

# 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 **September 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. 11-28696

Judgment Amount: \$65,979.87

Attorney: Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with the improvements erected thereon, situate on the Eastern side of a cul-de-sac street known as Orchard Court, being Lot No. 15 in the Development of Lenape Acres, Section No. Two as laid out by ORB Construction Company, said plan being recorded in Plan Book Volume 35, Page 32, Berks County Records, in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in a curve on the Eastern building line of a cul-de-sac street known as Orchard Court, said point being the Southeastern corner of Lot No. 16 and being the most Western corner of the herein described premises; thence leaving the aforesaid Orchard Court by a line being radial to Orchard Court and along Lot No. 16 North fifty-nine degrees forty-five minutes twenty-two seconds East (N. 59 degrees 45 minutes 22 seconds E.) a distance of one hundred fifty-eight and seventy-nine hundredths feet (158.79 feet) to a point in line of property belonging to Elwood R. Kilpatrick; thence along the same and along property belonging to Terry Hafer, South seventy-four degrees nineteen minutes zero seconds East (S. 74 degrees 19 minutes 00 seconds E.) a distance of fifty-one and fifty-nine hundredths feet (51.59 feet) to a corner; thence along Lot No. 11 and Lot No. 12 South twenty-five degrees twenty-six minutes zero seconds West (S. 25 degrees 26 minutes 00 seconds West) a distance of one hundred thirty-five and twenty-nine hundredths feet (135.29 feet) to a corner in the center line of a fifteen feet (15 feet) right of way; thence along the aforesaid right of way line and along Lot No. 13 by a line radial to the aforesaid Orchard Court North seventy-nine degrees forty-seven minutes thirty-five seconds West (N. 79 degrees

47 minutes 35 seconds W.) a distance of twenty four and seventy hundredths feet (24.70 feet) to a point in a curve of Orchard Court; thence along a curve bearing to the left having a radius of fifty feet (50 feet) a central angle of forty degrees twenty-seven minutes three seconds (40 degrees 27 minutes 03 seconds) a tangent distance of eighteen and forty-two hundredths feet (18.42 feet) and a distance along the arc of thirty-five and thirty hundredth feet (35.30 feet) to the place of BEGINNING.

CONTAINING fourteen thousand three hundred eighty-nine and five tenths (14,389.5) feet.

TITLE TO SAID PREMISES IS VESTED IN Michael B. Reppert, by Deed from Associates Consumer Discount Company, dated 09/28/1995, recorded 10/10/1995, in Book 2673, Page 1236. BEING KNOWN AS 3631 Orchard Court, Reading, PA 19606-2841.

Residential property  
TAX PARCEL NO: 81532611661214  
TAX ACCOUNT: 81011851  
SEE Deed Book 2673 Page 1236

To be sold as the property of Michael B. Reppert.

No. 14-15189

Judgment: \$224,752.39

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

TAX I.D. #87-4432-14-44-5643 & #87-4432-14-44-4644

PURPART NO. 1

ALL THAT CERTAIN house and lot of ground situate in the Borough of Strausstown, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center of the road leading from Strausstown to Rehrersburg, thence along the said road South twenty-nine degrees West one hundred thirty-five feet to a point in the center of said road, thence along land of Ambrose K Furman South sixty-one degrees East seventy-eight feet to a stake; thence along the same North twenty-nine degrees East one hundred thirty-five feet to a stake, thence along the same North sixty one degrees West seventy eight feet to the place of Beginning.

CONTAINING ten thousand five hundred thirty (10,530) square feet

PURPART NO. 2

ALL THAT CERTAIN tract of land in the Borough of Strausstown, County of Berks, Commonwealth of Pennsylvania, on the southeast side of the public road from Rehrersburg and on the northwest side of Washington Avenue of the Borough of Strausstown, bounded and described as follows:

BEGINNING AT A POINT a corner of this and other land of Ella A. Himmelberger, said

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point being the southeast corner of a concrete retaining wall; thence along said land of Ella A. Himmelberger North twenty-nine degrees forty minutes East one hundred thirty-five feet to an iron stake and North sixty degrees twenty minutes West seventy-eight feet to the middle of the public road from Rehrersburg, thence in and along said road North twenty-nine degrees forty minutes East sixty-two and forty-two hundredths feet to a point; thence along the West building line of the West side of Washington Avenue South thirty-nine degrees forty-seven minutes East three hundred thirty-seven and ninety-two hundredths feet to a point twenty and eighty-two hundredths feet South of the North curb line of Wilson Avenue of the Borough of Strausstown, said point being in line of William J. Henne, thence along said land of William J. Henne North eighty degrees eight minutes West two hundred fifty-three and thirty-seven hundredths feet to the place of Beginning.

CONTAINING 0.577 acres of land.

BEING KNOWN AS: 769-771 Rehrersburg Road, Bethel, PA 19507 f/k/a 8 Main Street, Strausstown, Pennsylvania 19559.

TITLE TO SAID PREMISES is vested in Gregory J. Krall a/k/a Greg Krall by Deed from Jessica R. Haag and Christopher J. Siegfried dated November 10, 2005 and recorded January 12, 2006 in Deed Book 4751, Page 2297

Instrument Number 2006002924

To be sold as the property of Gregory J. Krall a/k/a Greg Krall

No. 14-1691

Judgment: \$419,554.83

Attorney: McCabe, Weisberg & Conway, P.C.  
TAX I.D. #49437607783918

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a final plan of Green Valley Estates, drawn by Ludgate Engineering Corporation, Engineers, Surveyors, Planners, dated October 23, 1987 and last revised August 8, 1988, said plan recorded in Berks County in Plan Book 159, Page 30, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Pacific Avenue (54 feet wide), said point being a corner of Lot No. 17 on said plan; THENCE extending from said point of beginning along Lot No. 17 South 44 degrees 40 minutes 50 seconds East 117.13 feet to a point in line of Lot No. 21 on said plan; THENCE extending along same and along Lot No. 20 South 51 degrees 40 minutes 00 second West 115.00 feet to a point, a corner of Lot No. 19 on said plan; THENCE extending along same North 43 degrees 52 minutes 40 seconds West 72.01 feet to a point on the Southeasterly side of Pacific Avenue; THENCE extending along same the two following courses and distances, (1) North 27 degrees 56 minutes East 77.94 feet to a point of curve, and (2) Northeastwardly along the arc

of a circle curving to the right having a radius of 273.00 feet the arc distance of 40.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,889 square feet of land.

BEING KNOWN AS: 2 Pacific Avenue, Sinking Spring, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Belkis Rodriguez by Deed from Linda A. Ferretti dated June 21, 2007 and recorded June 28, 2007 in Deed Book 5167, Page 860

To be sold as the property of Belkis Rodriguez

No. 14-20793

Judgment Amount: \$226,104.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land with message situate in the Township of Hereford, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan dated 10/27/1962, as prepared by James E. Krick, Registered Engineer, as follows, to wit:

BEGINNING at a railroad spike, said spike being on or near the centerline of Shiffert Road (T-930) and in line with lands now or formerly of Francis Shiffert; thence along the centerline of Shiffert Road South 59 degrees 31 minutes West 266.97 feet to a railroad spike, said spike being in line with lands now or formerly of Robert H. & Lucille Jones; thence along said lands of Jonas and lands now or formerly of Emma & Chester S. Kriebel North 46 degrees 31 minutes West, 234.14 feet to a pin, said pin being in line with the Northern portion of Tract No. 2 of the aforementioned survey plan (lands now or formerly of Walter S. and Florence M. Woodland); thence along said Northern portion of Tract No. 2 North 59 degrees 31 minutes East 451.80 feet to a pin, said pin being in line with lands now or formerly of Leroy Gressley; thence along said lands of Gressley South 04 degrees 06 minutes West, 74.81 feet to a pin, said pin being in lines with lands now or formerly of Francis Shiffert; thence along said lands of Shiffert South 05 degrees 06 minutes East, 181.00 feet to a railroad spike, said spike being the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN William F. Roberts, Jr. and Laura D. Roberts, h/w, by Deed from Richard A. Leh and Florence M. Smoyer, Co-Executors of the Estate of Ralph C. Leh, deceased, dated 12/22/2008, recorded 12/24/2008 in Instrument Number 2008-060794. BEING KNOWN AS 12 Shiffert Road, Palm, PA 18070-1210.

Residential property

TAX PARCEL NO: 52-6410-01-38-0518

TAX ACCOUNT NUMBER: 52025500

SEE Deed Instrument Number 2008-060794

To be sold as the property of William F. Roberts, Jr., Laura D. Roberts.

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No. 15-01863

Judgment: \$202,144.70

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN part or portion of Lots 154 and 155, said lots shown on a map or plan entitled "Muhlenberg Park", situate on the easterly side of Leisz's Bridge Road leading from Reading to Riverview Park, between Chestnut Avenue and the public road leading to Bellevue Avenue, with the split level stone and aluminum sided building erected thereon, being known as House No. 3039 Leisz's Bridge Road, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the easterly lot line of Leisz's Bridge Road, being the public road leading from Reading to Riverview Park, said iron pin being distant 20 feet measured in a northwesterly direction along the easterly lot line of said Leisz's Bridge Road from the southwesterly corner of Lot 155 as shown on the above mentioned plan of "Muhlenberg Park"; THENCE along the easterly lot line of Leisz's Bridge Road, North 32 degrees 50 minutes West a distance of 102.00 feet to an iron pin; THENCE along the northerly residue portion of Lot 154, North 63 degrees 44 minutes East a distance of 201.32 feet to an iron pin; THENCE partly along residue portion of the said Lot 154 and partly along residue portion of Lot 155 and partly along the westerly boundary line of Ginkgo Lane, South 32 degrees 50 minutes East a distance of 79.03 feet to an iron pin; THENCE along the residue southerly portion of said Lot 155, South 57 degrees 10 minutes West a distance of 200.00 feet to the iron pin, the place of beginning.

FEE SIMPLE TITLE VESTED IN Kevin M. Messner and Kimberly M. Messner by Deed from, Estate of Mary J. Cirulli, by James Cirulli and Julia Angstadt, Executors, late, deceased dated 02/13/2007, recorded 02/21/2007, in the Berks County Recorder of Deeds in Deed Book 05077, Page 1142.

PARCEL NO. 66530810269426

BEING KNOWN AS 3039 Leiszs Bridge Road, Reading, PA 19605

To be sold as the property of Kevin M. Messner and Kimberly M. Messner

No. 15-05290

Judgment Amount: \$102,510.53

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, No. 404 and the lot or piece of ground on which the same is erected, situate on the South side of Green Terrace, between North Fourth Street and Centre Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by said Green Terrace;

ON the East by property now or late of Peter Eyrich;

ON the South by a fifteen feet wide alley; and ON the West by property now or late of Daniel Harper.

CONTAINING in front or width, East and West, on said Green Terrace, thirty feet, and in depth extending Southward of that width, one hundred and two feet of said fifteen feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 Green Terrace, Reading, PA 19601

TAX PARCEL #07530766724915

ACCOUNT: 07401675

SEE Deed Book/Page

Instrument #2013034361

Sold as the property of: Lea Beth Strickler

No. 15-13414

Judgment Amount: \$206,144.49

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story brick and asbestos siding dwelling house and the lot or piece of ground upon which the same is erected, situate in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills), County of Berks and State of Pennsylvania, being known as No. 411 Telford Avenue, and said lot being further known as a portion of Lot No. 1 Block L, as shown on map or plan of Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map or plan being duly acknowledged and recorded in the Office of the Recorder of Deeds in and for the County of Berks in Plan Book 2 Page 40, which said map or plan is hereby referred to and expressly made a part of this Deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Telford Avenue (50 feet wide), as said Telford Avenue is shown on the above mentioned plan of Wyomissing Hills, and said point being in the southern property line of said Wyomissing Hills, Inc., property of which this is a part, as well as being in the northern line of West Lawn Borough, and said point also being in the northern line of a fifteen foot wide alley; thence northwardly along the eastern line of said Telford Avenue by a line making an interior angle of 91 degrees 19 minutes with the line of said fifteen foot wide alley, a distance of 61.91 feet to a point, thence eastwardly along property now or late of Wyomissing Hills, Inc., by a line making an interior angle of 77 degrees 1/2 minute with the last described line a distance of 111.02 feet to a point marked by an iron pin in the western line of a proposed twenty foot wide alley; thence southwardly along said alley by a line making an interior angle of 101 degrees 40-1/2 minutes with the last described line a distance of 39.44 feet to a point marked by an iron pin in the northern line of the fifteen foot wide alley aforementioned; thence westwardly along the northern line of said

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fifteen foot wide alley by a line making a right angle with the last described line a distance of 107.30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angelia G. Gregory and Jack L. Edmonds, w/h, by Deed from Sharon D. Wanner, dated 12/15/2006, recorded 01/05/2007, in Book 5048, Page 1599.

BEING KNOWN AS 411 Telford Avenue, Reading, PA 19609-1750.

Residential property

TAX PARCEL NO: 96-4386-08-98-9573

TAX ACCOUNT: 96970031

SEE Deed Book 5048 Page 1599

To be sold as the property of Angelia G. Gregory, Jack L. Edmonds.

No. 15-1409

Judgment Amount: \$59,861.41

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or pieces of ground with the improvements thereon situate on the South side of Philip Avenue and the East side of David Street (unopened) and being Lot 354 of the revised plan of lots of Fairview Park in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a spike in the intersection of the southern curb line of Philip Avenue and the eastern curb line extended of David Street; thence along said curb line of Philip Avenue, South 67 degrees 12 minutes 45 seconds East, 70.00 feet to a spike; thence leaving said curb line along Lot #53, South 22 degrees 47 minutes 15 seconds West, passing through an iron pipe on line 10.00 feet distant and an iron pin on line 89.76 feet from the next described corner, a total distance of 149.76 feet to an iron pin in line of lands of Lincoln Nursery Corp.; thence along lands of the same North 68 degrees 47 minutes 45 seconds West, 70.03 feet to an iron pin in the eastern curb line of David Street; thence along said curb line North 22 degrees 47 minutes 15 seconds East, passing through an iron pin on line 71.69 feet distant, and an iron pin on line 10.00 feet from the next described corner, a total distance of 151.69 feet to a spike, the place of BEGINNING.

CONTAINING 10,551.16 square feet.

TITLE TO SAID PREMISES IS VESTED IN Marion J. Angstadt and David Angstadt, as joint tenants with the right of survivorship, by Deed from Marion J. Angstadt, Administratrix of the Estate of Mark D. Angstadt and Marion J. Angstadt and David Angstadt, dated 08/04/2003, recorded 04/01/2004, in Book 4027, Page 1447.

MARION J. ANGSTADT was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Marion J. Angstadt's death on or about 11/05/2013, her ownership interest was automatically vested in the surviving joint tenant(s).

BEING KNOWN AS 1436 Philip Avenue, Birdsboro, PA 19508-8812.

Residential property

TAX PARCEL NO: 43-5335-15-52-0916

TAX ACCOUNT: 43077058

SEE Deed Book 4027 Page 1447

To be sold as the property of David Angstadt.

No. 15-15098

Judgment Amount: \$146,344.35

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot of piece of ground with the building erected thereon situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a plan of portion of Laurel Springs made for P.C. Yerger Corp. by Henry S. Courey, Inc., division of Chester Valley Engineers, dated June 25, 1982, as follows, to wit:

BEGINNING at an interior point, said point being the Southwesterly corner of the herein described lot and also being in line of Building 65 Lot 5 on said plan; thence extending from said point of beginning North thirty-nine degrees twenty-six minutes forty-eight seconds East partly along Building 65 Lot 5 and partly along lands now or late of Neversink Road, Inc., thirty-seven and forty-three one-hundredths feet to a point, a corner of lands now or late of Neversink Road, Inc.; thence extending along said lands the five following courses and distance: (1) South fifty degrees thirty-three minutes twelve seconds East twenty-three and nineteen one-hundredths feet to a point a corner, (2) South thirty-nine degrees twenty-six minutes forty-eight seconds West thirty-three and forty-three one-hundredths feet to a point, a corner; (3) North fifty degrees thirty-three minutes twelve seconds West eleven and ten one-hundredths feet to a point, a corner, (4) South thirty-nine degrees twenty-six minutes forty-eight seconds West four feet to a point, a corner, and (5) North fifty degrees thirty-three minutes twelve seconds West twelve and nine-one-hundredths feet to the mentioned point and place of BEGINNING.

CONTAINING eight hundred twenty-four square feet of land.

BEING Building 65 Lot 6 as shown on the above mention plan.

PARCEL NUMBER: 43532506385710

BEING THE SAME PREMISES which Jason J. Leininger and Denise H. Knorr, now known as Denise H. Leininger, husband and wife, by Deed dated September 30, 2008 and recorded October 14, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5429, Page 167, granted and conveyed unto Steven E. Kelly and Mary E. Kelly, husband and wife.

BEING KNOWN AS 65-6 Azalea Way, Reading, PA 19606.

TAX PARCEL NO. 43532506385710

SEE Deed Book 5429 Page 167

To be sold as the property of Steven E. Kelly and Mary E. Kelly

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No. 15-1821

Judgment Amount: \$212,036.45

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the North side of Cornerstone Drive (54 feet wide) and the West side of Schaeffer Road (T-760) situate in Maiden Creek Township, Berks County, Pennsylvania, being known as Lot #179 of the final plan of 'Maiden Creek Estates Phase IV' recorded in Plan Book Volume 156, Page 7, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated May 24, 1988, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northern right-of-way line of Cornerstone Drive a corner of Lot #180; thence along Lot #180; North 06 degrees 30 minutes 00 seconds West 103.29 feet to a point in line of the open space; thence along the open space the two following courses and distances: (1) South 82 degrees 00 minutes 00 seconds East, 195.01 feet to a point; (2) South 62 degrees 45 minutes 00 seconds East 140.00 feet to a concrete monument on the Northern right-of-way line of Cornerstone Drive; thence along the Northern right-of-way line of Cornerstone Drive the three following courses and distances: (1) South 78 degrees 08 minutes 30 seconds West 46.87 feet to a point of curvature; (2) By a tangent curve to the right having a radius of 223.00 feet, a central angle of 19 degrees 06 minutes 35 seconds and an arc length of 74.38 feet to a point of reverse curvature; (3) By a reverse curve to the left having a radius of 777.00 feet, a central angle of 13 degrees 45 minutes 05 seconds and an arc length of 186.48 feet to a point the place of BEGINNING.

CONTAINING 21,255 square feet.

BEING SUBJECT to the restrictive notes and building setbacks as shown on the above referenced plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin Stitzel and Lisa A. Stitzel, h/w, by Deed from Mary A. McGrew, dated 11/30/2007, recorded 12/05/2007, in Book 5266, Page 1515.

BEING KNOWN AS 350 Cornerstone Drive, Blandon, PA 19510-9608.

Residential property

TAX PARCEL NO: 61-5421-13-02-8556

TAX ACCOUNT: 61037070

SEE Deed Book 5266 Page 1515

To be sold as the property of Kevin Stitzel a/k/a Kevin P. Stitzel, Lisa A. Stitzel.

No. 15-20910

Judgment: \$45,788.62

Attorney: Scott F. Landis, Esquire

ALL THAT CERTAIN lot or piece of ground with a three-story brick dwelling house thereon erected, situate on the East side of South Fourth Street, between Franklin and Chestnut Streets, being Numbered 147 in the City of

Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or late of the heirs of Leand G. Richards, deceased;

ON the East by property now or late of First Baptist Church;

ON the South by property now or late of Mary C. Ebling, and;

ON the West by said South Fourth Street.

CONTAINING in front on said South Fourth Street, twenty-two (22) feet more or less, and in depth of equal width, sixty (60) feet more or less.

BEING THE SAME PREMISES WHICH Foreclosures Associates LLC by Quit Claim Deed dated February 1, 2011 and recorded April 4, 2011 in Berks County Recorder of Deeds Office at Instrument No. 2011013146, granted and conveyed unto Wellington Salinas.

TAX PARCEL: 04530626793142

ACCOUNT: 04069650

SEE Instrument No. 2011013146

To be sold as the property of Wellington Salinas

No. 15-22119

Judgment Amount: \$145,498.33

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 65, as shown on the development of Oak Meadows townhouse, formerly the final plan of Martin Farm subdivision, as recorded in Plan Book Volume 205, Page 40, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BOUNDED on the South (front) by common space,

BOUNDED on the West (side) by common space,

BOUNDED on the North (rear) by common space,

BOUNDED on the East (side) by Townhouse Unit 66.

CONTAINING a lot width of 22 feet, more or less, as measured from the center of the party wall between Townhouse Unit 65 and 66 and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said lot corner located South forty-four degrees two minutes thirty seconds West (S. 44 degrees 02 minutes 30 seconds W.) a distance of one thousand one hundred fourteen and fifty-eight hundredths feet (1,114.58 feet) from the northeastern most corner of the Martin Farm subdivision.

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

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TITLE TO SAID PREMISES IS VESTED IN Phyllis Boone, her heirs and assigns, by Deed from Troy L. Matthew, dated 12/10/2004, recorded 03/24/2005, in Book 4550, Page 1725.

BEING KNOWN AS 246 Nicole Way, Sinking Spring, PA 19608-2121.

Residential property

TAX PARCEL NO: 80-4386-18-32-5090

TAX ACCOUNT: 80000648

SEE Deed Book 4550 Page 1725

To be sold as the property of Phyllis Boone.

No. 16-01002

Judgment: \$164,323.37

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground and the townhouse erected thereon, being Townhouse Number 120, which is the Southeastern most house in the Townhouse Group Number 20, in the development of Indian Springs Village, together with a 10.00 foot wide strip of land to the Northeast (front) of said townhouse, a 15.00 foot wide strip of land to the Southwest (rear) of said townhouse, and a 5.00 foot wide strip of land to the Southeast (side) of said townhouse, situate on the Southerly side of 25.00 foot wide drive leading from Popodickon Drive, to another 25.00 foot wide drive leading back to Popodickon Drive, in the development of Indian Springs Village, Colebrookdale Township, County of Berks, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BOUNDED on the Southeast (side) by common space; Bounded on the Northeast (front) by common space; Bounded on the Northwest (side) by Townhouse Number 119; and Bounded on the Southwest (rear) by common space.

CONTAINING a lot width of 25.00 feet, more or less, as measured from the center of the party wall between Townhouse Number 120, in the herein described Townhouse Number 120, in a Southeastwardly direction to a point 5.00 feet Southeastwardly from the Southeasterly side of the herein described Townhouse Number 120 and containing a lot depth of 59.05 feet, more or less, as measured from a point 10.00 feet Northeastwardly from the front of said townhouse to a point 15.00 feet Southwestwardly from the rear of said townhouse; the Easterly corner of the physical structure known as Townhouse Group Number 20 has a coordinate reference of Latitude 5449.7630, Departure 5405.4230, with reference to a marble monument on the corner in common between property now or late of St. Columbkil Roman Catholic Church, the Southeasterly right-of-way line of Popodickon Drive and Indian Springs Village, which marble monument has a coordinate reference of Latitude 5869.00, Departure 5343.32, as shown on the overall coordinate system of Indian Springs Village, as shown on Mast Engineering Co., Inc. Drawing Number B-3530-1-33.

THE HEREIN DESCRIBED PREMISES

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

BEING THE SAME PREMISES which Sandra E. Hoopes, by Deed dated 3/31/2004 and recorded 4/12/2004, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4033, Page 2356, Instrument #2004029307, granted and conveyed unto Cory P. Dierolf.

TAX PARCEL NO. 38538606487681

BEING KNOWN AS 190 Popodickon Drive, Boyertown, PA 19512

Residential Property

To be sold as the property of unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Cory P. Dierolf, deceased and Mary L. Dierolf, known heir of Cory P. Dierolf, deceased

No. 16-01086

Judgment: \$142,391.77

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN tract or parcel of land together with the improvements erected thereon, situated in the Township of Rockland, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a p.k. nail in the center line of a public Township Road No. T-755 linking Legislative Route 06140 and Legislative Route 06192 said p.k. nail being the Northeasterly corner of lands now or late of Robert Moser and in line of lands now or late of Arthur Day; thence along the center line of said Township Road No. T-755 and along said lands now or late of Arthur Day South 50 degrees East a distance of 126.96 feet to a p.k. nail; thence passing through an iron pin distant 14 feet 1-1/2 inches from the last mentioned p.k. nail and along said lands now or late of Arthur Day South 49 degrees 51 minutes West a distance of 287.76 feet to an iron pin in line of lands now or late of Richard Kohl; thence along said lands now or late of Richard Kohl North 23 degrees 06 minutes West a distance of 114.50 feet to an iron pin in line of land now or late of the aforesaid Robert Moser; thence along said lands now or late of Robert Moser North 46 degrees East a distance of 233.00 feet to the p.k. nail the place of beginning, the last described line passing through an iron pin distant 13 feet 8 inches from the said place of BEGINNING.

CONTAINING 0.70 acres more or less.

BEING THE SAME PREMISES which Richard A. Kohl and Virginia R. Kohl, his wife, by Deed dated 11/10/1988 and recorded 11/25/1988 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2039, Page 895 and Instrument #1988041570, granted and conveyed unto Clair W. Wetzel and Virginia E. Wetzel, his wife.

TAX PARCEL NO. 75-5471-00-03-8342

BEING KNOWN AS 169 Five Points Road, Mertztown, PA 19539 Residential Property

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To be sold as the property of Clair W. Wetzel  
and Virginia E. Wetzel

TAX PARCEL NUMBER: 43-5335-10-37-  
6442

To be sold as the property of Ann Mooney

No. 16-05044

Judgment Amount: \$144,226.67

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon situate on the Eastern side of Pennsylvania Avenue, n/k/a Hartline Drive, a short distance North of Glen Road, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being all of Lot No. 84 and the Southern ten feet (10') of Lot 85, in the development of Linstead, Section No. 1, as recorded in Plan Book Volume 16, Page 21A, Berks County Records, bounded on the North by residue portion of Lot No. 85, residue property now or late of Marvin C. Miller Demolition, Inc., on the East by property now or late of Pearl Gechter, on the South by Lot No. 83, other property now or late of Joseph J. Brady, and on the West by the aforesaid Pennsylvania Avenue, n/k/a Hartline Drive (60 feet wide), and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Eastern building line of Pennsylvania Avenue, n/k/a Hartline Drive, in the aforesaid point of beginning being the most Southwestern corner of the herein described property and being a distance of eighty-nine and sixty-two one hundredths feet (89.62') Northwardly from a point of direction along the aforesaid Eastern building line of Pennsylvania Avenue, n/k/a Hartline Drive, a distance of seventy feet (70') to a corner marked by an iron pin, thence leaving and making a right angle with the aforesaid Pennsylvania Avenue, n/k/a Hartline Drive and in an Easterly direction along the residue portion of Lot No. 85, residue property now or late of Marvin C. Miller Demolition, Inc., a distance of one hundred fifty (150') to a corner marked by a six inch (6") cherry tree in line of property now or late of Pearl Gechter; thence making a right angle with the last described line and in a Southerly direction along property now or late of Pearl Gechter, a distance of seventy feet (70') to a corner marked by an iron pin, thence leaving and making a right angle with the last described line and in a Westerly direction along Lot No 83, other property now or late of Joseph J. Brady, a distance of one hundred fifty feet (150') to and making a right angle with, the aforesaid Pennsylvania Avenue, n/k/a Hartline Drive, at the place of Beginning.

TITLE TO SAID PREMISES vested in Ruby I. Marrow and Ann Mooney by Deed from Irene A. Ramer, by her agent Cynthia Kline dated December 5, 2005 and recorded on February 3, 2006 in the Berks County Recorder of Deeds in Book 04776, Page 1184 as Instrument No. 2006010962.

BEING KNOWN AS: 145 Hartline Drive, Reading, PA 19606

No. 16-12456

Judgment: \$142,725.35

Attorney: Stephen M. Hladik, Esquire

Legal Description

ALL THAT CERTAIN lot or piece of land located on the East side of Pennsylvania State Highway Legislative Route 06152, known as Gibraltar Road, and the South side of Township Road No. T-602, known as Hafer Road, and being Lot No. 1A on the plan of "DeMaio Lots" recorded in Plan Book Volume 104, Page 2, Berks County Records and situate in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the East right-of-way line of Pennsylvania State Highway Legislative Route 06152, known as Gibraltar Road (60.00 feet wide), said point being the point of curve of a curve connecting the East right-of-way line of Gibraltar Road with South right-of-way line of Township Road No. T-602, known as Hafer Road (40.00 feet wide); thence extending in a northeasterly direction along said curve deflecting to the right, having a radius of thirty feet (30'), having a central angle of ninety degrees (90°), having a tangent of thirty feet (30.00'), having a chord of forty-two feet and forty-three hundredths of one foot (42.43'), and a chord bearing of North seventy-two degrees (72°) four minutes (04') seventeen seconds (17") East; a distance along the arc of forty-seven feet and twelve hundredths of one foot (47.12') to a concrete monument on the point of tangent on the South right-of-way line of Hafer Road; thence extending in a southeasterly direction along the South right-of-way line of Hafer Road on a line bearing South sixty-two degrees (62°) fifty-five minutes (55') forty-three seconds (43") East; a distance of ninety-six feet and twenty-six hundredths of one foot (96.26') to a steel pin, a corner of Lot No. 18 on the abovementioned plan of lots.

THENCE extending in a southwesterly direction along Lot No. 1B on a line bearing South twenty-seven degrees (27°) four minutes (04') seventeen seconds (17") West; a distance of one hundred eight feet and seventy-one hundredths of one foot (108.71') to a steel pin in line of Lot No. 2 on the abovementioned plan of lots; thence extending in a northwesterly direction along Lot No. 2 on a line bearing North sixty-two degrees (62°) fifty-five minutes (55') forty-three seconds (43") West; a distance of one hundred twenty-six feet and twenty-six hundredths of one foot (126.26') to a steel pin on the East right-of-way line of Gibraltar Road; thence extending in a northeasterly direction along the East right-of-way line of Gibraltar Road on a line bearing North twenty-seven degrees (27°) four minutes

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(04') seventeen seconds (17'') East, a distance of seventy-eight feet and seventy-one hundredths of one foot (78.71') to the place of beginning.

CONTAINING in area thirteen thousand five hundred thirty-two square feet and five hundred eighty-three thousandths of one square foot (13,532.583 sq. ft.) of land.

THE ABOVE LOT subject to a 20 feet wide easement as shown on the abovementioned recorded plan of DeMaio Lots for location of a sanitary sewer lateral from Lot No. 1 B to the existing sanitary sewer located in Gibraltar Road.

PARCEL NO. 5325-08-78-9163

BEING THE SAME PREMISES which Meredith A. Souder, by Deed dated June 22, 2012, and recorded in the Recorder of Deeds Office in and for Berks County, Pennsylvania on June 27, 2012 in Instrument Number 2012026394 granted and conveyed unto Michael E. Liss and Meredith A. Souder, now marriage Meredith A. Liss, husband and wife.

To be sold as the property of Meredith A. Souder a/k/a Meredith A. Liss and Michael E. Liss

No. 16-12699

Judgment: \$172,027.68

Attorney: Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate along the Easterly side of Pennsylvania Legislative Route 06039 said lot being a part of the subdivision known as "Grandview Acres", situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, composed of three lots bounded on the North by Lot #1, on the East by residue property of grantor, Arlene M. Kauffman and Amos J. Kauffman, her husband, on the South by Lot #3, and on the West by the Easterly right of way line of Pennsylvania Legislative Route 06039, bounded and described in accordance with a survey made by James I. Bowers, Registered Surveyor, on June 18, 1977, as follows, to wit:

BEGINNING AT A POINT in the Easterly right of way line of Pennsylvania Legislative Route 06039, said lot connecting Township Route T-560 with Pennsylvania Legislative Route 06149, said point being sixteen and five tenths feet (16.50') from the center line of said road and being a common corner of Lot #1; thence leaving said right of way line and along Lot #1 South eighty degrees eleven minutes twenty two seconds East (S. 80° 11' 22" E.), a distance of three hundred thirty three and seventy seven hundredths feet (333.77') to an iron pin; thence along the residue property of Arlene M. Kauffman and Amos J. Kauffman, her husband, South twenty degrees thirty minutes West (S. 20° 30' W.), a distance of one hundred seventy seven and five tenths feet (177.50') to an iron pin; thence along Lot #3, North eighty three degrees forty six

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minutes twenty five seconds West (N. 83° 46' 25" W.) a distance of three hundred thirty seven and ninety six hundredths feet (337.96') to a point in the Easterly right of way line of Pennsylvania Legislative Route 06039; thence in a Northerly direction along the Easterly right of way line of Pennsylvania Legislative Route 06039 North twenty degrees twenty two minutes East (N. 20° 22' E.), a distance of one hundred ninety eight and ninety two hundredths feet (198.92') to place of beginning.

CONTAINING in area 1.416, more or less, acres of land.

BEING THE SAME PROPERTY conveyed to Hilary M. Fajna and Jodie E. Sprecher who acquired title by virtue of a Deed from Donald E. Fix, Jr., dated November 20, 2012, recorded November 28, 2012, at Instrument Number 2012049736, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON a dwelling house known as 1092 Upper Van Reed Road, Leesport, PA 19533.

PARCEL NO.: 27438802876090

ACCOUNT: 27025175

SEE Instrument No 2012049736

To be sold as the property of Hilary M. Fajna and Jodie E. Sprecher

No. 16-13347

Judgment Amount: \$2,528,365.94

Attorney Name: William J. Thomas, Esquire

RECITAL: Being the same premises which Mainsale Associates, Inc., a Pennsylvania Corporation by Deed dated December 13, 1988 and recorded in the Office of the Recorder of Deeds of Berks County on December 16, 1988 in Recorded Book 2043 Page 1401 granted and conveyed unto SCA, L.P., a New Jersey Limited Partnership.

PREMISES "B"

ALL THAT CERTAIN tract or piece of land together with the one story single stone and frame dwelling house thereon erected, situate along the Southerly side of Pennsylvania State Highway U.S. Route 422 leading from Reading to Pottstown and being shown as Lot No. 59 on the plan of "Hill View" recorded in Plan Book Volume 31, Page 32, Berks County, Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a drill hole and cross cut in the center line of Pennsylvania State Highway U.S. Route No. 422 in line with the projection Northward of the Easterly lot line of a proposed road to be known as Hill Road; thence extending along the center line of said Pennsylvania State Highway U.S. Route 422 South sixty two degrees, eighteen and one-half minutes East, four hundred nineteen and forty one-hundredths feet to a drill hole and cross cut; thence leaving said highway and extending along land now or late of Elmer L. Rogers and Pauline M. Rogers, his wife, South nineteen degrees, forty-one and



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one-half minutes West, passing through an iron pin on line at a distance of forty and thirty-nine one-hundredths feet, a total distance of four hundred twenty and thirty-nine one-hundredths feet to an iron pin; thence extending along land now or late of the Estate of Oliver M. Mest the five following courses and distances: (1) North eighty-five degrees East, forty-four and three-quarter minutes West, two hundred fifty-one and twenty-five one-hundredths feet to an iron pin; (2) North fifty-five degrees, nineteen and three quarter minutes West, two hundred forty feet to an iron pin on the Easterly side of a proposed road to be known as Hill Road; (3) North thirty-four degrees, forty minutes, ten seconds East, following the Easterly lot line of the proposed road to be known as Hill Road thirty feet to an iron pin at the point of curvature; (4) in a Northeasterly direction following the Easterly lot line of Hill Road along the arc of a curve deflecting to the left having a radius of six hundred thirty-four and eighty one-hundredths feet, a central angle of nine degrees, forty-three minutes, twenty-nine seconds the chord of said curve bearing North twenty-nine degrees, forty-eight minutes, twenty-five and five-tenths seconds East, for a distance along the chord of one hundred seven and seventy-four one-hundredths feet to an iron pin at the point of tangency of said curve; (5) North twenty-four degrees, fifty-six minutes, forty one seconds East, continuing along the Easterly lot line of said proposed Hill Road tangent to the last described curve a distance of three hundred fifty and seventeen one-hundredths feet to the place of beginning. The last described line passing through an iron pin on line at a distance of forty and five one-hundredths feet from said place of beginning.

EXCEPTING THERE-FROM ALL THAT CERTAIN tract or piece of land, with a one story stone and frame dwelling thereon erected, situate along the Southerly side of U.S. Route 422 leading from Reading to Pottstown, and being a portion of Lot No. 59 on plan of Hill View, in the Township of Amity, 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 U.S. Route 422, and forty feet South of the center line thereof, and being the Northeast corner of lands of Elmer L. Rogers; thence along lands of Elmer L. Rogers South nineteen degrees, forty-one minutes, thirty seconds West a distance of three hundred feet to an iron pin in line of lands of the aforementioned Elmer L. Rogers; thence along lands of Imperial Precut Homes, Inc. the following two courses and distances: (1) North sixty two degrees, eighteen minutes, thirty seconds West a distance of one hundred feet to an iron pin; (2) North nineteen degrees, forty one minutes, thirty seconds East, a distance of three hundred feet to a point in the Southern right of way line of the aforementioned U.S. Route 422, and forty feet South on the center

line thereof; thence in and along the Southern right of way line of the aforementioned U.S. Route 422 South sixty two degrees, eighteen minutes, thirty seconds East, a distance of one hundred feet to an iron pin and place of beginning. To be sold as the property of: SCA, L.P.

No. 16-15436

Judgment Amount: \$168,735.32

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story stone and frame dwelling house erected thereon, situate on the Northern side of the macadam Township Road leading from U.S. Route 222 to Knauers, in the Township of Brecknock, County of Berks and State of Pennsylvania, bounded on the North and East by property belonging to Martin Blimline, on the South by the aforesaid macadam Township Road and on the West by property belonging to James L. Todd, Jr. and Jean R. Todd, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a bolt in the macadam Township Road leading from U.S. Route 222 to Knauers, the aforesaid point of beginning being the most Southwestern corner of the herein described property and being a corner of property belonging to James L. Todd, Jr. and Jean R. Todd, his wife, thence leaving the aforesaid macadam Township Road and along property belonging to James L. Todd, Jr. and Jean R. Todd, his wife, North twenty-four degrees forty-five minutes East (N. 24° 45' E.), a distance of one hundred twenty-five feet (125') to a corner marked by an iron pin, thence along property belonging to Martin Blimline, the two (2) following courses and distances, viz (1) South sixty-five degrees fifteen minutes East (S. 65° 15' E.) a distance of eighty feet (80') to a corner marked by an iron pin, and (2) passing through an iron pin eighteen and seventy-five one-hundredths feet (18.75') from the next described corner, South twenty-four degrees forty-five minutes West (S. 24° 45' W.) a distance of one hundred twenty-five feet (125') to a corner marked by a bolt in the aforesaid macadam Township Road, thence in and along the aforesaid macadam Township Road, North sixty-five degrees fifteen minutes West (N. 65° 15' W.), a distance of eighty feet (80') to the place of beginning.

CONTAINING ten thousand (10,000) square feet.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Hahn and Heather Hahn, husband and wife, by Deed from Matt S. Rollman, dated 04/29/2010, recorded 04/29/2010, Instrument No. 2010015697.

BEING KNOWN AS 275 Blimline Road, Mohnton, PA 19540-7809.  
Residential property

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TAX PARCEL NO. 34-4384-03-31-2173  
 TAX ACCOUNT: 34047900  
 SEE Deed Book \_\_\_Page \_\_\_

To be sold as the property of Heather Hahn,  
 Jeffrey Hahn.

No. 16-15575

Judgment: \$41,401.41

Attorney: Martha E. Von Rosenstiel, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story stone front and brick dwelling house numbered nine hundred forty-four and lot or piece of ground upon which the same is erected, situate on the West side of North Fifth Street, between Windsor and Spring Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of said North Fifth Street three hundred seventy-two feet eleven inches North from the Northwest corner of said North Fifth Street and Windsor Street; thence West along property now or late of Samuel F. Blatt one hundred fifteen feet to the middle of a ten feet wide alley; thence North along the middle of said ten feet wide alley, twenty-two feet eight inches to a point in line of property now or late of Isaac Hollenbach; thence East along the same one hundred fifteen feet to a point in the Western building line of said North Fifth Street; thence South along the same twenty-two feet eight inches to the place of BEGINNING.

CONTAINING in front on said North Fifth Street twenty-two feet eight inches and in depth one hundred fifteen feet to the middle of said ten feet wide alley.

BEING THE SAME PREMISES WHICH Mark Evans Moore, single man, granted and conveyed unto Robert B. Yost and Carol B. Yost, husband and wife, as tenants by the entireties, by Deed dated November 27, 1992, and recorded in Record Book 2367, Page 500, Berks County Records.

TAX PARCEL: 14-5307-51-75-7559  
 SEE Deed Book 3098, Page 1526

To be sold as the property of Jeffrey L. Bender

No. 16-16140

Judgment: \$281,712.33

Attorney: Patrick J Wesner, Esquire

Legal Description

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, as shown on plan of Reading Crest laid out by Dolly D. Haupt, prepared by Wells Engineering Company, May 1924, said plan recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 5, Page 11, as follows, to wit:

BEGINNING at a point on the southwesterly side of Hilltop Avenue, said point being a corner of Lot No. 110 on said plan, thence extending

from said point of beginning along Lot No. 110 southwestwardly by a line forming an interior angle of 90 degrees with the line to be described last a distance of 155.33 feet to a point in line of open space on said plan, thence extending along same northwestwardly by a line forming an interior angle of 96 degrees 30 minutes with the last described line a distance of 100.65 feet to a point, a corner of Lot No 112 on said plan; thence extending along same northeastwardly by a line forming an interior angle of 83 degrees 30 minutes with the last described line a distance of 126.73 feet to a point on the southwesterly side of Hilltop Avenue; thence extending along same southeastwardly by a line forming an interior angle 90 degrees with the last described line, a distance of 100.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 111 as shown on the abovementioned plan.

BEING PART OF THE SAME PREMISES WHICH Beverly M. Geiger, by Deed dated 06/25/2004 and recorded 07/19/2004 in the Office for Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4109, Page 961, granted and conveyed unto Folino Construction Company, Inc.

COMMONLY KNOWN AS: 3900 Hilltop Avenue, Reading PA 19605

TITLE TO SAID PREMISES IS VESTED IN Luis Malpica, by Deed from Folino Construction Company, Inc. was recorded 04/05/06, in the Berks County Recorder of Deeds in Book 04842, Page 2070 as Instrument Number 2006032672.

To be sold as the property of Luis Malpica

No. 16-17395

Judgment: \$146,682.45

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground, together with the semi-detached two and one-half story brick dwelling house thereon erected, situated on the Northerly side of and being known as Number 1315 Bellevue Avenue, also being known as Lot No. 16, Lot No. 15 and the Westernmost 2-1/2 feet of Lot No. 14, as shown on map or plan of lots of John S. Becker and recorded in Plan Book 1, Page 36, Berks County Records, in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Northerly topographical building line of Bellevue Avenue,

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said iron pin being a distance of 22.5 feet measured Westerly in and along the said building line of Bellevue Avenue form the intersection of the said Northerly topographical building line of Bellevue Avenue and Westerly topographical building line of Mont Clare Street; thence continuing in a Westerly direction in and along the said Northerly building line of Bellevue Avenue a distance of 42.5 feet to an iron pin; thence leaving said Bellevue Avenue, forming a right angle and extending in a Northerly direction along Lot No. 17, property now or formerly of Augustus H. Hill and Eva M. Hill, his wife, a distance of 117.5 feet to an iron pin in the Southerly line of a 15 foot wide alley; thence along the same in an Easterly direction, forming a right angle with the last described line, a distance of 42.5 feet to an iron pin marking a corner of property now or formerly of Arthur R. Beaver and Edith M. Beaver, his wife, known as the Easternmost 22.5 feet of Lot No. 14; thence along the same in a Southerly direction, at right angles to the last described line, a distance of 117.5 feet to an iron pin, the place of beginning.

CONTAINING 4,993.75 square feet of land.

BEING THE SAME PROPERTY conveyed to Troy L. Phillips and Robin L. Phillips, husband and wife, who acquired title, as tenants by entirety, by virtue of a Deed from Troy L. Phillips and Robin L. Phillips formerly Robin L. Johnson, dated September 30, 1997, recorded December 2, 1997, at Deed Book 2888, Page 2372, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1315 Bellevue Avenue, Laureldale, PA 19605.

PARCEL NO.: 57531917007425

ACCOUNT: 57016200

SEE Deed Book Volume 2888, Page 2372

To be sold as the property of Robin L. Phillips and Troy L. Phillips

follows, to wit:

BOUNDED on the North (side) by common space;

BOUNDED on the West (front) by common space of Oakmont Court;

BOUNDED on the South (side) by Townhouse Number 168;

BOUNDED on the East (rear) by common space.

CONTAINING a lot width of 26.00 feet more or less, as measured from the center of the party wall between Townhouse Number 168 and the herein described Townhouse Number 167 in a Northwardly from the Northerly exterior wall of the herein described Townhouse No. 167 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.0 feet Westwardly from the front of said townhouse to a point 15.00 feet Eastwardly from the rear of said townhouse.

THE NORTHERNMOST CORNER of the physical structure known as Townhouse Group Number 28 has a coordinate reference of latitude 4475.46, departure 4338.62, with reference to a marble monument on the Northerly side of development Flying Hills, Section Number 6, which marble monument has a coordinate reference of latitude 440.509, departure 4775.33, all as shown on Mast Engineering Co, Inc., Drawing Number B-3214-271.

TITLE TO SAID PREMISES IS VESTED IN Patrick W. Neenan, single, by Deed from Meridyth L. Cutler and Patrick W. Neenan, both single, dated 08/15/2012, recorded 11/08/2012, Instrument No. 2012047100.

BEING KNOWN AS 167 Oakmont Court, Shillington, PA 19607-3406.

Residential property

TAX PARCEL NO: 39531517202486

TAX ACCOUNT: 39535007

SEE Deed Instrument No. 2012047100

To be sold as the property of Patrick W. Neenan.

No. 16-17432

Judgment Amount: \$160,384.44

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 167, which is the Northernmost house in the Townhouse Group Number 28 in the development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to West (front) of said townhouse a 15.00 feet wide strip of land to the East (rear) of said townhouse, and a 5.00 wide strip of land to the North (side) of said townhouse, situate on the Southerly side of Oakmont Court, a 20.00 feet wide private drive in the development of Flying Hills, Section 6, Cumru Township, Berks County, Pennsylvania being more fully bounded and described as

No. 16-18528

Judgment Amount: \$161,547.20

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the southwesterly corner of North Jefferson and East Fifth Street, in the Borough of Boyertown County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the westerly building line of North Jefferson Street (50 feet wide) as shown on the topographical survey of the Borough of Boyertown with the southerly building line of East Fifth Street (50 feet wide) as shown on the aforesaid topographical survey thence extending in a southerly direction along the westerly building line of North Jefferson Street forming

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a right angle with the southerly building line of East Fifth Street a distance of 150 feet to an iron pin, thence extending in a westerly direction along the northerly side of a 16 feet wide alley forming a right angle with the westerly building line of North Jefferson Street a distance of 60 feet to an iron pin, thence extending in a northerly direction along property now or late of Ida R. Stauffer, widow forming a right angle with the northerly side of said 16 feet wide alley a distance of 150 feet to an iron pin on the southerly building line of East Fifth Street; thence extending in an easterly direction along the southerly building line of East Fifth Street forming a right angle with the last described line a distance of 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vinson J. Brock and Bernadette Brock, h/w, by Deed from National Residential Nominee Services, Inc. (A Delaware Corporation), dated 06/01/2012, recorded 06/19/2012, Instrument No. 2012025053.

BEING KNOWN AS 322 East 5th Street, Boyertown, PA 19512-1208.

Residential property

TAX PARCEL NO: 33539717003886

TAX ACCOUNT: 33026300

SEE Deed Instrument No. 2012025053

To be sold as the property of Vinson J. Brock a/k/a Vinson Brock, III, Bernadette Brock.

No. 16-18957

Judgment Amount: \$60,979.84

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with a brick house erected thereon situate on the Northern side of the South bound lane of State Highway Traffic Route No. 422, in Amity Township, Berks County, PA, bounded and described as follows, to wit:

BEGINNING at a corner in the center line of the South bound lane of State Highway Traffic Route No. 422, thence along the same North 57 degrees 15 minutes West 63 feet to a corner of lands of Edwin Schaeffer, thence along the same North 21 degrees 15 minutes East 205 feet to a corner in a line of lands of Thomas M. Brey, thence along the same South 62 degrees 30 minutes East 100 feet to corner of lands about to be conveyed to Joseph Johnston and wife thence along the same South 31 degrees 15 minutes West 310 feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1093 Ben Franklin Highway East, Douglassville, PA 19518

TAX PARCEL #24536413241873

ACCOUNT: 24052828

SEE Deed Book 3959, Page 1665

Sold as the property of: Rachel Bush and Matthew S. Bush

No. 16-19488

Judgment: \$52,372.74

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN three-story stone front dwelling house and lot of ground, situate on the West side of North 11th Street, between Robeson and Marion Streets, No. 1138, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the West building line of said North 11th Street 173 feet South of the Southwest corner of North 11th and Marion Streets; thence along said North 11th Street South 15 feet to a corner of property now or late of Amos H. and Elmer H. Beard; thence along the same West 110 feet to a 14 feet wide alley; thence North along the same 15 feet to a corner of property now or late of William Shoemaker; thence East along the same 110 feet to the place of BEGINNING.

CONTAINING in front on North 11th Street 15 feet and in depth 110 feet.

BEING THE SAME PREMISES which Gayle M. Fusner by Deed dated March 5, 2012 and recorded April 12, 2012 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2012014550, granted and conveyed unto Penny Lynn Fusner.

BEING KNOWN AS 1138 North 11th Street, Reading, PA 19604.

TAX PARCEL NO. 13-5317-37-16-0528

ACCOUNT:

SEE Instrument No. 2012014550

To be sold as the property of Gayle M. Fusner and Penny L. Fusner a/k/a Penny Lynn Fusner

NO. 16-20159

Judgment Amount: \$151,141.81

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TRACT NO. 1

ALL THAT CERTAIN lot with the buildings and improvements situate at the Southeastern corner of Manatawny Avenue (S.R. 2151) and Norman Avenue in the Township of Earl, County of Berks and Commonwealth of Pennsylvania, as laid out and shown on the Plan of Manatawny Park as prepared by Walter E. Spotts, Registered Surveyor, Plan No. 234-1-S, dated February, 1937, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Eastern side of Manatawny Avenue (S.R. 2151) (50 feet wide) at the Northwestern corner of Lot No. 37 of Manatawny Park; thence in a Northwesterly direction along the Eastern side of Manatawny Avenue, forming an interior angle of ninety degrees zero minutes (90 degrees 00 minutes) with the Northern line of Lot 37, a distance of forty-three feet five and five-eighths inches (43 feet 5-5/8 inches) to a corner; thence along the

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same forming an interior angle of one hundred ninety-three degrees five minutes (193 degrees 05 minutes) with the last described line, a distance of eighty-six feet eight and five-eighths inches (86 feet 8-5/8 inches) to a corner, a point of curve; thence by a line curving to the right, connecting the eastern side of Manatawny Avenue with the southern side of Norman Avenue (unopened) (40 feet wide), having a radius of thirty feet (30.00 feet), a delta angle of one hundred thirty-five degrees zero minutes (135 degrees 00 minutes), and an arc distance of seventy feet eight and one quarter inches (70 feet 8-1/4 inches) to a corner, a point of tangency; thence along the southern side of Norman Avenue (unopened) in a southeasterly direction, a distance of one hundred nine feet one and five-eighths inches (109 feet 1-5/8 inches) to a corner, a point of curve; thence by a line curving to the right connecting the southern side of Norman Avenue with the western side of Earl Avenue (40 feet wide), having a radius of one hundred twenty feet nine inches (120 feet 9 inches), a delta angle of fifty-eight degrees five minutes (58 degrees 05 minutes), and an arc distance of one hundred twenty two-feet four and three fourths inches (122 feet 4-3/4 inches) to a corner, a point of tangent at the northeastern corner of Lot No. 37; thence in a southwesterly direction along the northern line of Lot No. 37, forming an angle of ninety degrees zero minutes (90 degrees 00 minutes) with the western side of Earl Avenue (unopened) a distance of one hundred seventy-five feet (175 feet) to a corner, the place of beginning.

CONTAINING in area twenty-one thousand eight hundred forty and seventy-eight hundredths square feet (21,840.78 square feet) of land.

BEING the same premises which Jane M. Diener, by her Deed dated November 3, 1995 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, at Reading, Pennsylvania, in Record Book Volume 2685, page 1236, granted and conveyed unto Robert E. Eiding.

AND BEING the same premises which Kathleen E. Eiding, Administrator of the Estate of Robert E. Eiding, deceased of the County of Berks, by her Deed dated July 12, 2013 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, at Reading, Pennsylvania, as Instrument #2013029703, granted and conveyed unto Kathleen E. Eiding.

TRACT NO. 2

ALL THAT CERTAIN parcel or tract of land situate on the eastern side of Manatawny Road (State Highway S.R. 2051) in the Township of Earl, County of Berks, and Commonwealth of Pennsylvania, designated as Parcel 1, as shown on the Subdivision Plan for Jane M. Diener, Drawing No. 18335-003-E-001A, prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Reading, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the eastern side

of Manatawny Road (State Route S.R. 2051) at the southwestern corner of property belonging to Robert E. Eiding, as recorded in Deed Book Volume 2685, Page 1236; thence along property belonging to said Eiding and crossing the western half of Earl Avenue as laid out on the original Subdivision Plan of 'Manatawny Park', North sixty-one degrees sixteen minutes twenty-six seconds East (N. 61 degrees 16 minutes 26 seconds E.), a distance of one hundred seventy-five and zero hundredths feet (175.00 feet) to a point; thence along the original centerline of said Earl Avenue, now being the western line of Lot No. 1 as shown on the above-referenced Subdivision Plan for Jane M. Diener, South twenty-eight degrees forty-three minutes thirty-four seconds East (S. 28 degrees 43 minutes 34 seconds E.), a distance of one hundred three and fifty-eight hundredths feet (103.58 feet) to a point on a curve on the northwestern right-of-way line of Diener Drive (33 feet wide), as shown on said Subdivision Plan; thence along said right-of-way line by a curve deflecting to the right having a radius of two hundred thirty-three and fifty hundredths feet (233.50 feet), a delta angle of twenty-four degrees forty-three minutes fifty-eight seconds (24 degrees 43 minutes 58 seconds), an arc length of one hundred and seventy-nine hundredths feet (100.79 feet), and a chord bearing and distance of South forty-eight degrees fifty-four minutes twenty-seven seconds West (S. 48 degrees 54 minutes 27 seconds W.), one hundred and one hundredth feet (100.01 feet) to a point; thence along the same, South sixty-one degrees sixteen minutes twenty-six seconds West (S. 61 degrees 16 minutes 26 seconds W.), a distance of ninety-seven and thirty-one hundredths feet (97.31 feet) to a point; thence along the eastern side of Manatawny Road (State Route 2051), North twenty-eight degrees forty-three minutes thirty-four seconds West (N. 28 degrees 43 minutes 34 seconds W.), a distance of one hundred twenty-five and zero hundredths feet (125.00 feet) to the place of beginning.

CONTAINING in area twenty-three thousand six hundred ninety and eighty-one hundredths square feet (23,690.81 sq. ft) of land.

BEING SUBJECT to a 34.34 feet wide drainage easement extending along the eastern side of Manatawny Road (State Route 2051) from the northwestern right-of-way line of Diener Drive to the southern line of property belonging to Robert E. Eiding.

BEING the same premises which Jane M. Diener, an adult individual, by her Deed dated August 10, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, at Reading, Pennsylvania, in Record Book Volume 4127, page 1734, granted and conveyed unto Robert E. Eiding, an adult individual.

TRACT NO. 3

ALL THAT CERTAIN parcel or tract of land situate in the Township of Earl, County of Berks, and Commonwealth of Pennsylvania, being

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designated as Parcel 2 on the Subdivision Plan for June M. Diener, Drawing No. 18335-003-E-001A, prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Reading, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the former centerline of Earl Avenue as laid out on the original Subdivision Plan of 'Manatawny Park', now being the western line of Lot No. 1 of the above-referenced Subdivision Plan for Jane M. Diener, said point being North sixty-one degrees sixteen minutes twenty-six seconds East (N. 61 degrees 16 minutes 26 seconds E.), a distance of twenty and zero hundredths feet (20.00 feet) from a point at the southeastern corner of property belonging to Robert E. Eiding, as recorded in Deed Book Volume 2685, Page 1236; thence along a curve deflecting to the left connecting the former centerline of said Earl Avenue with the former centerline of Norman Avenue on the original Subdivision Plan of 'Manatawny Park', having a radius of one hundred forty and seventy-five hundredths feet (140.75 feet), a delta angle of fifty-eight degrees five minutes zero seconds (58 degrees 05 minutes 00 seconds), an arc length of one hundred forty-two and sixty-eight hundredths feet (142.68 feet), and a chord bearing and distance of North fifty-seven degrees forty-six minutes four seconds West (N. 57 degrees 46 minutes 04 seconds W.), one hundred thirty-six and sixty-five hundredths feet (136.65 feet) to a point of tangency; thence along the former centerline of said Norman Avenue, North eighty-six degrees forty-eight minutes thirty-four seconds West (N. 86 degrees 48 minutes 34 seconds W.), a distance of ninety-one and ninety-six hundredths feet (91.96 feet) to a point; thence along Lot No. 1 on the above-referenced Subdivision Plan for Jane M. Diener, the four (4) following courses and distances, viz: (1) North fifty-five degrees fifty-five minutes twenty-seven seconds East (N. 55 degrees 55 minutes 27 seconds E.), a distance of fifty-eight and eighty-one hundredths feet (58.81 feet) to a point of curvature; (2) by a curve deflecting to the right having a radius of sixty-one and zero hundredths feet (61.00 feet), a delta angle of seventy-three degrees thirty-five minutes eight seconds (73 degrees 35 minutes 08 seconds), an arc length of seventy-eight and thirty-four hundredths feet (78.34 feet) and a chord bearing and distance of South eighty-seven degrees sixteen minutes fifty-nine seconds East (S. 87 degrees 16 minutes 59 seconds E.), seventy-three and seven hundredths feet (73.07 feet) to a point of tangency; (3) South fifty degrees twenty-nine minutes twenty-five seconds East (S. 50 degrees 29 minutes 25 seconds E.), a distance of sixty-three and thirty-eight hundredths feet (63.38 feet) to a point; and (4) South twenty-eight degrees forty-three minutes thirty-four seconds East (S. 28 degrees 43 minutes 34 seconds E.), a distance of seventy-six and fifty-nine hundred feet (76.59

feet) to the place of beginning.

CONTAINING in area five thousand nine hundred twelve and forty-seven hundredths feet (5,912.47 sq. ft.) of land.

TITLE TO SAID PREMISES IS VESTED IN Kathleen E. Eiding, by Deed from Kathleen E. Eiding, Administrator of the Estate of Robert E. Eiding, deceased, Dated 10/08/2013, Recorded 10/09/2013, Instrument No. 2013043270.

Mortgagor ROBERT EIDING died on 03/22/2013, and Kathleen E. Eiding was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 04/10/2013 by the Register of Wills of BERKS COUNTY, No. 0613-0522. Decedent's surviving heirs at law and next-of-kin are SHANNON KORNBERGER and RYAN HARRINGTON.

By executed waivers SHANNON KORNBERGER and RYAN HARRINGTON waived their right to be named as a defendant in the foreclosure action.

Being known as 1065 Manatawny Road a/k/a 1063 Manatawny Road, Boyertown, PA 19512-8041.

Residential property

Tax Parcel No: 4253671-112000

Tax Account: 42000184

See Deed Instrument 2013043270

To be sold as the property of Kathleen E. Eiding, Individually and in Her Capacity as Administratrix of The Estate of Robert Eiding, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert Eiding, Deceased.

No. 16-20656

Judgment: \$190,964.47

Attorney: Martha E. Von Rosenstiel, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the condominium known, named and identified as Exeter Woods Condominium, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, the Act of July 2, 1980, P.L. 286, No. 82, as amended, Title 68 Pa. C.S. 3101 et seq., by the recording in the Berks County Recorder of Deeds Office of a declaration of Exeter Woods Condominium, dated 8/17/2006 and recorded 10/5/2006 in Record Book 4981 Page 1692, being and designated in said declaration and on the declaration plan attached thereto as Unit No. 49.

TOGETHER with a proportionate undivided interest in the common elements as set forth in said declaration of .0185%.

BEING PART OF THE SAME PREMISES WHICH Heritage-Heritage Mews, LP, by Deed dated 2/27/2006 and recorded 3/7/2006 at Berks County, Pennsylvania in Record Book 4812, Page 83, granted and conveyed unto Exeter Woods by Trim Development, LP, in fee.

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TAX PARCEL: 43-5326-17-01-2452-C49  
SEE Deed Book 5137, Page 2471

To be sold as the property of Ray W. Bortz  
and Cheryl L. Bortz

No. 16-20957

Judgment: \$164,657.96

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

TAX I.D. #80438618316968

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 68, as shown on the development of Oak Meadows Townhouses, formerly the final plan of Martin Farm Subdivision, as recorded in Plan Book Volume 205, Page 40, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BOUNDED on the South (front) by common space;

BOUNDED on the West (side) by Townhouse Unit 67;

BOUNDED on the North (rear) by common space;

BOUNDED on the East (side) by Townhouse Unit 69.

CONTAINING a lot width of 22 feet, more or less, as measured from the center of the party wall between Townhouse Unit 68 and 69 and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said lot corner located South forty degrees fifty-seven minutes twenty seconds West (S. 40° 57' 20" W.) a distance of one thousand eighty-five and thirty-eight hundredths feet (1,085.38 feet) from the northeasternmost corner of the Martin Farm Subdivision.

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

BEING KNOWN AS: 240 Nicole Way, Reading, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Mariama Kallon by Deed from Ramon Madrigal dated December 5, 2006 and recorded December 20, 2006 in Deed Book 5037, Page 2231

To be sold as the property of Mariama Kallon

No. 16-21012

Judgment: \$92,554.29

Attorney: Samantha Gable, Esquire

DESCRIPTION OF Lot No. 1 as shown on a plan titled "Minor Subdivision Plan Knepp Property"

ALL THAT CERTAIN tract of land situated on the northerly side of Crystal Rock Road, approximately 87 feet West of the intersection of Crystal Rock Road and Little Crystal Rock Road, and shown in more detail on a plan titled "Minor Subdivision Knepp Property", prepared by Blue Marsh Engineering and Surveying, dated August

20, 2008, Plan No. 1261, situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT of intersection formerly by the northerly right of way line of Crystal Rock Road (33 feet wide legal right of way) and the westerly most property line of Lot No. 2 as shown on the previously described plan by Blue Marsh Engineering and Surveying, said point being the southeasterly most corner of the herein described Lot No. 1;

THENCE LEAVING Lot No. 2 and along the northerly right of way line of Crystal Rock Road the two (2) following courses and distances:

1. By a line curving to the right having a radius of 983.50 feet, a central angle of 02 degrees 58 minutes 34 seconds, and an arc distance of 51.08 feet, said curve having a long chord bearing North 80 degrees 48 minutes 21 seconds West for a distance of 51.08 feet to point of intersection with a tangent line;

2. North 79 degrees 19 minutes 04 seconds West for a distance of 51.64 feet to a point in line of lands now or late of Alvin and Ollie L. Calpino; thence along the same, North 19 degrees 32 minutes 46 seconds East for a distance of 138.91 feet to a point; thence leaving lands now or late of Calpino and along Lot No. 2 the two (2) following courses and distances:

1. South 74 degrees 47 minutes 09 seconds East for a distance of 91.78 feet to a point;

2. South 15 degrees 12 minutes 51 seconds West for a distance of 129.09 feet to the point of beginning.

PROPERTY ADDRESS: 424 Crystal Rock Road Temple PA 19560

BEING THE SAME PREMISES which Susan L. Knepp, unmarried, by Deed dated 7/24/2009 and recorded 9/21/2009, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2009044671, granted and conveyed unto Jack A. Carr and Danita Mealey.

TAX PARCEL NO 66531810479033

BEING KNOWN AS 424 Crystal Rock Road, Temple, PA 19560

Residential Property

To be sold as the property of Jack A. Carr and Danita Mealey

No. 16-21472

Judgment Amount: \$199,551.82

Attorney: KML Law Group, P.C.

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 Rivervale Meadows, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 20, 1995 and last revised February 4, 1998, said plan recorded in Berks County in Plan Book 226, Page 25, as follows to wit:

BEGINNING at a point on the northeasterly side of Shilo Street (53 feet wide), said point

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being a corner of Lot No. 53 on said plan; thence extending from said point of beginning along Lot No. 53 North 73 degrees 27 minutes 35 seconds East 95.00 feet to a point in line of Lot No. 63 on said plan; thence extending partly along same and along Lot No. 62 South 16 degrees 32 minutes 25 seconds East 70.00 feet to a point, a corner of Lot No. 55 on said plan; thence extending along same South 73 degrees 27 minutes 35 seconds West 95.00 feet to a point on the northeasterly side of Shilo Street, thence extending along same North 16 degrees 32 minutes 25 seconds West 70.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 54 as shown on the abovementioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1009 Shilo Street, Reading a/k/a Muhlenberg Township, PA 19605  
 TAX PARCEL #66439902966382  
 ACCOUNT: 66000759  
 SEE Deed Book 5340, Page 0587  
 Sold as the property of: Marc L. McLeish

No. 16-22099

Judgment: \$76,496.36

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN property in the Reading city, County of Berks and Commonwealth of Pennsylvania, Parcel ID #5307-30-17-2767, being more fully described in Deed date May 25, 2001, and recorded May 31, 2001, in the Land Records of the County and State set forth above, in Deed Book 3342, Page 456.

FEE SIMPLE TITLE vested in Kimberly E. Hartman by Deed from, Ann M. Grim, individually and as Executrix of the Estate of Rose Marie Lengel, deceased and Mark L. Lengel, dated 05/25/2001, recorded 05/31/2001, in the Berks County Recorder of Deeds in Deed Book 3342, Page 0456, Instrument No. 28610.

PARCEL NO. 19530730172767

BEING KNOWN AS 1444 Luzerne Street, Reading, PA 19601

To be sold as the property of Kimberly E. Hartman

No. 17-00028

Judgment Amount: \$103,644.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, situate on Perkiomen Avenue and being No. 1138 Perkiomen Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the Northeast by said Perkiomen Avenue; ON the Northwest by property now or late of Paul D. Millholland; ON the Southeast by property now or late of Louis D. Sieverin; and ON the

Southwest by property now or late of James Dautrich.

CONTAINING IN FRONT ON SAID Perkiomen Avenue thirteen feet six inches, more or less and in depth at right angles in a Southwesterly direction along dividing line of adjoining premises eighty feet, more or less, to property now or late of said James Dautrich.

BEING the same premises which Orlando Molina by Deed bearing date December 02, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 4200 Page 425 granted and conveyed unto Ermelindo Molina, in fee.

BEING PARCEL NUMBER 5316-22-19-3879

TITLE TO SAID PREMISES IS VESTED IN Ermelindo Molina and Orlando Molina, by Deed from Ermelindo Molina, dated 09/28/2006, recorded 10/12/2006, in Book 4985, Page 1720, Instrument No. 2006079498.

BEING KNOWN AS 1138 Perkiomen Ave, Reading, PA 19602-1349.

Residential property

TAX PARCEL NO: 03531622193879

TAX ACCOUNT: 03586100

SEE Deed Book 4985 Page 1720

To be sold as the property of Orlando Molina, Ermelindo Molina.

No. 17-00078

Judgment: \$333,501.73

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two-story brick dwelling house numbered 1502 Luzerne Street, situate at the northwest corner of Lackawanna Street and Luzerne Street in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the northern building line of Lackawanna Street with the western building line of Luzerne Street (both sixty feet (60') wide as shown on the topographical survey of the City of Reading), thence along the northern building line of Lackawanna Street in a westerly direction at right angles to the western building line of Luzerne Street, the distance of one hundred fifteen feet (115') to a point on the eastern side of a fifteen feet (15') wide alley; thence along the eastern side of said fifteen feet (15') wide alley in a northern direction at right angles with the last described line the distance of forty feet (40') to a point in line of property now or late of Mont B. Stillings and Anna E., his wife; thence in an easterly direction at right angles to last described line the distance of one hundred fifteen feet (115') to a point in the western building line of Luzerne Street; thence in a southerly direction at right angles to the last described line along the western building line of Luzerne Street the distance of forty feet (40') to the place of beginning.



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BEING THE SAME PREMISES which James F. Young and Joan E. Young, his wife, by Deed dated 10/27/1999 and recorded 11/8/1999, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3142, Page 288, granted and conveyed unto Wayne A. Locus and Mattlin Locus, husband and wife.

TAX PARCEL NO 19530729171951

BEING KNOWN AS 1502 Luzerne Street, Reading, PA 19601

Residential Property

To be sold as the property of Wayne A. Locus and Mattlin Locus

No. 17-00370

Judgment: \$91,907.52

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN one-story asphalt single bungalow, with front or width of twenty feet four inches (20 feet 4 inches) and length or depth of twenty-two feet four inches (22 feet 4 inches) and one car sheet iron garage and five lots, tract or parcels of land and premises hereinafter particularly described situate, lying and being in the City of Reading (formerly in the Township of Bern), County of Berks, and State of Pennsylvania, being Lots Nos. 14, 15, 16, 17 and 18 in Block 34 on a plan of building lots known as Glenside, formerly a suburb of said City of Reading, drawn and surveyed by William H. Dechant, C.E., upon which the same is erected, said lots being one hundred five feet (105 feet) from and rear and one hundred fifteen feet (115 feet) deep, and bounded as follows, to wit:

ON the North by said Lot No. 13, on the South by Warren Street (formerly Adams Street), on the East by Wayne Street, and on the West by a fifteen feet (15 feet) wide alley.

HAVING thereon erected a dwelling known as 119 Warren Street, Reading, Pennsylvania 19601 (also known as 1406 Wayne Street for tax purposes).

FEE SIMPLE TITLE VESTED IN Karen Colon by Deed from, Rolando Cruz-Hernandez, dated 12/14/2015, recorded 12/15/2015, in the Berks County Recorder of Deeds in Deed Instrument No. 2015044090.

PARCEL NO. 19439712969378

BEING KNOWN AS 119 Warren Street a/k/a 1406 Wayne Street, Reading, PA 19601

To be sold as the property of Karen Colon

No. 17-00526

Judgment Amount: \$82,981.31

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, containing a two-story brick dwelling house, located on North Richmond Street in the Borough of Fleetwood, County of Berks and State of Pennsylvania, bounded as follows, to wit:

ON the North by property late of Mary Bieh;

ON the East by a fourteen feet (14') wide alley

known as Pearl Alley;

ON the South by property late of Annie C. Rothermel; and

ON the West by said North Richmond Street.

CONTAINING in front on said North Richmond Street sixteen feet six inches (16' 6") and in depth to said alley one hundred fifty six feet (156') more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 27 North Richmond Street, Fleetwood, PA 19522

TAX PARCEL #44543115639919

ACCOUNT: 44056900

SEE Deed Book 4208, Page 0749

Sold as the property of: Jason E. Barr and Cindy M. Barr

No. 17-00536

Judgment Amount: \$151,581.43

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Northwesterly side of South Reading Avenue S.R. 0562 (54 feet wide), situated in the Borough of Boyertown, Berks County, State of Pennsylvania described according to a survey done by Aston Surveyors/Engineers, Boyertown, Pennsylvania. Bounded on the Northwest by a 20 foot alley, on the Northeast by the land now or late of Henry S. and Martha Fulmer, on the Southeast by South Reading Avenue, and on the Southwest by the land of Walter E. and Eileen T. Baczor, being more fully described as follows:

BEGINNING at an iron pipe found on the Northwesterly side of South Reading Avenue, a corner of this and the land now or late of Henry S. and Martha Fulmer, thence from the point of beginning along the Northwesterly side of South Reading Avenue South 59 degrees 09 minutes 28 seconds West 30.14 feet to an iron pin set, a corner of this and the land of Walter E. and Eileen T. Baczor; thence along the land of Walter E. and Eileen T. Baczor, the next three courses and distances to wit:

(1) Leaving South Reading Avenue North 36 degrees 04 minutes 59 seconds West 97.62 feet to a point, a corner;

(2) North 34 degrees 05 minutes 07 seconds West 38.60 feet to a point, a corner, the line running through a party wall;

(3) North 33 degrees 47 minutes 53 seconds West 38.92 feet to a p.k. nail set, on the Southeasterly side of a 20 foot alley, a corner of this and the land of Walter E. and Eileen T. Baczor; thence along the Southeasterly side of the said 20 foot alley North 58 degrees 52 minutes 40 seconds East 30.07 feet to an iron pin set, a corner of this and the land now or late of Henry S. and Martha Fulmer; thence along the land now or late of Henry S. and Martha Fulmer, leaving the said 20 foot wide alley South 35 degrees 09 minutes 16 seconds East 175.26 feet to the point of BEGINNING.

BEING Lot No. 4 as shown on said plan

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TITLE TO SAID PREMISES vested in Julie Pruden by Deed from Robert L. Fisher dated July 23, 2014 and recorded on July 24, 2014 in the Berks County Recorder of Deeds as Instrument No. 2014023902.

BEING KNOWN AS: 350 South Linden Street, Boyertown, PA 19512

TAX PARCEL NUMBER: 33538719608107  
To be sold as the property of Julie Pruden

No. 17-00600 Judgment: \$111,999.20  
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 THOSE CERTAIN lots or parcels of land together with the one story concrete block building erected thereon located on the Westerly side of Lindbergh Avenue being Lots No. 46 to 43 inclusive and the Southerly seventeen feet of Lot No. 42 as laid out on a plan of building lots by Edwin C. Clay dated May 4, 1928 and recorded in the Recorder of Deeds Office for Berks County, Pennsylvania, in Plan Book 16, Page 10, and situate in Maidencreek Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, said iron pin being the intersection of the Southerly boundary line of Sunset Avenue, a thirty-three feet wide street and the Easterly boundary line of a sixteen foot wide alley as shown on the above mentioned plan of lots; thence along the Southerly boundary line of Sunset Avenue forming an interior angle of ninety degrees with the Easterly boundary line of the said sixteen foot wide alley in a Northeasterly direction, a distance of one hundred fifty feet to a stake the intersection of the said Southerly boundary line of Sunset Avenue and the Westerly boundary line of the aforementioned Lindbergh Avenue; thence along the Westerly boundary line of Lindbergh Avenue in a Southeasterly direction forming an interior angle of ninety degrees with the last described line a distance of one hundred thirty feet to a stake; thence in a Southwesterly direction along the Northerly side of a future sixteen foot wide alley forming an interior angle of ninety degrees with the last described line a distance of one hundred fifty feet to a stake the intersection of the Northerly boundary line of the said future sixteen foot wide alley and the Easterly boundary line of the first mentioned sixteen foot wide alley; thence in a Northwesterly direction along the Easterly boundary line of the first mentioned sixteen foot wide alley forming an interior angle of ninety degrees with the last described line a distance of one hundred thirty

feet to the iron pin the place of beginning.

RESERVING, HOWEVER, a twenty foot reserve building line measured twenty feet from and parallel with the Northerly lot line along Sunset Avenue and the Easterly lot lines along Lindbergh Avenue.

BEING THE SAME PROPERTY conveyed to Alexander P. Larkin and Jennifer L. Larkin, no marital status shown who acquired title by virtue of a Deed from Ralph V. Shuman and Pearl L. Shuman, his wife, dated December 21, 2006, recorded January 8, 2007, at Document ID 2007001505, and recorded in Book 05049, Page 2405, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 35 Sunset Avenue, Blandon, PA 19510.

PARCEL NO.: 61541008880802

ACCOUNT: 61052400

SEE Deed Book Volume 05049, Page 2405

To be sold as the property of Alexander P. Larkin and Jennifer L. Larkin

No. 17-00989

Judgment Amount: \$112,848.10

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the two and one-half (2-1/2) story frame dwelling thereon erected, situate on the Southerly side of Pennsylvania Traffic Route No. 916, known as Oley Turnpike Road, leading from Jacksonwald to Limekiln, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in or near the middle of Pennsylvania Traffic Route No. 916, known as Oley Turnpike Road, in line of land now or late of Irma L. Lenstrohm; thence extending in and along the middle of said Oley Turnpike Road, North 56 degrees 1 minute East, a distance of 163.22 feet to a railroad spike; thence extending along land now or late of Jacques S. Miller and Bonnie L. Miller, his wife, the following two (2) courses and distances: (1) South 46 degrees 35-3/4 minutes East, a distance of 500.00 feet to an iron pin; and (2) South 19 degrees 12-1/4 minutes West, a distance of 86.07 feet to an iron pin; thence extending along land now or late of Oscar D. Hartline and Laura M. Hartline, his wife, North 70 degrees 47 3/4 minutes West, a distance of 205.03 feet to an iron pin; thence extending along land now or late of Irma L. Lenstrohm, the following two (2) courses and distances: (1) North 48 degrees 45-1/4 minutes West, a distance of 319.26 feet to an iron pin; and (2) North 33 degrees 15-3/4 minutes West, a distance of 66.72 feet to the place of beginning.

CONTAINING in area 1.905 acres of land, more or less. The actual consideration for the within conveyance is \$118,900.00.

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TITLE TO SAID PREMISES IS VESTED IN Eric J. Kowalski and Russella G. Kowalski, h/w, by Deed from Frederick L. Wisner and Marlene E. Wisner, h/w, dated 06/24/1994, recorded 07/20/1994, in Book 2558, Page 408.

ERIC J. KOWALSKI was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Eric J. Kowalski's death on or about 09/15/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 5471 Oley Turnpike Road, Reading, PA 19606-9102.

Residential property  
TAX PARCEL NO: 43533704922009  
TAX ACCOUNT: 43024709  
SEE Deed Book 2558 Page 408

To be sold as the property of Russella G. Kowalski a/k/a Russella C. Kowalski.

No. 17-01022

Judgment Amount: \$146,444.81

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TRACT #1

ALL THAT CERTAIN lot or piece of ground, situate at the Southeast corner of Philadelphia Avenue and Rose Virginia Road, as shown on plan of addition to 'Rhodorf Hills', as laid out by Emil Rhoda, in the Township of Oley, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Philadelphia Avenue, at the Eastern end of the 20.00 radius corner at the Southeast corner of Philadelphia Avenue and Rose Virginia Road; thence in an Easterly direction along the Southern side of Philadelphia Avenue, a distance of 85.26 feet to a point; thence in a Southeasterly direction, by a line making an interior angle of 127 degrees 21 minutes with the Southern side of Philadelphia Avenue, a distance of 98 feet to a point; thence in a Southwesterly direction, at right angles to last described line, a distance of 100.00 feet to a point, in the Northeastern side of Rose Virginia Road; thence in a Northwesterly direction along the same, at right angle to last described line, a distance of 134.92 feet to a point of curve; thence by a line curving to the right having a radius of 20.00 feet to a central angle of 127 degrees 21 minutes, and a distance of 44.45 feet along the arc to a point of tangent in the Southern side of Philadelphia Avenue, the place of beginning.

TOGETHER with the one-story single stone with aluminum siding ranch type dwelling house thereon erected.

TRACT #2

ALL THAT CERTAIN lot or piece of ground, situate on the Northeastern side of Rose Virginia Road, Northwest of Cherry Lane, as shown on plan of addition to Rhodorf Hills, as laid out by Emil F. Rhoda, in the Township of Oley,

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

BEGINNING at a point in the Northeastern side of Rose Virginia Road, 160.50 feet Northwest of the Northwestern side of Cherry Lane; thence in a Northwesterly direction along the Northeastern side of Rose Virginia Road, a distance of 40.00 feet to a point; thence in a Northeasterly direction at right angles to Rose Virginia Road, a distance of 100.00 feet to a point; thence in a Southeasterly direction, at right angles to last described line, a distance of 40.00 feet to a point; thence in a Southwesterly direction at right angles to last described line, a distance of 100.00 feet to the Northeastern side of Rose Virginia Road, the place of beginning, and making a right angle with same.

TRACT #3

ALL THAT CERTAIN lot or piece of ground, situate on the Northeastern side of Rose Virginia Road, Northwest of Cherry Lane, as shown on plan of addition to Rhodorf Hills, as laid out by Emil F. Rhoda, in the Township of Oley, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northeastern side of Rose Virginia Road, 137.50 feet Northwest of the Northwestern side of Cherry Lane; thence in a Northwesterly direction along the Northeastern side of Rose Virginia Road, a distance of 23.00 feet to a point; thence in a Northeasterly direction at right angles to Rose Virginia Road, a distance of 100.00 feet to a point; thence in a Southeasterly direction, at right angles to last described line, a distance of 23.00 feet to a point; thence in a Southwesterly direction at right angles to last described line, a distance of 100.00 feet to the Northeastern side of Rose Virginia Road, the place of beginning and making a right angle with same.

TITLE TO SAID PREMISES IS VESTED IN Allen Standhardt and Susan M. Standhardt, h/w, by Deed from Grace Kissling, widow, dated 11/12/1999, recorded 11/17/1999, in Book 3145, Page 611.

BEING KNOWN AS 15 Rose Virginia Road, Oley, PA 19547-8605.

Residential property  
TAX PARCEL NO: 67534808981411  
TAX ACCOUNT: 67045285  
SEE Deed Book 3145 Page 611

To be sold as the property of Allen Standhardt, Susan M. Standhardt.

No. 17-01302

Judgment: \$34,145.44

Attorney: Cristina L. Connor, Esquire

Scott A. Dietterick, Esquire  
Kimberly A. Bonner, Esquire  
Michael E. Carleton, Esquire  
Meredith H. Wooters, Esquire  
Justin F. Kobeski, Esquire

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LEGAL DESCRIPTION

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

ALL THAT CERTAIN two-story brick dwelling house No. 532 and lot or piece of ground situate on the West side of South Sixth Street, between Laurel and Willow 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 Owen Rourke,

ON the South by property now or late of John M. Adams,

ON the East by said South Sixth Street, and ON the West by an alley.

CONTAINING, IN FRONT on said South Sixth Street eleven (11) feet and four (4) inches, more or less, and in depth East and West, one hundred and fifteen (115) feet, more or less.

BEING THE SAME PROPERTY conveyed to Rebecca H. Banks who acquired title by virtue of a Deed from Charles H. McClary and Barbara McClary, husband and wife, dated April 17, 2009, recorded May 4, 2009, at Instrument Number 2009019542, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS: 532 South 6th Street, Reading, PA 19602.

PARCEL NO: 01530643873100

ACCOUNT: 01099325

SEE Instrument No 2009019542

To be sold as the property of Rebecca H. Banks

No. 17-01586

Judgment Amount: \$103,171.46

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land with the dwelling and other improvements erected thereon situate on the southeast corner of the intersection of Pine Street and Brock Street and being Lot #2 of the Breidegam Subdivision, in the Borough of Lyons, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 36-002-92, as follows, to wit:

BEGINNING at a spike in Pine Street, in the southern right of way line of Brock Street (50 feet wide); a corner of Lot #1; thence along the southern right of way line of Brock Street, North 83 degrees 12 minutes 57 seconds East, 80.63 feet to an iron pin; a corner of Lot #3; thence along Lot #3 leaving the aforementioned right of way, South 8 degrees 27 minutes 13 seconds East, 70.33 feet to an iron pin, a corner of Lot #5; thence along Lot #5 the three following courses and distances: (1) South 81 degrees 32 minutes 47 seconds West, 33.54 feet to an iron pin; (2) South 8 degrees 27 minutes 13 seconds East, 6.00 feet to an iron pin; (3) South 81 degrees 32 minutes 47 seconds West,

47.05 feet to a spike in Pine Street in line of Lot #1; thence in Pine Street along Lot #1, North 8 degrees 27 minutes 13 seconds West, 78.68 feet to a spike, the place of BEGINNING.

CONTAINING 6,045.27 square feet.

TITLE TO SAID PREMISES is vested in Florian M. Jonas and Penny D. Jonas, husband and wife, by Deed from Florian M. Jonas and Penny D. Jonasa fka Penny Weller-Jonas, husband and wife, dated 08/06/2007, recorded 10/18/2007, in Book 5241, Page 1626.

FLORIAN M. JONAS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Florian M. Jonas's death on or about 03/11/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 200 South Pine Street, Lyon Station, PA 19536.

Residential property

TAX PARCEL NO: 600-5452-14-43-4743

TAX ACCOUNT: 60000103

SEE Deed Book 5241 Page 1626

To be sold as the property of Penny Weller-Jonas a/k/a Penny D. Jonas.

No. 17-01653

Judgment: \$73,157.10

Attorney: Robert L. Saldutti, Esquire

LEGAL DESCRIPTION

(1117 Windsor Street, Reading, PA 19604)

ALL THAT CERTAIN lot or piece of ground situate in the City of Reading, Berks County, Pennsylvania and

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1117 Windsor Street, Reading, Pennsylvania 19604.

TAX PARCEL: 13-5317-46-15-2275

ACCOUNT:

SEE Deed Book Instrument #2016013652

To be sold as the property of Tami Lynn Shade

No. 17-01686

Judgment Amount: \$49,888.96

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Hamburg, County of Berks, Commonwealth of Pennsylvania, designated as Lot No. 48, according to plan of Wyndcliffe Residential Development, prepared by A. W. Martin Associates, Inc., dated January 13, 1978, and recorded in Plan Book 75, Page 20, Berks County Records, more particularly described as follows:

ALL THAT CERTAIN messuage, tenement, and lot of land located along the westerly side of Fawn Court, North of Chestnut Street in the Borough of Hamburg, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner, said corner being

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located the four following courses and distances from the intersection of the westerly property line of William Street extending (60 feet wide) with the northerly property line of Chestnut Street extending (40 feet wide): (1) S. 80° 25' 34" W., 179.72 feet; (2) N. 1 degree 58' 46" E., 59.73 feet; (3) N. 5° 10' 58" W., 160.72 feet; (4) S. 84° 49' 02" W., 42.00 feet; thence, along the northerly property line of Lot #47 Fawn Court and passing partly in and through a party wall, S. 84° 49' 02" W., 70.00 feet to a corner; thence, along the common open area, N. 5° 10' 58" W., 20.00 feet to a corner; thence, along the same and partly along the southerly property line of Lot #49 Fawn Court and passing partly in and through a party wall N. 84° 49' 02" E., 70.00 feet to a corner located on the westerly property line of Fawn Court; thence, along the same, S. 5° 10' 58" E., 20.00 feet to the place of BEGINNING.

CONTAINING 0.032 acre.

TITLE TO SAID PREMISES IS VESTED IN Ralph J. Renno, Jr. and Audrey H. Hartman, both single, as joint tenants with right of survivorship and not as tenants in common, by Deed from Cherrywood Associates, a Pennsylvania General Partnership, dated 07/17/1978, recorded 11/16/1978, in Book 1749, Page 797.

RALPH J. RENNO, JR. A/K/A RALPH J. RENNO was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Ralph J. Renno, Jr. a/k/a Ralph J. Renno's death on or about 09/28/2004, his ownership interest was automatically vested in the surviving joint tenant(s).

MORTGAGOR Audrey H. Renno a/k/a Audrey H. Hartman died on 07/21/2015, leaving a Last Will and Testament dated 07/17/2015. Letters Testamentary were granted to Tammy Reppert on 12/08/2015 in Schuylkill County, No. 5415-0939. The Decedent's surviving devisees are Timothy Strunk, Leann Strunk, Ryan Reppert, Kevin Hartman, Karen Weisman, Alan Hartman, II, Tammy Reppert, John Hartman, Tissy Fieman, Crissy Hartman, Catherine Adams, Kelly Hartman, and Lorie Beltz.

BY EXECUTED WAIVERS, Timothy Strunk, Leann Strunk, Ryan Reppert, John Hartman, Crissy Hartman, Catherine Adams, Kelly Hartman, and Lorie Beltz waive their rights to be named as defendants in the foreclosure action.

BEING KNOWN AS 238 Fawn Court, Hamburg, PA 19526-1625.

Residential property

TAX PARCEL NO: 4644851693419

TAX ACCOUNT: 46164200

SEE Deed Book 1749 Page 797

To be sold as the property of Tammy Reppert, in her capacity as Executrix and devisee of the Estate of Audrey H. Renno a/k/a Audrey H. Hartman, Kevin Hartman, in his capacity as devisee of the Estate of Audrey H. Renno a/k/a Audrey H. Hartman, Karen Weisman, in her capacity as devisee of the Estate of Audrey H.

Renno a/k/a Audrey H. Hartman, Alan Hartman, II, in his capacity as devisee of the Estate of Audrey H. Renno a/k/a Audrey H. Hartman, Tissy Fieman, in her capacity as devisee of the Estate of Audrey H. Renno a/k/a Audrey H. Hartman, and unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Audrey H. Renno a/k/a Audrey H. Hartman, deceased.

No. 17-01866

Judgment: \$33,005.66

Attorney: Martha E. Von Rosenfield, P.C.

LEGAL DESCRIPTION

NUMBER 1

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, with mansard roof being No. 316 South Sixteenth Street, situate on the West side of South Sixteenth Street, between Haak Street and Perkiomen Avenue, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley,

ON the East by said South Sixteenth Street,

ON the South by property now or late of David C. Lotz and J. George Hintz, being No. 313 South Sixteenth Street, and

ON the West by property now or late of Mary Haak.

CONTAINING in front on said South Sixteenth Street, in width or breadth, fifteen feet four inches and in depth or length eighty feet, more or less.

NUMBER 2

ALL THAT CERTAIN lot or piece of ground adjacent to the rear of the premises numbered 316 South Sixteenth Street, in the Sixteenth Ward of the City of Reading, County of Berks and state aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the southern side of a ten feet wide alley (running East and West), said point being seventy-nine feet and two inches West from the western building line of South Sixteenth Street, thence South at right angles, along property hereinbefore described as Purpart No. 1, fifteen feet and four inches to a corner of property now or late of George Graeff, thence West, at right angles, along property now or late of Sharp and Ravel a distance of twenty-six feet to a corner, thence North, at right angles, along property now or late of Sharp and Ravel, fifteen feet and four inches to a corner in the southern side of said ten feet wide alley, thence East, at right angles, twenty-six feet, along said alley, to the place of beginning.

CONTAINING a total of three hundred ninety-eight and two-thirds square feet.

BEING THE SAME PREMISES which Kathleen Renninger, now known as Kathleen Moore, by Deed dated October 11, 2002 and recorded in Berks County in Record Book 3628, Page 1011, granted and conveyed unto Nellie

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Castillo, in fee

No. 17-02055

PARCEL IDENTIFICATION NO: 16-5316-3238-8415

Judgment: \$75,024.64

TAX ID #16225175

SEE Deed Book 4931, Page 1944

To be sold as the property of Eric M. Rios

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

TAX I.D. #08531777016152

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Tenth Street, being No. 133, between Washington and Walnut Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

No. 17-02049

Judgment Amount: \$81,540.43

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN one and one-half story frame dwelling house and lot or piece of ground upon which the same is erected, situated on the North side and being No. 39 Washington Street, in the Borough of Shillington, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Anthony Schack;

ON the East by property now or late of Philip Sauer;

ON the South by property now or late of Adam Nicholas, and

ON the West by North Tenth Street.

BEING KNOWN AS: 133 North 10th Street, Reading, Pennsylvania 19601.

BEGINNING AT A CORNER at the intersection of the North side of Washington Street and the West side of a sixteen (16) foot wide alley; thence Northward along said alley fifty-seven (57) feet to a corner in line of property now or late of Emma Swartz; thence Westward along said property fifty (50) feet to a point in line now or late of Howard A. Schweitzer; thence Southward along the said property fifty-seven (57) feet to the North side of Washington Street; thence Eastward along said Washington Street fifty (50) feet to the place of beginning.

TITLE TO SAID PREMISES is vested in Vincent P. D'Agostino and Sherry A. Walker a/k/a Sherry Walker, husband and wife, by Deed from Americo J. Osorio dated May 3, 2007 and recorded May 21, 2007 in Deed Book 5140, Page 380 Instrument Number 2007030629. The said Vincent P. D'Agostino died on August 28, 2014 thereby vesting title in his surviving spouse Sherry A. Walker a/k/a Sherry Walker by operation of law.

To be sold as the property of Sherry A. Walker a/k/a Sherry Walker

TITLE TO SAID PREMISES IS VESTED IN Karen A. Kucharski, by Deed from Raymond H. Hertzog, dated 06/29/2007, recorded 07/10/2007, in Book 5175, Page 1456.

No. 17-02264

Judgment Amount: \$219,360.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN piece of land, together with the improvements thereon erected, situate in the Township of Upper Tulpehocken, Berks County, Pennsylvania, bounded and described as follows:

MORTGAGOR Karen A. Kucharski died on 06/06/2016, and Cheryl Winslow was appointed Administratrix of her Estate. Letters of Administration were granted to her on 07/16/2016 by the Register of Wills of Berks County, No. 0616-1019. Decedent's surviving heirs at law and next-of-kin are Cheryl Winslow, Maryann Kuchar, Monica Mae Leaning, and Jack P. Kuchar.

BY EXECUTED WAIVERS, Maryann Kuchar, Monica Mae Leaning, and Jack P. Kuchar waived their rights to be named as defendants in the foreclosure action.

BEING KNOWN AS 39 Washington Street, Reading, PA 19607-2546.

Residential property

TAX PARCEL NO. 77439507673910

TAX ACCOUNT: 77054240

SEE Deed Book 5175 Page 1456

To be sold as the property of Cheryl Winslow, in her capacity as Administratrix and heir of the Estate of Karen A. Kucharski, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Karen A. Kucharski, deceased.

BEGINNING at a pipe; thence along land now or late of Robert Deppen and Amy E. Deppen, his wife, North eighty-one (81) degrees forty (40) minutes East, one hundred (100) feet to a pipe; South eight (8) degrees twenty (20) minutes East, four hundred thirty-five (435) feet to a point in the center line of a public highway leading from Harrisburg to Allentown, also known as U.S. Route 22; thence along said center line South eighty-one (81) degrees forty (40) minutes West one hundred (100) feet to a point; thence at a right angle and along land now or late of Robert Deppen and Amy E. Deppen, North eight (8) degrees twenty (20) minutes West four hundred thirty-five (435) feet to the place of BEGINNING.

PURPART NO. 2

ALL THAT CERTAIN tract of land situate in the Township of Upper Tulpehocken, Berks County, Pennsylvania, and being more fully

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bounded and described in accordance with survey made in March, 1971, by William Z. Warren, Registered Surveyor, as follows:

BEGINNING at a post; thence along land now or late of Mary Henne, South eighty-one (81) degrees forty (40) minutes West, one hundred (100) feet to a pipe; thence along land of Ira D. Hartman, North eight (8) degrees twenty (20) minutes West, one hundred twenty-six and nineteen hundredths (126.19) feet to a point; thence along land now or late of I. A. Heister and Charles Heister, South eighty-three-(83) degrees fifty-five (55) minutes East, one hundred three and twenty-five hundredths (103.25) feet to a pipe; thence along land now or late of Samuel Fitzgerald and Laura A. Fitzgerald, his wife, South eight (8) degrees twenty (20) minutes East one hundred and fifty hundredths (100.50) feet to place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED in Randy Corl and Anna Corl, husband and wife, by Deed from Christine E. Hamlin, dated 07/31/2007, recorded 08/07/2007, in Book 5196, Page 1173.

BEING KNOWN AS 123 Schubert Road, Bethel, PA 19507-8924.

Residential property

TAX PARCEL NO: 87443200189119

TAX ACCOUNT: 07010344

SEE Deed Book 5196 Page 1173

To be sold as the property of Randy Corl, Anna Corl.

No. 17-02301

Judgment Amount: \$92,044.06

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, situate in Spring Township County of Berks, and State of Pennsylvania, (as shown by the map or plan, surveyed by Wm. H. Dechant, C. E., and bearing date April 1914, scud map or plan having been duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 2, Page 44), and being further known as Lot Numbers, 232 and 234 McKinley Avenue, together with the buildings thereon erected, in said plan known as "West Wyomissing", said lots being bounded on the North by McKinley Avenue, on the East by Lot No. 230 on McKinley on the South by a twelve feet wide alley, and on the West by Lot No. 236 on said McKinley Avenue.

HAVING A TOTAL FRONTAGE on said McKinley Avenue of forty (40') feet, more or less, and extending in depth of equal width one hundred twenty five (125') feet, more or less, to said twelve feet wide alley.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that certain tract of land to the Commonwealth of Pennsylvania, Department of Transportation as set forth in Record Book 2978, Page 235, Berks County Records.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2214 McKinley Avenue, West Lawn, PA 19609

TAX PARCEL #80439613042170

ACCOUNT: 80104000

SEE Deed Book 4628, Page 1564

Sold as the property of: Daniel Glass and Mary L. Glass

No. 17-02306

Judgment Amount: \$150,789.72

Attorney: Powers, Kirn & Associates, LLC

ALL THOSE CERTAIN three lots or pieces of ground situate on the South side of Cleveland Avenue, between Grand Boulevard and Logan Avenue, and being further known as Lots Nos. 872, 874 and 876 as shown on a map or plan of West Wyomissing, which said map or plan is recorded in the Recorder's Office of Berks County, at Reading, Pennsylvania, in Plan Book No. 2, Page 44 and which said lots are situate in Spring Township, County of Berks, and State of Pennsylvania, and are bounded and described as follows, to wit:

ON the North by said Cleveland Avenue; on the East by Lot No. 878 as shown on said map or plan; on the South by the rear portions of Lots Nos. 875, 873, and 871 fronting on the North side of Garfield Avenue, as shown on said map or plan, and on the West by Lot No. 870 as shown on said map or plan.

CONTAINING in front on said Cleveland Avenue, in width or breadth, East and West, sixty feet (60') more or less, and in depth or length, of equal width or breadth, North and South, one hundred twenty-three feet four and one-quarter inches (123' 1/4") more or less.

PREMISES B:

ALL THOSE CERTAIN lots being Lots Numbered 878, 880 and 882, as shown on the plan of building lots known as "West Wyomissing" and recorded in the Office for the Recording of Deeds in and for Berks County, in Plan Book Vol. 2, Page 44, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southerly building line of Cleveland Avenue, a 50.00 foot wide street being a corner in common with other lands belonging to Donald T. Neiman and Ruth B. Neiman, said point also being the intersection of the Southerly building line of Cleveland Avenue and lot line dividing Lots Numbered 876 and 878 on the aforementioned plan; THENCE in a Northeastwardly direction along the Southerly building line of Cleveland Avenue, by a line forming a right angle with the line to be described last, the distance of 68.53 feet to a point; THENCE in a Southwardly direction leaving said Southerly building line of Cleveland Avenue, by a line forming an interior angle of 74 degrees 17 minutes 48 seconds with the last described line, the distance of 128.13 feet to a point, said line

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being a line in common with the rear of Lots Numbered 103, 105, 107, 109, 111, 113, 115 and 117, as shown on the said plan; THENCE in a Southwestwardly direction by a line forming an interior angle of 105 degrees 42 minutes 12 seconds with the last described line, the distance of 33.85 feet to a point; said line being a line common with the rear of Lot No. 877, as shown on the said plan; THENCE in a Northwardly direction along property belonging to Donald T. Neiman and Ruth B. Neiman, by a line forming an interior angle of 90 degrees with the last described line the distance of 123.35 feet to the place of beginning; said line being the boundary between Lots Numbered 876 and 878, this being the extent of the herein described tract.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1910 Cleveland Avenue, Reading, Pennsylvania 19609.

BEING THE SAME PREMISES which Tammy L. Unger, by Deed dated November 11, 2011 and recorded November 23, 2011 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2011043954, granted and conveyed unto Kelly L. Piotrkowski.

BEING KNOWN AS 1910 Cleveland Avenue, West Lawn, PA 19609.

TAX PARCEL NO. 80-4396-10-26-9510  
SEE Deed Instrument #2011043954

To be sold as the property of Kelly L. Piotrkowski

No. 17-02415

Judgment: \$150,868.19

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the southern side of and known as No. 304 Amherst Avenue between Fillmore Avenue and Princeton Avenue, in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, as shown on plan of lots of George Hettinger et al, said plan being recorded in Plan Book Volume 6A, Page 46, Berks County Records, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southern side of Amherst Avenue, 156.41 feet West of Princeton Avenue; thence in a southerly direction by a radial line to the curve in the southern side of Amherst Avenue, a distance of 112.32 feet to a point; thence in a westerly direction by a line making an interior angle of 86 degrees 22.25 minutes with the last described line, a distance of 83.78 feet to a point.

THENCE in a northerly direction by a line making an interior angle of 81 degrees 38 minutes 15 seconds with the last described line, a distance of 115.80 feet to a point in the southern side of Amherst Avenue; thence in an easterly direction along the same by a line curving to the left having a radius of 286.75 feet for a distance along the curve of 60.00 feet to the place of beginning.

BEING THE SAME PREMISES which Pamela L. Wagener, by Deed dated 3/29/2006 and

recorded 4/17/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 04853, Page 0228, Instrument #2006035936, granted and conveyed unto Owen T. Mohr and Natalie M. Mohr, husband and wife.

TAX PARCEL NO. 4396-17-11-3543

(Acct: 80-001800)

BEING KNOWN AS 304 Amherst Avenue,

West Lawn, PA 19609

Residential Property

To be sold as the property of Natalie M. Mohr and Owen T. Mohr

No. 17-02501

Judgment Amount: \$109,657.89

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the property known, names and identified as Blacksmith Pointe Condominium, located in Amity Township, Berks County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act. 60 PA. C.S. 3101 et seq., by the recording to Berks County of a Declaration dated 8/18/1992 and recorded in Record Book 2337 Page 2285, a First Amendment dated 4/8/1993 and recorded in Record Book 2407 Page 326, a Second Amendment dated 2/23/1994 and recorded in Record Book 2513 Page 393, and a Third Amendment dated 6/30/1995 and recorded in Record Book 2648 Page 586, being and designated as Unit No. 52 together with a proportionate undivided interest in the common elements as defined in such Declaration of 1.1363%, subject to change as specified in the Declaration.

A/K/A: 48 Horseshoe Dr., Douglassville, PA 19518

TITLE TO SAID PREMISES IS VESTED IN Joan R. Cummings, by Deed from Telvil Corporation, dated 12/21/1998, recorded 05/26/1999, in Book 3081, Page 1502.

BEING KNOWN AS 48 Horseshoe Dr, Douglassville, PA 19518-9222.

Residential property

TAX PARCEL NO: 24-5365-10-27-8109

TAX ACCOUNT: 24001195

SEE Deed Book 3081 Page 1502

To be sold as the property of Joan R. Cummings.

No. 17-02611

Judgment Amount: \$53,208.00

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT PARCEL of land in Township of Muhlenberg, Berks County Commonwealth of Pennsylvania, as more fully described in Deed Book 2465, Page 1523, being known and designated as:

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground,



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situate on the West side of the Kutztown Road, and being known as 2402 Kutztown Road, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and State of Pennsylvania aforesaid, being Lot No. 5 on a plan of building lots laid out by Jacob R. Hahn in 1906, being Lot No. 5 on a plan of building lots laid out by Jacob R. Hahn in 1906, bounded as follows; on the North by Lot No. 6, the property of Jacob R. Hahn, on the West by a ten foot alley, on the South by property of said Jacob R. Hahn, being on Lot No. 4 on said plan, and on the East by said Kutztown Road.

CONTAINING IN WIDTH along said Kutztown Road, twenty feet and in depth of equal width to said ten foot wide alley one hundred and twenty feet.

**PURPART NO. 2**

ALL THAT CERTAIN building lot or piece of ground, situate on the West side of Kutztown Road in the Village of Hyde Park, Township of Muhlenberg, County of Berks and State of Pennsylvania, being Lot No. 6 on a plan of lots laid out by Jacob R. Hahn, as recorded, bounded and described as follows; on the South by property of Edwin D. Hahn, on the West by a ten feet wide alley, on the North by Lot No. 7, the property of Harry S. Hahn and on the East by said Kutztown Road. Containing in width along said Kutztown Road twenty feet and three inches and along said ten foot alley, on the rear, twenty feet and in length or depth along the South side, one hundred and twenty feet and along the North side one hundred and twenty-one feet and eight inches. Excepting and reserving thereout and therefrom all that certain tract of ground containing approximately 738 square feet as conveyed in a Deed from Ralph L. Heist and Kathryn M. Heist, his wife to the Commonwealth of Pennsylvania, Department of Transportation, dated October 22, 1974 and recorded in Deed Book Vol. 1661, Page 570.

**PREMISES B**

ALL THAT CERTAIN two and one-half story brick dwelling House No. 2406 Kutztown Road and lot or piece of ground upon which the same is erected consisting of the major portion of Lot No. 7 as shown on map of building sites at Hyde Park, laid out for Jacob Hahn, by N.M. Davis, C.E., in 1906, and revised by F.H. Shaw, C.E., 1911, recorded in Berks County Records in Plan Book Volume 4, Page 11, situate on the western side of Kutztown Road between Columbia Avenue and Jefferson Street, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by lot and House No. 2408 Kutztown Road; on the East by said Kutztown Road; on the South by property now or late of Edward Hahn; and on the West by a ten feet wide alley, and described more fully as follows, to wit: beginning at a point in the western building line of Kutztown Road as laid out on aforesaid map of building sites, said point being twenty-four feet

eight and five-eighths inches northeast of the first angle in said Kutztown Road North of Columbia Avenue and also a corner of lot and House No. 2408 Kutztown Road;

THENCE northwestwardly along said house and lot, making an interior angle of eighty-seven degrees thirty-two minutes passing through the middle of the party wall between the herein described house and the house No. 2408 adjoining on the North, a distance of one hundred thirty-one feet one and one-half inches to a corner in the eastern side of a ten feet wide alley; thence southwardly along the same, making an interior angle of seventy-five degrees forty-seven and one-half minutes with last described line, a distance of fifty feet four and one-quarter inches to a corner of Lot No. 6, shown on said map, property now or late of Edward Hahn; thence eastwardly along the same at right angles to said ten feet wide alley, a distance of one hundred twenty-one feet eight inches to a corner in the aforesaid western building line of Kutztown Road; thence northeastwardly along the same, making an interior angle of one hundred six degrees forty minutes with last described line, the distance of eighteen feet eleven and five eighths inches to the place of beginning.

CONTAINING IN WIDTH along said Kutztown Road eighteen feet eleven and five-eighths inches and along the ten feet wide alley fifty feet four and one-quarter inches and in depth along property on the North one hundred thirty-one feet one and one-half inches and along property on the South one hundred twenty-one feet and eight inches.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2406 Kutztown Road, Reading, PA 19605

TAX PARCEL #66530816936678

ACCOUNT: 66310900

SEE Deed Book 2465, Page 1523

Sold as the property of: Kevin S. Devlin

No. 17-02976

Judgment Amount: \$235,151.00

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon known as No. 311 Lynoak Avenue, situate on the northeastern corner of Meade Terrace and Lynoak Avenue, in the Borough of Shillington, Berks County, Pennsylvania, and being Lot No. 1 at the westernmost thirty feet (30 feet) of Lot No 2, an irregular shaped piece of ground, in Block 'M', as shown by the map or plan of 'Lynoak' surveyed by Nuebling & Mast, Engineers, as amended March 1931, by Wm. H. Dechant & Sons, Reading, PA., said amended map or plan being duly recorded August 28, 1931, in Berks County Records in Plan Book Vol. 5-A, Page 22, said lot or piece of ground being more particularly bounded and described as follows:

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BEGINNING at a point, the intersection of the northern lot line of Meade Terrace with the eastern lot line of Lynoak Avenue; thence in a northerly direction along the East lot line of said Lynoak Avenue, a distance of one hundred twenty-one and seventy five one hundredths feet (121.75 feet) to a point in line of property now or late of The Wyomissing Development Co.; thence along the same and along the Development known as 'Farview' in a southeasterly direction and by a line forming an angle of sixty-four degrees thirty-seven minutes (64 degrees 37 minutes) with said eastern lot line of said Lynoak Avenue, a distance of one hundred twenty-two and seventeen one-hundredths feet (122.17 feet) to a point; thence in a southwesterly direction along the remaining twenty feet (20 feet) of said Lot No. 2, Block 'M', by a line at right angles to said Meade Terrace, a distance of one hundred ten feet (110 feet) to a point in said northern lot line of said Meade Terrace; thence in a northwesterly direction along said lot line of said Meade Terrace, a distance of seventy feet (70 feet) to the place of beginning, said last described line forming an interior angle of one hundred fifteen degrees twenty-three minutes (115 degrees 23 minutes) with said East lot line of said Lynoak Avenue.

TITLE TO SAID PREMISES IS VESTED IN Amy S. Hofmann, by Deed from Simon M. Telfer and Mariana Padilla-Telfer, by Simon M. Telfer, agent, h/w, dated 05/22/2009, recorded 05/28/2009, Instrument No. 2009023998.

BEING KNOWN AS 311 Lynoak Avenue, Reading, PA 19607-1356.

Residential property

TAX PARCEL NO: 77-4396-20-90-0839

TAX ACCOUNT: 77026700

SEE Deed Instrument No. 2009023998

To be sold as the property of Amy S. Hofmann.

No. 17-03174

Judgment: \$59,503.50

Attorney: Cristina L. Connor, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick house and the lot or piece of ground upon which the same is erected situate on the North side of Walnut Street, between Seventh and Poplar Street and in the City of Reading, County of Berks and Commonwealth of Pennsylvania and more particularly bounded and described as follows, to wit:

ON the North by Molino Street,

ON the East by property now or late of Llewellyn F. Schearer and Francisca Schearer, his wife,

ON the South by said Walnut Street, and

ON the West by property now or late of Kate R. Zerbe, wife of Howard Zerbe.

CONTAINING IN FRONT on said Walnut Street, in wide or breadth, East and West, twenty

feet (20') and in length or depth of uniform width, North and South, ninety feet (90').

BEING THE SAME PROPERTY conveyed to Brandon Wilkerson, no marital status shown who acquired title by virtue of a Deed from Chantay M. Henderson, no marital status shown, dated March 3, 2006, recorded April 3, 2006, at Document ID 2006031819, and recorded in Book 04840, Page 0528, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 719 Walnut Street, Reading, PA 19601.

PARCEL NO: 09530776911462

ACCOUNT: 09672205

SEE Deed Book Volume 04840, Page 0528

To be sold as the property of Brandon Wilkerson a/k/a Brandon J. Wilkerson

No. 17-03529

Judgment: \$118,904.04

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

TAX I.D. #66530918309664

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

ALL THAT PIECE or parcel lot or piece of ground, situate at the northeast corner of Harrison Avenue and Beach Street, as shown on plan of Reading Crest Addition, said plan being recorded in Plan Book Vol. 14 Page 31, Berks County Records, in the Township of Muhlenberg, County of Berks and State of Pennsylvania: more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the eastern side of Harrison Avenue, at the northern end of the 50' radius corner at the northeast corner of Harrison Avenue, and Beach Street: thence in a northerly direction along the eastern side of Harrison Avenue a distance of 54.68' to a point; thence in an easterly direction, at right angles to the eastern side of Harrison Avenue, a distance of 195.13' to a point; thence in a southerly direction, by a line making an interior angle of 89 degrees 00-1/2 minutes with the last described line, a distance of 136.98' to a point in the northern side of Beach Street: thence in a westerly direction along the same, by a line making an interior angle of 78 degrees 44-1/2 minutes with the last described line, a distance of 156.91' to the eastern end of the 50' radius corner at the northeast corner of Beach Street and Harrison Avenue: thence in a northwesterly direction, by a line curving to the right having a radius of 50', a central angle of 77 degrees 45 minutes and a distance along the curve of 67.85' to the place of beginning.

CONTAINING 0.51 acres.

BEING KNOWN AS: 3401 Harrison Avenue, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Martin A. Phillips by Deed from Martin A. Phillips and Tammy Lynn Jones, joint tenants with right of survivorship dated January 22, 2013

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and recorded February 1, 2013 in Instrument Number 2013004129.

To be sold as the property of Martin A. Phillips

No. 17-03754

Judgment: \$125,410.18

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN message or tenement and tract of land, situated in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, with buildings thereon erected bounded and described as follows, to wit:

BEGINNING at a stone corner of Harriet Reinert's land; thence by the same South sixty-nine and one-half degrees East thirteen and seven tenths perches to a stone; thence, land of John Dresher, South thirty-three degrees, eleven and four tenths perches, to a stone; thence, North sixty-six and five tenths, partly by the same and lands of Otto Reiter, North twenty-two degrees, East ten and one-half perches to the place of Beginning.

BEING THE SAME PREMISES which Donald A. Bieber and Jenny R. Bieber, husband and wife, and Nancy E. Bieber and Bruce W. Bieber, husband and wife, by Deed dated 9/26/2001 and recorded 10/9/2001, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3408, Page 2019, Instrument #2001055603, granted and conveyed unto Donald A. Bieber and Jenny R. Bieber, husband and wife, as tenants by the entireties.

TAX PARCEL NO. 59548201357614

(Map: 548201357614)

BEING KNOWN AS 143 Centennial Road, Mertztown, PA 19539

Residential Property

To be sold as the property of Donald A. Bieber and Jenny R. Bieber

No. 17-03765

Judgment Amount: \$215,103.03

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground situate in the Township of Ruscombanor, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a survey dated May 1, 1974, by Albert G. Newbold, P.E., as follows:

BEGINNING at a pin, said pin being located the three following courses and distance from a spike in the easterly side of Walnuttown Road, T-569; thence by the southerly side of a proposed right of way North 61 degrees 20 minutes 10 seconds East 163.40 feet to a point; thence by a curve to the right of a 125.02 foot radius, an arc length of 72.72 feet measured by a chord North 78 degrees East 71.70 feet to a pin; thence by same South 82 degrees 20 minutes 10 seconds East 283.15 feet to the place of beginning; thence from said place of beginning by the southerly

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side of the aforementioned right of way South 85 degrees 20 minutes 10 seconds East 200.00 feet to a pin; thence by other lands now or late of Earl M. Seidel and crossing a Texas Eastern Pipeline right of way South 4 degrees 39 minutes 50 seconds West 225.00 feet to a pin; thence reentering said right of way and by lands now or late of Aldine K. Siler and Earl D. Wiest North 85 degrees 20 minutes 10 seconds West 200.00 feet to a pin; thence leaving said right of way and by other lands now or late of Earl M. Seidel North 4 degrees 39 minutes 50 seconds East 225.00 feet to the place of beginning.

CONTAINING 1.03 acres.

TOGETHER with an easement or a right of way for driveway purpose, in common with the owners and occupiers of other premises abutting said right of way, said right of way being a 53 feet wide strip of land extending from Walnuttown Road to and along the northerly side of the above described tract, the southerly side of said right of way being described as follows:

BEGINNING at a spike on the easterly side of Walnuttown Road North 61 degrees 20 minutes 10 seconds East 163.40 feet to a pin; thence by a curve to the right of a 125.02 foot radius, an arc length of 72.72 measured by a chord North 78 degrees East 82 degrees 20 minutes 10 seconds East 483.15 feet to the terminus, said easement or right of way for driveway purposes to be maintained by the Grantees therein, in common with the owners of other premises abutting said right of way.

THE ACTUAL CONSIDERATION of the within conveyance is \$117,000.00

TITLE TO SAID PREMISES IS VESTED IN Karl R. Rohrbacher, by Deed from Herbert J. Buecher and Susan A. Buecher, h/w, dated 06/07/1988, recorded 07/12/1988, in Book 2014, Page 44.

MORTGAGOR Karl R. Rohrbacher a/k/a Karl Robert Rohrbacher died on 07/18/2016, leaving a Last Will and Testament dated 09/02/2015. Letters Testamentary were granted to John M. Rohrbacher on 08/02/2016 in Berk County, No. 06-16-1147.

THE DECEDENT'S surviving devisee is John M. Rohrbacher.

BEING KNOWN AS 52 Lark Lane, Fleetwood, PA 19522-8911.

Residential property

TAX PARCEL NO: 76533901396671

TAX ACCOUNT: 76055360

SEE Deed Book 2014 Page 44

To be sold as the property of John M. Rohrbacher, in his capacity as Executor and Devisee of the Estate of Karl R. Rohrbacher a/k/a Karl Robert Rohrbacher.

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No. 17-03806

Judgment Amount: \$107,966.73

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

LAND referred to in this commitment is described as all that certain property situated in City of Temple in the County of Berks, and State of Pennsylvania and being described in a Deed dated 01/26/2007 and recorded 02/07/2007 in Book 5070 Page 572 among the Land Records of the county and state set forth above, and referenced as follows:

LEGAL DESCRIPTION:

ALL THAT CERTAIN lot or piece of ground with the one-story frame bungalow erected thereon, situate in South Temple Heights in Muhlenberg Township, County of Berks and Commonwealth of Pennsylvania (as shown by the map or plan of South Temple Heights, duly recorded in the Recorder's Office of said Berks County, State of Pennsylvania, in Plan Book 5, Page 21, and being known as Lot No. Three (3) in said plan known as 'South Temple Heights') said lot being bounded as follows, to wit:

ON the North and East by a fifteen feet (15 feet) wide alley;

ON the South by Lot Number Four on said plan; and

ON the West by Twelfth Avenue.

CONTAINING in front along said Twelfth Avenue a distance of forty feet (40 feet) and in depth of equal width to said alley a distance of one hundred fifty feet (150 feet).

SAID lot having been formerly described as Lots 41 and 42 on a map or plan also known as South Temple Heights which map or plan has not been placed on record, but has been revised and recorded as hereinbefore stated, said lot being known as Lot No. 3 on said revised map or plan.

PARCEL NO. 5319.09.05.4285

TITLE TO SAID PREMISES IS VESTED IN Clayton C. Wollyung and Tammy L. Wollyung, h/w, by Deed from Stephen J. Vermeire and Jennifer L. Vermeire, h/w, dated 01/26/2007, recorded 02/07/2007, in Book 5070, Page 572.

BEING KNOWN AS 4433 12th Avenue, Temple, PA 19560-1601.

Residential property

TAX PARCEL NO: 66-5319-09-05-4285

TAX ACCOUNT: 66216000

SEE Deed Book 5070 Page 572

To be sold as the property of Tammy L. Wollyung, Clayton C. Wollyung.

No. 17-03852

Judgment Amount: \$124,457.80

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground being composed of a portion of Lot No. 279 a portion of Lot No. 280 and a portion of Lot No 281, as shown on the plan of Brookline, said plan being recorded in Plan Book Volume 8; Page 21, Berks County Records, situate on the Southerly

side of Gerry Street, between McClellan Street and Hancock Boulevard, in 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 Southerly building line of Gerry Street (60' wide as shown on the topographical survey of the City of Reading) Eastwardly a distance of 2.05 feet from the point of curve its Western end in the Southern building line of Gerry Street, said point of curve further being Eastwardly a distance of 97.68 feet from the intersection of the Southerly building line of Gerry Street with the Easterly building line of McClellan Street (60' wide as shown on the topographical survey of the City of Reading); thence extending in a Easterly direction along the Southerly building line of Gerry Street along the arc of a curve deflecting to the right having a radius of 1,898.92 a distance along the arc of 56.00 feet to a point; thence extending in a Southerly direction radial to the curve in the Southerly building line of Gerry Street along the residue portion of Lot No. 279 and the residue portion of Lot No. 281 a distance of 99.35 feet to a point, thence extending in a Westerly direction along the residue portion of Lot No. 281 forming an interior angle of 86 degrees 12 minutes with the last described line a distance of 52.35 feet to a point; thence extending in a Northerly direction along the residue portion of Lot No. 281 and the residue portion of Lot No. 279 forming an interior angle of 95 degrees 27-3/4 minutes with the last described line, a distance of 35.13 feet to the place of BEGINNING. The last described line being radial to the curve in the Southerly building of Gerry Street.

BEING THE SAME PREMISES which Carlos A. Castillo, by Deed dated March 31, 2008 and recorded May 2, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5349, Page 334, granted and conveyed unto Domingo A. Diaz-Durate.

BEING KNOWN AS 216 Gerry Street, Reading, PA 19611.

TAX PARCEL NO. 5306-55-33-5979

SEE Deed Book 5349 Page 334

To be sold as the property of Domingo A. Diaz-Durate

No. 17-03870

Judgment Amount: \$80,285.29

Attorney: KML Law Group, P.C.

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 West side of Twentieth Street and being Numbered 8 Twentieth Street, in the Borough of Mt Penn, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary M. Geiser; on the East by said Twentieth

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Street; on the South by property now or late of Frank J. Goreski; and on the West by a twenty feet wide alley.

CONTAINING in front or width on said Twentieth Street fifteen feet, more or less, and in depth on equal width eighty feet, more or less, to said twenty feet wide alley.

TOGETHER with the free and uninterrupted right, liberty and privilege of using the said twenty feet wide alley adjoining the herein described premises to the rear, in common with the owners and occupiers of the land adjacent to said alley.

HAVING ERECTED thereon a dwelling known as 8 South 20th Street; Mount Penn, Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 8 South 20th Street, Reading, PA 19606

TAX PARCEL #64531607673651

ACCOUNT: 64000400

SEE Deed Book/Page

Instrument Number 2010021151

Sold as the property of: Michael A. Colon

No. 17-03896

Judgment Amount: \$127,346.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with the improvements erected thereon, situate a short distance Northwardly from the macadam Township Road leading from the Five Mile House towards Mohnton in the Township of Cumru, County of Berks and State of Pennsylvania, bounded on the North and East by residue property belonging to Roy A. Kurtz and Helen N. Kurtz, his wife, on the South by residue property belonging to Roy A. Kurtz and Helen N. Kurtz, his wife, and property belonging to Clifford Pennock and on the West by property belonging to Luther Barth and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in line of property belonging to Luther Barth, the aforesaid point of beginning being the most Northwestern corner of the herein described property and being on the Southern edge of a gravel lane leading from residue property belonging to Roy A. Kurtz and Helen N. Kurtz, his wife, to the Old Lancaster Pike, thence along residue property belonging to Roy A. Kurtz and Helen N. Kurtz, his wife, the two (2) following courses and distances, viz:

1. Along the Southern edge of the aforesaid gravel land, South fifty-nine degrees five minutes East (S. 59° 5' E.), a distance of one hundred twenty-five feet (125') to a corner marked by an iron pin, and

2. South twenty-five degrees thirty-three minutes West (S. 25° 33' W.), a distance of two hundred twenty-five feet (225') to a corner marked by an iron pin;

THENCE CONTINUING along residue property belonging to Roy A. Kurtz and Helen N. Kurtz, his wife, and along property belonging to Clifford Pennock, passing through an iron pin thirty-five and eight one-hundredths feet (35.08') from the last described corner, North fifty-nine degrees five minutes West (N. 59° 05' W.), a distance of one hundred twenty-five feet (125') to a corner marked by an iron pin; thence along property belonging to Luther Barth, North twenty-five degrees twenty-three minutes East (N. 25° 23' E.), a distance of two hundred twenty-five feet (225') to the place of Beginning.

CONTAINING twenty-seven thousand nine hundred ninety-four and five-tenths (27,994.50) square feet.

TITLE TO SAID PREMISES IS VESTED IN Brian T. Albert, by Deed from Karissa McNamara, dated 05/15/2012, recorded 05/18/2012, Instrument No. 2012020524.

BEING KNOWN AS 700 Fairmont Avenue, Mohnton, PA 19540-1339.

Residential property

TAX PARCEL NO: 39-4385-12-95-4558

TAX ACCOUNT: 39067770

To be sold as the property of Brian T. Albert.

No. 17-03954

Judgment Amount: \$100,617.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story stucco and cement block dwelling house together with the lot upon which the same is erected, situate in Berkshire Heights Borough of Wyomissing, formerly Spring Township, Berks County, Pennsylvania, formerly known as North Wyomissing Heights, being five (5) feet of the western portion of Lot No. 3 and fifteen (15) feet of the eastern portion of Lot No. 2 as shown by the map or plan of North Wyomissing Heights, originally bearing date September, 1910 and being recorded in Plan Book Volume 2, Page 33, Berks County Records, said plan having been revised in February, 1913 and recorded in Plan Book Volume 4, Page 14, Berks County Records, the said premises being further bounded and described as follow:

ON the North by Oley Street, on the East by the remaining portion of Lot No. 3 in the said plan, now the property of Lawrence W. Kunkel; and Bessie Kunkel, his wife; On the South by a twelve (12) feet wide alley and on the West by the western portion of Lot No. 2, property of Sarah Z. Hill, Estate, containing East and West along said Oley Street twenty (20) feet and North and South one hundred thirty (130) feet to the aforesaid twelve (12) feet wide alley.

THE PREMISES HEREIN conveyed being now known as House No. 538 Oley Street, Berkshire Heights, Berks County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barbara J. McCarthy-Spayd, by Deed from

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Nancy I. Kimzey, dated 05/23/2008, recorded 05/30/2008, in Book 5364, Page 1732.

BEING KNOWN AS 538 Oley Street, Wyomissing, PA 19610-1738.

Residential property

TAX PARCEL NO: 96-4397-16-92-0619

TAX ACCOUNT: 96150600

SEE Deed Book 5364 Page 1732

To be sold as the property of Barbara J. McCarthy-Spayd.

No. 17-04291

Judgment: \$164,430.62

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

TAX I.D. #25-6309-09-05-9394

ALL THAT CERTAIN LOT OR PIECE OF GROUND, situate in Borough of Bally, County of Berks and Commonwealth of Pennsylvania described according to a revised plan of "Park Place" dated June 24, 1997 and last revised July 10, 1997 and recorded in Plan Book 288 at Page 66, as follows:

BEGINNING at a point on the center line of a 50 feet wide proposed public driveway, parking, snow removal and utility easement a corner of Lot No. 11 on said plan;

THENCE ALONG the same and leaving said easement South 59° 47' 33" East 250.05 feet to a point;

THENCE ALONG Lot Nos. 8 and 7, South 30° 12' 27" West 26.00 feet to a point; a corner of Lot No. 13;

THENCE ALONG the same North 59° 47' 33" West 250.07 feet to a point on the center line of said easement;

THENCE ALONG the same, North 30° 12' 27" East 26.00 feet to the place of BEGINNING.

BEING KNOWN AS: 125 North 4th Street, Bally, Pennsylvania 19503.

TITLE TO SAID PREMISES is vested in Nancy L. Brusk by Deed from Montgomery Meadows, Inc. dated July 10, 1998 and recorded July 24, 1998 in Deed Book 2961, Page 1574 The said Nancy L. Brusk died on November 2, 2016. On November 15, 2016, Letters of Testamentary were granted to Anthony Brusk, nominating and appointing him as the Executor of the Estate of Nancy L. Brusk.

To be sold as the property of Anthony Brusk, Executor of the Estate of Nancy L. Brusk

No. 17-04555

Judgment Amount: \$124,993.38

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the brick and aluminum siding semi-detached two and one-half story dwelling house erected thereon, situate on the western side of Union Street between East Eighth Street and Hampton Drive and being known as No. 922 Union Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania,

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being a portion of Lot No. 59 in the development of Maple Spring Farms, Section No. 4F as laid out by Maple Springs Development, Inc. in September 1988 and is recorded in Plan Book Volume 157, Page 52, Berks County Records; bounded on the North by Lot No. 60, being known as No. 920 Union Street, on the East by the aforesaid Union Street (50 feet wide); on the South by the residue portion of Lot No. 59, being known as No. 924 Union Street, and on the West by Lot No 65 and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the western topographical building line of Union Street, the aforesaid point of beginning, being the most northeastern corner of the herein described property, the most southeastern corner of Lot No. 60, being known as No. 920 Union Street and being a distance of 210 feet southwardly from a point of tangent in the aforesaid western topographical building line of Union Street; thence in a southerly direction along the aforesaid western topographical building line of Union Street, a distance of 43.7 feet to a corner; thence leaving and making a right angle with the aforesaid western topographical building line of Union Street and in a westerly direction along the residue portion of Lot No. 59, being known as No. 924 Union Street and passing through the party wall between No. 922 Union Street and 924 Union Street, a distance of 135 feet to a corner; thence making a right angle with the last described line and in a northerly direction along Lot No. 65, a distance of 43.7 feet to a corner; thence making a right angle with the last described line and in an easterly direction along Lot No. 60, being known as No. 920 Union Street, a distance of 135 feet and making a right angle with the aforesaid western topographical building line of Union Street at the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 922 Union Street, Birdsboro, PA 19508

TAX PARCEL #31534417220081

ACCOUNT: 31029720

SEE Deed Book 5106, Page 0305

Sold as the property of: Johnny M. Buckland

No. 17-04679

Judgment: \$104,468.12

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

TAX I.D. #90436610469227

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected situate on the eastern side of Hill Road, between Lincoln Drive and Hain Avenue, in the Borough of Wernersville, County of Berks and State of Pennsylvania, bounded:

ON the North by No. 209 Hill Road, property of a Donald E. Swope and Elsie H. Swope, his wife,

ON the East by the eastern one-half of a ten feet (10') wide reservation for water course and residue property belonging to William P. Gerhart

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and Mamie Gerhart, his wife,

ON the South by residue property belonging to William P. Gerhart and Mamie Gerhart, his wife, and

ON the West by the aforesaid Hill Road (60 ft. wide), and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the eastern topographical building line of Hill Road as laid out on the topographical survey of the Borough of Wernersville, a distance of one hundred feet ten and three fourths inches (100' 10-3/4") southwardly measured along the aforesaid eastern topographical building line from the southeastern topographical building line from the southeastern topographical building corner of the intersection of the aforesaid Hill Road and Lincoln Drive, thence leaving and making a right angle with the aforesaid Hill Road and in an easterly direction along No. 209 Hill Road, property of Donald E. Swope and Elsie H. Swope, his wife, a distance of one hundred sixty-one feet nine and one-half inches (161' 9-1/2") to a corner marked by an iron pin in the center line of ten feet (10') wide reservation for a water course; thence in a southerly direction along the center line of same and along residue property belonging to William P. Gerhart and Mamie Gerhart, his wife, making a right angle with the last described line, a distance of eighty feet no inches (80' 0") to a corner marked by an iron pin; thence making a right angle with the last described line and in a westerly direction continuing along the aforesaid residue property belonging to William P. Gerhart and Mamie Gerhart, his wife, a distance of one hundred sixty-one feet nine and one-half inches (161' 9-1/2") to a corner marked by an iron pin in the eastern topographical building line of the aforesaid Hill Road; thence in a northerly direction along same, making a right angle with the last described line, a distance of eighty feet no inches (80' 0") to the place of beginning.

CONTAINING twelve thousand nine hundred forty-four (12,944) square feet.

BEING KNOWN AND NUMBERED AS: 215 Hill Road, Wernersville, Pennsylvania 19565.

BEING Parcel Number: 90-4366-10-46-9227. BEING KNOWN AS: 215 Hill Road, Wernersville, Pennsylvania 19565.

TITLE TO SAID PREMISES is vested in Doris A. Johnson and Reginald B. Johnson, husband and wife, by Deed from Bank of Pennsylvania, Executor of the Estate of Adam S. Fisher, deceased dated October 4, 1993 and recorded October 8, 1993 in Deed Book 2465, Page 1229 Instrument Number 1993053816. The said Doris A. Johnson died on December 27, 2013 thereby vesting title in her surviving spouse Reginald B. Johnson by operation of law. The said Reginald B. Johnson died on October 22, 2016. On November 10, 2016, Letters of Testamentary were granted to Jackie Lynn Ling, nominating and appointing her as the Executrix of the Estate

of Reginald B. Johnson.

To be sold as the property of Jackie Lynn Ling, Executrix of the Estate of Reginald B. Johnson

No. 17-04687

Judgment Amount: \$101,599.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house together with adjoining lots or parcel of ground, situated in the Borough of Wernersville, formerly in the Township of Lower Heidelberg, County of Berks and State of Pennsylvania, being Lots Nos. 40 and 41 in James W. Deppen's plan of lots at Wernersville, recorded in Plan Book Volume 1, Page 3, Berks County Records, bounded:

ON the North by Mulberry Alley;

ON the East by property now or late of Ulysses Savage;

ON the South by the Berks and Dauphin Turnpike, named Market Street, and now called Penn Avenue; and

ON the West by property now or late of Peter G. Fox.

CONTAINING in width, East and West, 60 feet, and in depth North and South 175 feet.

TITLE TO SAID PREMISES IS VESTED IN Donald Irvin Moyer, Sr. and Dawn Elaine Moyer, his wife, by Deed from John D. Yoder and Bernice K. Yoder, his wife, dated 05/23/1966, recorded 05/23/1966, in Book 1487, Page 195.

BEING KNOWN AS 427 West Penn Avenue, Wernersville, PA 19565-1415.

Residential property

TAX PARCEL NO: 90436606381111

TAX ACCOUNT: 90035600

SEE Deed Book 1487 Page 195

To be sold as the property of Donald Irvin Moyer, Sr. a/k/a Donald I. Moyer, Dawn Elaine Moyer a/k/a Dawn E. Moyer.

No. 17-04700

Judgment: \$138,509.89

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN piece, parcel or tract of land, situate on the northern side of the concrete State Highway known as Perkiomen Avenue, leading from Reading to Philadelphia, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being the whole of Lot Nos. 8 and 13, and a portion of Lot Nos. 7, 9, 12 and 14 in Block 10, Section A-1, of the development of Glamour, as laid out by Harry Maurer on August 22, 1931 and revised on May 1, 1951 which aforesaid map or plan is recorded in the Office of the Recorder of Deeds, in and for Berks County, at Reading, Pennsylvania, in Plan Book Volume 14, Page 2, bounded on the North by Washington Drive (50 feet wide), on the East by residue portion of Lot Nos. 9 and 12, in Block 10, Section A-1 of the development of

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Glamaur, on the South by the aforesaid concrete State Highway known as Perkiomen Avenue, and on the West by residue portion of Lot Nos. 7 and 14, in Block 10, Section A-1, of the development of Glamaur, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the southern building line of Washington Drive, a distance of three hundred sixty feet no inches (360' 0") eastwardly from the beginning of a curve, having a radius of twenty feet (20') connecting the southern building line of the aforesaid Washington Drive with the eastern building line of Pennsylvania Avenue. Said corner also being the northwestern corner of the herein described property, thence in and easterly direction along the southern building line of the aforesaid Washington Drive, a distance of one hundred feet no inches (100.0") to a corner, thence leaving and making a right angle with the aforesaid Washington Drive in a southerly direction along residue portion of Lot No. 9 and 12, Block 10, Section A-1 of the development of Glamaur, a distance of three hundred twenty-three feet ten and one-eighth inches (323' 10-1/8") to a corner of the North side of the concrete State Highway known as Perkiomen Avenue, thence along same, in a westerly direction making an interior angle of eighty-eight degrees nineteen minutes thirty-three seconds (88° 19' 33") with the last described line, a distance of one hundred feet one-half inch (100-1/2) to a corner, thence leaving the aforesaid concrete State Highway known as Perkiomen Avenue, in a northerly direction along residue portion of Lot Nos. 7 and 14, in Block 10, Section A-1, of the development of Glamaur, making to interior angle of ninety-one degrees forty minutes twenty-seven second (19° 40' 27") with the last described line, a distance of three hundred twenty feet eleven inches (320' 11") to the making a right angle with the aforesaid Washington Drive at the place of Beginning.

CONTAINING thirty-two thousand ninety-two (32,092) square feet.

BEING THE SAME PREMISES which Roger A. Fry, Executor of the Estate of William J. Fry, deceased, by Deed dated 7/14/1998 and Recorded 7/14/1998, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2961, Page 001, granted and conveyed unto Michele J. McAndrew.

TAX PARCEL NO. 43533510368323  
(MAP: 533510368323)

BEING KNOWN AS 6107 Perkiomen Avenue, Birdsboro, PA 19508

Residential Property

To be sold as the property of Michele J. McAndrew

No. 17-04879

Judgment Amount: \$116,267.23

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the dwelling thereon erected, situate on the Westerly side of Sixth Avenue between South Temple Boulevard and Park Avenue as shown on the plan of South Temple, laid out by William A. Sharp, said plan recorded in Plan Book 2, Page 56, Berks County Records, 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 Westerly lot line of Sixth Avenue, Southwardly a distance of one hundred seventy and forty-six hundredths feet (170.46') from the intersection of the Westerly lot line of Sixth Avenue (fifty (50) feet wide) with the Southerly lot line of Park Avenue (fifty (50) feet wide); thence extending in a Southerly direction along the Westerly lot line of Sixth Avenue a distance of sixty feet (60') to a point; thence extending in a Westerly direction forming a right angle with the Westerly lot line of Sixth Avenue, along property now or late of Mark A. Hipple and Irene Hipple, his wife, a distance of one hundred fifty feet (150') to a point; thence extending in a Northerly direction by a line forming a right angle with the last described line along property now or late of the South Temple Realty Corporation, a distance of sixty feet (60') to a point; thence extending in an Easterly direction by a line forming a right angle with the last described line along property now or late of the South Temple Realty Corporation, a distance of one hundred fifty feet (150') to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN William J. Haines, III, by Deed from Mary M. Saxe, dated 12/29/2011, recorded 02/07/2012 Instrument No. 2012005062

BEING KNOWN AS 4116 6th Avenue, Temple, PA 19560-1908.

Residential property

TAX PARCEL NO: 66530916826745

TAX ACCOUNT: 66193200

SEE Deed Instrument No. 2012005062

To be sold as the property of William J. Haines, III.

No. 17-05027

Judgment: \$142,534.36

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

TAX I.D. #46-4495-17-00-4972

ALL THAT CERTAIN one-story frame bungalow and lot of ground which the same is erected, situate on the West side of Apple Tree Alley in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded on the North and West by property now or late of Samuel P. Stoyer, et ux; on the East by said Apple Tree Alley; and on the South by



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property now or late of James Moyer.

CONTAINING thirty (30') feet in front or width and in depth of uniform width ninety (90') feet.

BEING KNOWN AS: 146 North Apple Street, Hamburg, Pennsylvania 19526.

TITLE TO SAID PREMISES is vested in Melissa R. Carroll by Deed from Michael Difrancisco dated December 23, 2014 and recorded January 6, 2015 in Instrument Number 2015000539.

To be sold as the property of Melissa R. Carroll

No. 17-05477

Judgment: \$226,224.77

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Jefferson Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of The Meadows at Heidelberg, Section 3, drawn by Fry Surveying, Inc., dated June 12, 2001 and last revised November 12, 2001, said plan recorded in Berks County in Plan Book Volume 261, Page 50, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Dogwood Drive (50 feet wide), said point being a corner of Lot No. 75 on said plan; thence extending from said point of beginning along Lot No. 75 South 26 degrees 59 minutes 50 seconds East 152.78 feet to a point line of lands now or late of Christ Little Tulpehocken U.C.C., thence extending along said lands the three following courses and distances:

1. South 58 degrees 57 minutes 55 seconds West 40.24 feet to a point, a corner;
2. South 21 degrees 04 minutes 55 seconds West 56.00 feet to a point, a corner; and
3. South 59 degrees 09 minutes 55 seconds West 16.19 feet to a point, a corner of Lot No.77 on said plan;

THENCE EXTENDING along same North 25 degrees 32 minutes 05 seconds West 192.36 feet to a point of curve on the Southeasterly side of Dogwood Drive; thence extending along same the three following courses and distances:

1. Northeastwardly along the arc of a circle curving to the left having a radius of 425.00 feet to an arc distance of 22.24 feet to a point of tangent;
2. North 61 degrees 28 minutes East 63.47 feet to a point of curve; and
3. Northeastwardly along the arc of a circle curving to the right having a radius of 275.00 feet to the arc distance of 7.37 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 76 as shown on the above mentioned plan.

UNDER AND SUBJECT TO the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Jefferson Heights Subdivision, also known as Meadows At Heidelberg recorded in Record Book 3233, Page 1612, Berks County Records

BEING THE SAME PREMISES which Julio Morais and Tracy Morais, husband and wife, by deed dated 5/20/2008 and recorded 6/6/2008, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5369, Page 782, Instrument #2008029462, granted and conveyed unto Julio Morais, married.

TAX PARCEL NO 53445017016003

PIN 445017016003

BEING KNOWN AS 193 Dogwood Drive, Bernville, PA 19506

Residential Property

To be sold as the property of Julio Morais

No. 17-05973

Judgment: \$157,325.42

Attorney: Samantha Gable, Esquire

PURPART NO. 1

ALL THAT CERTAIN piece or lot of ground designated on plan as laid out by Benneville S. Miller, May A D 1924, as Lot No. 4, together with the two and one-half story brick one family dwelling house and frame wage erected thereon, being known as No. 4835 Kutztown Road, situate in the Borough of Temple n/k/a Muhlenberg Township Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the building line, fifteen feet East from the curb line, on the East side of the Kutztown Road, thence along Lot No. 3 on said plan, South 86 degrees East 145 feet, from curb to stake, thence along other property of said Benneville S Miller, of which this a part, South 4 degrees West, 50 feet to a stake and along the same, North 86 degrees West, 145 feet to the curb line, thence along said curb line, North 4 degrees East, 50 feet to the place of beginning fifteen feet West of said stake on the building line.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situated on the East side of Kutztown Road between Euclid Ave and Water Street in the Borough of Temple n/k/a Muhlenberg Township Berks County, Pennsylvania, more particularly bound and described as follows, to wit:

BEGINNING at a point in the eastern building line of Kutztown Road as shown on the topographical survey of the Borough of Temple said point being three hundred and ninety-eight and twenty-two one-hundredths feet (398.22') South of the southeast building corner of Kutztown Road and Euclid Avenue and being a corner of other property of Katie K. Geibel and her husband Paul Geibel, thence in an easterly direction along said other property of Katie K. Geibel and her husband Paul Geibel and making an interior angle of ninety degrees (90°) with the said eastern building line of Kutztown Road a distance of one hundred thirty feet (130.00') to a point a corner of remaining property of Benneville L. Miller, thence in a southerly direction along said remaining property of Benneville L. Miller and making an interior angle of ninety degrees (90°) with the last described line

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a distance of five feet (5.00') to a marble stone, thence in a westerly direction and still along said remaining property of Benneville L. Miller and making an interior angle of ninety degrees (90°) with the last described line a distance of one hundred thirty feet (130.00') to a marble stone in the aforementioned eastern building line of Kutztown Road, thence in a northerly direction following the said eastern building line of Kutztown Road and making an interior angle of ninety degrees (90°) with the last described line a distance of five feet (5.00') to the place of beginning.

BEING the same premises in which Jo-Ann L. Moyer, Executrix of the Estate of Carl B. Geibel, by Deed dated 11/09/2007 and recorded 11/21/2007 in Book 05260 and Page 1629 in Instrument No. 2007069662 in the Berks County Recorder of Deeds, granted and conveyed unto Rosemarie Olivier and Roseline Joseph, as tenants in common.

TAX PARCEL NO 66530912965651  
MAP 530912965651

BEING KNOWN AS 4835 Kutztown Road, Temple, PA 19560

Residential Property

To be sold as the property of Roseline Joseph and Rosemarie Oliver a/k/a Rosemarie Olivier

No. 17-3867

Judgment Amount: \$45,405.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling, House Number 426 and lot or ground upon which the same is erected, situate on the West side of South Sixteenth Street between Muhlenberg and Cotton Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the West side of South Sixteenth Street 43 feet 4 inches, South from Muhlenberg Street; thence West at right angles to South Sixteenth Street 72 feet wide alley; thence South along said alley 14 feet 2 inches to property of Daniel F. Printz and others; thence East along the same 72 feet to South Sixteenth Street; thence North along South Sixteenth Street 14 feet 2 inches to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jose E. Rodriguez, by Deed from Our City-Reading, Inc., dated 11/30/2006, recorded 12/13/2006, in Book 5033, Page 1081.

BEING KNOWN AS 426 South 16th Street, Reading, PA 19602.

Residential property

TAX PARCEL NO: 16531632378905  
TAX ACCOUNT NO: 16225825  
SEE Deed Book 5033 Page 1081

To be sold as the property of Jose E. Rodriguez.

No. 17-4865

Judgment Amount: \$203,047.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maidencreek Township, Berks County, Pennsylvania, bounded and described according to a final plan of Shadow Ridge, Phase 3, drawn by Stackhouse, Seitz & Bensingler, dated January 9, 2002 and last revised February 21, 2002, said plan recorded in Berks County in Plan Book 258, Page 88, as follows, to wit:

BEGINNING at a point Southwesterly side of Capri Lane (53 feet wide), said point being a corner of Lot No. 56 on said plan; thence extending from said point of beginning along Lot No. 56 South 48 degrees 19 minutes 26 seconds West 125.00 feet to a point in line of Lot No. 40 on said plan; thence extending partly along same and partly along Lot No. 41 North 41 degrees 40 minutes 34 seconds West 84.00 feet to a point, a corner of Lot No. 54 on said plan; thence extending along same North 48 degrees 19 minutes 26 seconds East 125.00 feet to a point on the Southwesterly side of Capri Lane; thence extending along same South 41 degrees 40 minutes 34 seconds East 54.00 feet to the first mentioned point and place of Beginning.

CONTAINING 10,500 square feet of land.

BEING Lot No. 55 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Walki Arisme and Natacha Arisme, h/w, by Deed from Fiorino Grande, dated 07/18/2004, recorded 09/01/2004, in Book 4140, Page 971.

BEING KNOWN AS 212 Capri Lane, Blandon, PA 19510-9483.

Residential property

TAX PARCEL NO: 61542117115501  
TAX ACCOUNT: 61001279  
SEE Deed Book 4140 Page 971

To be sold as the property of Walki Arisme, Natacha Arisme.

No. 17-5472

Judgment: \$ 70,406.75

Attorney: Martha E. Von Rosenstiel, P.C.

LEGAL DESCRIPTION

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

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

ON the South by Franklin Street;

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

ON the North by a ten feet wide alley.

CONTAINING in front on Franklin Street

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

BEING THE SAME PREMISES which James P. McGarvey and Mary L. McGarvey, husband and wife, by Deed dated 4/10/2000 and recorded 4/11/2000 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3189, Page 122, granted and conveyed unto Darren Cranford.

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

SEE Deed Book 4775 Page 2009

To be sold as the property of Ihuarulam C. Okoroji

No. 2015-20155

Judgment: \$137,969.22

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN tract or parcel of land located on the East side of Kutztown Road (S.R. 2011, 40 feet wide) and being Lot 1, as shown on "Gaspari Duplex Minor Subdivision Plan" by Berks Surveying & Engineering, Inc., Drawing Number 719-62-01-04, and recorded in Berks County Records in Plan Book 300, Page 178, situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly ultimate right of way line of Kutztown Road, said point being the northwesterly corner of Lot 1 of said plan;

THENCE along lands now or late of Donna M. Djinio and Norton K. Brown, North 86 degrees 46 minutes 30 seconds East, a distance of 138.79 feet to a 1/2 inch rebar set;

THENCE along Lot 3 of said plan, South 03 degrees 13 minutes 30 seconds East, a distance of 30.00 feet to a point;

THENCE along Lot 2 of said plan, South 86 degrees 46 minutes 30 seconds West, a distance of 138.50 feet to a point set in the ultimate right of way of Kutztown Road;

THENCE along said ultimate right of way, North 03 degrees 46 minutes 00 seconds West, a distance of 30.00 feet to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling known as: 4717 Kutztown Road, Temple, PA 19560

PARCEL I.D. 66530912966133

BEING THE SAME premises which Matthew R. Sherman, by Deed dated 03/28/2013 and recorded 04/02/2013 in Berks County Instrument No. 2013013384, granted and conveyed unto Kelly Bohn.

To be sold as the property of Kelly Bohn

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, October 6, 2017 and distribution will

be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **MOHRSVILLE WATER ASSOCIATION, INC.**, a Pennsylvania corporation, with an address of 247 Railroad Road, Mohrsville, PA 19541, have approved a proposal that the non-profit corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the non-profit corporation under the provisions of Section 1975 of the Non-Profit Corporation Law of 1988, as amended from time to time. All persons asserting claims against the corporation are directed to provide notice thereof to the counsel set forth below.

**Mark G. Yoder, Esquire**

Bingaman Hess

Treeview Corporate Center

2 Meridian Boulevard, Suite 100

Wyomissing, PA 19610

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, effective on August 7, 2017, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Woman's Club of Oley Valley, Inc.**

The objective of this club shall be to develop the education, civic, and social interests of its members, and to advance the welfare of the community.

Said organization is organized exclusively for charitable, religious, educational, or scientific purposes, including, for such purposes, the making of distributions to organizations qualifying as an exempt organization from Federal income tax under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future Federal tax code.

No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to

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make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of this document, the organization shall not carry on any other purpose not permitted to be carried on (a) by an organization exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future Federal tax code, or (b) by an organization, contributions to which are deductible under section 170 (c)(2) of the Internal Revenue Code, or corresponding section of any future Federal tax code.

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or to a state or local government, for the public purpose. Any such assets not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

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

**AUDIT LIST**

**Second and Final Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County

at the Court House in Reading, Pennsylvania on Wednesday, September 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.

56. FLETCHER, HELEN a/k/a FLETCHER, HELEN E. - Deborah DeLillo and Sheila Karol, Execs., Jonathan B. Batdorf, Esq.

57. GUEST, PATRICIAA. - Florence Huggins-Erwin, Extx., Jesse A. Kammerdeiner, Esq.

58. LORAH, RALPH P. - Ronald Oswald and Todd Lorah, Exrs., Robert R. Kreitz, Esq.

59. PAINTER, MELVIN D. a/k/a PAINTER, M. DOUGLASS - Robert R. Kreitz, Exr., Robert R. Kreitz, Esq.

Last day for filing Accounts for October 2017 is September 1, 2017.

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

**CIVIL ACTION**

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID #313008

1 E. Stow Rd.

Marlton, NJ 08053

Attorney for Plaintiff

(856) 482-1400

File No. 212688-1

COURT OF COMMON PLEAS

BERKS COUNTY

NO. 15-21401

WELLS FARGO BANK, N.A., Plaintiff

Vs.

Marcia E. Evans;

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Jack W. Evans III, Deceased, Defendants

TO: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Jack W. Evans III, Deceased

TYPE OF ACTION:

CIVIL ACTION/COMPLAINT IN

MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:

1003 Strawberry Run, Reading, PA 19606

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU**

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DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**Lawyers Referral and Information Service  
Berks County Bar Association**

544 Court St.  
Reading, PA 19601  
610-375-4591

## 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

**BELLMAN, VINCENT K., dec'd.**

Late of Amity Township.  
Executrix: CYNTHIA FUHRER,  
c/o Barley Snyder LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942.  
ATTORNEY: JOHN S. HIBSCHMAN,  
ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**BOONE, ELSIE A. , dec'd.**

Late of 355 Lackawanna Street,  
Reading.  
Executrix: KATHLEEN A. SUNDAY,  
3701 River Road,  
Apartment 2,  
Reading, PA 19605.

**BUZBY, WILLIAM MOYER**

**also known as BUZBY, WILLIAM M. ,  
dec'd.**

Late of Borough of Boyertown.  
Executor: MICHAEL A. LOEW,  
1045 N West End Blvd.,  
Lot 342,  
Quakertown, PA 18951.  
ATTORNEY: MATTHEW H. DOLL, ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue,

Boyertown, PA 19512-1154.

**DEREVIANKO, JACQUES  
also known as JACQUES GEORGES  
SERGE DEREVIANKO, dec'd.**

Late of 326 Parkview Road,  
Exeter Township.  
Executrix: ALEXANDRA DEREVIANKO,  
348 Station Road,  
Langhorne, PA 19047.  
ATTORNEY: JOHN K. COSTALAS, ESQ.,  
Suite 100,  
2558 West Chester Pike,  
Broomall, PA 19008.

**DEWITT, RANDOLPH A. also known as  
DEWITT, RANDOLPH AUSTIN, dec'd.**

Late of 1 Reading Drive,  
Borough of Wernersville.  
EXECUTRICES: NANCYLEE CHAIKO,  
18 Connecticut Avenue,  
Sinking Spring, PA 19608 and,  
LINDA A. WENGER,  
102 Columbia Avenue,  
Villas, NJ, 08251.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603-0902.

**FAUST, ROXANA G. , dec'd.**

Late of Country Meadows  
1800 Tulpehocken Road,  
Borough of Wyomissing.  
Executor: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603.

**FLICKINGER, MARY C. , dec'd.**

Late of Exeter Township.  
Administrators : CHARLES E.  
FLICKINGER and,  
DENISE FLICKINGER,  
10 Pine Avenue,  
Birsboro, PA 19508.  
ATTORNEY: PATRICK J. KURTAS, ESQ.,  
934 High Street,  
P.O. Box 696,  
Pottstown, PA 19464.

**GERLACH, MARGARET C. , dec'd.**

Late of 1010 Woodside Avenue,  
Township of Longswamp.  
Executor: ROBERT C. GERLACH,  
10 Brookside Road,  
Wallingford, PA 19086.  
ATTORNEY: WILLIAM F. ROBERTS,  
ESQ.,  
CIANCI & ROBERTS,  
519 Walnut Street,  
Reading, PA 19601.

**GREISS, ARTHUR C., dec'd.**

Late of 16 Poplar Street,  
Alburtis  
Executrix: PENNY K. GREISS,

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16 Poplar Street,  
Alburtis, PA 18011.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603-0542.  
**GRIESEMER, DOROTHY M., dec'd.**  
Late of 139 Terrace Road,  
Earl Township.  
Executors: DEBBIE A. LITTLEFIELD and  
GARY L. GRIESEMER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HOCH, HIRAM D., dec'd.**  
Late of 3316 Willow Grove Avenue,  
Township of Muhlenberg.  
EXECUTOR: DAVID B. HOCH,  
360 Longleaf Drive,  
Roswell, GA 30075.  
ATTORNEY: WILLIAM F. ROBERTS,  
ESQ.,  
CIANCI & ROBERTS,  
519 Walnut Street,  
Reading, PA 19601.

**LINDEMAN, JACK, dec'd.**  
Late of 129 Houck Road,  
Grandview Manor,  
Borough of Fleetwood.  
Executor: STEVEN J. BASTIAN,  
55 Witchcraft Road,  
Hamburg, PA 19526.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530.

**LLOYD, MARILYN I., dec'd.**  
Late of Exeter Township.  
Executor: RONALD D. LLOYD,  
69 South Sunrise Lane,  
Boyertown, PA 19512.  
ATTORNEY: LEE F. MAUGER, ESQ.,  
Mauger & Meter,  
240 King Street,  
P.O. Box 698,  
Pottstown, PA 19464.

**MAZZUCA, DORIS V., dec'd.**  
Late of Borough of Kenhorst.  
Executors: SAMUEL D. DIBLASI AND,  
CALLIE MAE JEAN DIBLASI  
c/o ATTORNEY: JAMES K. NOEL, IV,  
ESQ.,  
McNees Wallace & Nurick LLC,  
Suite 200,  
570 Lausch Lane,  
Lancaster, PA 17601.

**MILLER, JEANETTE, dec'd.**  
Late of Washington Township.  
Executor: MICHAEL A. MILLER

c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 E. High Street,  
P.O. Box 444,  
Pottstown, PA 19464-0444.

**PHILLIPPY, DANIEL H.**  
**also known as DANIEL H. PHILLIPPY**  
**JR., dec'd.**  
Late of Amity Township.  
Executrix: MARILYN A. PHILLIPPY,  
333 Blacksmith Road,  
Douglassville, PA 19518.  
ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH LAW GROUP, LLC,  
14133 Kutztown Road,  
P.O. Box 626,  
Fleetwood, PA 19522.

**REMP, CARL W., dec'd.**  
Late of 163 East Wyomissing Avenue,  
Borough of Mohnton.  
Executrices: BARBARA JANE  
DEMANSKI,  
6 1/2 Pershing Boulevard,  
Reading, PA 19607 and,  
JUDY ANN PLOTZKER,  
3513 Kickapoo Drive,  
Sinking Spring, PA 19608.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
JONATHAN B. BATDORF, ESQ., P.C.,  
317 E. Lancaster Avenue,  
Shillington, PA 19607.

**ROGERS, RONALD C., dec'd.**  
Late of 162 Hickory Lane,  
Spring Township.  
Executor: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610.

**SELWYN, LOUISE S., dec'd.**  
Late of 1152 Ben Franklin Highway East,  
Amity Township.  
Executors: EDWARD O. SELWYN JR.,  
1715 Alsace Road,  
Reading, PA 19604,  
MARGARET CARE,  
39 Blacksmith Road,  
Douglassville, PA 19518 and  
BONNIE SENG,  
130 Pheasant Drive,  
Kutztown, PA 19530.  
ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,  
HOFFERT & KLONIS,  
536 Court Street,  
Reading, PA 19601.

**STIELY, CURTIS N., dec'd.**  
Late of City of Reading.  
Executrices: COLETTE S. PRUSSMAN,  
1042 Elm Street,  
Reading, PA 19604 and,  
SUZETTE J. STIELY,  
176 Deck Road,  
Womelsdorf, PA 19567.

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ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard,  
 Suite 100,  
 Wyomissing, PA 19610-3202.

**STIELY, EDNA R. , dec'd.**

Late of 1205 Butter Lane,  
 Reading.  
 Administratrices: MS. LINDA A. WILSON,  
 645 Gerhart Lane,  
 Reading, PA 19606 and  
 MS. CHARISE J. ROGOSKY,  
 117 Beacon Hill Road,  
 Temple, PA 19560.  
 ATTORNEY: FREDERICK L. REIGLE,  
 ESQ.,  
 FREDERICK L. REIGLE, P.C.,  
 2901 St. Lawrence Avenue,  
 Suite 101,  
 Reading, PA 19606.

**VACCARO, SAMUEL M. , dec'd.**

Late of 1201 Museum Road,  
 Reading  
 Administrators : JOHN M. VACCARO,  
 668 Point Road,  
 Wernersville, PA 19565 and,  
 CHERYL L. VACCARO,  
 1509 Greenview Avenue,  
 Reading, PA 19601.  
 ATTORNEY: MICHAEL C. BOLAND,  
 ESQ.,  
 LAW OFFICES OF MICHAEL C.  
 BOLAND,  
 Suite 1,  
 147 N. 5th Street,  
 Reading, PA 19601-3494.

**WAGNER, MARY L. , dec'd.**

Late of 1000 South Wyomissing Blvd.,  
 Reading.  
 Executor: DONALD WAGNER,  
 1235 Douglass Street,  
 Reading, PA 19604.  
 ATTORNEY: STANLEY J. KUTER, ESQ.,  
 PRINCE LAW OFFICES, P.C.,  
 646 Lenape Road,  
 Bechtelsville, PA 19505-9135.

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

Late of City of Reading.  
 Administrator: TIMOTHY WATKINS,  
 c/o ATTORNEY: JEFFREY F. DORKO,  
 ESQ.,  
 DORKO WEALTH & ESTATE  
 PLANNING,  
 999 Berkshire Boulevard,  
 Suite 110,  
 Wyomissing, PA 19610.

**WOLF, DONALD C. also known as DONALD WOLF, dec'd.**

Late of 14 Exeter Road,  
 Borough of Lower Alsace.  
 Executors: GARY WOLF,  
 200 Lake Road,

Fleetwood, PA 19522 and,  
 BARRY WOLF,  
 3728 St. Lawrence Avenue,  
 Reading, PA 19606.

**Second Publication****APPOLLONI, EVELYN C., dec'd.**

Late of 175 Skyline Drive,  
 Alsace Township.  
 Executrix: LINDA R. ENDERS,  
 38 South Miller Street,  
 Shillington, PA 19607.  
 ATTORNEY: J. CHRISTOPHER  
 FROELICH, ESQ.,  
 116 East Penn Avenue,  
 Robesonia, PA 19551

**BARLETTA, VICTORIA Z., dec'd.**

Late of 230 Schuylkill Road,  
 Borough of Birdsboro.  
 Executrix: LIANA BARNETTE,  
 80 Eagle Drive,  
 Ephrata, PA 17522.  
 ATTORNEY: TERRY D. WEILER, ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD,  
 P.C.,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610

**BOLTZ, SHIRLEY KOHL also known as BOLTZ, SHIRLEY K., dec'd.**

Late of 136 Grandview Dr.,  
 Cumru Township.  
 Executors: BRADLEY DAVID BOLTZ,  
 136 Grandview Dr.,  
 Reading, PA 19607, and  
 SUZANNE C. BERRY,  
 143 Grandview Dr.,  
 Reading, PA 19607.  
 ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 HOFFERT & KLONIS,  
 536 Court Street,  
 Reading, PA 19601

**BROUTIN, SCOTT, dec'd.**

Late of Maxatawny Township.  
 Administratrix: DIANE C. HAAPT,  
 c/o ATTORNEY: WENDY A. NICOLOSI,  
 ESQ.,  
 Broughal & DeVito, L.L. P.,  
 38 West Market Street,  
 Bethlehem, PA 18018.

**CHIPOLA, BEVERLY, dec'd.**

Late of Lower Heidelberg Township.  
 Executor: BLAINE CHIPOLA,  
 9 Fairview Avenue,  
 Middletown, DE 19709.  
 ATTORNEY: G. CHRISTOPHER EVES,  
 ESQ.,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

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

Late of 125 North Church Street,  
 Washington Township.  
 Executors: JILL M. CLEARY,  
 955 Hoffmansville Road,

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Bechtelsville, PA 19505;  
 JUDITH A. VIRUS,  
 1319 School House Road,  
 Pennsburg, PA 18073 and,  
 JEFFREY G. CLEARY,  
 646 Elm Street,  
 Bally, PA 19503.  
 ATTORNEY: GREGORY R. YOUNG,  
 ESQ.,  
 BARLEY SNYDER, LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,  
 Reading, PA 19603-0942

**COWDRICK, DONALD HARRY also  
 known as  
 COWDRICK, DONALD H., dec'd.**  
 Late of 201 Inspiration Boulevard, Apt. 417,  
 Cumru Township.  
 Executor: TERRY D. WEILER,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610.  
 ATTORNEY: ROBIN S. LEVENGOOD,  
 ESQ.,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610

**DOWNEY, JEANNE L., dec'd.**  
 Late of 36 Magnolia Lane, Temple,  
 Alsace Township.  
 Executrices: NICOLE M. GOTTSCHALL,  
 28 Magnolia Lane,  
 Temple, PA 19560;  
 LISA S. WROBEL,  
 4000 Willow Grove Avenue,  
 Reading, PA 19605 and  
 PAMELA S. MONAHAN-RATHMAN,  
 322 Sunset Road, West Reading, PA 19611.  
 ATTORNEY: GILBERT M. MANCUSO,  
 ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 50 N. 5th Street,  
 P.O. Box 8321,  
 Reading, PA 19603-8321

**FARLEE, CAROLE J., dec'd.**  
 Late of Boyertown, Earl Township.  
 Executor: J. GARY TEYHEN,  
 c/o ATTORNEY: RICHARD T. CURLEY,  
 ESQ.,  
 50 East Philadelphia Avenue,  
 P.O. Box 357,  
 Boyertown, PA 19512.

**FIELDS, SUSAN J., dec'd.**  
 Late of Borough of Hamburg.  
 Administrator: SCOTT FIELDS,  
 c/o ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**FITZGERALD, EDITH M., dec'd.**  
 Late of 95 Spruce Street,  
 Birdsboro.  
 Executrix: DEBBIE MASON,  
 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

**GENTILE, ANTHONY J., JR. also known  
 as  
 GENTILE, ANTHONY J., dec'd.**  
 Late of 498 Kurtz Mill Road,  
 Brecknock Township.  
 Executors: RONALD L. PUTT,  
 31 Briarwood Drive,  
 Elverson, PA 19520, and  
 BEVERLY A. PLANK,  
 1010 Walnut Street,  
 Honey Brook, PA 19344.  
 ATTORNEY: TERRY D. WEILER, ESQ.,  
 HUCKABEE, WEILER & LEVENGOOD,  
 P.C.,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610

**HOFFERT, ANNA F. also known as  
 HOFFERT, ANNA FRANCES, dec'd.**  
 Late of Penn Township.  
 Executrix: DONNA HOUCK,  
 16 Molasses Hill Road,  
 Bernville, PA 19506.  
 ATTORNEY: MARK R. SPROW, ESQ.,  
 DERR, HAWMAN & DERR,  
 522 Washington Street,  
 P.O. Box 1179,  
 Reading, PA 19603

**KUBACKI, KATHERINE G., dec'd.**  
 Late of City of Reading.  
 Executor: NICHOLAS R. KUBACKI,  
 609 Friedensburg Rd.,  
 Reading, PA 19606.  
 ATTORNEY: BARBARA KERN  
 DIETRICH, ESQ.,  
 22 Hilgert Avenue,  
 Reading, PA 19607

**KUDLECK, DAVID J., dec'd.**  
 Late of 646 Catherine Street,  
 Borough of Hamburg.  
 Executrix: LYNN GABEL,  
 374 Big Spring Road,  
 Robesonia, PA 19551.  
 ATTORNEY: J. CHRISTOPHER  
 FROELICH, ESQ.,  
 116 East Penn Avenue,  
 Robesonia, PA 19551

**LEHR, BETTY D., dec'd.**  
 Late of 1 Reading Drive,  
 Borough of Wernersville.  
 Executor: JOHN THOMAS LEHR,  
 2904 Marcor Drive,  
 Sinking Spring, PA 19608.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,



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Reading, PA 19603-0902

**LENDEL, PEARL JEAN, dec'd.**

Late of Borough of Hamburg.

Executor: CHARLES D. LEVERING,

1721 Gravel Hill Road,

Sinking Spring, PA 19608.

ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

**MASSARO, GLORIA E., dec'd.**

Late of 425 Buttonwood Street

Borough of West Reading

Administratrix: GLORIA G. SANTILLO

603 Walnut Street,

Royersford, PA 19468

ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER, LLP,

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

P.O. Box 942,

Reading, PA 19603-0942

**THOMAS, MARY FRANCIS also known as****THOMAS, MARY F., dec'd.**Late of 1 Heidelberg Drive,  
Wernersville.

Executrix: MARY E. POOLE,

880 Glenwood Drive,

York, PA 17402.

ATTORNEY: AMANDA O'DRISCOLL,

ESQ.,

ROWE LAW OFFICES, P.C.,

1200 Broadcasting Road, Suite 101,

Wyomissing, PA 19610

**WANNER, CATHERINE A., dec'd.**

Late of 415 Mifflin Blvd.,

Shillington, Cumru Township.

Executors: MARY L. ERNESTO.,

2117 Old Lancaster Pike,

Reinholds, PA 17569;

MARK A. WANNER,

350 Bluebell Drive,

Mountville, PA 17554 and

ANNE M. MOHN,

34 Evans Ave.,

Sinking Spring, PA 19608.

ATTORNEY: ZACHARY A. MOREY,

ESQ.,

HOFFERT &amp; KLONIS,

536 Court Street,

Reading, PA 19601

**Third and Final Publication****BOYER, DOROTHY J., dec'd.**

Late of Borough of Kutztown.

Executrix: ERIN DAWN HERTZOG,

712 Woodside Ave.,

Mertztown, PA 19539.

ATTORNEY: BARBARA KERN

DIETRICH, ESQ.,

22 Hilgert Avenue,

Reading, PA 19607

**DAUB, JOYCE D., dec'd.**

Late of Tilden Township.

Executor: JACK L. THOMAS,

27 Bisbee Dr.,

Leesport, PA 19533.

ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,

203 East Noble Avenue,

Shoemakersville, PA 19555

**ENGSTROM, KATHRYN A. also known as****ENGSTROM, KAY A., dec'd.**

Late of Richmond Township.

Executrix: TERESA A. KRAMER,

2343 Moselem Springs Road,

Fleetwood, PA 19522.

ATTORNEY: JAMES M. SMITH, ESQ.,

SMITH LAW GROUP, LLC,

14133 Kutztown Road,

P.O. Box 626,

Fleetwood, PA 19522

**GREEN, EDITH K., dec'd.**

Late of Exeter Township.

Executor: KENNETH E. GREEN,

4510 Mallard Drive,

Reading, PA 19606.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &amp;

LUTZ, P.C.,

1100 Berkshire Boulevard, Suite 301,

Wyomissing, PA 19610

**HASSLER, MARJORIE A., dec'd.**

Late of Caernarvon Township.

Executor: MARK RALPH GREATH,

5525 Morgantown Road,

Morgantown, PA 19543.

ATTORNEY: RUSSELL E. FARBIARZ,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

**MANZANO-RUIZ, JUAN, dec'd.**

Late of 405 N. 5th Street,

City of Reading.

Administratrix: ZENAIDA RUIZ-

CARABALLO,

405 N. 5th Street, Apt. 3,

Reading, PA 19601.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &amp;

LUTZ, P.C.,

1100 Berkshire Boulevard, Suite 301,

Wyomissing, PA 19610

**MEYERS, JACOB P., dec'd.**

Late of 229 Friedensburg Road,

Mt. Penn.

Administratrix: MS. SHIRLEY HARTLINE,

P.O. Box 60,

Fleetwood, PA 19522.

ATTORNEY: FREDERICK L. REIGLE,

ESQ.,

FREDERICK L. REIGLE, P.C.,

2901 St. Lawrence Avenue, Ste. 101

Reading, PA 19606

**MOORE, MILES E., dec'd.**

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Late of City of Reading,  
 Executrix: JENNIFER THOMPSON,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**NOVIK, SCOTT D., dec'd.**

Late of Brecknock Township.  
 Executrix: CINDY LEE NOVIK,  
 931 Alleghenyville Rd.,  
 Mohnton, PA 19540.  
 ATTORNEY: BARBARA KERN  
 DIETRICH, ESQ.,  
 22 Hilgert Avenue,  
 Reading, PA 19607

**PETTERSSON, NILS PETER also known as**

**PETTERSSON, N. PETER and  
 PETTERSSON, PETER, dec'd.**

Late of Penn Township.  
 Administratrix: ARLENE E.  
 PETTERSSON,  
 54 Pleasant Drive,  
 Bernville, PA 19506.  
 ATTORNEY: JAMES M. SMITH, ESQ.,  
 SMITH LAW GROUP, LLC,  
 14133 Kutztown Road,  
 P.O. Box 626,  
 Fleetwood, PA 19522

**SERGEANT, JOHN H., dec'd.**

Late of 1180 Ben Franklin Highway E,  
 Amity Township.  
 Executrix: PHYLLIS DORIS DECUOLLO,  
 c/o ATTORNEY: DAVID R. BANE, ESQ.,  
 301 Oxford Valley Road, Suite 603B,  
 Yardley, PA 19067

**SHOEMAKER, ELIZABETH E. also known as**

**SHOEMAKER, ELIZABETH N., dec'd.**  
 Late of 326 Main Street,  
 Borough of Shoemakersville.  
 Executrix: ELSA BETTS,  
 1039 Georgetown Drive,  
 Reading, PA 19605.  
 ATTORNEY: LAWRENCE J.  
 VALERIANO, JR., ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1100 Berkshire Boulevard, Suite 301,  
 Wyomissing, PA 19610

**SKVARLA, JOHN F., dec'd.**

Late of 1611 Cortland Avenue,  
 Borough of Kenhorst.  
 Administratrix: KATHLEEN F. BURKERT,  
 1629 Cortland Avenue,  
 Reading, PA 19607.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 301 East Lancaster Avenue,  
 Shillington, PA 19607

**SPATZ, THOMAS H. also known as**

**SPATZ, THOMAS HUYETT, dec'd.**

Late of 108 Deborah Drive,

Wyomissing.  
 Executor: GEORGE R. SPATZ,  
 McGuire Woods, LLP,  
 77 West Wacker Drive,  
 Suite 4100,  
 Chicago, IL 60601-1818.  
 ATTORNEY: JACK G. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 50 N. 5th Street,  
 P.O. Box 8321,  
 Reading, PA 19603-8321

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

Late of 404 South 5th Street,  
 City of Reading.  
 Executor: JOSEPH UHRIG,  
 503 Harding Avenue,  
 Shillington, PA 19607.  
 ATTORNEY: MICHAEL J.  
 CAMMARANO, ESQ.,  
 219 E. Lancaster Avenue,  
 Shillington, PA 19607

**WAGNER, JOSEPH ANTON, dec'd.**

Late of 1258 Perkiomen Avenue,  
 Reading.  
 Administratrix: DOROTHEA W. FRY,  
 782 Hunters Road,  
 Mohnton, PA 19540.  
 ATTORNEY: LOUIS R. RIZZUTO, ESQ.,  
 11 Wyomissing Hills Boulevard,  
 Reading, PA 19609-1731

**WISNIEWSKI, TERRY also known as  
 WISNIEWSKI, TERRY ANN, dec'd.**

Late of 109 Berkley Road,  
 Ontelaunee Township.  
 Executrix: TRACY LYNN MCGARVEY,  
 109 Berkley Road,  
 Reading, PA 19605.  
 ATTORNEY: ROBIN S. LEVENGOOD,  
 ESQ.,  
 1136 Penn Avenue,  
 Wyomissing, PA 19610

**ZERBE, ELLEN S., dec'd.**

Late of 125 Holly Road,  
 Borough of Hamburg.  
 Administratrix: WENDY J. ASHBY, ESQ.,  
 246 West Broad Street, Suite 3,  
 Quakertown, PA 18951

**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:*

**Amity Community Education Center** with its principal place of business at 211 Ben Franklin

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Hwy. West, Birdsboro, PA 19508.

The name and address of the person owning or interested in said business is: Lydia R. Rieger, 211 Ben Franklin Hwy. West, Birdsboro, PA 19508.

The application was Filed on April 20, 2017.

**Lydia R. Rieger**

211 Ben Franklin Hwy W.  
Birdsboro, PA 19508

**Little M Tucker** with its principal place of business at 150 South Twin Valley Road, Elverston, PA 19520.

The name and address of the entity owning or interested in said business is: Singer NY, LLC, 150 South Twin Valley Road, Elverston, PA 19520.

The application was Filed on January 10, 2017.

**Caroline Brooks, Esquire**

315 Winding Way  
Merion, PA 19066

**Masa Sushi Hibachi and Bar** 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 August 8, 2017.

**James M. Smith, Esq.**

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

**Quilt 4 ME** with its principal place of business at 336 S. Water St., Birdsboro, PA 19508.

The name and address of the person owning or interested in said business is: Mary E. Isaman, 336 S. Water St., Birdsboro, PA 19508.

The application was Filed on August 11, 2017.

**Mary E. Isaman**

336 S. Water Street  
Birdsboro, PA 19508

**Swartwood Design and Service** with its principal place of business at 442 Calyn Drive , Reading, PA 19607.

The name and address of the person owning or interested in said business is: Michael Swartwood, 442 Calyn Drive, Reading, PA 19607.

The application was Filed on July 13, 2017.

**TERMINATION OF PARENTAL RIGHTS**

THE COURT OF  
COMMON PLEAS OF  
NORTHAMPTON COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION

NO. A2017-0088  
IN RE: BABY BOY H.D.

**NOTICE**

TO: UNKNOWN BIOLOGICAL FATHER, ADDRESS UNKNOWN, SPECIFICALLY A HISPANIC MALE WHO RESIDES IN THE CITY OF READING, PENNSYLVANIA AND HAD SEXUAL RELATIONS WITH A WOMAN NAMED SASHA IN JULY OF 2016. SASHA GAVE BIRTH TO A BOY ON APRIL 25, 2017 IN READING HOSPITAL.

A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Boy H. D. The court has set a hearing to consider ending your rights to your child, Baby Boy H. D. who was born on April 25, 2017 in Reading Hospital. Proceedings are pending before the Court of Common Pleas, Orphans' Court of Northampton County, Pennsylvania, 669 Washington Street, Easton, Pennsylvania on **September 26, 2017 at 10:00 a.m.** in Courtroom No. 4.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

LAWYER REFERRAL SERVICE  
155 SOUTH NINTH STREET  
EASTON, PENNSYLVANIA 18042  
(610) 258-6333

Dorota Gasienica-Kozak, Esq.  
KING, SPRY, HERMAN, FREUND & FAUL,  
LLC  
One West Broad Street, Suite 700  
Bethlehem, PA 18018  
610-332-0390

**TRUST NOTICES**

Second Publication

**NOTICE OF TRUSTEE**

EVELYN M. DAVIDHEISER, Deceased  
Late of Leesport, Berks County, Pennsylvania  
NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Evelyn M. Davidheiser Irrevocable Trust is in existence, that Evelyn M. Davidheiser is

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deceased, and that Larry D. Carl is the Trustee.

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

**Trustee: Mr. Larry D. Carl**

15 Larchwood Road  
Wyomissing, PA 19610 or

**Attorney for the Trustee, Larry D. Carl:**

**Scott C. Painter, Esquire**

906 Penn Ave.  
P.O. Box 6269  
Wyomissing, PA 19610