

# 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 December 8, 2017 at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

#### Third and Final Publication

No. 12-26562

Judgment Amount: \$193,754.86

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with the two (2) story brick dwelling house and attached garage erected thereon, being No 110 Fern Avenue, being a portion of Lot No. 188, 189, 190, 191, 192, and 193 in the development of building lots known as Reading Heights laid out by Martin M Harnish and recorded in Plan Book Volume 3, Page 31, situate in the 18th Ward of the City of Reading, County of Berks, Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pipe at the intersection of the Southeastern topographical building line of Fern Avenue with the Northeastern side of ten feet (10.00 feet) wide alley, said corner being the most Western corner of the herein described premises, thence in a Northeasterly direction along with Southeastern topographical building line of Fern Avenue, a distance of one hundred nineteen and ninety one-hundredths feet (119.90 feet) to a corner marked by an iron pipe, thence leaving the aforesaid Fern Avenue in a Southeasterly direction along property belonging to Carmino Pingitore and Maria Pingitore, his wife, forming an interior angle of one hundred degrees thirty-five minutes forty-two and seventy one-hundredths seconds (100 degrees 35 minutes 42.70 seconds) with the last described line a distance of forty-two and thirty-seven one-hundredths feet (42.37 feet) to a corner marked by an iron pipe in the Southeastern topographical building line of Bartlet Street (60.00 feet wide), thence along the aforesaid Bartlet Street in a Southeasterly direction by a curve bearing to the left having a radius of six hundred six and twenty-six one hundredths feet (606.26 feet) a central angle of three degrees

eighteen minutes seven seconds (03 degrees 18 minutes 07 seconds), a tangent distance of seventeen and forty-eight one-hundredths feet (17.48 feet), a distance along the arc of thirty-four and ninety-four one-hundredths feet (34.94 feet) and forming an interior chord angle with the last described line of one hundred fifty-two degrees five minutes forty-three and eighty one-hundredths seconds (152 degrees 05 minutes 43.80 seconds) a chord distance of thirty-four and ninety-four one-hundredths feet (34.94 feet) to a corner, thence leaving the aforesaid Bartlett Street in a Southwestern direction along residue property belonging to Frederick Yourkavitch and residue portion of Lot No. 188, 189, 190, 191, 192 and 193, forming an interior chord angle with the last described line of one hundred seven degrees eighteen minutes thirty-three and fifty one-hundredths seconds (107 degrees 18 minutes 33.50 seconds) a distance of one hundred seventeen and twenty-seven one-hundredths feet (117.27 feet) to a corner on the Northeastern side of the aforesaid ten feet (10.00 feet) wide alley, thence along the aforesaid ten feet (10.00 feet) wide alley in a Northwesterly direction forming an interior angle of ninety degrees one minute zero seconds (90 degrees 01 minutes 00 seconds) with the last described line a distance of seventy-five feet (75.00 feet) and making an interior angle of eighty-nine degrees fifty-nine minutes zero seconds (89 degrees 59 minutes 00 seconds) with the first described line, the place of beginning.

CONTAINING nine thousand two hundred thirty-seven and forty-eight one hundredths (9,237.48) square feet.

TITLE TO SAID PREMISES IS VESTED IN Sandra M. Kofroth and Ricky Chamuras, by Deed from Barry J. Jozwaik, Sheriff, dated 05/01/2007, recorded 05/04/2007, in Book 05128, Page 2407.

BEING KNOWN AS 110 Fern Avenue, Reading, PA 19611-1942.

Residential property TAX PARCEL NO: 18-5306-50-75-0356

TAX ACCOUNT: 18374075

SEE Deed Book 5128 Page 2407

To be sold as the property of Ricky L. Chamuras, Sandra M. Kofroth.

No. 13-15386

Judgment Amount: \$202,000.04

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a final plan of Lenape Valley recorded in Plan Book 220 Page 42, Berks County Records, as follows:

BEGINNING at a point on the northeast side of Oneida Drive (54 feet wide) a corner in common with Lot 82 on the abovementioned plan; thence

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along the northeast side of Oneida Drive North 52 degrees 50 minutes West a distance of 40.00 feet to a point a corner in common with Lot 80 on the abovementioued plan, thence along Lot 80 North 37 degrees 10 minutes East a distance of 126.45 feet to a point on line of Lot 77 on the abovementioned plan; thence along Lot 77 South 54 degrees 59 minutes 20 seconds East a distance of 40.03 feet to a point a corner in common with the aforementioned Lot 82; thence along Lot 82 South 37 degrees 10 minutes West a distance of 127.95 feet to a point on the northeast side of Oneida Drive the place of Beginning.

CONTAINING 5,088 square feet.

BEING Lot 81 on the abovementioned plan

BEING THE SAME PREMISES which Beth Morgan by Deed dated June 30, 2004 and recorded July 30, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4117, Page 670, granted and conveyed unto Brian K. August and Joann August, husband and wife.

BEING KNOWN AS 383 Oneida Drive, Sinking Spring, PA 19608.

TAX PARCEL NO. 79-4386-13-23-2353

SEE Deed Book 4117 Page 670

To be sold as the property of Brian K. August and Joann August

No. 14-01454

Judgment: \$163,970.19

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

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or ground upon which the same erected situate in the Borough of Hamburg, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit:

BEGINNING at the Southeast topographical building corner of Fourth Street and Island Street, thence extending Eastwardly along the Southern topographical buildings line of Island Street a distance of 180 feet, more or less, to a point in the Western side of of Primrose Alley; thence extending Southwardly along the Western side of Primrose Alley a distance of 10 feet, more or less, to property now or late Karl E. Klinger and Janet F. Klinger, his wife; thence extending Westwardly along same a distance of 180 feet, more or less, to a point in the Eastern topographical building line of North Fourth Street; thence extending Northwardly along same a distance of 30 feet,

more or less, to the place of beginning.

CONTAINING AN AREA of 5,400 square feet.

BEING THE SAME PROPERTY conveyed to Eric A. Armusik who acquired title by virtue of a Deed from James F. Weaver, dated September 29, 2000, recorded October 10, 2000, at Instrument Number 48476, and recorded in Book 3251, Page 864, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 71 North 4th St., Hamburg, PA 19526.

PARCEL NO.: 46-4495-17-00-9673

ACCOUNT: 46029200

SEE Deed Book Volume 3251, Page 864

To be sold as the property of Eric A. Armusik

No. 14-1162

Judgment: \$566,053.45

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 situate in Colebrookdale Township, Berks County, Pennsylvania, bounded and described according to a subdivision plan for Judson A. Smith and Margaret K. Smith, drawn by John T. Aston, III, Professional Land Surveyor, dated January 12, 1998 and last revised August 24, 1998, said plan recorded in Berks County in Plan Book 230, Page 16, as follows, to wit:

BEGINNING AT A POINT in Grandview Road (T-624) (50' wide), a corner of Lot No. 10 as shown on said plan thence in and along said Grandview Road North 61 degrees 41 minutes 29 seconds West, 50.00 feet to a point, a corner of Lot No. 7 as shown on said plan; thence along same, North 28 degrees 18 minutes 31 seconds East 451.44 feet to a point, a corner of Lot No. 8 as shown on said plan; thence along same the two (2) following courses and distances: (1) North 40 degrees 45 minutes 38 seconds East, 300.00 feet to a point; and (2) North 24 degrees 21 minutes 00 seconds East, 407.97 feet to a point in line of land now or formerly of Walter C. and Catherine J. Kraus; thence along same, South 48 degrees 12 minutes 09 seconds East, 367.64 feet to a point, a corner of Lot No. 12 as shown on said plan; thence along same the two (2) following courses and distances: (1) South 34 degrees 44 minutes 45 seconds West, 449.40 feet to a point; and (2) South 29 degrees 34 minutes 49 seconds West, 211.45 feet to a point, a corner of Lot No. 11 as shown on said plan; thence along same and Lot

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No. 10 as shown on said plan, North 61 degrees 41 minutes 29 seconds West, 279.22 feet to point, a corner of said Lot No. 20; thence along same, South 28 degrees, 18 minutes 31 seconds West, 410.00 feet to the above first mentioned point and place of beginning.

BEING LOT NO. 9 as shown on the above-mentioned plan.

BEING THE SAME PROPERTY conveyed to Susan C. Dagnall who acquired title by virtue of a Deed from Thomas J. Quintois, Jr. and Sarah E. Quintois, dated June 27, 2006, recorded August 17, 2006, at Document ID 2006066897, and recorded in Book 4947, Page 812, Office of the Recorder of Deeds, Berks County, Pennsylvania

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 106 Grandview Rd, Boyertown, PA 19512.

PARCEL NO.: 38-5377-04-64-7926

ACCOUNT: 38000134

SEE Deed Book Volume 4947, Page 812

To be sold as the property of Susan C. Dagnall

No. 14-20522

Judgment: \$97,491.00

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground, having thereon erected a two story house and garage, situate in the said village of Lyons Station, having a front on Main Street, of forty-five (45) feet, now known as the Borough of Lyons.

BEGINNING AT A CORNER of said Main Street end property now or late of Luther Dey running thence in an easterly direction one hundred and fifty (150) feet to an eighteen (18) feet wide alley; thence along said alley, in a southerly direction forty-five (45) feet to property now or late of Charles Frey; thence in a westerly direction along the same one hundred and fifty (150) feet to said Main Street; thence along the same in a northerly course, forty-five (45) feet to the place of beginning.

CONTAINING six thousand seven hundred and fifty (6,750) square feet.

BEING KNOWN AS: 116 South Main Street, Lyons Station, PA 19536

PROPERTY ID NO.: 60545214443521

TITLE TO SAID PREMISES IS VESTED IN Donna M. Swavely, single woman, and Dianna A. Miller, single woman by Deed from Daniel J. Winkler, single man dated 06/29/2000 recorded 07/12/2000 in Deed Book 3218 Page 693.

To be sold as the property of: Donna M. Swavely, single woman, and Dianna A. Miller, single woman

No. 15-01389

Judgment Amount: \$149,615.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, Berks County, Pennsylvania, bounded and described according

to a subdivision plan of Glen Ridge, Section No. 2, drawn by John W. Hoffert, Professional Land Surveyor, dated March 19, 1987 as revised, said plan recorded in Berks County in Plan Book 150, Page 63, as follows, to wit:

BEGINNING at a point on the western right of way line of Ridge Drive (44 feet wide), a corner of Lot No. 9; thence along the western right of way line of Ridge Drive by a curve to the left having a radius of 194.00 feet, a central angle of 36 degrees 06 minutes 49 seconds and an arc distances of 122.28 feet to a point, a corner of Lot No. 11; thence leaving said right of way line and along Lot No. 11, North 74 degrees 24 minutes 48 seconds West, radial to the last described curve, 278.28 feet to a point in line of The Marion Scheirer Subdivision (P.B.V. 126, Page 20); thence along same, North 16 degrees 47 minutes 25 seconds East, 339.43 feet to an iron pin, a corner of Lot No. 9; thence along Lot No. 9, South 38 degrees 17 minute 59 seconds East, being radial to the first described curve, 381.78 feet to the place of Beginning.

CONTAINING 68,274 square feet of land.

BEING Lot No 10 as shown on the above mentioned plan

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 83 Ridge Drive, Mohrsville, PA 19541

TAX PARCEL #69447000078213

ACCOUNT: 69034024

SEE Deed Book 4925, Page 1485

Sold as the property of: Tracy L. Hoffman and Albert D. Schade a/k/a Albert D. Schade, Jr.

No. 15-13401

Judgment Amount: \$111,688.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the frame dwelling house erected thereon, situate on the Western side of and known as No. 618 El Hatco Drive between Casa Grande Drive and Wilshire Road in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, shown on a map or plan made by Arthur L. Weisenberg Associates, Consulting Engineers of Allentown, Pennsylvania, and known and designated as Lot No. 45 of Cherokee Ranch, North Range, Sections 'A' and 'B', said plan recorded in the Office for Recording of Deeds in the County of Berks, State of Pennsylvania on May 11, 1950, in Plan Book Volume 3, Page 38, said lot being 50.13 feet front and rear and 100.00 feet deep, and being more fully described as follows, to wit:

BEGINNING at a corner in the Western building line of El Hatco Drive, a distance of 53.00 feet Southerly from the beginning of a curve, having a radius of 12.00 feet connecting the Western building line of El Hatco Drive with the Southern building line of Casa Grande Drive; thence leaving and making a right angle with

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the aforesaid El Hatco Drive and in a Westerly direction along Lot No. 46, a distance of 100.00 feet to a corner; thence making a right angle with the last described line and in a Southerly direction along the center line of a 10 feet wide reservation for public utilities, a distance of 50.13 feet to a corner; thence making a right angle with the last described line and in an Easterly direction along Lot No. 44, a distance of 100.00 feet to a corner in the Western building line of the aforementioned El Hatco Drive; thence in a Northerly direction along same, making a right angle with the last described line, a distance of 50.13 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jose A. Martinez, by Deed from Jose G. Tinoco, dated 05/30/2007, recorded 05/31/2007, in Book 5147, Page 840.

BEING KNOWN AS 618 EL Hatco Drive, Temple, PA 19560-1110.

Residential property  
 TAX PARCEL NO: 66-5309-11-67-8416  
 TAX ACCOUNT: 66049300  
 SEE Deed Book 5147 Page 840  
 To be sold as the property of Jose A. Martinez.

No. 15-16066

Judgment: \$87,961.12

Attorney: Jessica N. Manis, Esquire

Legal Description

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the Southeast corner of Spring and Moss Streets, No. 928 Spring Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by Spring Street;  
 ON the East by property now or late of Agnes E. Kissinger;  
 ON the South by a ten (10) feet wide alley; and  
 ON the West by Moss Street.

CONTAINING IN FRONT on Spring Street in width East and West fourteen (14) feet and in depth of equal width one hundred (100) feet.

BEING THE SAME PREMISES AS Alberto G. Ramirez, by Deed dated November 15, 2007, and recorded on November 16, 2007, by the Berks County Recorder of Deeds in Deed Book 5258, at Page 1019, granted and conveyed unto Jean M. Saint-Armand, an Individual.

BEING KNOWN AND NUMBERED AS 928 Spring Street, Reading, PA 19604.

TAX PARCEL NO. (13) 531745053623.  
 ACCOUNT NO. 640300 (13).

To be sold as the property of Jean M. Saint-Armand

No. 15-17505

Judgment Amount: \$167,109.73

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a final plan of Laurel Creek Run, drawn by McCarthy Engineering Associates, P.C., dated September 16, 2004 and last revised December 16, 2004, said plan recorded in Berks County in Plan Book 300, Page 293, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of the cul-de-sac at the terminus of Lily Lane, said point being a corner of Lot No. 25 on said plan; thence extending from said point of beginning along Lot No. 25 North forty-one (41) degrees fifty-three (53) minutes forty-five (45) seconds East two hundred ninety-eight (98) degrees four (04) minutes fifty-eight (58) seconds West one hundred ninety-eight and nineteen one- hundredths (198.19) feet to a point, a corner of Lot No. 27 on said plan; thence extending along same South seventy-two (72) degrees thirty-seven (37) minutes thirty-nine (39) seconds West one hundred seventy-two and forty-eight one-hundredths (172.48) feet to a point of curve on the Northeasterly side of the cul-de-sac at the terminus of Lily Lane; thence extending along same Northwestwardly along the arc of a circle curving to the left having a radius of sixty and zero one- hundredths (60.00) feet the arc distance of thirty-two and thirteen one-hundredths (32.13) feet to the first mentioned point and place of Beginning.

CONTAINING twenty thousand three hundred and twenty-one (20,321) square feet of land.

BEING Lot No. 26 as shown on the above-mentioned plan.

SUBJECT TO a Sunoco pipeline right-of-way extending through premises and a portion of a twenty (20) feet wide proposed drainage easement extending along side of premises

TITLE TO SAID PREMISES IS VESTED IN Anna M. Rosario, by Deed from Folino Construction Company, Inc., dated 06/30/2007, recorded 07/17/2007, in Book 5180, Page 719.

BEING KNOWN AS 1025 Lily Lane, Temple, PA 19560-9535.

Residential property  
 TAX PARCEL NO: 66531906295228  
 TAX ACCOUNT: 66001319

SEE Deed Book 5180 Page 719  
 To be sold as the property of Anna M. Rosario.

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No. 15-20039

Judgment Amount: \$209,811.82

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected, being No. 1073 Grandell Avenue, situate on the Northwestern side of Grandell Avenue, between Floret Avenue and Eisenbrown Road, as shown on the plan of Riverview Park, Section No. 2, said plan recorded in Plan Book 7 Page 32, Berks County Records, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Northwesternly building line of Grandell Avenue, a distance of six hundred forty-five and sixty-seven hundredths feet (645.67') Southerly from a point of curve in Grandell Avenue at Floret Avenue; thence continuing in a Southerly direction along the Northwesternly building line of Grandell Avenue, a distance of eighty feet (80') to a point; thence in a Northerly direction forming an interior angle of eighty-one degrees eighteen minutes seven seconds (81° 18' 07'') with the last described line, a distance of twenty-three and eighty-one hundredths feet (23.81') to a point; thence in a Southerly direction forming an interior angle of two hundred seventy degrees twenty-seven minutes twenty-eight seconds (270° 27' 28'') with the last described line, a distance of thirty and ninety hundredths feet (30.90') to a point; thence in a Northerly direction forming an interior angle of one hundred eighteen degrees seventeen minutes forty-five seconds (118° 17' 45'') with the last described line, a distance of one hundred ninety-nine and fifty-five hundredths feet (199.55') to a point; thence in a Westerly direction forming an interior angle of two hundred thirty degrees ten minutes (230° 10') with the last described line, a distance of sixteen and sixty-one hundredths feet (16.61') to a point; thence in a Northerly direction forming an interior angle of one hundred two degrees seventeen minutes fifty seconds (102° 17' 50'') with the last described line, a distance of one hundred sixty-seven and eighty-two hundredths feet (167.82') to a point; thence in an Easterly direction forming an interior angle of seventy-three degrees three minutes ten seconds (73° 03' 10'') with the last described line, a distance of one hundred eighty-five and eighty-two hundredths feet (185.82') to a point; thence in a Southerly direction forming an interior angle of one hundred fourteen degrees twenty-five minutes forty seconds (114° 25' 40'') with the last described line, a distance of three hundred and fifty-four hundredths feet (310.54') to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Fackler and Tara L. Rentschler, by Deed from William T. Snyder and Marie A. Snyder, husband and wife, dated 06/30/2011,

recorded 07/11/2011, Instrument No. 2011025548.

BEING KNOWN AS 1073 Grandell Avenue, Reading, PA 19605-1311.

Residential property

TAX PARCEL NO: 66-4398-08-89-9735

TAX ACCOUNT: 66067096

SEE Deed Instrument #2011025548

To be sold as the property of Michael A. Fackler a/k/a Michael Fackler, Tara L. Rentschler a/k/a Tara Rentschler.

No. 16-00969

Judgment Amount: \$184,056.01

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 southeasterly along the arc of a circle curving 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

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No. 16-12169

Judgment Amount: \$142,812.84

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Upper Tulpehocken in the County of Berks and Commonwealth of Pennsylvania. Being more fully described in a Deed dated 08/27/1996 and recorded 09/10/1996. Among the land records of the county and state set forth above. In Deed Volume 2764 and Page 1959. Tax Map or Parcel ID No.: Dist. 87-170.

THEREIN ERECTED A DWELLING HOUSE KNOWN AS: 358 Bloodyspring Road, Bernville, PA 19506

TAX PARCEL #87444300413764

ACCOUNT: 87000170

SEE Deed Book 3844, Page 0229

Sold as the property of: Maurine P. Anthony, Michelle Houck a/k/a Michele M. Salem a/k/a Michele M. Anthony and Tracey Salem

No. 16-12760

Judgment Amount: \$182,771.90

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, being Lot No. 62, as said lot is shown on the plan of the development of building lots as laid out by Weber Construction, Inc., and known as Richmond Commons, Section No. 3, said plan being recorded in Plan Book 34 Page 30, Berks County Records, said lot or parcel of land, also being a portion of Lot No. 19, as said lot is shown on the revised plan of the development of building lots as laid out by Weber Construction, Inc., and known as Richmond Commons, Section No. 2, said revised plan being recorded in Plan Book 33 Page 43, Berks County Records, situate on the Northeasterly side of Spring Street between Forest Street and Westfield Place, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly building line of Spring Street said point being on the division line between Lot No. 62 and 63 as said lots are shown on the aforementioned plan of Richmond Commons, Section No. 3; thence leaving the Northeasterly building line of Spring Street and extending along Lot No. 63 by a line radial to the curve in the Northeasterly building line of Spring Street North 46 degrees 16 minutes 55 seconds East a distance of 119.81 feet to a point in line of Lot No. 64; thence extending along Lot No. 64 South 48 degrees 41 minutes 29 seconds East a distance of 2.93 feet to a point; thence continuing along Lot No. 64 and along Lot No. 20 as said lot is shown on the aforementioned revised plan of Richmond Commons, Section No. 2 South 44 degrees 52 minutes 05 seconds East, a distance of 70.28 feet to a point; thence extending along the residue

portion of the aforementioned Lot No. 19 South 45 degrees 07 minutes 55 seconds West a distance of 120.00 feet to a point on the Northeasterly building line of Spring Street, thence extending along the Northeasterly building of Spring Street North 44 degrees 52 minutes 05 seconds West a distance of 73.20 feet to a point of curve in the Northeasterly building line of Spring Street; thence continuing in a Northwesterly direction along the Northeasterly building line of Spring Street along the arc of a curve deflecting to the right having a radius of 119.81 feet a central angle of 1 degree 09 minutes and 00 seconds a distance along the arc of said curve of 2.41 feet to the place of Beginning.

CONTAINING in area 8,928 16 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Erin E. McFarland, by Deed from Anna M. Heckman and Rita M. Jezza, dated 05/23/2005, recorded 06/30/2005, in Book 4617, Page 1160.

BEING KNOWN AS 625 West Spring Street, Fleetwood, PA 19522.

Residential property

TAX PARCEL NO: 44-5431-14-34-3852

TAX ACCOUNT: 44068917

SEE Deed Book 4617 Page 1160

To be sold as the property of Erin E. McFarland.

No. 16-13621

Judgment Amount: \$29,557.23

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story, brick dwelling house and the lot or piece of ground on which the same it erected, situate on the East side of North Tenth Street, Number 1459 between Pike end Amity Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

ON the North by property now or late of Erasmus Gehret;

ON the South by property now or late of Anna M. Barrett;

ON the East by Hickory Alley;

ON the West by said North Tenth Street.

CONTAINING in front along said North Tenth Street fifteen feet (15') and in depth one hundred feet (100') the North line of said lot being fifty feet (50') South from the South line of Amity Street.

TITLE TO SAID PREMISES vested in Lee M. Raifsnider by Deed from Paul R. Smith, Jr. and Diane M.G. Smith dated May 15, 1998 and recorded on May 19, 1998 in the Berks County Recorder of Deeds in Book 2940, Page 220 as Instrument No. 25644.

BEING KNOWN AS: 1459 N. 10th Street, Reading, PA 19604

TAX PARCEL NUMBER: 17531729086342

To be sold as the property of Lee M. Raifsnider

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No. 16-14341

Judgment Amount: \$196,352.32

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Jefferson Township, Berks County, Pennsylvania, bounded and described according to a final plan of Heidelberg Golf Community, drawn by Fry Surveying, Inc., Surveyors and Planners, dated September 28, 1993 and revised December 8, 1993 said plan recorded in Berks County in Plan Book 203, Page 13, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of the cul-de-sac (of irregular width) at the terminus of Heidelberg Court, said point being a corner of Lot No. 10 on said plan; thence extending from said point of beginning along Lot No. 10 South 21 degrees 41 minutes 39 seconds West 135.00 feet to a point in line of residue area on said plan; thence extending along same North 41 degrees 20 minutes 35 seconds West 176.83 feet to a point, a corner of Lot No. 8 on said plan; thence extending along same and along the bed of a 30 feet wide utility easement North 75 degrees 37 minutes 11 seconds East 135.00 feet to a point of curve on the Southwesterly side of the cul-de-sac at the terminus of Heidelberg Court; thence extending along same Southeastwardly along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 56.47 feet to the first mentioned point and place of beginning.

CONTAINING 0.31 acres of land.

BEING Lot No. 9 as shown on the above-mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 26 Heidelberg Court, Bernville, PA 19506

TAX PARCEL #53445017017378

ACCOUNT: 53000135

SEE Deed Book/Page

Instrument #2010 011696

Sold as the property of: April L. Forte and Joseph J. Wilson

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No. 16-15023

Judgment: \$71,824.83

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #36-4492-18-30-9640

PURPART NO. 1:

ALL THAT CERTAIN two-story frame dwelling house with outbuildings, together with the tract or piece of land upon which the same are erected, situate in the Township of Centre, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rail monument in the Westerly right-of-way line of Reading Company's property, in line of property now or late of Clarence Ebling, thence along said property now or late of Clarence Ebling, North thirty-four degrees fifty-three minutes West (W. 34 degrees 53' W.) ninety-one feet (91') to a

corner in the Southern side of a ten-feet (10') wide alley; thence by a line crossing said alley North twenty-three degrees forty-seven minutes East (N. 23 degrees 47' E.) eleven feet (11') to property now or late of Levi Trump; thence by said property now or late of Levi Trump South seventy degrees forty-eight minutes East (S. 70 degrees 48' E.) thirty-five and forty-hundredths feet 35.40') to a corner; thence by a line partly along property now or late of Levi Trump and partly along property of the Reading Company, South fifty-eight degrees two minutes East (S. 58 degrees 02' E), fifty-four and twenty-hundredths feet (54.20') to a rail monument is the Westerly right-of-way line of the Reading Company's property; thence along the Western right-of-way line of the Reading Company, South thirty-four degrees twenty-six minutes West (S. 34 degrees 26' W.), one hundred thirty and five-hundredths feet (130.05) to the Beginning.

CONTAINING seven thousand fifteen square feet (7,015 sq. ft).

PURPART NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the Village of Mohrsville, Township of Centre, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in line of land now or late of Franklin Heffner (formerly John C. Heffner), thence along the same South 7 degrees West 5.9 perches; thence by lands now or late of Ray V. Wagner (formerly Issac Fraunfelder) North 8-1/4 degrees East 2.9 perches to a stone, South 68 degrees 18 minutes East, 3.13 perches to a stone, and South 23 degrees 13 minutes East, 0.66 of a perch to a stone; thence by land now or late of Dewey C. James (formerly Issac Fraunfelder) South 73-3/4 degrees East 2.28 perches to a stone and North 31-1/2 degrees East 3.5 perches to a stone; thence by lands now or late of James H. Baysler and wife (formerly Samuel Trump) North 61 degrees West 5.4 perches to an iron stake and North 60 degrees West 5 perches to the place of Beginning.

CONTAINING 39-1/2 perches.

EXCEPTING THEREFROM, however, all that certain triangular place of land beginning at an iron pin in line of John G. Heffner, thence along the above-described tract South 80-1/2 degrees East 46 feet 2 inches to a stake, thence along land now or late of Ray Y. Wagner (formerly Howard S. Fraunfelder) South 80-1/2 degrees West 48 feet 4 inches to an iron pin, thence along land now or late of said Franklin Heffner North 7-1/2 degrees East 12 feet 5 inches to the place of Beginning.

CONTAINING 287 square feet; conveyed by Levi M. Trump and wife to Howard S. Fraunfelder by Deed dated April 17, 1899, and recorded in the Recorder's Office of Berks County in Deed Book Volume 262 Page 547.

BEING KNOWN AS: 54 Sayer Drive f/k/a 88 Aqua Drive, Mohrsville, Pennsylvania 19541.

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TITLE TO SAID PREMISES IS VESTED IN Steven L. Carl, Jr. by Deed from Steven L. Carl, Jr. and Rachel A. Carl dated May 27, 2014 and recorded May 30, 2014 in Instrument Number 2014016872. The said Steven L. Carl, Jr. died on March 6, 2016. On March 30, 2016, Letters of Administration were granted to Christine Klinger, nominating and appointing her as the Administratrix of the Estate of Steven L. Carl, Jr.

To be sold as the property of the heirs or devisees of Steven L. Carl, Jr., deceased mortgagor and real owner

No. 16-18507

Judgment Amount \$235,907.93

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Wernersville Borough, Berks County, Commonwealth of Pennsylvania, as shown on final plan of "Rosewood" dated May 24, 1993 and recorded in Plan Book Volume 257, Page 75, as follows, to wit:

BEGINNING at a point on the northerly side of South Rosewood Court (56-foot wide), said point being a corner of Lot 20 on said plan; thence from beginning and along Lots 20 and 21. North 41 degrees 53 minutes 15 seconds East 122.00 feet to a point, a corner of Lot 15; thence along the same, South 48 degrees 06 minutes 45 seconds East 63.87 feet to a point, a corner of Lot 18; thence along same the two following courses and distances:

1) South 27 degrees 19 minutes 04 seconds West 62.76 feet to a point and 2) South 36 degrees 35 minutes 21 seconds West 61.00 feet to a point of curve on the northerly side of South Rosewood Court; thence along same the two following courses and distances: 1) Northwestwardly along arc of a circle curving to the right, having a radius of 122.00 feet, the arc distance of 11.28 feet to a point tangent and 2) North 48 degrees 06 minutes 45 seconds West 85.29 feet to the place of Beginning.

TITLE TO SAID PREMISES vested in Salvatore Pizzirusso by Deed from Angela Pizzirusso dated February 11, 2014 and recorded on February 14, 2014 in the Berks County Recorder of Deeds as Instrument No. 2014004748.

BEING KNOWN AS: 211 South Rosewood Court, Wernersville, PA 19565

TAX PARCEL NUMBER: 90-4366-01-46-2489

To be sold as the property of Salvatore Pizzirusso

No. 16-20376

Judgment Amount: \$33,663.46

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN six (6) lots or pieces of ground Numbered 1225, 1226, 1227, 1228,

1229 and 1230 on plan of Montrose, as laid out in April, 1925 by William H. Dechant & Sons, and plan thereof filed in the Recorder's Office of Berks County in Plan Book No. 2, Page 55, in the Township of Cumru, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

NORTHWESTERLY by Crestview Avenue; EASTERLY by Williams Street; SOUTHEASTERLY by a fifteen feet (15 feet) wide alley, and

SOUTHWESTERLY by Lot No. 1224.

CONTAINING in front along Crestview Avenue, one hundred fifty-five feet seven plus inches (155 feet 7 inches); along William Street one hundred forty-five feet seven and one-eighth inches (145 feet 7-1/8 inches); along fifteen feet (15 feet) wide alley eighty feet (80 feet), and along Lot No. 1224 one hundred twenty-five feet (125 feet).

UNDER AND SUBJECT to a right of way granted to the Sinclair Refining Company to lay a pipe line across the lots herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Donald C. Kuser and Lucille N. Kuser, his wife, by Deed from Elwood C. Kuser and Catharine Kuser, his wife, dated 10/10/1951, recorded 08/25/1952, in Book 1114, Page 74.

DONALD C. KUSER was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Donald C. Kuser's death on or about 07/10/2011, his ownership interest was automatically vested in the surviving joint tenant(s).

MORTGAGOR Lucille N. Kuser died on 05/28/2016, and upon information and belief, her surviving heirs are Melanie K. Fagley, Ashley L. Kuser, Jeffrey L. Kuser, Dylan S. Kuser, and Quinn D. Kuser.

BY EXECUTED WAIVERS, Melanie K. Fagley, Dylan S. Kuser, and Quinn D. Kuser waived their rights to be named as defendants in the foreclosure action.

BEING KNOWN AS 803 Crestview Avenue, Reading, PA 19607-2305.

Residential property  
TAX PARCEL NO: 39439505177775  
TAX ACCOUNT: 39052500  
SEE Deed Book 1114 Page 74

To be sold as the property of Ashley L. Kuser, in his capacity as heir of Lucille N. Kuser, deceased, Jeffrey L. Kuser, in his capacity as heir of Lucille N. Kuser, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Lucille N. Kuser, deceased.

No. 16-4275

Judgment Amount: \$273,935.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Robeson, County of

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Berks and Commonwealth of Pennsylvania, bounded and described to a plan of Willow Springs, Phase II recorded in Berks County in Plan Book 231 Page 62, as follows, to wit:

BEGINNING at a point on the Northerly side of Spring Court, a corner of Lot 12; thence from said beginning point along the Northerly side of Spring Court South 71 degrees 46 minutes 04 seconds West 190.00 feet to a point a corner of Lot 14; thence along Lot 14 North 18 degrees 13 minutes 56 seconds West 317.34 feet to a point; thence North 71 degrees 46 minutes 04 seconds East 190.00 feet to a point a corner of Lot 12; thence along Lot 12 South 18 degrees 13 minutes 56 seconds East 317.34 feet to the first mentioned point and place of beginning.

BEING Lot 13 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason A. Ketterer and Adrienne N. Ketterer, his wife, by Deed from Marion G. Hudson and June L. Hudson, his wife, dated 06/01/2007, recorded 06/08/2007, in Book 5153, Page 1593.

BEING KNOWN AS 11 Spring Court, Birdsboro, PA 19508-9553.

Residential property

TAX PARCEL NO: 73531304748196

TAX ACCOUNT: 73000410

SEE Deed Book 5153 Page 1593

To be sold as the property of Adrienne N. Ketterer, Jason A. Ketterer.

No. 17-00881

Judgment Amount: \$96,744.74

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN two lots or pieces of ground, together with the two-story single brick dwelling and one-story detached brick three car garage erected thereon, BEING Lot No. 10 and Lot No. 12, as shown on the plan of lots known as Section No. 1 - Greenfields, said plan being recorded in the Office of the Recorder of Deeds, in and for Berks County, in Plan Book Volume 4, Page 43, SITUATE on the Southern side of North Tulpehocken Road, between Bernville Road and Golf Road, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern lot line of North Tulpehocken Road, Westwardly a distance 335.00 feet from the point of tangency in the said Southern lot line of North Tulpehocken Road, going Eastwardly from Golf Road, said point being a corner in common with Lot No. 12, as shown on the plan of Section No. 1 - Greenfields and Lot No. 14, as shown on the plan of Section No. 2 - Greenfields; thence in a Southerly direction, along Lot No. 14, as shown on said plan of Section No. 2 - Greenfields, forming an interior angle of 90 degrees, with the Southern lot line of North Tulpehocken Road, a distance of 179.12 feet to a point; thence in

a Southeasterly direction along Lot No. 14, as shown on the plan of Section No. 2 - Greenfields, forming an interior angle of 162 degrees, 36 minutes with the last described line, a distance of 240.00 feet to a point; thence in a Northeasterly direction along property now or late of the Berkshire Country Club, forming an interior angle of 90 degrees with the last described line, a distance of 377.76 feet to a point, a corner in common with Lot No. 10 and Lot No. 8, as shown on the plan of Section No. 1 - Greenfields; thence in a Northerly direction along Lot No. 8, forming an interior angle of 111 degrees, 13 minutes, 26 seconds with the last described line, a distance of 291.92 feet to a point on the Southern lot line of North Tulpehocken Road; thence in a Westerly direction along the Southern lot line of North Tulpehocken Road, along the arc of a curve, deflecting to the left, having a radius of 1,750.00 feet, a central angle of 03 degrees, 49 minutes, 26 seconds, a distance along the arc of said curve of 116.79 feet to the point of tangency in the Southern lot line of North Tulpehocken Road; thence continuing in a Westerly direction along the Southern lot line of North Tulpehocken Road, tangent to the last described curve, a distance of 335.00 feet to the place of beginning.

CONTAINING in area 3.46 acres of land, be the same, more or less.

TITLE TO SAID PREMISES IS VESTED IN John B. Hoff, Jr., by Deed from Bank of Pennsylvania, Division of Dauphin Deposit Bank and Trust Company, Executor of the Estate of John B. Hoff a/k/a John B. Hoff, Sr., dated 12/12/1996, recorded 12/27/1996, in Book 2793, Page 2030.

MORTGAGOR John B. Hoff, Jr. died on 11/25/2010, leaving a Last Will and Testament dated 01/07/1961. Letters Testamentary were granted to Barbara Hoff a/k/a Barbara Jewell Hoff a/k/a Barbara J. Hoff on 12/21/2010 in Berks County, No. 0610-1737. The Decedent's surviving devisees are John B. Hoff, III, William G. Hoff, and Gloria T. Blakeney.

BEING KNOWN AS 406 North Tulpehocken Road, Reading, PA 19601-1077.

Residential property

TAX PARCEL NO: 27-4397-08-99-6631

TAX ACCOUNT: 27038600

SEE Deed Book 2793 Page 2030

To be sold as the property of Barbara Hoff a/k/a Barbara Jewell Hoff a/k/a Barbara J. Hoff, in her capacity as Executrix of The Estate of John B. Hoff, Jr., John B. Hoff, III, in his capacity as devisee and heir of John B. Hoff, Jr., deceased, William G. Hoff, in his capacity as devisee and heir of John B. Hoff, Jr. deceased, Gloria T. Blakeney, in capacity as devisee and heir of John B. Hoff, Jr., deceased.

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No. 17-01032

Judgment: \$113,725.27

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick twin dwelling house thereon erected and numbered 538 March Street, situate at the Southwest corner of March Street and Woodland Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania, as shown by the map or plan of Lynoak survey by Nuebling and Mast, Engineers, and duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 5A, Page 2, and being all of Lot No. 28 and the Easterlymost seven feet four and five-eighths inches (7'4 5/8") of Lot No. 27 in Block C of said plan of lots laid out by the Lynoak Development Company, bounded and described as follows, to wit:

BEGINNING AT A POINT, said point being the Southwest building corner of March Street, a fifty feet wide street, and Woodland Avenue, a seventy feet wide street, each as laid out on the plan of lots known as Lynoak; thence in a Westerly direction along the Southern side of the said March Street, the distance of forty-two feet eleven and one-half inches (42' 11.5") to a point, thence in a Southerly direction, by a line passing through the middle of the party wall between the premises No. 536 March Street and the herein described premises and by a line at right angles to the last described line, the distance of one hundred and ten feet (110') to a point in the Northern side of a twenty foot wide alley; thence in an Easterly direction along the Northern side of the twenty foot wide alley and by a line at right angles to the last described line, the distance of forty-seven feet nine and one-fourth inches (47' 9-1/4") to a point in the Western side of the aforementioned Woodland Avenue; thence in a Northerly direction along the said Western side of Woodland Avenue and by a line making an interior angle of 87 degrees 30 minutes with the last described line the distance of one hundred ten feet one and one-fourth inches (110' 1-1/4") to the place of beginning.

BEING THE SAME PROPERTY conveyed to Desiree Tonkinson and Karl J. Winter who acquired title, with rights of survivorship, by virtue of a Deed from Patricia A. Miccicke, dated June 14, 2013, recorded June 17, 2013, at Instrument Number 2013025295, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A

DWELLING HOUSE KNOWN AS 538 March Street, Reading, PA 19607.

PARCEL NO.: 77-5306-17-00-0424

ACCOUNT: 77030210

SEE Deed Book Volume, Page

To be sold as the property of Desiree Tonkinson and Karl J. Winter

No. 17-01915

Judgment: \$218,615.49

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground being Lot No. 3, Block J as shown on the plan of Saddlebrook Village II, said plan recorded in Plan Book Volume 104, Page 7, Berks County Records, situate on the Southeasterly side of Erich Street in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING A POINT on the Southeasterly right of way line of Erich Street (54 feet wide) on the division line between Lot No. 2 and Lot No. 3; thence extending along the Southeasterly right of way line of Erich Street, North 47 degrees 54 minutes 2 seconds East, a distance of 70.00 feet to a point; thence leaving said street and extending along Lot No. 4, South 42 degrees 5 minutes 58 seconds East, a distance of 123.00 feet to a point thence extending along Lot No. 10 South 47 degrees 54 minutes thence wending along Lot No. 10, South 47 degrees 54 minutes 2 seconds East, a distance of 70.00 feet to a point; thence extending along Lot No. 2, 42 degrees 5 minutes 58 seconds West, a distance of 123.00 feet to the place of beginning.

CONTAINING IN AREA 8,610 square feet of land.

BEING THE SAME PROPERTY conveyed to Janice K. Smith who acquired title by virtue of a Deed from Rosaura Bussa, dated November 19, 2010, recorded November 24, 2010, at Instrument Number 2010046559, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 541 Erich Street, Wernersville, PA 19565.

PARCEL NO.: 49436606497684

ACCOUNT: 49000725

SEE Instrument Number 2010046559

To be sold as the property of Janice K. Smith

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No. 17-02179

Judgment Amount: \$177,614.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the City of Topton, County of Berks and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN two-story dwelling house, 62 High Street, and the lot or piece of ground upon which the same is erected, situate on the South side of High Street, between Main and Heffner Street, in the Borough of Topton, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a stake in the South side curb line on High Street, thence by lot now or formerly of Harvey Kemp South ten (10) degrees East, one hundred forty (140) feet to Liberty Alley, thence by same North eighty (80) degrees East forty (40) feet to a lot now or formerly of Lizzie Doll; thence by same North ten (10) degrees West, one hundred forty (140) feet to curb line aforesaid on High Street, thence by same South eighty (80) degrees, West forty (40) feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 62 East High Street, Topton, PA 19562

TAX PARCEL #85546316939437

ACCOUNT: 85023400

SEE Deed Book 5409, Page 0516

Sold as the property of: Roy L. Showalter and Mary M. Showalter

No. 17-03738

Judgment Amount: \$191,241.37

Attorney: Powers, Kirm & Associates, LLC

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

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

described line and a right angle with the easterly building line of Hampden Boulevard, a distance of 200.00 feet to the place of beginning.

CONTAINING IN AREA 16,000 square feet of land.

PROPERTY IS 98% TOWNSHIP OF MUHLENBERG

PROPERTY IS 2% TOWNSHIP OF ALSACE BEING THE SAME PREMISES which Chris J. Hertzog, by Deed dated May 28, 2010 and recorded June 02, 2010 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument 2010020754, granted and conveyed unto David A. Mercado, Kathleen Mercado, John Reppert and Maribel Reppert, husband and wife, as joint tenants with the right of survivorship.

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

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

SEE Deed Instrument 2010020754

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

No. 17-03907

Judgment Amount: \$98,107.51

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick and attic dwelling house, together with the lot or piece of ground on which the same is erected, situate on the East side of Luzerne Street, being No. 1515 Luzerne Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the eastern side of Luzerne Street, a 60 feet wide street as laid out on the topographic survey of the City of Reading, said point being 160 feet North of the northeast building corner of the said Luzerne Street and Lackawanna Street, also a 60 feet wide street as laid out on the topographic survey of the City of Reading; thence in an easterly direction, and at right angles to the said eastern side of Luzerne Street, the distance of 115 feet to a point in the western side of a 15 feet wide alley; thence in a southerly direction along the said westerly side of the 15 feet wide alley, and at right angles to the last described line, the distance of 22 feet to a point; thence in a westerly direction, and at right angles to the last described line, the distance of 115 feet to a point in the aforementioned eastern building line of Luzerne Street, thence in a northerly direction along the same, and at right angles to the last described line, the distance of 22 feet to the place of beginning.

BEING THE SAME PREMISES which Helen A. Hooyman, by Deed dated 8/18/2003 and recorded 9/12/2003 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3867, Page 154, granted and conveyed unto Helen A. Hooyman and Sandra A. Bauscher.

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AND THE SAID Helen A. Hooymann died 12/13/2006 whereupon title vested solely in Sandra A. Bauscher by right of survivorship.

BEING KNOWN AS: 1515 Luzerne Street, Reading, PA 19601

PROPERTY ID NO.: 19-5307-29-18-2122

TITLE TO SAID PREMISES IS VESTED IN Michele R. Kingston, an individual by Deed from Sandra A. Bauscher, an individual dated 05/25/2007 recorded 06/06/2007 in Deed Book 5151 Page 1456.

To be sold as the property of: Michele R. Kingston

No. 17-04730

Judgment Amount: \$165,914.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

TRACT 1:

ALL THAT CERTAIN lot shown as "Annex A" of "HUNT" Subdivision situate on the Westerly side of Hunter Forge Road and the Southerly side of a private drive in Hereford Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and Plat #3337-2430, dated July 24, 1990, last revised September 20, 1990 by Rockland Surveyors, Inc., as follows:

BEGINNING AT A POINT in the bed of Hunter Forge Road, SR. 1047, said point being the Northeasterly corner of the herein described annex and the Southeasterly corner of other lands of William E. Hoffman and Fern B. Hoffman, his wife, thence by the bed of Hunter Forge Road South 01 degree 47 minutes 05 seconds East 23.86 feet to a corner of Lot #1 of the Bertha Hunter Estate, of which this was a part; thence by the same passing through 5/8" rebar set on line this survey at 11.17 feet and 164.7 feet crossing a small stream North 73 degrees 51 minutes West 401.48 feet to a 5/8" rebar found in Sine of Lands now or late of George; thence by the same the two following courses and distances: (1) North 38 degrees 47 minutes 25 seconds East 159.55 feet to a 5/8" rebar found on the Southerly side of a private drive (30 feet wide); (2) by said private drive South 71 degrees 50 minutes East 167.74 feet to a 1/2" rebar found, a corner of other lands of Willard E. Hoffman and Fern B. Hoffman, his wife, thence by the same the two remaining courses and distances: (1) South 16 degrees 37 minutes 05 seconds West 213.00 feet to a point; (2) South 76 degrees 26 minutes 55 seconds East 245.96 feet to the point of beginning.

CONTAINING 0.760 acres.

TRACT 2:

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

BEGINNING at a nail at or near the center line of the Huffs Church to Seisholtzville macadam road, thence following along the West side of the right of way line of the private road of

Robert A. Reichard, thence following the same from the aforementioned public road North 67 degrees 56 minutes West 214.4 feet to a stake at a corner, thence at tight angles along other lands of David Hunter and Bertha Hunter, husband and wife, South 22 degrees 4 minutes West a distance of 113 feet to a stake a corner along a stream, thence along other land of David Hunter and Bertha Hunter, husband and wife, South 72 degrees 8 minutes East a distance of 245.9 feet to the center line in a public road aforementioned; thence following the same in a northeast direction 5 degrees; a distance of 99.1 feet to the point of beginning.

CONTAINING 87.59 perches.

ASSESSOR'S PARCEL NO: 5491-01-45-1791

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 142 Hunterforge Road, Macungie, PA 18062

TAX PARCEL #52549101451791

ACCOUNT 52018260

SEE Deed Book 5244, Page 1819

Sold as the property of: Diane Karcher and James J. Whale

No. 17-05026

Judgment: \$210,109.14

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, being known as No. 4713 Painted Sky Road, situate in Exeter Township, Berks County Pennsylvania, bounded and described according to a revised final plan of Sunrise, drawn by Leon A. Leshner, Registered Land Surveyor, dated September 17, 1981 and last revised May 8, 1984, said plan recorded in Berks County in Plan Book 136, Page 20, as follows, to wit:

BEGINNING AT A POINT on the northeasterly side of Painted Sky Road (60 feet wide) said point being a corner of Lot No. 30 on said plan; thence extending from said point of beginning along Lot No. 30 northeasterly along a line forming a right angle with the line to be described last 125.00 feet to a point in line of Lot No. 25; thence extending partly along same and partly along Lot No. 24 southeasterly along a line forming a right angle with the last described line 75.00 feet to a point, a corner of Lot No. 32 on said plan; thence extending along same southwestwardly along a line forming a right angle with the last described line 125.00 feet to a point on the northeasterly side of Painted Sky Road; thence extending along same northwestwardly along a line forming a right angle with the last described line 75.00 feet to the first mentioned point and place of beginning.

CONTAINING 9,375.00 square feet of land.

BEING LOT NO. 31 as shown on the above-mentioned plan.

BEING KNOWN AS: 4713 Painted Sky Road, Reading (Exeter Township), PA 19606

PROPERTY ID NO.: (43)5325-11-65-0193

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TITLE TO SAID PREMISES IS VESTED IN Stephen Michael Raquet and Keturah L. Raquet, husband & wife, by Deed from Kathleen I. Ulman dated 05/14/2010 recorded 05/17/2010 in Deed Book Instrument Number: 2010018474.

To be sold as the property of: Stephen Michael Raquet and Keturah L. Raquet, husband & wife.

No. 17-12239

Judgment Amount: \$134,950.20

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement and tract of land, situate on the East side of Township Road No. 612, named Longsdale Road in the Township of Longswamp, the County of Berks and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a railroad spike located in the centerline of said Township Road No. 612, leading from Langsdale to Legislative Route No. 06120; thence extending along the same, the following two (2) courses and distances: (1) South 22 degrees 25 minutes 05 seconds West, 134.05 feet to a railroad spike in the center of the same, South 09 degrees 36 minutes West, 109.45 feet to a railroad spike in the center of the same; thence extending along other lands of Harry Boyer, the following five courses and distances: (1) North 83 degrees 45 minutes East, 71.39 feet to an iron pin; (2) North 03 degrees 22 minutes 04 seconds East, 42.03 feet to an iron pin; (3) North 87 degrees 30 minutes 16 seconds East, 94.16 feet to an iron pin, (4) North 08 degrees 42 minutes 35 seconds East, 138.07 feet to an iron pin; (5) North 68 degrees 12 minutes 15 seconds West, 128.52 feet to the place of beginning.

CONTAINING 27,672.7 square feet.

TITLE TO SAID PREMISES IS VESTED IN Stephen H. McQuillen and Dawn L. McQuillen, h/w, by Deed from Brian S. Garges and Lorie Ann Garges, formerly known as Lorie Ann Sitko, h/w, dated 10/23/1998, recorded 11/24/1998, in Book 3006, Page 1898.

DAWN L. MCQUILLEN was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Dawn L. McQuillen's death on or about 10/25/2014, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 625 Tower Road, Mertztown, PA 19539-8935.

Residential property

TAX PARCEL NO: 547202861687

TAX ACCOUNT: 59027750

SEE Deed Book 3006 Page 1898

To be sold as the property of Stephen H. McQuillen.

No. 17-05473

Judgment: \$200,562.43

Attorney: Cristina L. Connor, Esquire

Scott A Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate on the South side of Budd Street (50 feet wide) and being Lot No. 5 of the Fairview Chapel Villas Subdivision in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the southern right of way line of Budd Street, a corner of Lot No. 6; thence along said right of way the two following courses and distances: (1) South 77 degrees 39 minutes 57 seconds East 5.76 feet to a monument (2) in a southeasterly direction by a line curving to the right having a radius of 195.00 feet, a central angle of 10 degree 17 minutes 17 seconds, a distance along the arc of 35.01 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 South 25 degrees 24 minutes 03 seconds West 190.35 feet to an iron pin in line of lands of Charles S. Reifsnyder and Gail E. Reifsnyder, his wife; thence along lands of the same North 62 degrees 48 minutes 19 seconds West 40.26 feet to an iron pin, a corner of Lot No. 6; thence along Lot No. 6 North 25 degrees 24 minutes 03 seconds East 182.97 feet to an iron pin, the place of Beginning.

BEING THE SAME PROPERTY conveyed to Omar R. Watson and Julie A. Watson, husband and wife, as tenants by the entireties, who acquired title by virtue of a Deed from Bonnie M. Bortz, no marital status shown, dated June 22, 2001, recorded June 27, 2001, at Official Records Volume 3355, Page 0107, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1322 Budd Street, Birdsboro, PA 19508.

PARCEL NO.: 43533515633336

ACCOUNT: 43001091

SEE Deed Book Volume 3355, Page 0107

To be sold as the property of Omar R. Watson and Julie A. Watson, husband and wife

No. 17-12264

Judgment: \$419,195.16

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Sunset Knoll, drawn by Vitillo Corporation, dated 3/22/2001 and last revised 8/21/2001 said plan recorded in Berks County in Plan Book 254 Page 3, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Buckhead Lane (50 feet

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wide), said point being a corner of Lot No. 76 on said plan, thence extending from said point of beginning along Lot No. 76 South 47 degrees 36 minutes 21 seconds West 120.00 feet to a point, a corner of open space on said plan; thence extending along same North 35 degrees 20 minutes 33 seconds West 109.26 feet to a point, a corner of Lot No. 74 on said plan, thence extending along same North 61 degrees 42 minutes 34 seconds East 120.00 feet to a point of curve on the Southwesterly side of Buckhead Lane; thence extending along same Southeastwardly along the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 80.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11,127 square feet of land.

BEING Lot No 75 as shown on the abovementioned plan.

BEING PART OF THE SAME PREMISES WHICH Forino Co., LP, A Pennsylvania Limited Partnership, by Deed dated 02/16/2007 and recorded 03/05/2007 in Record Book Volume 5084, Page 1040, and as Instrument No. 2007012655, in the Berks County Records, granted and conveyed unto Raymond M. Baker and Tonya Baker, husband and wife.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions covering development known as Sunset Knoll Subdivision recorded in Record Book 3640 Page 1877, Berks County Records.

ALSO UNDER AND SUBJECT to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Sunset Knoll Subdivision recorded in Record Book 3678 Page 2164, Berks County Records.

BEING THE SAME PREMISES which Forino Co., L.P., by Deed dated 2/16/2007 and recorded 3/5/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5084, Page 1040, Instrument # 2007012655, granted and conveyed unto Raymond M. Baker and Tonya Baker.

TAX PARCEL NO. 24536506491571

BEING KNOWN AS 212 Buckhead Lane, Douglassville, PA 19518

Residential Property

To be sold as the property of Raymond M. Baker and Tonya Baker

No. 17-12334

Judgment Amount: \$300,283.73

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Amity Township, Berks County and Commonwealth of Pennsylvania, bounded and described according to a final plan of 'Amity Meadows' a/k/a 'Cider Mill Run', Phase 3, recorded in Plan Book 228, Page 23, Berks County Records, as follows:

BEGINNING at a point on the Southwest

side of Verdure Lane (53 feet wide) a corner in common with Lot 43 on the abovementioned plan; thence along the Southwest side of Verdure Lane the following 2 courses and distances: (1) South 17 degrees 48 minutes 46 seconds East a distance of 69.00 feet to a point, and (2) along the arc of a circle curving to the left having a radius of 176.50 feet an arc distance of 32.55 feet to a point a corner in common with Lot 121 on the abovementioned plan; thence along Lot 121 the following 2 courses and distances: (1) South 51 degrees 50 minutes 01 second West a distance of 193.79 feet to a point, and (2) North 11 degrees 29 minutes 30 seconds West a distance of 169.81 feet to a point a corner in common with the aforementioned Lot 43; thence along Lot 43 North 72 degrees 11 minutes 14 seconds East, a distance of 160.00 feet to a point on the Southwest side of Verdure Lane, the place of beginning.

BEING Lot 42 on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Nauss and Tina Fawcett, by Deed from Dennis A. Fick and Judith A. Fick, dated 01/19/2016, recorded 01/26/2016, Instrument No. 2016002531.

BEING KNOWN AS 107 Verdure Lane, Douglassville, PA 19518-9699.

Residential property

TAX PARCEL NO: 24-5365-14-44-1471

TAX ACCOUNT: 24000335

SEE Deed Instrument 2016002531

To be sold as the property of Christopher Nauss, Tina Fawcett a/k/a Tina Nauss.

No. 17-12433

Judgment Amount: \$96,232.45

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon being Lot No. 25, located on the Southern side of Summit Chase Drive (50 feet wide), as shown on plan of lot known as "Summit Chase" and recorded in Plan Book Volume 34, Page 12, Berks County Records, situate in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern building line of Summit Chase Drive, a corner in common of Lot No. 25 with Lot No. 241; thence along the Southern building line of Summit Chase Drive North 82 degrees 35 minutes 15 seconds East, a distance of 50.00 feet to a point, a corner of Lot No. 26; thence leaving the Southern building line of Summit Chase Drive and along Lot No. 26, South 7 degrees 24 minutes 45 seconds East a distance of 100.61 feet to a point in line of property of the Host Reverend Joseph McShea; thence along the same South 82 degrees 35 minutes 15 seconds West a distance of 50.00 feet lot the center of a 30 feet wide easement; thence along Lot No. 25 and along the center line of a 30 feet wide easement, North 7 degrees 24 minutes

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45 seconds West a distance of 100.61 feet to the place of BEGINNING.

CONTAINING in area 5,030.350 square feet of land, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 826 Summit Chase Drive, Reading, PA 19611

TAX PARCEL #18530639360431

ACCOUNT 18655625

SEE Deed Book/Page

Instrument Number 2010005713

Sold as the property of: Mileyvis Urena and Willie Urena

No. 17-12597

Judgment Amount: \$64,614.02

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Borough of Mount Penn, County of Berks, and State of Pennsylvania being more particularly described in a Deed recorded in Book 4893 at Page 129 among the land records of the county set forth above.

ALL THAT CERTAIN two-story brick dwelling house and garage and the lot or piece of ground on which the same is erected situate on the South side of Cumberland Avenue, between Endlich Avenue and Twenty-Fifth Street, being No. 2528 Cumberland Avenue, and being the house at the Eastern end of a row of five houses, in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southern building line of Cumberland Avenue, said point being two hundred and eighty feet (280 feet) East of the Southeast building corner of Cumberland Avenue and Twenty-Fifth Street, in said Borough of Mt. Penn, thence at right angles in a Southern direction along property now or late of Samuel Phillips and Charles H. Kershner, a distance of one hundred feet (100 feet) to the center line of a ten feet wide alley, thence at right angles in a Western direction along the center line of said alley, a distance of thirty feet (30 feet) to a point, thence in a Northern direction along the center of a division wall separating the within described premises from the adjoining dwelling to the West, property now or late of Isaac J. Althouse and Lucy A. Althouse, his wife, a distance of one hundred feet (100 feet) to a point in the Southern building line of Cumberland Avenue; thence at right angles in an Eastern direction along Cumberland Avenue, a distance of thirty feet (30 feet) to a point, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Kab Loan Services LLC., by Deed from Eric J. Weaknecht, Sheriff of the County of Berks, dated 01/20/2015, recorded 01/22/2015, Instrument No. 2015002142.

BEING KNOWN AS 2528 Cumberland

Avenue, Reading, PA 19606-2110.

Residential property

TAX PARCEL NO: 64531608984028

TAX ACCOUNT: 64030800

SEE Deed Instrument No. 2015002142

To be sold as the property of Charles N. Buzeliski a/k/a Charles N. Buzeliski, Kab Loan Services LLC.

No. 17-12864

Judgment Amount: \$171,819.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

ALL THAT CERTAIN two-story frame dwelling house together with the lot or piece of ground upon which the same is erected, situate on the South side of Pennsylvania Avenue, in the Village of Monocacy Station, in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being Lot No. 10 in a certain plan of building lots surveyed and laid out for A. H. Rothermel by Dreibelbis & Company, said plan bearing date of October 1905 and being recorded in the Recorder's Office in Reading, in Plan Book Volume 3 Page 4, said lot having a frontage of fifty feet on said Pennsylvania Avenue and extending southward a distance of one hundred fifty feet to Front Street.

ALL THAT CERTAIN building lot situate on the South side of Pennsylvania Avenue, in the Village of Monocacy Station, Township of Amity, County of Berks and Commonwealth of Pennsylvania, being Lot No 11 in a certain plan of building lots surveyed and laid out for said Abraham H. Rothermel, by Dreibelbis & Company, said plan bearing date of October 1905 being recorded or filed in the Recorder's Office at Reading, in Plan Book Volume 3 Page 4, said lot of ground having a frontage of fifty feet on said Pennsylvania Avenue and extending southward a distance of one hundred and fifty feet to Front Street.

TITLE TO SAID PREMISES IS VESTED IN Jean M. Evans, by Deed from Jack David Rippel, Executor Estate of John E. Rippel, dated 08/04/2003, recorded 09/16/2003, in Book 3869, Page 0627.

BEING KNOWN AS 38 Pennsylvania Avenue, Douglassville, PA 19518-7105.

Residential property

TAX PARCEL NO: 24-5354-14-24-5248

TAX ACCOUNT: 24062700

SEE Deed Book 3869 Page 0627

To be sold as the property of Jean M. Evans.

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No. 17-12995

Judgment Amount: \$111,033.67

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

Premises 'A'

ALL THAT CERTAIN lot or piece of ground, together with a masonry home erected thereon, situate in the Township of Oley, County of Berks, and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a corner in the centerline of former State Highway Traffic Route No. 73, said corner taking 254.00 feet Southwest from a spike marking the intersection of the middle of the macadam public road, being State Highway Route #73, with the center of the former State Highway No. 73, thence along the centerline of former State Highway Route #73 North 47 degrees 30 minutes past the distance of 100 feet to a corner of other lands of Oliver M. Most, thence along the same South 42 degrees 15 minutes East the distance of 327 feet 7 inches to a corner in lines of lands now or late of George Gessell, thence along the same, South 46 degrees 45 minutes West the distance of 100.00 feet to a corner in a line of property now or late of Dorothy E Fronheiser and Neil R Fronheiser, thence along the same, North 42 degrees 15 minutes West the distance of 337 feet 7 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heather L. Blankenbiller, by Deed from Lori J. Fry and Heather L. Blankenbiller, dated 07/21/2006, recorded 07/24/2006, in Book 4927, Page 1024.

BEING KNOWN AS 322 Bertolet Mill Rd., Oley, PA 19547-8750.

Residential property

TAX PARCEL NO: 67535806499885

TAX ACCOUNT: 67055425

SEE Deed Book 4927 Page 1024

To be sold as the property of Heather L. Blankenbiller.

No. 17-13293

Judgment Amount: \$203,928.29

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story and basement stone and brick mansard roof store and apartment building and the lot or piece of ground upon which the same is erected, situate on the South-west corner of North Fourth and Spring Streets, and Numbered Three Hundred Fifty-Eight (358) Spring Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spring Street;  
ON the East by said North Fourth Street;  
ON the South by a ten feet wide alley; and

ON the West by property now or late of Carrie Fehr Bitting.

CONTAINING in front on said Spring Street, in width or breadth twenty-two feet four inches (22' 4") and in depth of equal width to said ten feet (10') wide alley eighty-five feet (85').

TITLE TO SAID PREMISES IS VESTED IN Edward Santiago, by Deed from Felix Rivera and Benigna Rivera, h/w, dated 06/05/2008, recorded 06/10/2008, in Book 5370, Page 948.

BEING KNOWN AS 358 Spring Street, Reading, PA 19601-2149.

Residential property

TAX PARCEL NO: 14530750752664

TAX ACCOUNT: 14638775

SEE Deed Book 5370 Page 948

To be sold as the property of Edward Santiago.

No. 17-13308

Judgment: \$312,866.49

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Birdsboro, Berks County, Pennsylvania bounded and described according to a final plan of Creekside Subdivision recorded in Plan Book 220, Page 9, Berks County Records, as follows.

BEGINNING AT A POINT on the northwest side of Garfield Street (50 feet wide) a corner in common with Lot 52 on the abovementioned plan: thence southwesterly, southerly, and southeasterly along the northwest, West, and southwest sides of Garfield Street along the arc of a circle curving to the left having a radius of 195.00 feet an arc distance of 230.01 feet to a point on line of lands now or late of Robert M. Tucci and Susan H. Tucci, his wife, thence along said lands and lands now or late of Luther A. Crosby and Lyndell Crosby, his wife, and other lands now or late of Robert M. Tucci and Susan H. Tucci, his wife, North 64 degrees 51' 04" West a distance of 371.78 feet to a point on a line of lands now or late of Kardon Development Company, thence along said lands North 25 degrees 07' 51" East a distance of 41.64 feet to a point a corner in common with the aforementioned Lot 62, thence along Lot 52 South 87 degrees, 16' 05" East a distance of 207.16 feet to a point on the northwest side of Garfield Street the place of beginning.

PARCEL #31-5334-16-84-1424

BEING THE SAME PREMISES which Forino Developers, Co., a PA Corp., by Deed dated 8/20/1999 and recorded 9/2/1999, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3120, Page 2118, granted and conveyed unto William P. Janda and Stephanie Janda, husband and wife.

TAX PARCEL NO. 31533416841424

BEING KNOWN AS 511 Garfield Street, Birdsboro, PA 19508

Residential Property

To be sold as the property of William P. Janda and Stephanie Janda

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No. 17-13316

Judgment: \$271,206.10

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #38-5386-11-66-6713

ALL THE LAND described herein is situated in the State of Pennsylvania, County of Berks, and is described as follows:

ALL THAT CERTAIN parcel of land located on the northeasterly side of Mill Street T-589 (required r/w 33'; ultimate r/w 60') situated in Colebrookdale Township, Berks County, Pennsylvania. Described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1788-3A dated September 2, 1988 as last revised, being Lot 1 herein. Bounded on the northwest by the land of William E. Brady and Richard F. & Grace L. Cook, by Lots 2 and 5 of the said plan, by the land of Dennis Howard, by the land of Michael Wheeler, and by the land of Mike Kachmer, on the northeast by the land of the Eastern Camp Meeting Association of the Church of God, on the southeast by the land of David & Leona Kolb, by Lot 4 of the said plan, and by the land of Lawrence Y. & Naomi M. Schoenly, on the southwest by the land of Ray S. Boyer, by the land of the Boyertown Mennonite Church, by the land of David & Nedra Hendricks, and by Mill Street, being more fully described as follows:

BEGINNING AT A POINT in the centerline of Mill Street, a corner of this and the land of the Boyertown Mennonite Church and the land of David & Nedra Hendricks.

THENCE FROM THE POINT of beginning along the northeasterly side of the centerline of Mill Street and the land of David & Nedra Hendricks North 01 degree 14 minutes 56 seconds West 58.19 feet to a point in the centerline of Mill Street, a corner of this and the land of William E. Brady and Richard F. & Grace L. Cook. The line running along an existing 50' easement.

THENCE ALONG THE LAND of William E. Brady and Richard F. & Grace L. Cook and partly along Lot 2 of the said plan North 57 degrees 59 minutes 37 seconds East 307.09 feet to a point, a corner of this and Lot 2 of the said plan. The line running along an existing 50' easement.

THENCE ALONG Lot 2 of the said plan the next 2 courses and distances to wit:

1. South 48 degrees 41 minutes 56 seconds East 125.00 feet to a point, a corner. The line running along an existing 50' easement.

2. North 59 degrees 39 minutes 23 seconds East 92.04 feet to a point, a corner of this and Lot 5 of the said plan. The line running along an existing 50' easement.

THENCE ALONG Lot 5 of the said plan the next 3 courses and distances to wit:

1. North 74 degrees 00 minutes East 50.29 feet to a point, a corner. The line running along an existing 50' easement.

2. North 41 degrees 18 minutes 04 seconds East 195.07 feet to a point, a corner. The line

running along an existing 50' easement.

3. North 41 degrees 26 minutes 20 seconds West 81.34 feet to a monument found a corner of this and the land of Dennis Howard.

THENCE ALONG the land of Dennis Howard and the land of Michael Wheeler, North 81 degrees 58 minutes 22 seconds East 275.37 feet to a monument found, a corner of this and the land of Mike Kachmer. The line running along a tree line and partly along an existing 50' easement.

THENCE ALONG the land of Mike Kachmer North 27 degrees 54 minutes 48 seconds East 165.06 feet to a point, a corner of this and the land of the Eastern Camp Meeting Association of the Church of God.

THENCE ALONG the land of the Eastern Camp Meeting Association of the Church of God South 45 degrees 31 minutes 26 seconds East 275.71 feet to a point a corner of this and the land of David & Leona Kolb.

THENCE ALONG the land of David & Leona Kolb and Lot 4 of the said plan South 41 degrees 35 minutes 45 seconds West 248.22 feet to a point, a corner of this and Lot 4 of the said plan. The line crossing an existing 50' easement.

THENCE ALONG Lot 4 of the said plan South 48 degrees 24 minutes 15 seconds East 201.20 feet to a point in the line of the land of Lawrence Y. & Naomi M. Schoenly, a corner of this and Lot 4 of the said plan.

THENCE ALONG the land of Lawrence Y. & Naomi M. Schoenly South 41 degrees 20 minutes 53 seconds West 339.49 feet to a point, a corner of this and the land of Ray S. Boyer.

THENCE ALONG the land of Ray S. Boyer the next 2 courses and distances to wit:

1. North 48 degrees 41 minutes 56 seconds West 485.49 feet to an iron pipe found, a corner.

2. South 41 degrees 18 minutes 04 seconds West 150.44 feet to a point in the line of the land of the Boyertown Mennonite Church, a corner of this and the land of Ray S. Boyer.

THENCE ALONG the land of the Boyertown Mennonite Church the next 2 courses and distances to wit:

1. North 48 degrees 41 minutes 56 seconds West 193.94 feet to a point, a corner. The line passing over an iron pipe found 5.60 feet from the last mentioned point. The line running partly along an existing 50' easement.

2. South 57 degrees 59 minutes 37 seconds West 299.64 feet to the point of beginning. The line running along an existing 50' easement.

CONTAINING 6.641 acres.

BEING KNOWN AS: 285 Mill Street, Boyertown, Pennsylvania 19512.

TITLE TO SAID PREMISES is vested in E. Kathryn Detweiler by Deed from Eugene J. Stewart and Beverly A. Stewart, his wife, dated August 21, 1985 and recorded August 22, 1985 in Deed Book 1881, Page 1058 The said E. Kathryn Detweiler died on July 13, 2016. On July 19, 2016, Letters of Testamentary were granted to Leona Kolb, Steven Detweiler, and Dennis

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Miller, nominating and appointing her as the Executrix of the Estate of E. Kathryn Detweiler.

To be sold as the property of Leona Kolb, Co-Executrix of the Estate of E. Kathryn Detweiler, Steven Detweiler, Co-Executor of the Estate of E. Kathryn Detweiler, and Dennis Miller, Co-Executor of the Estate of E. Kathryn Detweiler

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No. 17-13636

Judgment: \$110,989.37

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN tract of land, together with the two and one-half story frame stucco dwelling house thereon erected, consisting of Lot No. 19 and the northern and contiguous portion twenty-seven feet wide of Lot No. 18, in the plan of lots laid out by Charles K. Hertzog situate at Lorane (formerly Exeter Station) Exeter Township, Berks County, Pennsylvania, bounded on the East by Neversink Street, on the North by Lot No. 20, on the West by a fifteen feet wide alley and on the South by the remaining three feet wide, portion of Lot No. 18, which three feet wide portion of Lot No. 18 the parties of the first part hereto have recently granted and conveyed to Paul Linderman, Sr., and Gertrude, his wife.

CONTAINING together in front along Neversink Street fifty-seven (57) feet and one hundred fifty (150) feet along Lot No. 20, and fifty seven (57) feet along said alley and one hundred fifty (150) feet eight (8) inches along said three feet wide, portion of Lot No. 18.

BEING THE SAME PREMISES which Gail L. Didonato by Deed dated March 23, 2006 and recorded April 4, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2006032261, granted and conveyed unto Gail L. DiDonato and Daniel H. Walleigh, wife and husband.

TAX PARCEL: 43532516837767

ACCOUNT: 43063529

PIN NO. 532516837767

BEING KNOWN AS 912 Neversink Street, Reading, PA 19606

To be sold as the property of Daniel H. Walleigh a/k/a Daniel Walleigh and Gail L. DiDonato a/k/a G. DiDonato

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No. 17-14088

Judgment: \$76,455.50

Attorney: McCabe, Weisberg & Conway, P.C.

TAX I.D. #18-5306-58-64-5601

ALL THAT CERTAIN lot or piece of ground, being Lot Number 102 on map or plan of "Boyer Heights", laid out by Martin M. Harnish and recorded in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book Volume 3, Page 11, upon which is erected a two-story brick semi-bungalow dwelling house, being Number 104 Carroll Street (formerly Lincoln Street), situate, lying and being on the southwest side of said Carroll Street, in the Eighteenth Ward of the City of Reading, County of Berks,

Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

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

ON the southeast by property now or late of James Elhanan Schroeder;

ON the northwest by Lot Number 103 on said plan; and

ON the northeast by said Carroll Street.

CONTAINING IN FRONT on said Carroll Street, in width or breadth, twenty feet (20') and in depth or length of equal width or breadth, one hundred ten feet (110') to said ten (10') feet wide alley.

TOGETHER WITH, and subject to, the right to use in common with the others entitled thereto, the said ten feet (10') wide alley, in the rear of the herein described premises.

BEING KNOWN AS: 104 Carroll Street, Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in Wilman Marquez by Deed from Keith Zielaskowski dated April 29, 2014 and recorded May 5, 2014 in Instrument Number 2014013876.

To be sold as the property of Wilman Marquez

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No. 17-14358

Judgment Amount: \$82,791.29

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

Premises A:

ALL THAT CERTAIN lot or piece of ground situate on the northeastern corner of the intersection of Heffner Drive and Werner Avenue, in the development of Colonial Hills, Township of Cumru, County of Berks and State of Pennsylvania, bounded on the northwest by the aforesaid Werner Avenue (33 feet wide), on the northeast by residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, and on the southeast by the aforesaid Heffner Drive (33 feet wide), and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin at the beginning of a curve connecting the northwestern side of the aforesaid Heffner Drive with the southeastern side of Werner Avenue; thence by the aforesaid curve bearing to the right, having a radius of twenty feet zero inches (20' 0"), a central angle of one hundred thirty-five degrees fifty-eight minutes (135° 58"), a tangent distance of forty-nine feet five and one-half inches (49' 5-1/2"), a distance along the arc of forty-seven feet five and five-eighths inches (47' 5-5/8"), a chord with a bearing of North forty-six degrees thirty-one minutes West (N. 46° 31' W.) and a distance of thirty-seven feet one inch (37' 1"), to a corner marked by an iron pin on the southeastern side of the aforesaid Werner Avenue; thence along same, North twenty-one degrees twenty-eight minutes East (N. 21° 28' E.), a distance of one hundred nine feet six and seven-eighths inches (109' 6-7/8") to a corner marked by

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an iron pin; thence leaving the aforesaid Werner Avenue and along residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, South thirty-two degrees forty-nine minutes East (32° 49' E.), a distance of one hundred eleven feet nine and seven-eighth inches (111' 9-7/8") to a corner marked by an iron pin on the northwestern side of the aforesaid Heffner Drive; thence along same, South sixty-five degrees thirty minutes West (S. 65° 30' W.), a distance of eighty-one feet zero inches (81' 00") to the place of BEGINNING.

## Premises B:

ALL THAT CERTAIN lot or piece of ground situate on the northwestern side of Heffner Drive and on the southeastern side of Adams Street, in the development of Colonial Hills, Township of Cumru, County of Berks and State of Pennsylvania, bounded on the northwest by the aforesaid Adams Street (33 feet wide), on the northeast by residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, on the southeast by the aforesaid Heffner Drive (33 feet wide), and on the southwest by other property belonging to Martha G. Werner, and being more fully bounded and described in accordance with a survey made by Walter L. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in March 1953, as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northwestern side of Heffner Drive, a distance of eighty-one feet zero inches (81' 00") northeastwardly from the beginning of a curve, having a radius of twenty feet (20') connecting the northwestern side of the aforesaid Heffner Drive with the southeastern side of Adams Street; thence leaving the aforesaid Heffner Drive, and along other property belonging to Martha G. Werner, North thirty-two degrees forty-nine minutes West (N. 32° 49' W.), a distance of one hundred eleven feet nine and seven-eighth inches (111' 9-7/8") to a corner marked by an iron pin on the southeastern side of the aforesaid Adams Street; thence along same North twenty-one degrees twenty-eight minutes East (N. 21° 28' E.), a distance of fifteen feet zero inches (15' 00") to a corner; thence leaving the aforesaid Adams Street and along residue property belonging to Theodore M. Deck and Elizabeth Deck, his wife, South twenty-eight degrees fifty-nine minutes East (S. 28° 59' E.), a distance of one hundred twenty-one feet eleven inches (121' 11") to a corner on the northwestern side of the aforesaid Heffner Drive; thence along same South sixty-five degrees thirty minutes West (S. 65° 30' W.) a distance of eight feet zero inches (8' 00") to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Marc W. Schmidt and Patricia A. Schmidt, h/w, by Deed from Jacqueline M. Schweitzer, dated 01/31/2002, recorded 02/26/2002, in Book 3489, Page 441.

BEING KNOWN AS 43 Heffner Drive, Sinking Spring, PA 19608-9128.

Residential property

TAX PARCEL NO: 39438518402250

TAX ACCOUNT: 39115510

SEE Deed Book 3489 Page 441

To be sold as the property of Marc W. Schmidt, Patricia A. Schmidt.

No. 17-14456

Judgment: \$43,408.64

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being No. 634 Thorn Street, situate on the West side of said Thorn Street between Greenwich and Oley Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten foot (10') wide alley;

ON the East by said Thorn Street;

ON the South by property now or late of E. D. Smith; and

ON the West by a fifteen feet (15') wide alley.

CONTAINING in front on said Thorn Street, in width or breadth, twenty feet seven inches (20' 7") and in depth or length, of equal width or breadth, one hundred feet (100') to said fifteen foot (15') wide alley.

BEING THE SAME PREMISES which Michael Scott Stankiewicz and Karen L.A. Stankiewicz, by Deed dated September 17, 2003 and recorded October 15, 2003 in Record Book 3902, Page 0386, Berks County Records, granted and conveyed unto Shannon L. Edwards, in fee.

TAX PARCEL NO. 14530758634924

BEING KNOWN AS 634 Thorn Street, Reading, PA 19601

Residential Property

To be sold as the property of Shannon L. Edwards

No. 17-14577

Judgment Amount: \$148,789.86

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Greenbriar Estates, Phase I, drawn by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated June 6, 1994 and last revised October 25, 1994, said plan recorded in Berks County in Plan Book 213, Page 23, as follows, to wit:

BEGINNING AT A POINT on the Northerly side of Bristol Court (53 feet wide), said point being a corner of Lot No. 37 on said plan; thence extending from said point of beginning along Lot No. 37 North 03 degrees 12 minutes 03 seconds West 201.34 feet to a point, a corner of Lot No. 44 on said plan; thence extending along same South 82 degrees 33 minutes 59 seconds East

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116.34 feet to a point, a corner of Lot No. 35 on said plan; thence extending along same South 01 degrees 18 minutes 26 seconds West 182.90 feet to a point on the Northerly side of Bristol Court; thence extending along same South 88 degrees 12 minutes 30 seconds West 100.00 feet to the first mentioned point and place of BEGINNING. CONTAINING 20,463 square feet of land.

BEING Lot No. 36 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Scott L. Dengler and Stacy A. Dengler, husband and wife, by Deed from Paul G. Biegler, dated 11/21/1997, recorded 12/04/1997, in Book 2889, Page 2116.

BEING KNOWN AS 109 Bristol Court, Douglassville, PA 19518-8717.

Residential property  
TAX PARCEL NO: 24-5364-05-09-2407  
TAX ACCOUNT: 24000818  
SEE Deed Book 2889 Page 2116

To be sold as the property of Scott L. Dengler, Stacy A. Dengler.

No. 17-14631

Judgment Amount: \$155,031.71

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate on the northern side of Woodland Road, West of Bernville Road, in the Borough of Wyomissing, formerly the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania, being the western 20 feet of Lot No. 234, and the eastern 30 feet of Lot No. 235, as shown on the plan of lots known as eastern addition to Wyomissing Hills, and plan being recorded in Plan Book Volume 3-A, Page 6, Berks County Records, together with the 2-1/2 story brick dwelling house and garage thereon erected, being known as House No. 28 Woodland Road being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern line of Woodland Road (60 feet wide) said point being 540.57 feet West of the intersection of the northern line of said Woodland Road (60 feet wide) and the western line of the Bernville Road (60 feet wide) as they are shown on the plan of East addition to Wyomissing Hills and said point being 15 feet West of the western lot line of Lot No. 233, as it is shown on said plan, thence northwardly by a line at right angles to Woodland Road, and said line being 15 feet West of and parallel to the western line of Lot No. 233 as shown on said Lot No. 218 and partly along Lot No. 217 by a line at right angles to the last described line the distance of 50 feet to a point, thence southwardly by a line at right angles to the last described line, and said line being 5 feet East of and parallel to the eastern line of Lot No. 236 as shown on said plan of lots the distance of 135 feet to a point in the northern line of Woodland

Road, thence eastwardly along the northern line of said Woodland Road, by a line at right angles to the last described line, the distance of 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dulce M. Plasencia, by Deed from Mariana Diaz, dated 09/14/2007, recorded 09/18/2007, in Book 5222, Page 1834.

BEING KNOWN AS 28 Woodland Road, Wyomissing, PA 19610.

Residential property  
TAX PARCEL NO: 96-4397-18-40-7642  
TAX ACCOUNT: 96971058  
SEE Deed Book 5222 Page 1834

To be sold as the property of Dulce M. Plasencia.

No. 17-15618

Judgment: \$32,248.27

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #06-5307-73-52-5339

ALL THAT CERTAIN two-story brick mansard roof dwelling house and lot or piece of ground upon which the same is erected, situate on the South side of West Buttonwood Street, being No. 112, in the City of Reading, County of Berks and State of Pennsylvania, between Front and McKnight Streets, bounded and described as follows, to wit:

ON the North by the said West Buttonwood Street,

ON the East by properties now or late of Maria S. Craumer, Dr. F. W. Seidel, Eliwood S. Leshar, Adam S. Meyer, George F. Hageman and Charles Moore,

ON the South by a ten feet wide alley, and

ON the West by property now or late of Morris R. Keen.

CONTAINING IN FRONT along said West Buttonwood Street sixteen feet and in depth of equal width one hundred ten feet to said alley.

BEING KNOWN AS: 112 West Buttonwood Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Maria Morales by Deed from Maritza Roman and Brenda M. Roman, husband and wife, dated August 22, 2007 and recorded August 22, 2007 in Instrument Number 2007051978.

To be sold as the property of Maria Morales

No. 17-15673

Judgment: \$ 139,094.09

Attorney: Udren Law Offices, PC

PURPART NO.1

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate and being known as No. 430 State Street in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING AT State Street at the northwest corner of lot now or late of George Reppert,

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thence southwardly one hundred six (106) feet along said lot now or late of George Reppert to an alley; thence along said alley westwardly eighteen (18) feet to property late of Francis Keiser, now or late of Mrs. Harry A. Bowman; thence northwardly along said property now or late of Mrs. Harry A. Bowman northwardly eighty-nine (89) feet to State Street; thence eastwardly along said State Street seventeen (17) feet to the point and place of beginning.

CONTAINING IN FRONT at State Street curb line seventeen (17) feet, increasing in width for first nineteen (19) feet of depth to front of dwelling having a width at front of said dwelling of eighteen (18) feet, and a depth of equal width from said point of eighty-nine (89) feet to aforementioned alley.

PURPART NO. 2

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

BEGINNING AT A POINT at the southwest corner of a lot now or late of Lucian Sheidy (formerly of Francis Keiser) thence extending northwardly thirty-seven (37) feet more or less to a twelve (12) feet wide alley, thence westwardly along said alley, eighteen (18) feet thence southwardly along lot now or late of Francis Keiser, thirty-seven (37) feet more or less thence eastwardly along lot now or late of George Reppert, eighteen (18) feet to the place of beginning.

CONTAINING IN WIDTH eighteen (18) feet and in depth thirty-seven (37) feet more or less.

BEING KNOWN AS: 430 State Street, Hamburg, PA 19526

PROPERTY ID NO.: 4495-17-10-3021

TITLE TO SAID PREMISES IS VESTED IN Lori Keiser and Keith A. Keiser, Jr., joint tenants with right of survivorship by Deed from Darryl L. Keiser and Keith A. Keiser, Jr. and Lori Keiser dated 07/24/2013 recorded 08/29/2013 in Deed Book Inst# 2013037227.

To be sold as the property of: Lori Keiser and Keith A. Keiser, Jr., joint tenants with right of survivorship.

No. 17-15725

Judgment: \$118,409.21

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN two-story brick dwelling house, with basement garage and the lot or piece of ground upon which the same is erected, situate on the South side of Perkiomen Avenue, West of Twentieth Street, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, and Numbered 1958 Perkiomen Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the South property line of said Perkiomen Avenue, said point being 303 feet, 6-3/4 inches West of the Southwest

building corner of said Twentieth Street (a sixty feet wide street) and Perkiomen Avenue (a 50 feet wide street), each as laid out on the topographical survey of the Borough of Mt. Penn and being also in line of property now or late of Ella E. Bagenstose, being No. 1956 Perkiomen Avenue; thence in a Southerly direction at right angles to said last described line and passing through the middle of the party wall between the premises hereby conveyed and the said premises No. 1956 Perkiomen Avenue, a distance of 131 feet, 6 inches to a point in the North line of a 20 feet wide alley; thence in an Easterly direction along said North side of said 20 feet wide alley and at right angles to said last described line, a distance of 16 feet, 6-1/2 inches to property now or late of Seifert F. Musket and Blanche E. Musket, his wife, being No. 1960 Perkiomen Avenue; thence in a Northerly direction and at right angles to said last described line and passing through the middle of the party wall between the premises hereby conveyed and said premises No. 1960 Perkiomen Avenue, a distance of 131 feet, 6 inches to a point in the said South property line of said Perkiomen Avenue; thence in a Westerly direction and at right angles to said last described line, a distance of 16 feet, 6-1/2 inches to the place of beginning.

BEING THE SAME PREMISES which Thaddeus A. Malecki, Jr., widow, by Deed dated March 20, 2003 and recorded March 20, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3721, Page 868, granted and conveyed unto Joseph E. Yoder, in fee.

TAX PARCEL: 531633670696

ACCOUNT NO. 64089200

SEE Deed Book 3721, Page 868

To be sold as the property of Joseph Yoder a/k/a Joseph E. Yoder

No. 17-15735

Judgment: \$121,974.47

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Woodvale Avenue, No. 1937, in the Borough of Mount Penn, Berks County, Pennsylvania, bounded and described as follows:

ON the North by a twenty (20) feet wide alley; ON the South by said Woodvale Avenue;

ON the East by property of Howard L. Barrett, Frank J. Goreski, Jr. and Morris Barnett; and ON the West by property of Emma E. Reifsnnyder.

CONTAINING in front on said Woodvale Avenue fourteen (14) feet more or less, and in depth of one hundred ten (110) feet more or less.

PARCEL ID: 64-5316-33-57-8577

BEING THE SAME PREMISES WHICH Michael S. Smith and Melissa Frantz-Smith, his wife, by Deed dated 5/11/2007, recorded 5/18/2007 in Book 5138, Page 1316, conveyed

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unto Jason Kauffman, in fee.

To be sold as the property of Jason Kauffman

No. 17-16915

Judgment Amount: \$47,224.61

Attorney: Shawn M. Long, Esquire

BEING County Parcel No. 17531729170534

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick mansard roof dwelling house, being Number 1324 North Eleventh Street, situate on the West side of said North Eleventh Street between Perry and Pike Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of John N. Becker;

ON the East by said North Eleventh Street;

ON the South by property now or late of William J. Worley; and

ON the West by a ten feet wide alley.

CONTAINING in front on said North Eleventh Street, in width or breadth, fifteen (15) feet, and in depth or length, of equal width or breadth, one hundred five (105) feet.

BEING THE SAME PREMISES which Rodney L. Oponski and Mary Ann Oponski, formerly Mary Ann Butzer, h/w by Deed dated 6/16/1967 and recorded 6/19/1967 granted and conveyed unto Rodney L. Oponski and Mary Ann Oponski, h/w. And the said Rodney L. Oponski died on October 2, 1971 whereupon title vested solely in the said Mary Ann Oponski by right of survivorship.

To be sold as the premises of the Estate of Mary Ann Oponski, by Patricia Kostzewa, Executrix of the Estate of Mary Ann Oponski.

No. 17-3032

Judgment Amount: \$57,796.59

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with a two and one-half story brick dwelling house erected thereon, situate on the West side of Linden Street, between Elm and Buttonwood Streets, and known as 316A Linden Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property number 318 Linden Street;

ON the East by said Linden Street;

ON the South by property number 316 Linden Street and

ON the West by a fifteen feet wide alley.

CONTAINING in width or frontage on said Linden Street, 12 feet 3 inches and in depth or length of equal width 95 feet to said 15 feet wide alley.

BEING THE SAME PREMISES WHICH Cristian Barbu and Claudia Barbu and Dorel

D Ilioi by Deed dated 3/30/1999 and recorded 4/1/1999 in the Office for the Recorder of Deeds in and for the County of Berks and Commonwealth of Pennsylvania in Record Book 3059, Page 238, granted and conveyed unto Irma Norena.

TITLE TO SAID PREMISES IS VESTED IN FloridaIma Villalobos, by Deed from Irma Norena, dated 05/12/2006, recorded 05/23/2006, in Book 4883, Page 1257.

BEING KNOWN AS 316 A Linden Street, Reading, PA 19604-2934.

Residential property

TAX PARCEL NO: 09-5317-70-22-3094

TAX ACCOUNT: 09453175

SEE Deed Book 4883 Page 1257

To be sold as the property of FloridaIma Villalobos.

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, January 5, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**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, December 6, 2017 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.

72. BOONE, PATRICIA A. - Edward C.

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Fabriziani and Donna E. Sedoti, Admrs., Kevin A. Moore, Esq.

73. CRAMP, LLOYD L. (Settlor) - Manufacturers and Traders Trust Company, Trustee, Under Agreement F/B/O Marcia Cramp (Marital Trust A), J. William Widing, III, Esq.

74. EVANGELISTA, ELLA MAE - Bruce L. Evangelista, Exr., Russell E. Farbiarz, Esq.

75. FISHER, VIRGINIA M. - Jonathan B. Batdorf, Exr., Jonathan B. Batdorf, Esq.

76. GRACE, SARAH M. - Benjamin W. Grace, Exr., Brian F. Boland, Esq.

77. LEFEBRE, LORI E. a/k/a LEFEBRE, LORI - Jonathan A. Lefebvre, Exr., David S. Sobotka, Esq.

78. LINKER, MIRIAM G. - Deborah L. Frank, Extx., Jonathan B. Batdorf, Esq.

79. RODDY, JACQUELINE J. - Gerald B. Scribner, Exr., Brian R. Ott, Esq.

80. RUFFNER, JOANNE C. - Susan N. Denaro, Extx., Susan N. Denaro, Esq.

81. SIEGEL, ADAM a/k/a SIEGEL, ADAM R. - Ashley Szoyka and Russell Farbiarz, Admrs., Russell E. Farbiarz, Esq.

82. SPIES-ZION CEMETERY - Wells Fargo Bank, N.A., Trustee, Under Agreement F/B/O Alsace Township Berks County, Kendra D. McGuire, Esq. and Kiandra D. Bair, Esq.

Last day for filing Accounts for January 2018 is December 4, 2017.

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

## 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

#### **BERTOLET, GARY K., JR., dec'd.**

Late of Spring Township.  
Administratrix: MEGAN BERTOLET,  
117 Kendall Court,  
Sinking Spring, PA 19608.  
ATTORNEY: REBECCA L. BELL, ESQ.,  
ALLERTON BELL, P.C.,  
1095 Ben Franklin Hwy East,  
Douglassville, PA 19518

**BRUMBACH, CLYDE M. also known as  
BRUMBACH, CLYDE MARTIN, dec'd.**  
Late of Earl Township.

Executors: JEFFREY A. BRUMBACH,  
1313 Rothermel Drive,  
New Berlinville, PA 19545 and  
JAMES G. BRUMBACH,  
103 Machamer Road,  
Douglassville, PA 19518.  
ATTORNEY: THOMAS D. LEIDY, ESQ.,  
42 East Third Street,  
Boyertown, PA 19512

#### **CLARK, WILLIAM M., dec'd.**

Late of 500 East Main Street,  
Fleetwood.  
Executrix: MARIE L. CLARK,  
500 East Main Street,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

#### **CORRELL, HOMER I., JR., dec'd.**

Late of Borough of Wernersville.  
Executor: KEVIN S. CORRELL,  
535 W. Penn Avenue,  
Wernersville, PA 19565.  
ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

#### **FERRIZZI, ANTHONY A., dec'd.**

Late of 745 South Reading Avenue,  
Borough of Boyertown.  
Administrators: SARAH MARGARET  
(LAMP) CUTH,  
745 South Reading Avenue,  
Boyertown, PA 19512 and  
PHILIP ANTHONY FERRIZZI,  
33 East Smith Street,  
Topton, PA 19562.  
ATTORNEY: JASON F. SCHIFFER, ESQ.,  
Cohen, Feeley, Altemose & Rambo,  
2851 Baglyos Circle, Suite 200,  
Bethlehem, PA 18020

#### **GEHMAN, CLEO also known as GEHMAN, CLEO J., dec'd.**

Late of 1020 Valley Road,  
Mertztown.  
Executors: CAROLYN BERGER,  
9132 Eagle Drive,  
P.O. Box 82,  
Breinigsville, PA 18031 and  
THOMAS GEHMAN,  
17 Bradford Lane,  
Lewes, DE 19958.  
ATTORNEY: ALFRED W. CRUMP, JR.,  
ESQ.,  
520 Washington Street,  
P.O. Box 1496,  
Reading, PA 19603

#### **JAMES, EVVIE F., dec'd.**

Late of Centre Township.  
Executrix: RICHELLE L. ROSE,  
92 Koenig Dr.,

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Shoemakersville, PA 19555.

ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,

203 East Noble Avenue,

Shoemakersville, PA 19555

**KANUCK, THOMAS L., dec'd.**

Late of Berkshire Commons,

5485 Perkiomen Ave.,

Exeter Township.

Executor: JAMES T. KANUCK,

1215 Windmill Circle,

Trooper, PA 19403.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

Reading, PA 19603

**KELLER, LEO O., dec'd.**

Late of 14093 Kutztown Road,

Fleetwood.

Executrix: ROBIN L. HUGHES,

260 Wooltown Road, Lot 24,

Wernersville, PA 19565.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER &amp; ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

**LAWRENCE, DAVID K., dec'd.**

Late of 500 E. Philadelphia Avenue,

Cumru Township.

Executor: JAMES T. LAWRENCE-

HOWARD,

506 South 15 1/2 Street,

Reading, PA 19606.

ATTORNEY: TERRY D. WEILER, ESQ.,

1136 Penn Avenue,

Wyomissing, PA 19610

**NAVE, LIVIO A., dec'd.**

Late of 74-1 Holly Drive, Reading.

Executrix: NANCY M. NAVE,

74-1 Holly Drive,

Reading, PA 19606.

ATTORNEY: JACK G. MANCUSO, ESQ.,

BRUMBACH, MANCUSO &amp; FEGLEY,

P.C.,

50 N. 5th Street,

P.O. Box 8321,

Reading, PA 19603-8321

**REIDENHOUR, GEORGE H., dec'd.**

Late of 349 South Laurel Street,

Kutztown.

Executrix: MILDRED H. REIDENHOUR,

349 South Laurel Street,

Kutztown, PA 19530.

ATTORNEY: JOHN T. FORRY, ESQ.,

FORRY ULLMAN,

540 Court Street,

P.O. Box 542,

Reading, PA 19603

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

Late of 4682 New Holland Road,

Mohnton, Brecknock Township.

Executrix: PEGGY A. MOHN,

4698 New Holland Road,

Mohnton, PA 19540.

ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 East Lancaster Avenue,

Shillington, PA 19607

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

Late of 195 Houck Road,

Fleetwood.

Executrix: CAROL A. LEWIS,

c/o Susan N. Denaro, Esquire,

Georgeadis Setley,

4 Park Plaza, 2nd Floor,

Wyomissing, PA 19610.

ATTORNEY: SUSAN N. DENARO, ESQ.,

GEORGEADIS SETLEY,

4 Park Plaza, 2nd Floor,

Wyomissing, PA 19610

**WIDMYER, MILDRED E. also known as  
WIDMYER, MILDRED ELIZABETH,  
dec'd.**

Late of Lutheran Home at Topton,

1 South Home Ave.,

Borough of Topton.

Executrix: EZETTA W. WALTER,

110 N. Duke Street, #404,

Lancaster, PA 17602.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

Reading, PA 19603

**Second Publication****ALTHOUSE, HELEN LORETTA also  
known as****ALTHOUSE, HELEN L., dec'd.**

Late of 538 W. First Street,

Borough of Birdsboro.

Executors: ROBERT A. ALTHOUSE,

2 Ash Court,

Douglassville, PA 19518 and

JOHN H. ALTHOUSE,

6871 Perkiomen Avenue,

Birdsboro, PA 19508.

ATTORNEY: BRIAN R. OTT, ESQ.,

BALEY SNYDER, LLP,

50 N. 5th Street, 2nd Fl.,

P.O. Box 942,

Reading, PA 19603-0942

**CLARK, MILDRED R., dec'd.**

Late of Muhlenberg Township.

Executrix: RUTH A. NEUIN,

3306 Arlington St.,

Laureldale, PA 19605.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,

BINGAMAN, HESS, COBLENTZ &amp;

BELL, P.C.,

Treeview Corporate Center,

2 Meridian Boulevard, Suite 100,

Wyomissing, PA 19610

**D'ALONZO, MARIO A., dec'd.**

Late of 56 Water Street,

Earl Township.

Administratrices: GRACE D'ALONZO-

11/30/2017

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GALANTI and  
NICOLA D'ALONZO,  
c/o O'Keefe, Miller & Thielen, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522.  
ATTORNEY: JOSEPH A. O'KEEFE, ESQ.,  
O'KEEFE, MILLER & THIELEN, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522

**DUNKELBERGER, ESTHER M., dec'd.**

Late of 211 Oak Lane,  
Fleetwood,  
Ruscombmanor Township.  
Executrix: ROBIN L. NAUGLE,  
211 Oak Lane,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**FRAIN, SHIRLEY J., dec'd.**

Late of Earl Township.  
Executrix: KITTY L. TRAINER,  
199 Edgehill Rd.,  
Boyertown, PA 19512.  
ATTORNEY: KATHLEEN M. MARTIN,  
ESQ.,  
O'Donnell, Weiss & Mattei, P.C.,  
41 E. High St.,  
Pottstown, PA 19464

**HIMMELBERGER, LESTER S., dec'd.**

Late of Phoebe Berks,  
1 Heidelberg Drive,  
Borough of Wernersville.  
Executor: SCOTT L. HIMMELBERGER,  
1726 Pear Street,  
P.O. Box 12381,  
Reading, PA 19604.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**HOOVER, DONALD K. also known as  
HOOVER, DONALD KENNETH, dec'd.**

Late of 2335 Spring Street,  
Spring Township.  
Executors: MELINDA S. BLESSING,  
AMY B. HOOVER and  
THOMAS S. HOOVER,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610.

**KUNKLE, LÉATRICE M., dec'd.**

Late of Borough of Leesport.  
Executrix: DIANNE R. LITWIN,  
7932 Devonshire Heights Rd.,  
Hummelstown, PA 17036.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,

Shoemakersville, PA 19555

**MISTISHEN, MICHAEL, dec'd.**

Late of Lower Alsace Township.  
Executor: LAWRENCE M. MISTISHEN,  
c/o Barley Snyder LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942.  
ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,  
THE LAW FIRM OF BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**REINHART, EDITH M., dec'd.**

Late of Leesport.  
Executor: JOHN M. STOTT,  
50 North Fifth Street,  
Reading, PA 19601.  
ATTORNEY: JAMES E. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
50 N. 5th Street,  
P.O. Box 8321,  
Reading, PA 19603-8321

**RENKUS, BETTY A., dec'd.**

Late of 179 Melrose Avenue,  
Reading.  
Executrix: VERONICA A. SMITH,  
c/o Susan N. Denaro, Esquire,  
Georgeadis Setley,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610.  
ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

**ROSS, FRANCIS J. also known as  
ROSS, FRANCIS JAY, dec'd.**

Late of 46-7 Holly Drive,  
Exeter Township.  
Executrix: CATHERINE M. EIMERS,  
3260 Wildner Road,  
Unionville, MI 48767.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**SCHWARTZ, PHILLIP K., dec'd.**

Late of Robesonia.  
Executor: JOEL SCHWARTZ,  
4439 Tenth Avenue,  
Reading, PA 19560.  
ATTORNEY: JOHN M. STOTT, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
50 N. 5th Street,  
P.O. Box 8321,  
Reading, PA 19603-8321

**SCHWARZ, ZACHARY T., dec'd.**

Late of 36 N. Centre Street,  
Borough of Leesport.  
Administratrix: CAROL L. SCHWARZ,

11/30/2017

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413 Frystown Road,  
Myerstown, PA 17067.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,

1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**SPROW, FRÉDERICK H., dec'd.**

Late of 1 S. Home Ave., Topton.  
Executor: MARK R. SPROW,  
522 Washington St.,  
P.O. Box 1179,  
Reading, PA 19603.  
ATTORNEY: BETSY HAWMAN SPROW,  
ESQ.,

DERR, HAWMAN & DERR,  
522 Washington Street,  
P.O. Box 1179,  
Reading, PA 19603-1179

**ULRICH, HAROLD L., dec'd.**

Late of Cumru Township.  
Executor: RANDY L. ULRICH,  
21 Candy Road,  
Mohnton, PA 19540.

ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

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

Late of 1474 Old Lancaster Pike,  
Cumru Township.  
Executor: RANDY JAY WERNER,  
1474 Old Lancaster Pike,  
Sinking Spring, PA 19608.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,

536 Court Street,  
Reading, PA 19601

**WETZEL, ROBERT L., JR., dec'd.**

Late of Tulpehocken Township.  
Executors: VANESSA N. BICHER,  
1616 Altland Avenue,  
York, PA 17404 and  
CLINTON L. WETZEL,  
11 Woodland Avenue,  
Lititz, PA 17543.

ATTORNEY: WILLIAM H. STURM, JR.,  
ESQ.,

STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,

36 West Main Avenue,  
Myerstown, PA 17067

**Third and Final Publication****BALTHASER, FLORENCE W., dec'd.**

Late of South Heidelberg Township.  
Executrix: LINDA S. KURTZ,  
60 Arlington Street,  
Reading, PA 19611.

ATTORNEY: JESSE A.  
KAMMERDEINER, ESQ.,

MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**BZDYK, NORMA J., dec'd.**

Late of Perry Township.  
Executor: PHILIP E. BZDYK,  
33699 Austin Grove Road,  
Bluemont, VA 20135.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**CEPKO, MICHAEL G., dec'd.**

Late of Berks County.  
Executor: KEVIN F. HENNESSEY,  
ESQUIRE.  
535 East High Street,  
Pottstown, PA 19464.

**CONNOLLY, JEFFERY DANIEL, dec'd.**

Late of 233 West Penn Avenue,  
Borough of Wernersville.  
Administrator: MARK BENDER,  
c/o Lengert & Raiders LLC,  
210 West Penn Avenue,  
P.O. Box 223,  
Robesonia, PA 19551.

ATTORNEY: KIM L. LENGERT, ESQ.,  
LENGERT & RAIDERS, LLC,  
210 West Penn Avenue,  
P.O. Box 223,  
Robesonia, PA 19551

**CROSBY, JOAN K. also known as  
CROSBY, JOAN PATRICIA, dec'd.**

Late of Exeter Township.  
Executors: DANA J. HARTZ and  
JOSEPH L. HARTZ,  
160 Stitzer Road,  
Fleetwood, PA 19522.  
ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**CUTLIP, LORI A., dec'd.**

Late of 152 Fairview Drive,  
Borough of Kutztown.  
Executrix: KELLY CORMAN,  
144 Fairview Drive,  
Kutztown, PA 19530.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**DICK, GEORGE W., dec'd.**

Late of Lower Heidelberg Township.  
Executor: GEROGÉ DAVID DICK,  
c/o John A. Terrill, II, Esq.,  
100 Four Falls, Ste. 300,  
West Conshohocken, PA 19428.

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ATTORNEY: JOHN A. TERRILL, II, ESQ.,  
Heckscher, Teillon, Terrill & Sager, P.C.,  
100 Four Falls, Ste. 300,  
West Conshohocken, PA 19428

**EPLER, GEORGE B., dec'd.**

Late of 1651 Deer Path Road, Reading.  
Executrix: ROBIN W. SWEITZER,  
1651 Deer Path Road,  
Reading, PA 19604.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**HISSINGER, EDWARD P., dec'd.**

Late of 305 Carriage Drive,  
South Heidelberg Township.  
Executrix: LINDA H. FAIR,  
305 Carriage Drive,  
Wernersville, PA 19565.  
ATTORNEY: DAWN M. L. PALANGE,  
ESQ.,  
PALANGE, ENDRES & MARKS, P.C.,  
720 Centre Avenue,  
Reading, PA 19601

**JOACHIM, EDITH M. also known as  
JOACHIM, EDITH R. and  
JOACHIM, DEE, dec'd.**

Late of 865 Lobelia Avenue,  
Muhlenberg Township.  
Executrix: DYANNE M. GALAVAGE,  
865 Lobelia Avenue,  
Reading, PA 19605.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**LEIBY, RUTH M., dec'd.**

Late of Borough of Hamburg.  
Executrix: SUSAN K. LEIBY,  
705 Hillside Drive,  
Hamburg, PA 19526.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**MEGE, JOAN T. also known as  
MEGE, JOAN AUGUSTA, dec'd.**

Late of Maidencreek Township.  
Executor: ANDREW MEGE,  
337 Oley Furnace Road,  
Fleetwood, PA 19522.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH LAW GROUP, LLC,  
14133 Kutztown Road,  
P.O. Box 626,  
Fleetwood, PA 19522

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

Late of Kutztown.  
Administrators: STEPHEN MICKULIK,  
4241 Danor Drive,  
Reading, PA 19605 and  
KATHERINE MICKULIK,

416 Eagle Drive,  
Blandon, PA 19510.

**ROTHENBERGER, ELSIE H., dec'd.**

Late of 3231 Pricetown Road,  
Fleetwood, Alsaec Township.  
Executors: BONNIE A. PLEVA,  
110 Link Road,  
Fleetwood, PA 19522;  
ROBERT G. ROTHENBERGER, JR.,  
71 Schoffers Road,  
Reading, PA 19606 and  
BETTY L. BROWN,  
4 Ridge Court,  
Mohnton, PA 19540.

ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**SHIREY, DORIS JEAN, dec'd.**

Late of Exeter Township.  
Executrices: MARSHA MILLER and  
JODIE L. SMITH,  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**TRUPP, BRIAN K., dec'd.**

Late of 720 Cameron Street,  
Cumru Township.  
Executrix: SHARON A. WHITEHOUSE,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610.

**UNGER, M. JEANETTE also known as**

**UNGER, JEANETTE and  
UNGER, MARY JEANETTE, dec'd.**  
Late of Muhlenberg Township.  
Executrix: DEBORAH ANN RATHMAN,  
330 Constitution Ave.,  
Hamburg, PA 19526.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**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:*

**Carta Engineering** with its principal place of business at 133 Fort Henry Road, Bethel, PA

11/30/2017  
19507.

The name and address of the person owning or interested in said business is: Carta Engineering, 133 Fort Henry Road, Bethel, PA 19507.

The application was Filed on November 3, 2017.

**James M. Smith, Esq.**  
**Smith Law Group, LLC**  
14133 Kutztown Road  
P.O. Box 626  
Fleetwood, PA 19522

**MASA Hibachi & Sushi** with its principal place of business at 2733 Paper Mill Road, Reading, PA 19610.

The name and address of the person owning or interested in said business is: MASA Sushi Hibachi and Bar PA, LLC, 2733 Paper Mill Road, Reading, PA 19610.

The application was Filed on November 15, 2017.

**James M. Smith, Esq.**  
**Smith Law Group, LLC**  
14133 Kutztown Road  
P.O. Box 626  
Fleetwood, PA 19522

**MISCELLANEOUS**

**PUBLIC NOTICE**

Notice is hereby given that the Board of Supervisors of Windsor Township, Berks County, Pennsylvania, will conduct a public hearing for consideration of the adoption of Ordinance -2017 affecting subdivision and land development regulations in the Township, for the purposes of adjusting the number of plans and other documents to be submitted with land development and subdivision applications. Said public hearing, and vote, will be on Wednesday, December 13, 2017 at 6:45 PM at the Windsor Township Municipal Building and Garage, Haas Road, Village of Windsor Castle, Hamburg, Windsor Township, Berks County, Pennsylvania. Further, the full Ordinance with attachment is available for review at the Windsor Township Municipal Building and Garage, Haas Road, Village of Windsor Castle, Hamburg, during regular business hours. The Ordinance with attachment is also available for review at the offices of the Solicitor, Law Offices of Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, Pennsylvania 19526 during regular business hours. The title and a brief summary of said Proposed Ordinance is as follows:

BOARD OF SUPERVISORS OF WINDSOR  
TOWNSHIP  
BERKS COUNTY, PENNSYLVANIA

ORDINANCE NO.-2017

AN ORDINANCE AMENDING THE

WINDSOR TOWNSHIP SUBDIVISION  
LAND DEVELOPMENT ORDINANCE,  
ORDINANCE NO. 81-2009, OTHERWISE  
KNOWN AS BEING ADOPTED BY SAID  
BOARD OF SUPERVISORS ON  
AND SPECIFICALLY AMENDING SECTION  
304.6.C, 304.6.D, 306.8, 308.2 OF SAID  
ORDINANCE

- SECTION 1 -
- SECTION 2 -
- SECTION 3 -
- SECTION 4 - SEVERABILITY
- SECTION 5 - REPEALER
- SECTION 6 - EFFECTIVE DATE

Copies of the full text of the proposed Ordinance have been filed at the following locations, where the same are available for inspection during regular business hours:

- 1. Reading Eagle
- 3. Berks County Law Library, 633 Court Street, Reading, PA 19601
- 4. Office of the Solicitor, Russell E. Farbiarz, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526

Russell E. Farbiarz, Solicitor  
Windsor Township

**NOTICE**

Court of Common Pleas of  
Berks County  
No. 17-18984

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Berks County Tax Claim Bureau has been presented to the Court of Common Pleas of Berks County with respect to the following properties sold on September 22, 2017 at the Upset Tax Sale for delinquent taxes.

The Court entered a Decree Nisi confirming said sale on the 15th day of November, 2017.

That objections or exceptions to any such sale or the entry of the Decree Nisi may be filed by any owner or lien creditor within thirty (30) days from the date of the aforesaid Confirmation Nisi of the Consolidated Return.

That upon failure by any owner or lien creditor to file objections or exceptions as aforesaid, the Berks County Tax Claim Bureau will request the Court to enter a Decree of Absolute Confirmation.

This notice is given pursuant to the provisions of Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended (72 P.S. 5860.101 et seq.)

- SALE #:**
- DISTRICT NAME:**
- PROPERTY OWNER:**
- PROPERTY ADDRESS:**
- PARCEL/PIN #:**
- UPSET BID AMOUNT:**
- WINNING BID AMOUNT:**
- PURCHASER:**

**#1704234**  
CITY OF READING

11/30/2017

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RAHIM ABDUL  
233 S 6TH ST  
04530635884790  
\$8,800.00  
\$17,000.00  
VARGAS RODOLFO

\$500.00  
RAMIREZ-CORTES ALEJANDRO

#1706360  
CITY OF READING  
FAULKNER GLORIA  
128 PEAR ST  
06530781518077  
\$4,900.00  
\$4,900.00  
MERRIWEATHER SHANNON

#1714015  
CITY OF READING  
MADRIGAL PABLO E  
202 WINDSOR ST  
14530750652087  
\$6,800.00  
\$7,500.00  
VANDERHORST CARLOS

#1707431  
CITY OF READING  
RODRIGUEZ JAIRO  
341 N 6TH ST  
07530775824386  
\$4,500.00  
\$6,000.00  
VALE VAGELITSA

#1714917  
CITY OF READING  
WEITZEL THOMAS M  
947 N 3RD ST  
14530750658656  
\$7,600.00  
\$18,000.00  
BIRABAHARAN SAMANTHA

#1709509  
CITY OF READING  
LOPEZ MARLENE A  
223BN 14TH ST  
09531718218679C08  
\$9,200.00  
\$9,200.00  
LEROY GUY

#1714939  
CITY OF READING  
BROWN MARIA E EST  
1012 N 6TH ST  
14530751853823  
\$8,100.00  
\$8,100.00  
POLANCO-VASQUEZ ANA

#1712792  
CITY OF READING  
RAVEL GLENN D  
825 N 11TH ST  
12531753142806  
\$4,800.00  
\$7,000.00  
DUNA EMANUEL

#1715021  
CITY OF READING  
ELITE EQUITY PROPERTIES LLC  
403 W WINDSOR ST  
15530747355216  
\$1,200.00  
\$1,200.00  
VASQUEZ JUANA

#1712818  
CITY OF READING  
GUZANOWSKI PAUL J & JOAN T  
826 HAMPDEN BL  
12531754148858  
\$7,800.00  
\$7,800.00  
LEROY GUY

#1715176  
CITY OF READING  
ZABALA JASMINE  
617 TULPEHOCKEN ST  
15530764338429  
\$4,000.00  
\$4,500.00  
TREJO DAISY

#1713910  
CITY OF READING  
CABRERA KELDIA  
1150 SPRING ST  
13531746155662  
\$500.00

#1716212  
CITY OF READING  
MINOT MARK D  
327 S 16TH ST  
16531632389344  
\$8,800.00  
\$8,800.00  
VALE VAGELITSA

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**#1717360**

CITY OF READING  
 NEWKIRK ROBERT B & BERNICE F  
 1520 MOSS ST  
 17531729082622  
 \$11,100.00  
 \$11,100.00  
 VANDERHORST JOHEYMI

**#1717392**

CITY OF READING  
 HEISLER GOLDIE  
 932 UNION ST  
 17531721083868  
 \$8,600.00  
 \$8,600.00  
 MORENO ROGER

**#1730002**

BETHEL TOWNSHIP  
 HARTMAN WILLIAM G SR & RUTH N  
 9871 OLD RTE 22  
 30440100183472  
 \$6,800.00  
 \$6,800.00  
 RIVERPATH INC

**#1736004**

CENTRE TOWNSHIP  
 MILLER MARY JANE  
 1950 BELLEMANS CH RD  
 36448104523291  
 \$15,000.00  
 \$35,000.00  
 JMAC REALTY LLC

**#1736016**

CENTRE TOWNSHIP  
 STAMM WARREN M & ANNIE MAYLENE  
 60 MIRIAM ST  
 36449217202884  
 \$18,100.00  
 \$18,100.00  
 REICHERT TABITHA

**#1738008**

COLEBROOKDALE TOWNSHIP  
 KENPP RODNEY & BOBBIE  
 638 PWDER MLL HLLW RD  
 38537704734872  
 \$20,700.00  
 \$126,000.00  
 JMAC REALTY LLC

**#1738013**

COLEBROOKDALE TOWNSHIP  
 OGIN ROBERT L  
 S IRONSTONE DR

38538817002778  
 \$3,300.00  
 \$3,300.00  
 VROMAN FRANK

**#1742010**

EARL TOWNSHIP  
 JULIANO ELEANOR EST  
 1232 MANATAWNY RD  
 42536606278920  
 \$10,800.00  
 \$10,800.00  
 ORLANDO JR EUGENE

**#1743047**

EXETER TOWNSHIP  
 CULP MYRTLE V/BECKER JOYCE A  
 710 AHRENS RD  
 43532512955088  
 \$15,000.00  
 \$86,000.00  
 BLACKSTONE FUNDING LLC

**#1743052**

EXETER TOWNSHIP  
 SHURR CAROL A  
 4612 PERKIOMEN AV  
 43532507696982  
 \$27,000.00  
 \$37,000.00  
 RIVERPATH INC

**#1766032**

MUHLENBERG TOWNSHIP  
 NYE LELAND M  
 809 TUCKERTON AV  
 66530908887021  
 \$8,200.00  
 \$28,000.00  
 RIVERPATH INC

**#1766037**

MUHLENBERG TOWNSHIP  
 KELLER PAUL S & LILLY M  
 30 EDGEWOOD AV  
 66531909260441  
 \$1,200.00  
 \$1,200.00  
 SPINKA JR JOHN

**#1766062**

MUHLENBERG TOWNSHIP  
 GANTEA IOSIF  
 BEAUMONT AV  
 66531906370751  
 \$3,800.00  
 \$3,800.00  
 BRUCKART SHELLY

11/30/2017

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Socrates J. Georgeadis, Esq.,  
Solicitor for Berks County Tax Claim Bureau

**#1770015**

PERRY TOWNSHIP  
WERNER GLORIA M  
537 DREIBELBIS MIL RD  
70540301068240  
\$8,200.00  
\$8,200.00  
LEIBY JACOB

**#1775014**

ROCKLAND TOWNSHIP  
MCMAHON MARIE  
20 HENRY RD  
75545104840821  
\$5,200.00  
\$35,000.00  
RIVERPATH INC

**#1780026**

SPRING TOWNSHIP  
FRONINA LOUIS V & JUDITH ANN  
665 FRITZTOWN RD  
80437619603429  
\$17,700.00  
\$50,000.00  
LJE LLC

**#1789010**

WASHINGTON TOWNSHIP  
KRAMER RICH  
373 DEER RUN RD  
89538902984811T12  
\$800.00  
\$800.00  
RASER RANDALL

**#1793003**

WEST READING BOROUGH  
STRUBLE FRANK P JR & MAUREEN L  
226 CHESTNUT ST  
93530606394146  
\$10,500.00  
\$36,000.00  
BIRABAHRAN SAMANTHA

**#1794004**

WINDSOR TOWNSHIP  
ADAM BRIAN K  
313 N SHORE DR  
94541402679423B01  
\$4,300.00  
\$4,300.00  
RIVERPATH INC

Stacy A Phile,  
Director Berks County Tax Claim Bureau