East by said North Ninth Street;

ON the South by property now or late of Mary J. Moyer, wife of George S. Moyer; and

ON the West by an alley.

CONTAINING in front sixteen feet more or less and in depth one hundred feet, more or less.

BEING PARCEL #5307-08-98-9748

TITLE TO SAID PREMISES IS VESTED IN Melissa Troutman, by Deed from Paul W. Williams, Jr. and Janice L. Miller, h/w, dated 07/27/2012, recorded 07/30/2012, Instrument No. 2012031020.

BEING KNOWN AS 1542 North 9th Street, Reading, PA 19604-1804.

Residential property

TAX PARCEL NO: 17-5307-08-98-9748

TAX ACCOUNT: 17127625

SEE Deed Instrument 2012031020

To be sold as the property of Melissa Troutman.

No. 18-02751

Judgment: \$67,714.64

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, being No. 707 Tuckerton Avenue, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on January 15, 1951, and developed by Cherokee Ranch Homes, Inc., and known and designated as Lot No. 104, as indicated on the plan of Cherokee Ranch, South Range, said plan being recorded in the Office for the Recording of Deeds in and for the County of Berks, State of Pennsylvania on June 11, 1951, in Plan Book Volume 9, Page 62.

CONTAINING in front on Tuckerton Avenue 50 feet and in depth along the western line 99.84 feet and along the eastern line 100 feet.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 707 Tuckerton Avenue, Temple, PA 19560

PARCEL #66530912871309

BEING THE SAME PREMISES which John R. Bradford and Patricia E. Bradford f/k/a Patricia E. Read by Deed dated December 16, 1996 and recorded December 26, 1996 in Deed Book 2793, Page 1361 in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto John R. Bradford and Patricia E. Bradford, husband and wife, in fee.

AND THE SAID John R. Bradford has since departed this life on August 1, 2008 whereby title is vested in Patricia E. Bradford, by right of survivorship.

TAX PARCEL NO 66530912871309

BEING KNOWN AS 707 Tuckerton Avenue, Temple, PA 19560

Residential Property

To be sold as the property of Patricia E. Bradford

No. 18-02829

Judgment Amount: \$65,206.59

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, being House No. 25 South Eleventh Street, between Perkiomen Avenue and Franklin Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Eastern building line of South Eleventh Street (a sixty feet wide street as shown on the topographical survey of the City of Reading) Northward a distance of two hundred thirty-four and fifty-three hundredths feet from the intersection of the Eastern building line of South Eleventh Street with the Northern building line of Franklin

08/30/2018

Vol. 110, Issue 48

Street (a sixty feet wide street as shown on the topographical survey of the City of Reading); thence along the Eastern building line of South Eleventh Street in the Northerly direction, a distance of twenty and seven hundredths feet to a point in line of property now or late of Emma E. Haag, being House No. 23 South Eleventh Street; thence along said property now or late of Emma E. Haag, in an Easterly direction passing along the point between the wall on the herein described property and the wall of House No. 23 South Eleventh Street and forming an interior angle of eighty-nine degrees thirty-six and one-half minutes with the Eastern building line of South Eleventh Street, a distance of sixty-one and fifty-eight hundredths feet to a point; thence continuing along property now or late of Emma E. Haag in an Easterly direction, forming an interior angle of one hundred eighty degrees thirty-five minutes with the last described line, a distance of fifty-four and ninety hundredths feet to a point in line of property now or late of Jane E. Byrne; thence along said property now or late of Jane E. Byrne, in a Southerly direction, forming an interior angle of ninety-five degrees twenty-eight and one-half minutes with the last described line, a distance of twenty and eleven hundredths feet to a point in line of property now or late of Mary L. Jacone; thence along said property now or late of Mary L. Jacone, being House No. 27 South Eleventh Street, the following distances, to wit: (1) in a Westerly direction, forming an interior angle of eighty-four degrees thirty-one and one-half minutes with the last described line, a distance of fifty-six and eighty-seven hundredths feet to a point; (2) in a Westerly direction, forming an interior angle of one hundred seventy-nine degrees twenty-eight minutes with the last described line and passing along the North face of the wall of House No. 27 South Eleventh Street, a distance of sixty-one and fifty-eight hundredths feet to the place of Beginning. The last described line forming an interior angle of ninety degrees twenty and one-half minutes with the Eastern building line of South Eleventh Street.

TITLE TO SAID PREMISES is vested in Hector L. Delvalle and Luz D. Delvalle, h/ w, by Deed from Leszek Andrzej Pielechaty and Iwona Boraks Pielechaty, h/w, dated 06/30/1994, recorded 07/20/1994, in Book 2558, Page 212.

BEING KNOWN AS 25 South 11th Street, Reading, PA 19602-1210.

Residential property

TAX PARCEL NO: 03-5316-21-19-1898

TAX ACCOUNT: 03180175

SEE Deed Book 2558, Page 212

To be sold as the property of Hector L. Del Valle, Luz D. Del Valle.

No. 18-03375

Judgment: \$266,768.87

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Maiden Creek Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Meadowbrook, Phases I and II drawn by Stackhouse, Sentz & Bensing, dated October 2, 2002 and last revised December 16, 2002, said plan recorded in Berks County in Plan Book 261, Page 58, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Kensington Boulevard (53 feet wide), said point being a corner of Lot No. 16 on said plan; thence extending from said point of beginning along Lot No. 16, North 26 degrees 27 minutes 48 seconds West 150.00 feet to a point in line of lands now or late of Bountiful Acres Trust; thence extending along said lands North 63 degrees 32 minute 12 seconds East 100.00 feet to a point, a corner of Lot No. 18 on said plan, thence extending along same South 26 degrees 27 minutes 48 seconds East 150.00 feet to a point on the Northwesterly side of Kensington Boulevard, thence extending along same South 63 degrees 32 minutes 12 seconds West 110.00 feet to the first mentioned point and place of beginning.

CONTAINING 16,500.00 square feet of land.

BEING Lot No. 17 as shown on the abovementioned plan.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 112 Kensington Boulevard, Blandon PA 19510

BEING THE SAME PREMISES which Forino Co., L.P., by Deed dated December 15, 2005 and recorded February 16, 2006 in Deed Book 4791, Page 1435, in the Office of the Recorder in and for the County of Berks, granted and conveyed unto Telsson Romulus and Marie M. Romulus, husband and wife, in fee.

TAX PARCEL NO. 61542113044422

BEING KNOWN AS 112 Kensington Boulevard, Blandon, PA 19510

Residential Property

To be sold as the property of Marie M. Romulus and Telsson Romulus

No. 18-03419

Judgment: \$118,730.34

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground, situate on the Southern side of macadam state highway leading from Pine Forge to Amityville in the aforesaid Village of Pine Forge, Township of Douglass, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid macadam state highway and property belonging to Elworth H. Lusenbigler and Mary W. Lusenbigler, his wife, on the South by Manatawny Creek and residue property belonging to Pine Iron Works Company, Inc., and, being more fully bounded and described as follows, to wit:

08/30/2018

Vol. 110, Issue 48

BEGINNING AT A CORNER marked by an iron pin on the macadam state highway leading from Pine Forge to Amityville, a corner being the Northwestern corner of the herein described property; thence in and along the aforesaid macadam state highway and along property belonging to George J. Schaeffer, North 68 degrees 08-1/2 minutes East a distance of 63 feet 10-3/4 inches to a corner marked by an iron pin; thence leaving the aforesaid macadam state highway, along the eastern side of property belonging to now or late Elworth H. Lunsenbigger and Mary W. Lunsenbigger, his wife South 21 degrees 42 minutes East a distance of 304 feet 9 inches to a corner in Manatawny Creek; thence in and along same and along residue property belong to Pine Iron Works Company, Inc., South 50 degrees 08 minutes West a distance of 58 feet 6 inches to a corner; thence leaving the aforesaid Manatawny Creek and continuing along residue property belonging to Pine Iron Works Company, Inc., crossing a 20 feet wide alley and passing through the party wall between the dwellings, North 21 degrees 26-1/2 minutes West, a distance of 372 feet 10 inches to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 210 Pine Forge Road, Boyertown, PA 19512

PARCEL #41537503422144

BEING THE SAME PREMISES which Fannie Mae by Deed dated March 26, 2008 and recorded April 24, 2008 in Deed Book 5344, Page 463 in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Ronald W. Nagle, Jr. and Joanne E. Nagle, in fee.

TAX PARCEL NO 41537503422144

BEING KNOWN AS 210 Pine Forge Road, Boyertown, PA 19512

Residential Property

To be sold as the property of Ronald W. Nagle, Jr. a/k/a Ronald Nagle and Joanne E. Nagle a/k/a Joanne Nagle

No. 18-03552

Judgment Amount: \$172,411.44

Attorney: Roger Fay, Esquire

Premises A

ALL THAT CERTAIN piece of land in Perry Township, Berks County, Pennsylvania, on the West side of the Old Hamburg-Reading Road, bounded and described as follows:

BEGINNING at a stake, a corner of this and other lot of Richard Rollman and Marian Stoudt; thence along land of Howard M. Zweizig (of which this was a part) North thirty degrees West twenty feet to a stake; thence along the same North seventy-nine degrees fifty-one minutes East one hundred seventy-five feet to a point in the above named road; thence in and along said road South thirty degrees East twenty feet to a point; thence along other lot of Richard Rollman and Marian Stoudt South seventy-nine degrees fifty-one minutes West one hundred seventy-five

feet to the place of beginning.

CONTAINING 0.076 acres of land.

Premises B

ALL THAT CERTAIN lot of land with the buildings erected thereon, situate in Perry Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the old concrete road from Shoemakersville to Hamburg, a corner of this lot and lot of Lawrence Yerger; thence along lot of said Lawrence Yerger South seventy-nine (79) degrees fifty-one (51) minutes West one hundred seventy-five (175) feet to a stake; thence along other land of Howard M. Zweizig, of which this was formerly a part North thirty (30) degrees West one hundred (100) feet to a stake; thence North seventy-nine (79) degrees fifty-one (51) minutes East one hundred seventy-five (175) feet to a point in the middle of the above named road; thence in and along said road South thirty (30) degrees East one hundred (100) feet to the place of beginning.

CONTAINING 0.38 acre of land.

Premises C

ALL THAT CERTAIN lot or piece of ground situate in the Township of Perry, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the property line of Lawrence Yerger and wife and other lands of Richard Rollman and Marian Rollman, his wife; thence along property of Lawrence Yerger and wife South 78 degrees 08 minutes West 40 feet to an iron pin and other lands of Howard W. Zweizig and Mildred A. Zweizig, his wife; thence along the same North 28 degrees 52 minutes West 120 feet to an iron pin and the North property line of other lands of Richard Rollman and Marian Rollman, his wife; thence along the same North 78 degrees 08 minutes East 36 feet to an iron pin; thence South 30 degrees East 120 feet to the point and place of beginning.

CONTAINING 4560 square feet, strict measure.

TITLE TO SAID PREMISES vested in Wayne R. Henry and Angela R. Henry by Deed from Marian E. Rollman f/k/a Marian Stoudt dated March 7, 2009 and recorded on April 13, 2009 in the Berks County Recorder of Deeds as Instrument No. 2009015561.

BEING KNOWN AS: 178 Hughes Hill Road, Shoemakersville, PA 19555

TAX PARCEL NUMBER: 70-4493-01-39-0591

To be sold as the property of Angela R. Henry and Wayne R. Henry

No. 18-03587

Judgment Amount: \$198,480.97

Attorney: Roger Fay, Esquire

ALL THOSE CERTAIN lots or pieces of ground together with the dwelling house thereon erected, known as No. 211 Amherst Avenue, situate in the Township of Spring, Berks County,

08/30/2018

Vol. 110, Issue 48

Pennsylvania, as shown by map or plan recorded in Plan Book Volume 5, Page 22, Berks County Records and being further known as Lots Nos. 182 and the adjacent one-half of 181 on said plan known as "Lincoln Park", said lots being more particularly bounded and described as follows:

ON the North partly by Lot No. 183 and partly by Lot No. 186;

ON the East partly by Lot No. 186 and partly by the un conveyed one-half of the Lot No. 181;

ON the South by the un conveyed one-half of Lot No. 181 and partly by Amherst Avenue; and

ON the West partly by Amherst Avenue and partly by Lot No. 183;

HAVING A TOTAL FRONTAGE along Amherst Avenue of forty-five (45) feet and extending in depth of equal width, a distance of one hundred fifteen (115) feet.

TITLE TO SAID PREMISES vested in Charlotte E. Rhein by Deed from Donald B. Rhein and Charlotte E. Rhein dated August 28, 2004 and recorded on November 3, 2004 in the Berks County Recorder of Deeds in Book 4183, Page 709.

BEING KNOWN AS: 211 Amherst Avenue, Reading, PA 19609

TAX PARCEL NUMBER: 80-4396-17-11-7465

To be sold as the property of Charlotte E. Rhein

No. 18-03617

Judgment Amount: \$166,288.18  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 149, which is the second house northwardly, in the Townhouse Group Number 25, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the southeast (street side) of said townhouse and a 15.00 feet wide strip of land to the northwest (rear) of said townhouse, situate on the westerly side of Marion Lane a 20.00 feet wide private drive, in the Development of Flying Hills, Section Number 6, Cumru Township Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the northwest (rear) by common space; bounded on the southwest (side) by Townhouse Number 148; bounded on the northeast (front) by common space West of Merion Lane; bounded on the northeast (side) by Townhouse Number 150.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 148, and the herein described Townhouse Number 149, in a northeastwardly direction to a point in the center of the party wall between Townhouse Number 150 and the herein described Townhouse Number 149 and containing a lot depth of 62.00 feet, more or less as measured from a point 10.00 feet

southeastwardly from the front of said townhouse to a point 15.00 feet northwestwardly from the rear of said townhouse; the southerly most corner of the physical structure known as Townhouse Group Number 25 has a coordinate reference of latitude 4263.18, departure 4381.31, with reference to a marble monument on the northerly property line of the Development of Flying Hills, Section Number 6, which marble monument has coordinated reference of latitude 4400.509, departure 4775.355.

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit; as more fully shown on the Mast Engineering Co., Inc. Drawing Number B-3214-239.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 149 Merion Lane, Reading, PA 19607

TAX PARCEL #39531517203340

ACCOUNT: 39530049

SEE Deed Book/Page

Instrument Number 2016014916

Sold as the property of: Bryan N. Ray

No. 18-04132

Judgment Amount: \$168,601.17

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 148 as shown on the plan of Saddlebrook II, Phase III, said plan recorded in Plan Book Volume 196 Page 22, Berks County Records, situate on the Northerly side of Sabrina Street, in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point of curvature on the Northerly right of way line of Sabrina Street (54 feet wide) on the division line between Lot No. 148 and Lot No. 149; thence extending along the Northerly right of way line of Sabrina Street, being along the arc of a curve deflecting to the left having a radius of 177.00 feet, a central angle of 21 degrees 17 minutes 52 seconds, a distance along the arc of 65.79 feet to a point; thence leaving said street and extending along Lot No. 147, radial to the last described curve, North 10 degrees 41 minutes 17 seconds West, a distance of 174.44 feet to a point; thence extending along land now or late of Kreider Enterprises, Inc., the following two (2) courses and distances (1) North 45 degrees 1 minute 29 seconds East, a distance of 129.83 feet to a point; and (2) South 61 degrees 34 minutes 44 seconds East, a distance of 57.00 feet to a point; thence extending along Lot No. 149, radial to the curve in the Northerly right of way line of Sabrina Street, South 10 degrees 36 minutes 35 seconds West, a distance of 240.11 feet to the place of beginning.

08/30/2018

Vol. 110, Issue 48

CONTAINING in area 24,345 square feet of land.

TITLE TO SAID PREMISES is vested in Wanda J. Little, by Deed from Mario E. Cepeda and Valerie E. Cepeda, h/w, dated 08/29/2005, recorded 10/21/2005, in Book 4690, Page 2123.

BEING KNOWN AS 46 Sabrina Street, Wernersville, PA 19565.

Residential property

TAX PARCEL NO: 49-4367-03-21-8003

TAX ACCOUNT: 49000230

SEE Deed Book 4690 Page 2123

To be sold as the property of Wanda J. Little a/k/a Wanda Little.

No. 18-1838

Judgment Amount: \$97,333.21

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

THE LAND REFERRED TO in this Commitment is described as follows:

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick stone front mansard roof dwelling house, being No. 810 North Third Street, situate on the West side of said North Third Street, between Douglass and Windsor 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 D. Webster Stehman, being No. 812 North Third Street;

ON the East by said North Third Street;

ON the South by property now or late of Alice V. Mengel, being No. 808 North Third Street; and ON the West by property now or late of Maria J. O'Harra and Hannah Johnson.

CONTAINING in front on said North Third Street in width or breadth, twenty-three feet two inches (23' 02") and in depth or length, of equal width or breadth, one hundred and thirty-eight feet eleven inches (138' 11").

TITLE TO SAID PREMISES IS VESTED in Erin Overley, by Deed from Kenneth R. Bennetch and Cheryl A. Bennetch, h/w, dated 12/16/2005, recorded 02/10/2006, in Book 4784, Page 431.

MORTGAGOR Erin R. Overley a/k/a Erin Overley died on 07/27/2017, and upon information and belief, her surviving heirs are Timothy L. Overley and Melanie L. Overley. By executed waiver Timothy L. Overley and Melanie L. Overley waived their right to be named in the foreclosure.

BEING KNOWN AS 810 North Third Street a/k/a, 810 North 3rd Street, Reading, PA 19601-2174.

Residential property

TAX PARCEL NO: 14-5307-58-64-6769

TAX ACCOUNT: 14058250

SEE Deed Book 4784 Page 431

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from

or under Erin R. Overley a/k/a Erin Overley, deceased.

No. 18-2076

Judgment: \$52,307.51

Attorney: Martha E. Von Rosentiel, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of P.C. Yerger Corp. by Henry S. Conrey, Inc. Division of Chester Valley Engineers dated August 16, 1979 being designated as Building 29, Lot 4 on said plan and being more particularly described as follows, to wit:

BEGINNING at an interior point, said point being the Northwesterly corner of Building 29, Lot 4 on said plan, which interior point is measured the six following courses and distances from a point in the bed of Laurel Spring Lane: (1) South 71 degrees 54 minutes 38 seconds East, 123.64 feet to a point; (2) South 00 degrees 46 minutes 48 seconds West, 36.08 feet to a point; (3) South 47 degrees 42 minutes 36 seconds East 9.23 feet to a point (4) South 00 degrees 46 minutes 48 seconds West 10.63 feet to a point; (5) South 89 degrees 13 minutes 12 seconds East 4.33 feet to a point (6) South 00 degrees 46 minutes 48 seconds West 23.21 feet to the point of beginning; thence extending from said beginning point along Building 29, Lot 5 on said plan, South 89 degrees 13 minutes 12 seconds East, 33.46 feet to a point in line of land of Neversink Road, Inc.; thence extending along the same the three following courses and distances: (1) South 00 degrees 46 minutes 48 seconds West 11.46 feet to a point; (2) South 89 degrees 13 minutes 12 seconds East, 4 feet to a point; (3) South 00 degrees 46 minutes 48 seconds West, 11.75 feet to a point in line of Building 29, Lot 3 on said plan; thence extending partly along the same and partly along lands of Neversink Road, Inc., North 89 degrees 13 minutes 12 seconds West, 37.46 feet to a point; thence continuing along the lands of Neversink Road, Inc., North 00 degrees 46 minutes 48 seconds East, 23.21 feet to the first mentioned point and place of beginning.

CONTAINING 824 square feet.

BEING THE SAME PREMISES which Amy T. Keith, by Deed dated 10/15/2004 and recorded 11/12/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4189, Page 2199, granted and conveyed unto Richard A. Fox, Sr. and Tracy L. Fox.

To be sold as the property of Richard A. Fox, Sr. and Tracy L. Fox



08/30/2018

Vol. 110, Issue 48

No. 18-2496

Judgment Amount: \$101,885.69

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling thereon erected, being No 412 Sycamore Road, situate on the Northerly side of Sycamore Road between Parkview Road and Fifth Avenue, in the Borough of West Reading, 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 Sycamore Road (sixty feet wide as shown on the topographical survey of the Borough of West Reading) Westwardly a distance of 511.81 feet from the intersection of the Northerly building line of Sycamore Road with the Westerly building line of Parkview Road (sixty feet wide as shown on the aforesaid topographical survey), thence in a Westerly direction along the Northerly building line of Sycamore Road, a distance of 20 feet to a point, thence in a Northerly direction along House No. 414 Sycamore Road, passing through the wall between House No. 412 and House No. 414 Sycamore Road, forming a right angle with the Northerly building line of Sycamore Road, a distance of 100 feet to a point, thence in an Easterly direction along the Southerly side of 20 foot wide alley forming a right angle with the last described line, a distance of 20 feet to a point; thence in a Southerly direction along House No. 410 Sycamore Road, passing through a wall between House No. 412 and House No. 410 Sycamore Road, forming a right angle with the last described line, a distance of 100 feet to the place of Beginning. The last described line forming a right angle with the Northerly building line of Sycamore Road.

TITLE TO SAID PREMISES is vested in Eva Vega, by Deed from Karl Ponce, dated 02/18/2016, recorded 11/14/2016, Instrument No. 2016040744.

BEING KNOWN AS 412 Sycamore Road, West Reading, PA 19611-1540.

Residential property

TAX PARCEL NO: 93-5306-06-27-8801

TAX ACCOUNT: 93135100

SEE Deed Instrument No. 2016040744

To be sold as the property of Karl A. Ponce a/k/a Karl Alan Ponce a/k/a Karl Ponce, Eva M. Vega a/k/a Eva Maria Vega-Ponce a/k/a Eva Vega.

No. 18-2659

Judgment Amount: \$98,150.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate on the Western side of a cul-de-sac street known as Lynn Court, being Lot No. 7 together with the dwelling house thereon erected, being

House No. 3715 Lynn Court located in the Development of Lenape Acres, Section No. 2, as laid out by ORB Construction Company, recorded in Plan Book Volume 35, Page 32, Berks County Records, in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the line of property belonging to Exeter Township School District at a point opposite a point of curve of the cul-de-sac street known as Lynn Court, said corner being the Southeastern corner of the herein described premises; thence along property belonging to Exeter Township School District North 64 degrees 39 minutes 30 seconds West, a distance of 159.30 feet to a steel pin; thence along Lot No. 8 North 25 degrees 26 minutes 00 seconds East a distance of 80.00 feet to a steel pin; thence along Lot No. 6 South 53 degrees 59 minutes 04 seconds East, a distance of 111.97 feet to a corner marked by a steel pin on the Western building line of Lynn Court; thence along Lynn Court by a line bearing to the left having a radius of 50.00 feet a central angle of 100 degrees 40 minutes 26 seconds a tangent distance of 60.30 feet and a distance along the arc of 87.85 feet to the place of BEGINNING.

CONTAINING in area 8,154.6 square feet.

TITLE TO SAID PREMISES is vested in Jeremy D. Madden, by Deed from Jeremy D. Madden and Teisha L. Madden, husband and wife, dated 09/24/2014, recorded 09/30/2014, Instrument No. 2014032099.

BEING KNOWN AS 3715 Lynn Court, Reading, PA 19606-2840.

Residential property

TAX PARCEL NO: 81-5326-11-66-4077

TAX ACCOUNT: 81007573

SEE Deed Instrument No: 2014032099

To be sold as the property of Jeremy D. Madden.

No. 18-2970

Judgment Amount: \$172,611.62

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the Northern side of Fifth Avenue in the Township of Exeter, Berks County, Pennsylvania, being known as two lots within Block N of the Pine Crest Subdivision, recorded in Plan Book Volume 8, Page 47, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right-of-way line of Pine Street, 40 feet wide, said point being 199.20 feet Northerly from the Northwestern intersection of Pine Street and Fourth Avenue,

THENCE leaving said Pine Street, North 15 degrees 57 minutes East, 146.01 feet to a point in line of Lot No. 1 of the Gollub Park, Section 2 Subdivision,

08/30/2018

Vol. 110, Issue 48

THENCE along Lot Nos. 1 and 2 and partly along Lot No. 3, South 67 degrees East, 204.68 feet to a point,

THENCE South 23 degrees West, 100.00 feet to a point on the Northern right-of-way line of Fifth Avenue, 40 feet wide,

THENCE along the Northern right-of-way line of Fifth Avenue the following two courses and distances, viz:

(1) North 67 degrees West, 147.06 feet to a point of curvature,

(2) By a tangent curve to the left having a radius of 40 feet, a central angle of 97 degrees 03 minutes and an arc distance of 67.75 feet to the place of BEGINNING.

PARCEL ID. 43-5345-19-52-3218

TITLE TO SAID PREMISES IS VESTED IN Glenn Ingram Todd, by Deed from Jason Slackway and Nicole L. Slackway, dated 01/22/2016, recorded 02/01/2016, Instrument No. 2016003326.

BEING KNOWN AS 27 4th Avenue, Birdsboro, PA 19508-8759.

Residential property

TAX PARCEL NO: 43-5345-19-52-3218

TAX ACCOUNT: 43000500

SEE Deed Instrument #2016003326

To be sold as the property of Glenn Ingram Todd.

No. 18-3067

Judgment Amount: \$5,131,298.02

Attorney: Robert L. Grundlock, Esquire

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Reading, County of Berks, State of Pennsylvania.

ALL THAT CERTAIN lot, tract or parcel of land with the building and improvements thereon erected, situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania bounded and described in accordance to a plan prepared by Ezra Golub & Associates, Registered Professional Engineers and Registered Land Surveyors of Levittown, Pennsylvania, entitled plan of ALTA/ACSM Land Title Survey prepared for Madison Title Agency LLC, dated March 16, 2007 and Number D32013601 as follows to wit:

BEGINNING at the Northeast building corner of the intersection of North 5th Street and Washington Street, said intersection being formed by the Eastern topographical building line of North 5th Street with the Northern topographical building line of Washington Street, the interior angle being formed by said intersection being 89 degrees, 50 minutes, 10 seconds; thence in a Northerly direction along the Eastern topographical building line of North 5th Street, a distance of 91 feet 4-3/4 inches to a corner of property now or late of Francis F. Seidel, deceased, being numbered 113 North 5th Street; thence making an interior angle of 90 degrees, 7 minutes, 10 seconds with last described line, and

along property now or late of Francis F. Seidel, deceased, a distance of 230 feet 6-1/4 inches to a corner in the Western topographical building line of Church Street, thence in a Southerly direction along the Western topographical building line of Church Street making an interior angle of 89 degrees, 57 minutes, 5 seconds with the last described line a distance of 91 feet 2-3/4 inches to the Northwestern building corner of Church Street and Washington Street, said corner being formed by the intersection of the Western topographical building line of Church Street with the Northern topographical building line of Washington Street, thence along the Northern topographical building line of Washington Street; in a Westerly direction, making an interior angle of 90 degrees, 5 minutes, 35 seconds with last described line, a distance of 230 feet 7-3/4 inches to the Northeast building corner of the intersection of North 5th Street and Washington Street, the place of beginning.

BEING THE SAME PREMISES conveyed to Berkshire Realty Group, LLL of the Commonwealth of Pennsylvania by Deed from Berkshire Reading Associates, LLC dated March 27, 2007 and recorded July 2, 2007, in the Berks County Clerk/Register's Office in Book 5170, Page 196.

NOTE: Being Parcel No. 07530783800808

NOTE: Parcel No. shown for informational purposes only.

To be sold as property of: Berkshire Realty Group, LLC

No. 18-3512

Judgment Amount: \$126,337.64

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the 2 story dwelling house erected thereon, situate on the southerly side of South Church Street (36 feet wide) being known as No. 120 South Church Street, in the Borough of Mohnton, and being more fully bounded and described in accordance with a survey made by Rea D. Gehret, Registered Surveyor, as follows, to wit:

BEGINNING at a drill hole on the southern building line of the said South Church Street, said point being 31.23 feet eastwardly from a marble stone on the southern range line of the said South Church Street, said point also being the northwest corner of the herein described tract, thence extending from said point of beginning in an easterly direction along the said southern building line of South Church Street, a distance of 40.57 feet to a drill hole, a corner of lands of now or late Lewis R. Breneman; thence on a southerly direction, leaving the said South Church Street, along the said lands of now or late Lewis R. Breneman, and forming an interior angle of 90 degrees 20 minutes 20 seconds (90° 20' 20") with the last described line, and passing thru

08/30/2018

Vol. 110, Issue 48

an iron pipe (63.00 feet from the last described corner a distance of 156.84 feet to an iron pipe on the northerly side of a 14' wide alley; thence in a westerly direction along the northerly side of the said alley, forming an interior angle of 90 degrees 26 minutes 40 seconds (90° 26' 40") with the last described line, a distance of 37.79 feet to an iron pipe, a corner of lands of Ronald L. and Barbara A. Brown, his wife, thence in a northerly direction along the said lands of Ronald L. and Barbara A. Brown, his wife, forming an interior angle of 90 degrees 34 minutes (90° 34") with the last described line, and forming an interior angle of 88 degrees 39 minutes (88° 39") with the first described line, a distance of 157.40 feet to the place of BEGINNING.

CONTAINING in area 6,155.5 square feet of land, more or less.

TITLE TO SAID PREMISES is vested in Adolph W. Styer, III and Jana C. Styer, his wife, by Deed from Adolph W. Styer, II a/k/a Adolph W. Styer III, dated 05/08/1992, recorded 05/19/1992, in Book 2305, Page 1790.

BEING KNOWN AS 120 South Church Street, Mohnton, PA 19540.

Residential property

TAX PARCEL NO: 65439518317018

TAX ACCOUNT: 65015800

SEE Deed Book 2305 Page 1790

To be sold as the property of Jana C. Styer, Adolph W. Styer, III

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No. 18-3673

Judgment Amount: \$83,584.30

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two (2) story quadruple detached frame dwelling house erected thereon, situate on the Southern side of and known as No. 721 Cocalico Road between Windsor Street and Douglass Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded on the North by the aforesaid Cocalico Road, on the East by No. 719 Cocalico Road, property of Clarence E. Shollenberger and Mary E. Shollenberger, his wife, on the South by No. 722 Windsor Street, property of John E. Doaty and Martha A. Doaty, his wife, and on the West by No. 733 Cocalico Road, property of E. & G. Brooke Land Company, about being conveyed to Denton L. McCord and Charlotte McCord, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the Southern topographical building line of Cocalico Road, which aforesaid corner is a distance of ninety-eight feet four and one-quarter inches (98' 4-1/4") Westwardly from the first angle in the aforesaid Cocalico Road, West of Windsor Street, thence leaving the aforesaid

Cocalico Road and along No. 719 Cocalico Road, property of Clarence E. Shollenberger and Mary E. Shollenberger, his wife, passing through the center line of the frame party wall between the dwelling, South thirty-six degrees thirty-eight minutes East (S. 36° 38' E.) a distance of forty feet two inches (40' 2") to a corner, thence along No. 722 Windsor Street, property of John E. Doaty and Martha A. Doaty, his wife, passing through the center line of the frame dwelling wall between the dwellings South fifty-three degrees ten minutes West (S. 53° 10' W.) a distance of sixty-nine feet seven and three-eighth inches (69' 7-3/8") to a corner, thence along No. 733 Cocalico Road, property of E. & G. Brooke Land Company, about being conveyed to Denton L. McCord and Charlotte McCord, his wife, North thirty-six degrees thirty-eight minutes West (N. 36 degrees 38' W.) a distance of fifty-seven feet seven and three-quarter inches (57' 7-3/4") to a corner marked by a marble stone in the Southern topographical building line of the aforesaid Cocalico Road, thence along the same North sixty-seven degrees seventeen minutes East (N. 67 degrees 17' E.) to a distance of seventy-one feet eight and three-quarter inches (71' 8-3/4") to the place of beginning.

CONTAINING twelve and five hundred seven one thousandths (12.507) perches.

TITLE TO SAID PREMISES is vested in Robert W. Becker and Shirley A. Becker, h/w, as tenants by the entirety with the right of survivorship, by Deed from Floyd D. Harp and Mary E. Harp, his wife, dated 06/18/1959, recorded 06/22/1959, in Book 1334, Page 565.

SHIRLEY A. BECKER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Shirley A. Becker's death on or about 06/16/2000, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 721 Cocalico Road, Birdsboro, PA 19508-2202.

Residential property

TAX PARCEL NO: 31534413131059

TAX ACCOUNT 31014640

SEE Deed Book 1334, Page 565

To be sold as the property of Robert W. Becker.

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No. 18-3719

Judgment Amount: \$161,405.05

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected, situate in the Township of Windsor, County of Berks and Commonwealth of Pennsylvania, located on the Northwest corner of Valley Road and Lawrence Avenue in the development of Edenburg Manor as laid out by Edenburg Manor, Inc., more fully bounded and described according to a survey prepared by Elliot Ziegler, Registered Surveyor, as follows, to wit:

08/30/2018

Vol. 110, Issue 48

BEGINNING at a stake on the West side of Valley Road (a 50 feet wide street), leading to the public road from Edenburg to Lenhartsville and on the North side of Florence Avenue (a 50 feet wide street), bearing East and West from Valley Road; thence along the North side of Florence Avenue, South seventy-four (74) degrees forty-three (43) minutes West a distance of one hundred (100) feet to an iron stake; thence along other land of Edenburg Manor, Inc., of which this was a part, North fifteen (15) degrees seventeen (17) minutes West a distance of one hundred eighteen and eighty-four hundredths (118.84) feet to an iron stake on the South side of a twenty (20) foot wide alley; thence along the South side of said twenty (20) foot wide alley, North seventy-four (74) degrees three (03) minutes East a distance of one hundred (100) feet to a stake on the left side of the aforesaid Valley Road; thence along the West side of Valley Road South fifteen (15) degrees seventeen (17) minutes East a distance of one hundred twenty (120) feet to a point on the North side of the aforesaid Florence Avenue, the place of the BEGINNING.

CONTAINING in front along the North side of Florence Avenue one hundred (100) feet in width and extending of like width Northward in depth to the South side of the above-mentioned public alley a distance of one hundred seventy (170) feet.

TITLE TO SAID PREMISES is vested in William J. Lurwick Jr., an adult individual, by Deed from Keith Kauffman, an adult individual, dated 05/13/2016, recorded 05/16/2016, Instrument No. 2016016038.

BEING KNOWN AS 504 Florence Avenue, Hamburg, PA 19526-8321.

Residential property

TAX PARCEL NO: 94449516840478

TAX ACCOUNT: 94012802

SEE Deed Instrument #2016016038

To be sold as the property of William J. Lurwick, Jr.

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No. 18-3939

Judgment: \$165,458.16

Attorney: Martha E. Von Rosenstiel, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel of ground on the western side of Carriage Drive (50 feet wide) situate in the Borough of Birdsboro, Berks County, Pennsylvania, being known as Lot #56 of the final plan of Mansion Heights Revision, recorded in Plan Book Volume 146, Page 76, Berks County Records, prepared by Robert B. Ludgate and Associates, Plan No. D-2246, dated January 16, 1987 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Carriage Drive, a corner of Lot #55, thence along Lot No. 55, North 61 degrees 22 minutes 50 seconds West, 109.23 feet to a point of land being annexed to Karen; thence along lands being annexed to Karen, North 28 degrees 37 minutes 10 seconds East, 80.00 feet to a point,

corner of Lot #57; thence along Lot #57, South 61 degrees 22 minutes 50 seconds East, 109.23 feet to a point on the western right-of-way line of Carriage Drive, South 28 degrees 37 minutes 10 seconds West, 80.00 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

BEING PARCEL NO: 5334-16-93-8785

BEING THE SAME PREMISES which American Escrow & Closing Company, by Deed dated 6/16/2010 and recorded 7/28/2010 at Berks County in Deed Book as Instrument Number 201008902, granted and conveyed unto Eric Schmincke and Antonia J. Schmincke.

PARCEL IDENTIFICATION NO: 31-5334-16-93-8785

TAX ID #31012967

To be sold as the property of Antonia J. Schmincke and Eric Schmincke

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No. 18-3967

Judgment Amount: \$169,112.45

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected situate on the South side of Franklin Street, between Lakeview Drive and Park Road, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, as shown by a map or plan recorded in the Recorder's Office of Berks County in Plan Book 6 Page 62, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the South property line of Franklin Street, said point being sixty (60) feet West of the southwest intersection of Franklin Street and Lakeview Drive, and being in line of property now or late of Philip Auchter, thence in a westerly direction along the South property line of said Franklin Street, a distance of fifty-nine and three one-hundredths (59.03') feet to a point on the South property line of said Franklin Street, thence continuing along the same in a westerly direction, and forming an interior angle of one hundred seventy-two (172) degrees twenty-two (22) minutes with the last described line, a distance of twenty-six and sixty-eight one-hundredths (26.68) feet to a point in line of property now or late of G. Fred Crossant, thence along the same in a southerly direction, and forming an interior angle of ninety (90) degrees with the last described line, a distance of one hundred (100) feet to a point on the North side of a nine (9) feet six (6) inches wide alley; thence in an easterly direction along said alley and forming an interior angle of ninety (90) degrees with the last described line, a distance of nineteen and thirty-seven one-hundredths (19.37) feet to a point on the North side of said alley, thence continuing along the same in an easterly direction and forming an interior angle of one hundred

08/30/2018

Vol. 110, Issue 48

eighty-seven (187) degrees thirty eight (38) minutes with the last described line, a distance of fifty-four and ninety-seven one-hundredths (54.97) feet to a point in line of property now or late of Philip Auchter, thence along the same in a northerly direction, and forming an interior angle of ninety (90) degrees with the last described line, a distance of one hundred (100) feet four and one-quarter (4-1/4) inches to a point on the South property line of Franklin Street, said point being the place of Beginning.

CONTAINING one thousand eight hundred sixty-five ten-thousandths (0.1865) of an acre.

BEING THE SAME PREMISES which C. Richard Spahn and Ann B. Spahn, his wife, by Deed dated 9/10/1986 and recorded 9/11/1986 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book 1907, Page 760, granted and conveyed unto Edward K Fugikawa and Gretchen Fugikawa, his wife.

TITLE TO SAID PREMISES is vested in Heidi T. Ziemer, a married woman, as her sole and separate property, by Deed from Matthew K. Ziemer, dated 08/15/2012, recorded 02/28/2013, Instrument No. 2013008241.

BEING KNOWN AS 808 Franklin Street, Wyomissing, PA 19610-3002.

Residential property

TAX PARCEL NO: 96-5306-05-09-5729

TAX ACCOUNT: 96038700

SEE Deed Instrument #2013008241

To be sold as the property of Matthew Ziemer a/k/a Matthew Kauffman Ziemer, Heidi Ziemer a/k/a Heidi T. Ziemer a/k/a Heidi Tatreau Ziemer.

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 accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF 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 **Octoraro H2O, Inc.**

The Articles of Incorporation have been filed on August 13, 2018.

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

**AUDIT LIST**

**Second and Final Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, September 5, 2018 at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

60. BECKER, BRIAN K. - Frederick R. Mogel, Exr., Sean J. O'Brien, Esq.

61. HAFER, MARGARET R. - Cynthia L. Frankhouser, Admx., Russell E. Farbiarz, Esq.

62. HAFER, SR., WILLIAM L. - Cynthia L. Frankhouser, Extx., Russell E. Farbiarz, Esq.

63. LANGSTON, BARBARA J. - Sherry L. Horn, Extx., Brian F. Boland, Esq.

64. METZ, DONALD R. - Karen L. Bender and Lisa A. Rodgers, Execs., Russell E. Farbiarz, Esq.

65. MOYER, BETTY J. - Dorothy J. Gensemer and Terry J. Edris., Exrs., Russell E. Farbiarz, Esq.

66. OHLINGER, LUCILLE I. - Marilyn E. Schaeffer and Janice A. Strunk and Brian A. Fishburn, Exrs., Russell E. Farbiarz, Esq.

67. PRESKA, JOHN B. - Stephen S. Shanaman, Exr., Jonathan B. Batdorf, Esq.

68. SHEETZ, ELSIE M. - Manufacturers and Traders Trust Company and Henry M. Koch, Jr., Trustees F/B/O Camp Conrad Weiser, Jay R. Wagner, Esq.

69. SHEETZ, ELSIE M. - Manufacturers and Traders Trust Company and Henry Koch, Jr., Trustees F/B/O Reading Hospital School of Nursing, Jay R. Wagner, Esq.

70. SKWIRA, JR., JOSEPH F., a/k/a

08/30/2018

Vol. 110, Issue 48

SKWIRA, JR., JOSEPH FRANK - Sheila L. Skwira, Admx., Susan E. Piette, Esq.

71. UNGER, MARGARET L. - Sherry L. Unger, Extx., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for October 2018 is August 31, 2018.

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

## CHANGE OF NAME

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-14349

NOTICE IS HEREBY GIVEN that the Petition of Eliezer Heredia was filed in the above named Court, praying for a Decree to change his name to ANTHONY BAEZ.

The Court has fixed October 10, 2018, at 9:00 a.m. in Courtroom "4C" of the Berks County Services Center, 633 Court Street, Reading, PA 19601, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

## 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

**AULENBACH, M. JEANETTE** also known as  
**AULENBACH, MARIAN J. and AULENBACH, MARION JEANETTE,** dec'd.  
Late of 29 East Cedar Street, Fleetwood.  
Executrix: CAROL MARIE AULENBACH, 2107 Rosewood Court,

Wyomissing, PA 19610.  
ATTORNEY: DAVID C. BALMER, ESQ., 3611 Kutztown Road, Reading, PA 19605

### **BROWN, MARY L.,** dec'd.

Late of 77 Turning Leaf Way, Muhlenberg Township.  
Executor: RICHARD T. KOCHER, SR., 608 N. 9th Street, Reading, PA 19604.  
ATTORNEY: ROBERT R. KREITZ, ESQ., ROLAND STOCK, LLC, 627 North Fourth Street, P.O. Box 902, Reading, PA 19603

### **DEFEO, JOSEPH M., SR.** also known as **DEFEO, JOSEPH M.,** dec'd.

Late of 1301 Dogwood Drive, West Lawn, Spring Township.  
Executor: JOSEPH M. DEFEO, JR., c/o ATTORNEY: ANDREW S. GEORGE, ESQ., KOZLOFF STODT, 2640 Westview Drive, Wyomissing, PA 19610

### **HECKMAN, RITA L.,** dec'd.

Late of 2013 Dennis Drive, Reading.  
Executors: DORENE L. LEFKOWITH and TODD A. HECKMAN,  
c/o ATTORNEY: PAUL H. HERBEIN, ESQ., PAUL H. HERBEIN ATTORNEY AT LAW P.C., 2601 Centre Avenue, Reading, PA 19605

### **HILL, WILLIAM G.,** dec'd.

Late of 105 Montrose Blvd., Reading.  
Executor: MR. DANIEL L. HILL, 13 Northview Avenue, Shoemakersville, PA 19555.  
ATTORNEY: SCOTT C. PAINTER, ESQ., 906 Penn Avenue, P.O. Box 6269, Wyomissing, PA 19610

### **HOFFA, BETTY HELEN** also known as **HOFFA, BETTY H.,** dec'd.

Late of 468 Muirfield Drive, Cumru Township.  
Executor: DENNIS C. HOFFA, 2511 Overland Avenue, Sinking Spring, PA 19608.  
ATTORNEY: LOUIS R. RIZZUTO, ESQ., 11 Wyomissing Hills Boulevard, Reading, PA 19609-1731

### **JURASINSKI, WALTER J.,** dec'd.

Late of 4 East 34th Street, Reading.  
Executor: CRAIG JURASINSKI, 1 Cedar Grove Drive, Seaville, NJ 08230.  
ATTORNEY: MICHAEL J. GOMBAR, JR., ESQ., MASANO BRADLEY, LLP,

08/30/2018

Vol. 110, Issue 48

1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

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

Late of Lower Heidelberg Township.  
Executrix: KATHLEEN G. BOYER,  
P.O. Box 2,  
Bechtelsville, PA 19505.  
ATTORNEY: MATTHEW H. DOLL, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**NORTON, ESTHER N., dec'd.**

Late of Bern Township.  
Executors: WAYNE HOFFERT,  
637 New Schaefferstown Road,  
Bernville, PA 19506 and  
JANET ZECHMAN,  
33 Main Street,  
Stouchsburg, PA 19567.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**REIDER, EVELYN CLARA also known as REIDER, EVELYN C., dec'd.**

Late of Muhlenberg Township.  
Executor: BRETT J. REIDER,  
9 Summit Circle,  
Womelsdorf, PA 19567.  
ATTORNEY: TIMOTHY C. BITTING,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**RESSLER, SHIRLEY M., dec'd.**

Late of Borough of Wernersville.  
Executrix: RHONDA S. LENGEL,  
8 Steeple Drive,  
Robesonia, PA 19551.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON & DISTASIO, P.C.,  
1720 Mineral Spring Road,  
P.O. Box 3588,  
Reading, PA 19606

**ROBERTSON, PATRICIA A., dec'd.**

Late of 918 Pauls Place,  
Muhlenberg Township.  
Executor: RUSSELL ROBERTSON,  
411 Friendship Drive,  
Fleetwood, PA 19522.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**ROEHM, LAWRENCE F., dec'd.**

Late of Robeson Township.  
Executrix: KAREN ABRAHAM,  
8 Antler Hollow,  
Reading PA 19607.  
ATTORNEY: BARBARA KERN

DIETRICH, ESQ.,  
22 Hilgert Avenue,  
Reading, PA 19607

**STINE, ROBERT K., dec'd.**

Late of 5664 Main Street,  
Shartlesville.  
Executrix: PAMELA A. HECKMAN,  
86 Sunset Drive,  
Bernville, PA 19506.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SZOKE, SADIE, dec'd.**

Late of 501 Hoch Rd.,  
Blandon.  
Executrix: SHERIE R. WEBER,  
117 W. Main Street,  
Fleetwood, PA 19522

**WEITZEL, HELEN M., dec'd.**

Late of 619 Ritter Street,  
City of Reading,  
Administratrix: POLLYANN RHOADS,  
28 Niedhawk Lane,  
Mohnton, PA 19540.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**Second Publication****CLEVINGER, VIRGINIA, dec'd.**

Late of Exeter Township.  
Executor: RICKY A. CLEVINGER,  
114 Wood Lane,  
Reading, PA 19606.  
ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**COLON, CARMELO V., dec'd.**

Late of 1222 Schuylkill Ave., Reading, .  
Executrix: JOYLYN ABREAU,  
c/o ATTORNEY: KONRAD B. JARZYNA,  
ESQ.,  
122 West Lancaster Avenue, Suite 207,  
Reading, PA 19607

**FRAIN, LOIS A. also known as FRAIN, LOIS E. A., dec'd.**

Late of Borough of Boyertown.  
Executor: JOHN R. FRAIN,  
643 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**GRIMES, BRENDA G. also known as GRIMES, BRENDA GAIL, dec'd.**

Late of 8 Main Street,

08/30/2018

Vol. 110, Issue 48

Shoemakersville.  
 Executrix: KELLY L. SCOTT,  
 45 Kulp Road,  
 Boyertown, PA 19512.  
 ATTORNEY: RICHARD V. GRIMES, JR.,  
 ESQ.,  
 2619 Leisch's Bridge Road, Suite 300,  
 Leesport, PA 19533

**HOFAMMANN, ANNA W., dec'd.**

Late of Longswamp Township.  
 Administrator C.T.A.: ROBERT E.  
 DONATELLI, ESQ.,  
 c/o Norris, McLaughlin & Marcus, P.A.,  
 515 West Hamilton Street, Suite 502,  
 Allentown, PA 18101

**KEPLEY, CHARLES R., dec'd.**

Late of City of Reading.  
 Executrix: CHRISTINE L. MULUTZIE,  
 1506 N. 9th St.,  
 Reading, PA 19604.  
 ATTORNEY: BETSY HAWMAN SPROW,  
 ESQ.,  
 DERR, HAWMAN & DERR,  
 522 Washington Street,  
 P.O. Box 1179,  
 Reading, PA 19603

**MUSSER, MARLENE J., dec'd.**

Late of Brecknock Township.  
 Administrator: CHRISTOPHER J.  
 MUSSER,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**MUTHERSBAUGH, NOREEN A., dec'd.**

Late of Washington Township.  
 Executrix: SHARON L.  
 BLANKENBILLER,  
 365 Green Hill Road,  
 Barto, PA 19504.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 ESQ.,  
 Wells, Hoffman, Holloway & Medvesky,  
 LLP,  
 635 E. High Street,  
 P.O. Box 657,  
 Pottstown, PA 19464

**NOLL, ARLENE M. also known as NOLL, ARELNE MAY, dec'd.**

Late of Marion Township.  
 Executors: SANDRA LEE SANDOE,  
 120 E. Mill Avenue,  
 Myerstown, PA 17067 and  
 LLOYD S. NOLL,  
 309 Highgrove Lane,  
 Ashton, PA 19014.  
 ATTORNEY: KENNETH C. SANDOE,  
 ESQ.,  
 STEINER & SANDOE ATTORNEYS AT  
 LAW, LLC,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**REHRIG, CHARLOTTE M., dec'd.**

Late of 5501 Perkiomen Avenue, Exeter.  
 Executor: PETER J. CONLIN,  
 40 Melcon Lane,  
 Mohnton, PA 19540.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue,  
 P.O. Box 6269,  
 Wyomissing, PA 19610

**SABATUCCI, SALLY L., dec'd.**

Late of Maiden Creek Township.  
 Executrix: BRENDA J. KRIPPLEBAUER,  
 283 Spirit Court,  
 Blandon, PA 19510.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**SADLOWSKI, RADELLE B., dec'd.**

Late of 933 High Boulevard,  
 Cumru Township.  
 Executrix: LINDA D. DEAN,  
 638 Scenic Drive,  
 Bernville, PA 19506.  
 ATTORNEY: ROBIN S. LEVENGOOD,  
 ESQ.,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610

**SAUL, MARY, dec'd.**

Late of 211 Gun Club Road,  
 Hereford Township.  
 Executrix: PEGGY NEWMAN,  
 211 Gun Club Road,  
 Barto, PA 19504.  
 ATTORNEY: HARRIET R. LITZ, ESQ.,  
 3881 Skippack Pike,  
 P.O. Box 1368,  
 Skippack, PA 19474-1368

**STITZEL, ESTHER K., dec'd.**

Late of 29 West Shore Drive,  
 Hamburg.  
 Executors: MARK W. STITZEL,  
 77 Stitzel Lane,  
 Hamburg, PA 19526 and  
 LARRY D. STITZEL,  
 17714 Sweetgum Place,  
 Round Hill, VA 20141.  
 ATTORNEY: ALEXA S. ANTANAVAGE,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**STRINE, EUGENE M., dec'd.**

Late of Bern Township.  
 Executor: RUSSELL A. STRINE,  
 c/o ATTORNEY: STEPHEN G. WELZ,  
 ESQ.,  
 Attorney for Estate,  
 999 Berkshire Boulevard, Suite 290,  
 Wyomissing, PA 19610

**WERSTLER, JACOB J., dec'd.**

Late of 565 Powder Mill Hollow Rd.,  
 Boyertown.  
 Executor: HARVEY R. WERSTLER,



08/30/2018

Vol. 110, Issue 48

c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512

**WESTLEY, EARL K. also known as  
WESTLEY, EARL KENNETH, dec'd.**

Late of Cumru Township.  
Executor: BILLY N. VANKIRK,  
174 Heckman Road,  
Temple, PA 19560.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**WHITEMAN, ELAINE M., dec'd.**

Late of Robeson Township.  
Executrix: DEBORAH A. STEFFY,  
17 Tahoe Lane,  
Mohnton, PA 19540.  
ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**YOUNG, CATHERINE L., dec'd.**

Late of 5501 Perkiomen Ave., Reading, .  
Administratrix: WENDY J. ASHBY, ESQ.,  
314 West Broad Street, Suite 118,  
Quakertown, PA 18951

**Third and Final Publication**

**BAINBRIDGE, TYLER R., dec'd.**

Late of 10 Reservoir Circle,  
Borough of Leesport.  
Administrator: JEFFREY M.  
BAINBRIDGE,  
10 Reservoir Circle,  
Leesport, PA 19533.  
ATTORNEY: ALEXANDER S. PUSKAR,  
ESQ.,  
BARLEY SNYDER LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942

**BANKS, JEFFREY A., dec'd.**

Late of Lower Heidelberg Township.  
Executrix: KIRSTEN J. DIMARIANO,  
c/o Gregory M. Wirt, Esq.,  
P.O. Box 673,  
Exton, PA 19341.  
ATTORNEY: GREGORY M. WIRT, ESQ.,  
Fox Rothschild LLP,  
P.O. Box 673,  
Exton, PA 19341

**BEITLER, ELIZABETH M., dec'd.**

Late of Topton.  
Executrix: JACQUELINE A. GEIST,  
88 East Franklin Street,  
Topton, PA 19562.  
ATTORNEY: LEE A. CONRAD, ESQ.,

3 North Main Street,  
Topton, PA 19562

**HANSON, ETHEL L., dec'd.**

Late of 324 Vinemont Road,  
Spring Township.  
Executors: JOSEPH M. HANSON, JR. and  
KEVIN S. BRUGGER,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**HARNER, THELMA A., dec'd.**

Late of 3903 Reiff Place,  
Exeter Township.  
Executors: WILLIAM E. HARNER, III,  
1202 Ironstone Drive,  
Boyertown, PA 19512 and  
KATHRYN L. MCCORD,  
765 Green Hills Road,  
Birdsboro, PA 19508.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**HEVALOW, DONALD, dec'd.**

Late of Union Township.  
Executors: RONALD HEVALOW and  
RANDALL HEVALOW,  
c/o Barley Snyder LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942.  
ATTORNEY: WILLIAM F. COLBY, JR.,  
ESQ.,  
BARLEY SNYDER LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942

**HOFMANNER, HEINRICH, dec'd.**

Late of Union Township.  
Executors: BARBARA ANN BROZENE;  
JOHN HENRY HOFMANNER and  
RONALD HOFMANNER,  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**HUFF, DORIS J., dec'd.**

Late of Borough of Leesport.  
Executor: JEFFREY SCOTT HUFF,  
6 Wayside Ct.,  
Dillsburg, PA 17019.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**KNABB, GLADYS V., dec'd.**

Late of Borough of St. Lawrence.  
Executor: PAUL H. KNABB, JR.,  
c/o ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,

08/30/2018

Vol. 110, Issue 48

Wyomissing, PA 19610.  
**LEISEY, MARIE A., dec'd.**  
 Late of Country Meadows,  
 1800 Tulpehocken Road,  
 Borough of Wyomissing,  
 Executors: PATRICIA DUNDORE,  
 529 Ridge Road,  
 Shoemakersville, PA 19555 and  
 LARRY LEISEY,  
 3501 Lantana Ave.,  
 Reading, PA 19605.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603  
**MONTGOMERY, LAURA also known as  
 MONTGOMERY, LAURA ANN, dec'd.**  
 Late of 931 Franklin Street,  
 Borough of Wyomissing,  
 Administratrix: LOIS A. CHESONIS,  
 1130 Oley Street,  
 Reading, PA 19604.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603  
**MOTACKI, BESSIE NANCY, dec'd.**  
 Late of Spring Township.  
 Executrix: BARBARA A. BRIZEK,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464  
**NELSON, HARRY SICKLE also known as  
 NELSON, HARRY S., dec'd.**  
 Late of Upper Tulpehocken Township.  
 Executors: ROBIN L. NELSON  
 WOODWARD,  
 721 Sheeder Mill Rd.,  
 Spring City, PA 19475 and  
 JEFFREY S. NELSON,  
 134 Bloody Spring Rd.,  
 Bernville, PA 19506.  
 ATTORNEY: JOHN P. MCGUIRE, ESQ.,  
 552 Ridge Road,  
 Telford, PA 18969  
**SHALTER, WILLIAM J., dec'd.**  
 Late of Borough of Shillington.  
 Administrator: ANTHONY J. BUONO,  
 5133 Old Route 22,  
 Hamburg, PA 19526.  
 ATTORNEY: RICHARD L.  
 GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555  
**STEELY, IRENE W., dec'd.**  
 Late of 244 South Fourth Street,  
 Hamburg.  
 Executors: DONNA L. SCHAEFFER,  
 453 Meadow Drive,  
 Auburn, PA 17922 or

BRIAN K. STEELY,  
 3621 Mountain Road,  
 Hamburg, PA 19526.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

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## 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:*

**Dr. Fausel's Home Veterinary Care** with its principal place of business at 1506 Parkside Drive S., Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: Scott L. Fausel, V.M.D., 1506 Parkside Drive S., Wyomissing, PA 19610.

The application was Filed on August 22, 2018.  
**Scott L. Fausel, V.M.D.**  
 1506 Parkside Drive S.  
 Wyomissing, PA 19610

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## MISCELLANEOUS

### NOTICE OF HEARING IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given to Isiah George that on April 20, 2018, a petition for Involuntary Transfer of Ownership of Vehicle by Court Order was filed in the York County Court of Common Pleas, requesting a court order for the title transfer of a vehicle identified as a 1966 Ford Galaxy, VIN 6E63Q122681 from On the Ave Auto, a business located at 1420 Schuylkill Avenue, Reading, Pennsylvania to M & M Inc., a business located at 2875 E. Prospect Road, York, Pennsylvania.

The Court has fixed the day of October 2, 2018 at 9:30 a.m. in Courtroom 7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**TERMINATION OF PARENTAL RIGHTS**

TERMINATION OF  
PARENTAL RIGHTS  
ORPHANS' COURT DIVISION  
FILE NO. 84686

NOTICE OF  
INVOLUNTARY TERMINATION OF  
PARENTAL RIGHTS

ELIZABETH MCCULLOUGH and  
GREGORY MCCULLOUGH, Petitioners  
VS.

GWYN K. FULTZ, Jr., Respondent

**Notice to Gwyn K. Fultz, Jr.:**

Petitioners have filed a Petition for Involuntary Termination of Parental Rights & Petition for Adoption against you to terminate your parental rights to D.E.F., a 7-year-old child, natural mother being Elizabeth McCullough. A hearing has been scheduled for September 11, 2018 at 11:00 a.m. in the courtroom of the Honorable Jeffrey Sprecher, at the Berks County Court House/Services Center.

You are hereby notified that, if you fail to appear, the Adoption may proceed and your rights to this child may be Terminated in your absence.

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 LAWYERS' REFERRAL SERVICE:

BERKS COUNTY BAR ASSOCIATION  
544 COURT STREET  
READING, PA 19601  
Telephone: 610-375-4591  
Attorney for Petitioners:  
Joel H. Merow, Esq.  
P.O. Box 136  
528 Washington Street  
Reading, PA 19603  
Telephone: 610-375-1025

delay to:

TRUSTEE: Mrs. Deborah L. Yeager  
3625 Stoudts Ferry Bridge Road  
Reading, PA 19605 or  
SCOTT C. PAINTER, ESQUIRE  
Attorney for the Trustee,  
Deborah L. Yeager  
906 Penn Ave.  
P.O. Box 6269  
Wyomissing, PA 19610

**TRUST NOTICES**

**Third and Final Publication**

**NOTICE OF TRUSTEE**

ANDREW E. MARKOWSKI, Deceased  
Late of Cumru Township, Berks County,  
Pennsylvania

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Andrew E. Markowski Living Trust dated June 6, 2018 is in existence, that Andrew E. Markowski is deceased and that Deborah L. Yeager is the Trustee.

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